# City of Poughkeepsie
# Planning Board
# Meeting Agenda

Common Council Chambers
Tuesday, September 19, 2023
6:00 PM

## I. CALL TO ORDER

## II. APPROVAL OF MEETING MINUTES

**1.** Approval of August 15, 2023 Meeting Minutes

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

**1. 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

## IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

**1. 481 MAIN STREET: SITE PLAN**
**REVIEW ADJOURNED UNTIL OCTOBER MEETING**

**2. SUNFISH COVE PROJECT: SITE PLAN**
**REVIEW ADJOURNED TO OCTOBER MEETING**

**3. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
**REVIEW ADJOURNED TO OCTOBER MEETING**

4. **50 DELAFIELD STREET - SITE PLAN**
**REVIEW ADJOURNED TO OCTOBER MEETING**

5. **49 CIVIC CENTER PLAZA - SITE PLAN**
**REVIEW ADJOURNED TO OCTOBER MEETING**

6. **36 NORTH CLOVER STREET, PELTON MANOR: SITE PLAN**
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

7. **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

8. **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 VanWinkle House, LLC; Consultant: Hershberg & Hershberg; Grid #: 6062-74-749131; Zoning District: Waterfront Transit-Oriented (WTOD); File: #2023-042

9. **27 HIGH STREET - SITE PLAN**
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: Mediim High-Density Residence (R-4); File: #2023-042

10. **332 MAIN STREET / LUCKEY 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. **4 SOUTH CLINTON STREET - SITE PLAN**
Site Plan application for the proposed use of an existing accessory building

(carriage house) at 4 S. Clinton Street for commercial use as artist studios; Owner/Applicant: 4 S. Clinton, LLC; Consultant: Natalie Quinn, KARC Consulting; Grid #6162-78-243002; Zoned: Central Commercial (C-2) District; File #2023-053

**12. 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

**13. 16 PERSHING AVENUE - SPECIAL PERMIT**

Special permit application for the proposed use of the property on 16 Pershing Avenue as a motor vehicle repair shop; Owner/Applicant: Devanand Jaikarran; Grid #6161-24-427963; Zoned: Main Street Commercial (C-2A) District; File #2022-051

**14. 226 CHURCH STREET - SITE PLAN**

Application for site plan review relative to the addition of handicap accessible ramp. Owner/Applicant: Care Net Pregnancy Center of the Hudson Valley; Consultant: Whalen Architecture, PLLC; Grid #6161-22-139959; Zoning District: (CE) Creative Edge; File #PB2023-065.

**15. 110 SOUTH GRAND AVENUE**

Application for site plan review relative to the construction of an addition to a church and renovation of a youth center. Owner/Applicant: Faith Apostolic Ministries Inc; Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556: 2023-067; Zoning District: Medium Low-Density (R2) District; File #PB2023-067.

**16. 48 COLUMBIA STREET - SITE PLAN**

Application for site plan review relative to the request of a parking waiver. Owner/Applicant: Gary Capitol, LLC; Consultant: Gary E Beck Jr, Z3Consultants; Grid #6162-36-891827; Zoning District: Hospital-Medical (H-M) District; File #PB20223-021.

City of Poughkeepsie
Planning Board Meeting **Draft Minutes**
Tuesday, August 15, 2023 6:00 PM

| Present | Excused | Staff |
|---|---|---|
| Anne Saylor<br>Rosaura Andújar-McNeil<br>Nick DeLucca<br>Marjorie Smith<br>Paul Ackerman | Robert Malory<br>Brian Veltre | Joanna Langcore, Asst Corporation Counsel<br>Richard Distel, City Planner<br>Lori Garcia, Board Administrative Assistant |

I. CALL TO ORDER 6:04 PM

II. APPROVAL OF MEETING MINUTES
August 15, 3032 Minutes were approved
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

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 and Segal Architect
Khieraddine Mazouzi, Applicant

Motion to Open the Public Hearing
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

Speakers:
Laurie Sandow

Motion to close the public hearing with the condition that written comment will still be accepted until August 31st.
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

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

   Presenting: Maureen Lashlee, Applicant

   Motion was made to open the public hearing
   Motion: Marjorie Smith
   Second: Nick Deluccia
   Carried: 5:0:0

   No Speakers

   Motion was made to close the public hearing'
   Motion: Marjorie Smith
   Second: Nick Deluccia
   Carried: 5:0:0

   Lead Agency and negative declaration was declared
   Motion: Marjorie Smith
   Second: Nick Deluccia
   Carried: 5:0:0

   Motion was made to approve the resolution as posted and received by the board adding the following conditions:
   - A railing be added to the front porch of Lot 1
   - The applicant will preserve as many trees as possible
   - Applicant will work with city staff re re-planting trees
   - Comply with 8/11/23 comments from city engineer
   - Noted that the home depicted on Lot #3 was not approved and for demonstration purposes only.

   Motion: Marjorie Smith
   Second: Nick Deluccia
   Carried: 5:0:0

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

Presenting: Maureen Lashlee, Applicant

Motion was made to open the public hearing
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

Speaker: Natalie Quinn

Motion was made to close the public hearing'
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

Motion was made to approve the resolution as posted and received by the board with the following added condition:

- that some augmentation be added to the upper front of the structure to be more consistent with the neighborhood.

Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

Chris Kroner, Architectural Consultant joined meeting

4. 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: James Sullivan, Applicant
Paul Ackerman recused himself from this review

Motion was made to open the public hearing
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

No Speakers

Due to an error on the agenda, motion was made to adjourn the public hearing the September 19 meeting
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

Staff directed to draft a resolution

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

Presenting: Natalie Quinn, KARC Planning

Motion was made to approve the extension
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

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

Presenting: Allyson, Cudder & Feder

Motion was made to extend the approval for the subdivision for two 90 day periods making to expiration date 2/22/24
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

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

Presenting: Nick Daniels, Engineer, Hershberg & Hershberg

Motion made to schedule a public hearing
Motion: Anne Saylor
Second: Marjorie Smith
Failed: 1:0:4

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

Presenting: Ryan O'Niell, Lead Developer
Dominic Carrick, Engineer
Nabeel Majali, Architect
George Brandt, Project Manager

A motion was made to Circulate to Departments and County'
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

A motion was made to set up an engineering escrow in the amount of $20,000.
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

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

Presenting: Natalie Quinn, KARC Planning

Staff asked to draft a resolution.

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.

    Presenting: Natalie Quinn

    Staff asked to draft a resolution

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

    Presenting: Natalie Quinn, KARC Planning

    A motion was made to establish an architectural escrow in the amount of $3,000
    Motion: Marjorie Smith
    Second: Nick Deluccia
    Carried: 5:0:0

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

    Presenting:  Jay Diesing, Mauri Architects

    Motion was made to circulate the application to any relevant agencies and departments.
    Motion: Marjorie Smith
    Second: Nick Deluccia
    Carried: 5:0:0

    Staff asked to draft a resolution.

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

Presenting: Paul Tirums, PE

Motion was made to circulate the application to any relevant agencies and departments.
Motion: Marjorie Smith
Second: Nick Deluccia
Carried: 5:0:0

A motion was made to adjourn the meeting until September 19.
Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0

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

September 5, 2023

Joseph Chenier, Jr.
Assistant Civil Engineer
City of Poughkeepsie Department of Public Works & Engineering
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 34 Cannon Street, Poughkeepsie, NY**

Dear Mr. Chenier:

Please accept this letter and accompanying revised copies of the plan set as our resubmission for the above referenced project.

**Please find below our summary of responses to the Comments received from The Department of Public Works & Engineering in a letter dated September 5, 2023:**

1. Label 6" water main on north side of street and extend linework for 6" main to past valve on west side of UT-1.

   ***LRC Response: The existing 6" water main has been labeled and the linework has been extended west towards Market Street.***

2. Connection for new water service is to be made at 6" **not the 20" distribution main. No connections are permitted to 20" distribution main.**

   ***LRC Response: The water main connection has been revised to the 6" water main noted above.***

3. Provide detail on mechanical room or notes on UT-1 at a minimum. Detail/notes 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)?

**LRC Engineering & Surveying, D.P.C**
**LRC Engineering and Surveying, LLC**
**LRC Environmental Services, Inc.**
**Land Resource Consultants, Inc.**

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

***LRC Response: All requested items have been noted on the Utilities Plan UT-1 regarding the building mechanical room.***

We appreciate your efforts to review our revised plans and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,
LRC Group

Shawn Curran
Project Manager

executed the within instrument, and they duly acknowledged to me that they executed the same.

John J.Mylod

Notary Public

Recorded Apr.29, 1927. 3-33 P.M.

Clerk.

Liber 475 p8434

Copyist M.K.

THIS INDENTURE made the 15th day of February in the year Nineteen Hundred and twenty seven.

BETWEEN SIMON KING AND BERTHA KING his wife parties of the first part,

-and-

CHALMER B. STRAIN AND MINNIE E. STRAIN his wife parties of the second part.

WHEREAS the parties of the first part are the owners in fee simple of certain premises on the south side of Cannon Street and the north side of Church Street inthe City of Poughkeepsie known as No.40 Cannon Street and No.199-201 Church Street and the parties of the second part are the owners in fee simple of certain premises adjoining the Cannon Street premises of parties of first part on the west known as No. 36 Cannon Street, and

WHEREAS the said parties have agreed that a parcel of land eight(8) feet in width and one hundred sixty seven (167) feet in depth being four (4) feet on each side of the boundary line between said parties of the first part and the parties of the second part and extending from the south side of Cannon Street to the south line of the Cannon Street land of parties hereto, shall be a right of way eight (8) feet in width for the joint use of the parties of the first part and the parties of the second part, their heirs and assigns forever.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises and one ($1) Dollar by each to the other paid the parties hereto do hereby agree that the said strip of land eight (8) feet in width and one hundred sixty seven (167) feet in depth, four (4) feet on each side of the boundary line between the parties hereto extending from the south side of Cannon Street to the south line of the Cannon Street property of the parties hereto shall be an open right of way for the benefit of the parties hereto, their heirs and assigns and their servants, guests, tenants and agents to pass and repass at all times on foot or with vehicles, and that said eight (8) foot strip shall not be obstructed or built upon or over by either party but shall be a petpetual open right of way and easement for air, light and access for the benefit ofthe said property No.36 and 40 Cannon Street and No. 199-201 Church Street and parties of the first part shall have the right to lease, license or grant to any owner of No. 199-201 Church Street and his tenants, the full and perpetual use of such right of way for the benefit of the said premises No. 199-201 Church Street and in consideration of the second parties granting to the first parties the right to pass over said strip of land for the benefit of the premises No. 199-201 Church Street, the parties of the first part do further grant to the parties of the second part, their heirs and assigns forever the right and privileges of selling, leasing, licenseing or granting to the owner or any future owner of the

property No. 197 Church Street adjoining the Church Street property of parties of the first part on the west the right to pass from the lands of second parties over, upon and along said strip of land from the rear of the lot of said parties of the second part to Cannon Street in the same manner and to the same extent as said right of way may be used under this instrument by the owner of the premises No. 199-201 Church Street.

The said right of way shall be kept in repair at the joint expense of the parties hereto.

IN WITNESS WHEREOF theparties hereto have hereunto set their hands and seals the day and year first above written.

| | |
|---|---|
| Simon King | L.S. |
| Bertha King | L.S. |
| Chalmer B.Strain | L.S. |
| Minnie E.Strain | L.S. |

DUTCHESS COUNTY SS:

On this 30th day of March 1927 before me personally came Simon King and Bertha King to me known and known to me to be the persons described in and who executed the foregoing instrument and they severally acknowledged that they executed the same.

Geo. Worrall

Notary Public.

DUTCHESS COUNTY SS:

On this 30th day of March 1927 before me personally came Chalmer B.Strain and Minnie E.Strain to me known and known to me to be the persons described in and who executed the foregoing instrument, and they severally acknowledged that they executed the same.

Geo. Worrall

Notary Public

RECORDED April 30,1927 - 9:42 A.M.

Clerk

COPYIST MWK.

THIS INDENTURE made the Fourteenth day of April in the year One thousand nine hundred and twenty seven between FRANCIS B. BEEKMAN and DOROTHY L. BEEKMAN his wife, and WALTER P. BEEKMAN, a bachelor, of the Town of Amenia, Dutchess County,New York, parties of the first part,

- and -

BEEKMAN & BEEKMAN INC. a Domestic Corporation, having its principal office at 1819 Broadway, Borough of Manhattan, New York, City, party of the second part,

WITNESSETH that the said parties of the first part, in consideration of the sum of TEN ($10.) Dollars, lawful money of the United States and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the said party of the second part its heirs and assigns forever,

ALL that lot or parcel of land, including the Lake, known as Lake Amenia Park, Lakeside Section, in the Town of Amenia, County of Dutchess and State of New York, which by survey of John Ogden, March 1927 was previously known as follows:

BEGINNING at a point in the southerly line of the Millbrook-Amenia State Road, the northeasterly corner of the herein described lands, and distant northerly 4 feet from the

Sealed and Delivered
in the Presence of
Chas Atkins-

Etta. S. House. (L S)

State of Newyork. } ss.
County of Ulster. }

On this 3rd Day of September in the Year One Thousand Eight Hundred and Eighty nine before me the Subscriber personally came Etta S. House to me known to be the Person described in and who Executed the within Instrument and acknowledged that she Executed the same.

Charles. R. Atkins-
Notary Public.

State of Newyork. } ss.
Ulster County Clerks Office. }

I Jacob. D. Hurts Clerk of the County of Ulster and also Clerk of the Supreme Court in and for said County the same being a Court of Record. Do Hereby Certify that Charles. R. Atkins whose Signature appears to the foregoing Certificate of Proof or acknowledgment and before whom the annexed Instrument appears to have been acknowledged was at the date thereof an acting Notary Public within and for said County of Ulster duly Qualified and Empowered by law to take such acknowledgment - And further that I am well acquainted with the Hand writing of such Notary Public and verily believe That the Signature to the said Certificate of Proof or acknowledgment is genuine I further Certify that said Instrument is Executed and acknowledged according to the Laws of the State of Newyork In Testimony whereof I have hereunto set my Hand and affixed the seal of said Court and County the seventh day of Sept 1889.

Jacob. D. Hurts. (L S)
Clerk of Ulster County

Recorded Sept 23 1889 3:30 P.M.

Liber 246 P8 171

Thos A. Hoffman Clerk

X Know all men by these Presents That I William Van Anden of the City County and State of Newyork. Do Hereby admit and declare that the Cornice upon the West End of the Building owned by me on the South side of Cannon street in the City of Poughkeepsie and adjoining the land of the Cannon. Street M.E. Church Extends over the land belonging to said Church. and that the same was made and is now maintained by a

is revokable at the Pleasure of Said Church. or of its Trustees or their assigns. And that I have no right or title to any Land Covered by said Cornice and no right to maintain the same. Except said License from the Trustees of said Church and that at any time when I may be so required or when said License may be revoked I am bound to remove said Cornice -

In Witness Whereof. I have hereunto set my Hand and Seal this 30th Day of October 1888.

Wm Van Auden. (L.S.) X

State of New York }
County of Dutchess } ss.:

On this 30th Day of October One Thousand Eight Hundred and Eighty Eight before me personally Came Wm Van auden to me Known to be the Person described in and who Executed the foregoing Instrument and he acknowledged to me that he Executed the same -

Frank Kasbrenak.
Notary Public

Recorded Sept 23rd 1889. 4.30 P. M. Geo A Hoffman Clk

Record of the Will of Margaret Wilkie Deceased.

In the name of God Amen - I Margaret Wilkie of the Town of Fishkill. Being of Sound Mind & Memory and Considering the uncertainty of this life do make Publish and declare this my Last Will and Testament as follows:

First. After all my lawful debts are Paid and discharged - I give devise and bequeath, All my Personal all my Personal and Real Property of whatever kind or nature or wheresoever situated to my Nephew St. John. J. Wilkie O'Reilly of 106 West 123rd Street New York City. said Real Property is fully described in the deed given by Thomas J. Swift to Margaret Wilkie the Testatrix dated. September 29th 1877. and recorded in the Dutchess County Clerks Office in Liber 189 of Deeds. at Pages 249 &c &c -

And this devise and bequest is to include any further Personal or Real Property if any I have or shall have -

Second. I Hereby nominate and appoint my said Nephew. St John. J. Wilkie O'Reilly the Executor of this my Last

# 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

# 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

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**

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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

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.

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
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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jsullivancorp@gmail.com

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

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com

August 29, 2023

Joseph Chenier, Jr.
Assistant Civil Engineer
City of Poughkeepsie Department of Public Works & Engineering
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 34 Cannon Street, Poughkeepsie, NY**

Dear Mr. Chenier:

Please accept this letter and accompanying revised copies of the plan set as our resubmission for the above referenced project.

**Please find below our summary of responses to the Comments received from The Department of Public Works & Engineering in a letter dated August 8, 2023:**

## SITE PLAN REVIEW COMMENTS:

1. Provide details regarding referenced easement at 36 Cannon Street. What rights does the easement give the owner of 34 Canno St? Access to driveway on adjacent property? Provide copy of easement.

   ***LRC Response: A copy of the filed easement has been provided in this resubmission package.***

2. Abandon existing water service at main per COP detail.

   ***LRC Response: The notation has been added to the utility plan UT-1. The COP disconnection detail is provided on sheet DN-1.***

3. Show curb valve adjacent to curb on UT-1.

   ***LRC Response: A second valve has been added on the back side of the curb as requested. All proposed valves are to Red-top, right open.***

4. Label sewer and water main diameters on site plan.

   ***LRC Response: Both existing water and sanitary services have been labeled on the utility plan.***

LRC Engineering & Surveying, D.P.C
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

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

5. Post development stormwater run-off rates shall not exceed predevelopment rates. Provide brief stormwater report verifying.

   ***LRC Response: As requested, a stormwater memorandum has been provided in the submission package.***

6. Show contour lines on the site plan or spot elevations at a minimum.

   ***LRC Response: General spot grade information has been added on sheet UT-1 as requested.***

7. Explain "Existing Dip" in UT-1.

   ***LRC Response: The label applies to the "Existing ductile Iron Pipe" that is located on Cannon Street.***

8. Provide detail mechanical room. Detail should include:

   *i.* Domestic water split off from fire line

   ***This domestic water split will occur in the building mechanical room inside the basement located along the frontage of the new building on Cannon Street.***

   *ii.* Water meter location

   ***The Water meter will be in the mechanical room inside the basement located along the frontage of the new building on Cannon Street***

   *iii.* Water shut off valve

   ***The water shut off valve will be located in the mechanical room inside the building located along the frontage of the new building on Cannon Street.***

   *iv.* Back fill preventer (RPZ or double check)?

   ***LRC Response: A proposed double check valve and a domestic supply (RPZ) details have been included on the revised pan sheet UT-1.***

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.

   ***LRC Response: Provided in the revised documents is a memorandum regarding the proposed development as it relates to the existing utilities for water and sewer services.***

We appreciate your efforts to review our revised plans and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,
LRC Group

Shawn Curran

# 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
REVISED: AUGUST 29, 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)

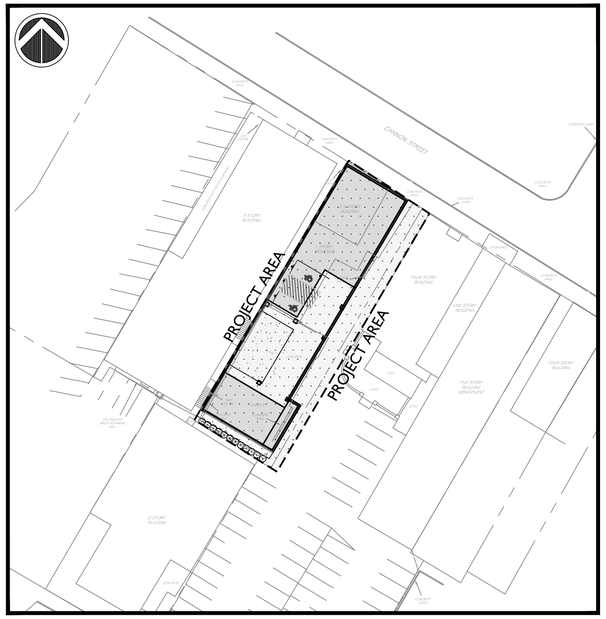
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS




OVERALL SITE PLAN
SCALE: 1"=40'

## INDEX OF DRAWINGS


| | |
|---|---|
| CV-1 | COVER SHEET |
| EX-1 | EXISTING CONDITIONS |
| SP-1 | SITE / LANDSCAPE PLAN |
| UT-1 | UTILITIES PLAN |
| LP-1 | LIGHTING PLAN |
| DN-1 | PROJECT DETAILS |
| SK100 | NORTH ELEVATION |
| SK101 | EAST ELEVATION |
| SK-102 | SOUTH AND WEST ELEVATION |
| SK200 | FLOOR PLANS / ROOF PLAN |
| SK300 | SOUTH FACADE RENDERING |
| FN-100 | EXTERIOR FINISHES |
| SHEET 1 | FACADE RENDERING |


## SITE PLANNER / CIVIL ENGINEER:


LRC GROUP

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

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
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- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

Rodney Morrison P.E. #074194

JSullivan Corporation

## APPLICANT:

34 CANNON ST PK, LLC
34 CANNON ST
POUGHKEEPSIE, NY 12601

## OWNER:

34 CANNON ST PK, LLC
PO BOX 305
PAWLING, NY 12564

## SURVEYOR:


DECKER SURVEYING
JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net


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# 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 | | |
|---|---|---|
| 3 | 2023-08-29 | REVISED PER ENGINEERING COMMENTS |
| 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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Tel: 908.603.5730

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

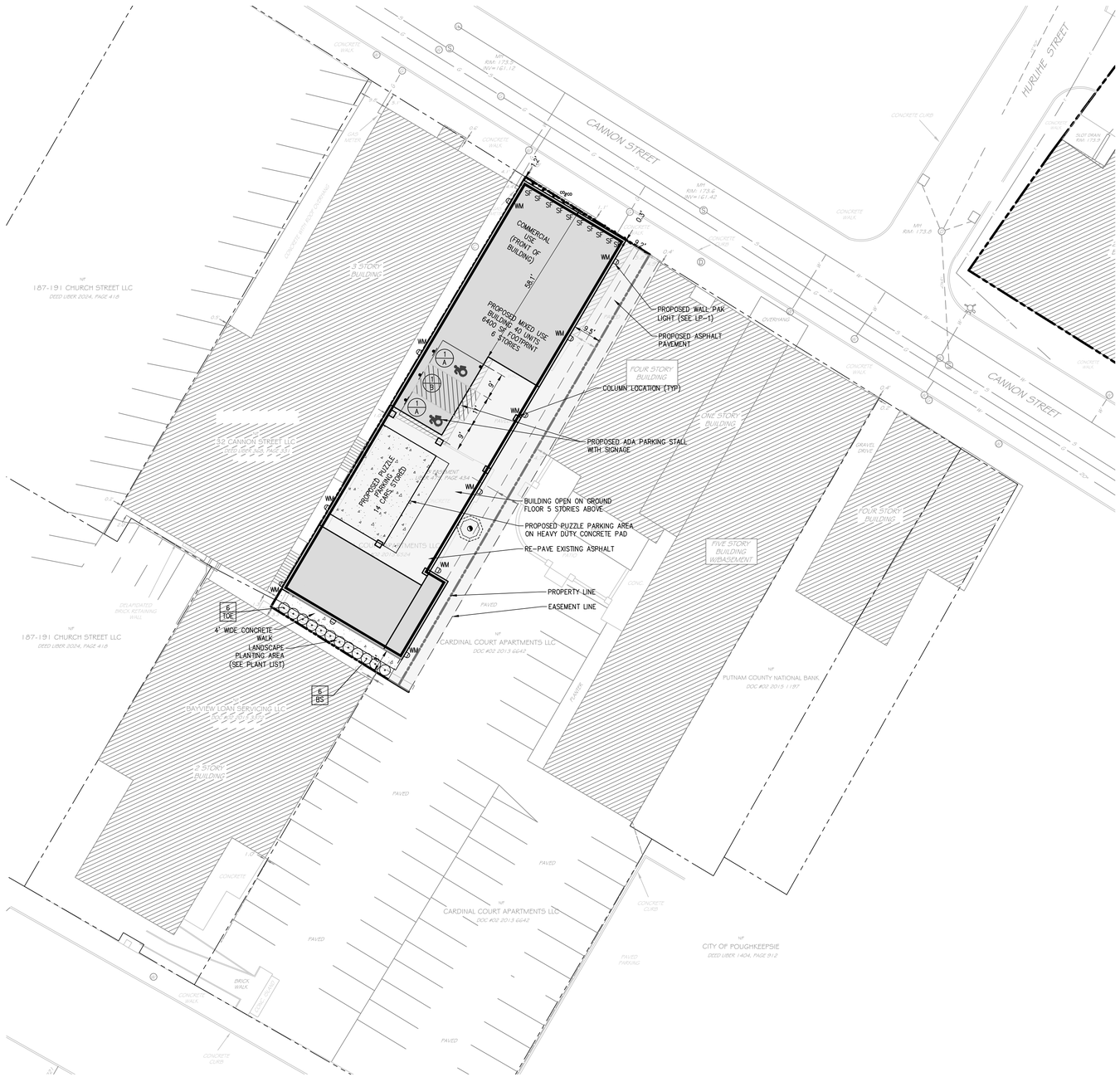
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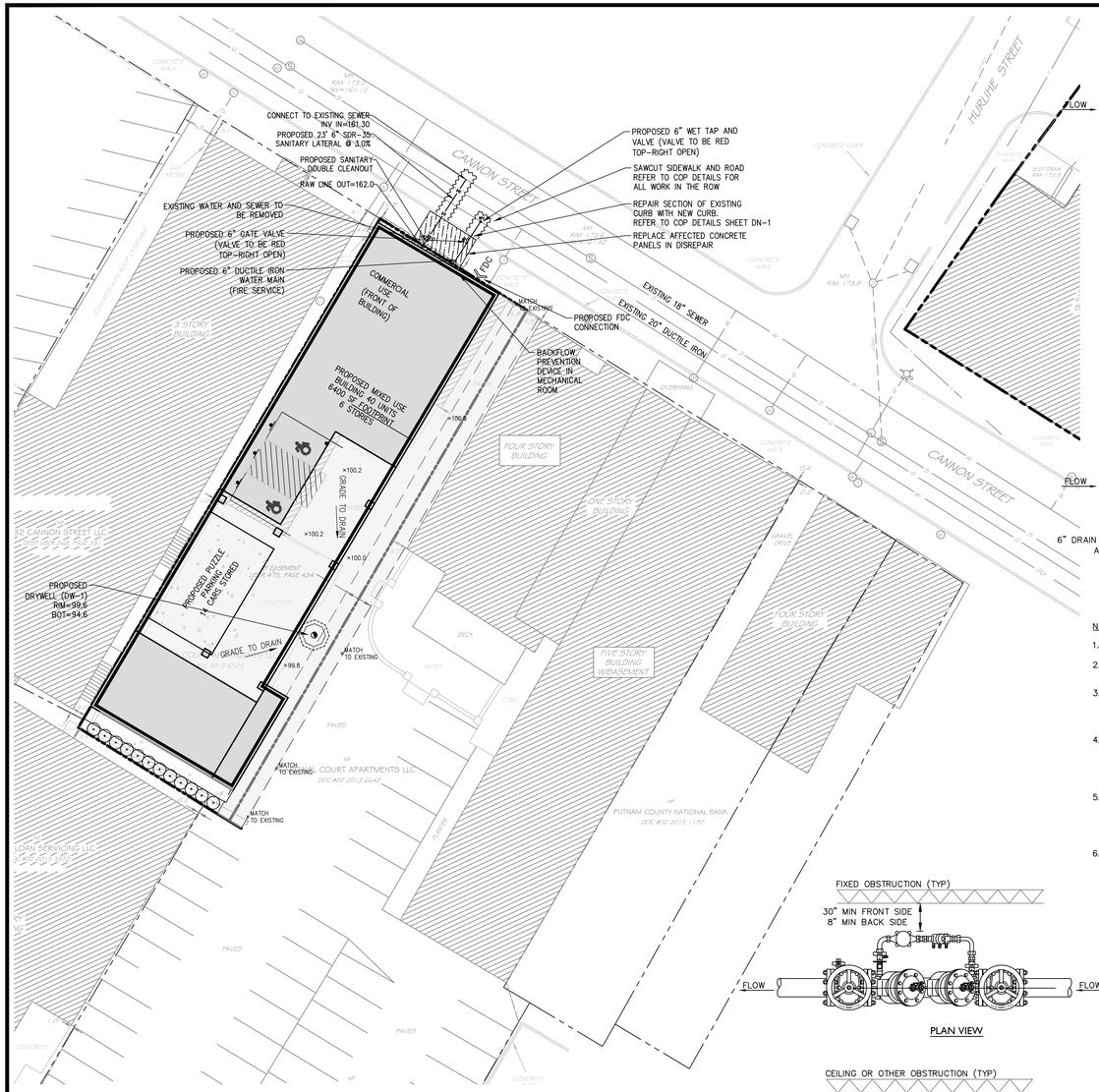
## MIXED USE DEVELOPMENT

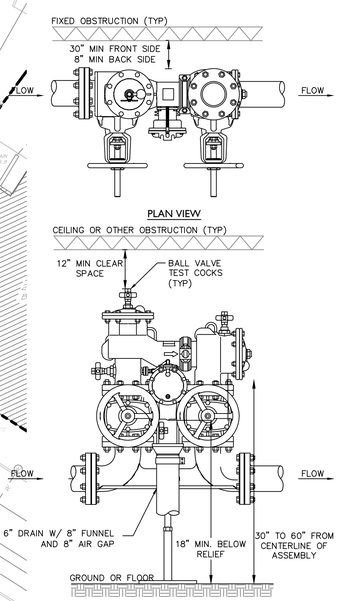
34 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| 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' | |

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CANNON STREET
HUGUENOT STREET
CONCRETE WALK
CONCRETE CURB
CONCRETE PAD
CONCRETE STEPS
OVERHANG
3 STORY BUILDING
FOUR STORY BUILDING
ONE STORY BUILDING
FIVE STORY BUILDING W/BASEMENT
9 STORY BUILDING
BRICK WALK
PAVED
PAVED PARKING
CONCRETE CURB
SLOT DRAIN
RIM 173.5
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SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF909 2" REDUCED PRESSURE ZONE OR APPROVED EQUAL.
3. RPZ TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE. SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
6. RPZ TO DRAIN OUT EXTERIOR OF BUILDING WITH REQUIRED AIR GAP.

## DOMESTIC SUPPLY - REDUCED PRESSURE ZONE DETAIL

NOT TO SCALE




SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY OR VERTICAL UP.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

## FIRE SUPPLY - DOUBLE DETECTION CHECK VALVE DETAIL

NOT TO SCALE

# 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.

## WATER NOTE

THE EXISTING WATER SERVICE IS TO BE DISCONNCTED AT THE MAIN PER THE CITY OF POUGHKEEPSIE DETAIL LOCATED ON SHEET DN-1.

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STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
071494

| Revisions | | |
|---|---|---|
| 3. | 2023-08-29 | REVISED PER ENGINEERING COMMENTS |
| 2. | 2023-08-01 | REVISED PER COMMENTS |
| 1. | 2023-06-08 | REVISED PER COMMENTS |

jSullivan Corporation

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

# UTILITIES PLAN

## MIXED USE DEVELOPMENT

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

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| Design/Calcs | SMC | CAD File | UT23305701.dwg | Sheet No. |
| Drawn | SMC | Project No. | 23-3057 | UT-1 |
| Checked | KFC | Date | 2023-05-30 | |
| Approved | LRC | Scale | 1"=20' | |

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\UT23305701.dwg 8/23/2023 3:56 PM SOurran

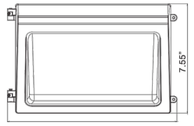
## PERFORMANCE SUMMARY

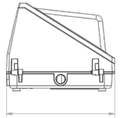
| Item # | Watts | Lumens | LPW | CRI | CCT | Lens | Voltage | Replaces | DLC Level | DLC # |
|---|---|---|---|---|---|---|---|---|---|---|
| PLT-11921 | 21 / 28 / 35 | 3100/<br>3200/<br>3800/<br>3900/<br>4700/<br>4800 | 136/<br>137/<br>138/<br>147/<br>149 | 80+ | 4000K /<br>5000K | Borosilicate<br>Glass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

## INSTALLATION HEIGHT REFERENCE




## DIMENSIONS

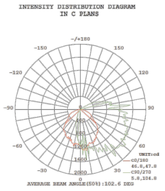



**DIMENSIONS**

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

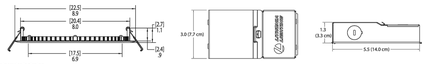
# WF8 MVOLT 8" LED SWITCHABLE WHITE COLOR TEMPERATURE

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**<br>2700K/20.5W/1630L<br>3000K/20.5W/1800L<br>3500K/20.5W/1740L<br><br>**30K40K50K**<br>3000K/20.5W/1690L<br>4000K/20.5W/1850L<br>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 joist 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

### APPLICATIONS

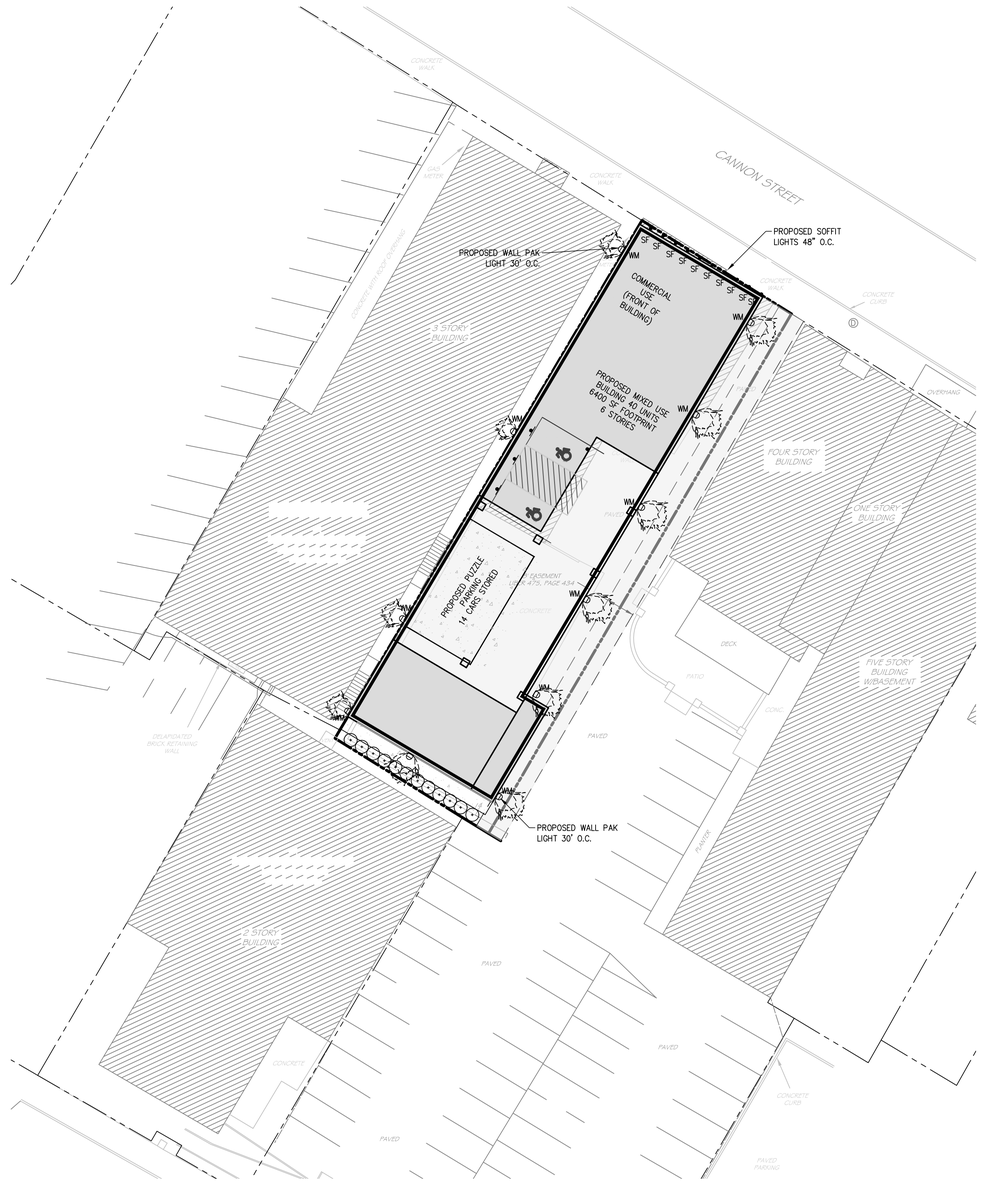
- General Security Lighting
- Pathways
- Loading Docks
- Building Perimeters



## 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 | | |
|---|---|---|
| 3. | 2023-08-29 | REVISED PER ENGINEERING COMMENTS |
| 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
Cromwell, CT 06416
Tel: 860.635.2877

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

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

www.lrcconsult.com

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

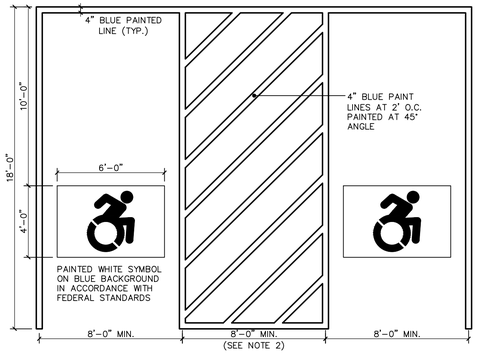
# LIGHTING PLAN

## MIXED USE DEVELOPMENT

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

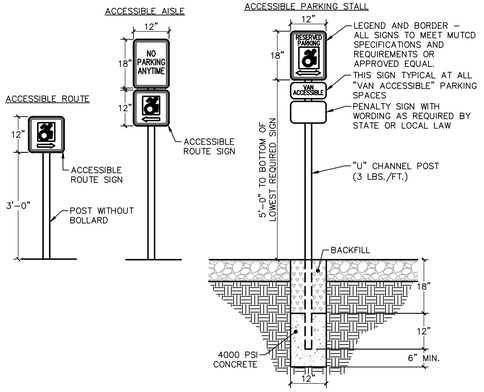
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|---|---|---|---|---|
| Design/Calcs | SMC | CAD File | LP23305701.dwg | Sheet No. |
| Drawn | SMC | Project No. | 23-3057 | LP-1 |
| Checked | KFC | Date | 2023-05-30 | |
| Approved | LRC | Scale | 1"=20' | |

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\LP23305701.dwg 8/22/2023 11:52 AM SCurron

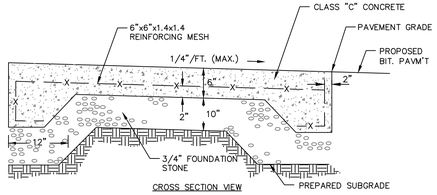



NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

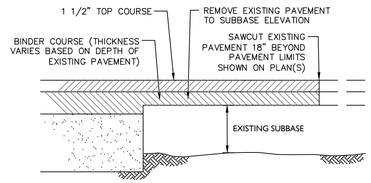
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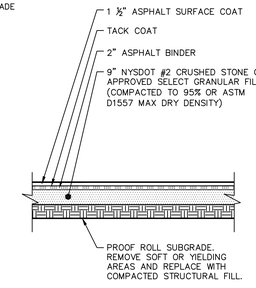

## ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"



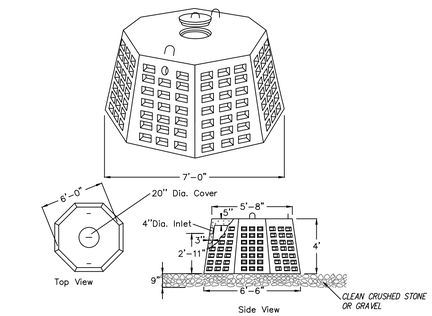

## HEAVY DUTY CONCRETE PAVING
NOT TO SCALE




## PAVEMENT TRANSITION DETAIL
NOT TO SCALE



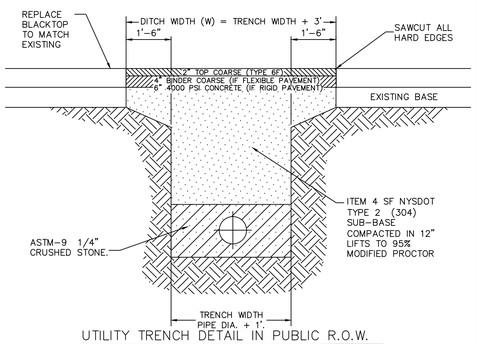

## STANDARD ASPHALT PAVING
NOT TO SCALE




| SPECIFICATIONS | PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS |
|---|---|
| Concrete Minimum Strength: 4,000 psi at 28 days<br>Reinforcement: #3 Rebar<br>Air Entrainment: 5%<br>Capacity: 630 gallons Weight = 3600 lbs<br>Sidewall Area: 60 square feet<br>Load Rating: 300 psf (H20 loading on request) | Woodard's Concrete Products, Inc.<br>629 Lyhott Road, Ballville, NY 12915<br>(845) 361-3471 / Fax 361-1050 |

## PRECAST DRYWELL DETAIL
NOT TO SCALE
(DETAIL PROVIDED BY WOODARDS)

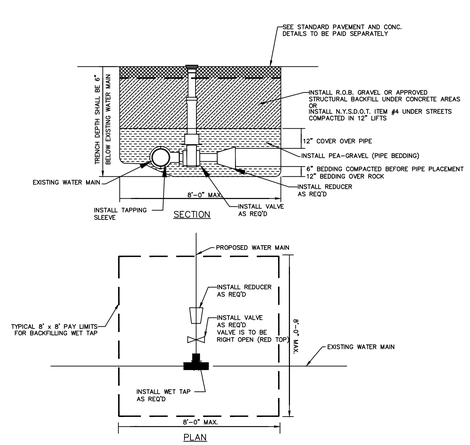
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.




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.

## UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

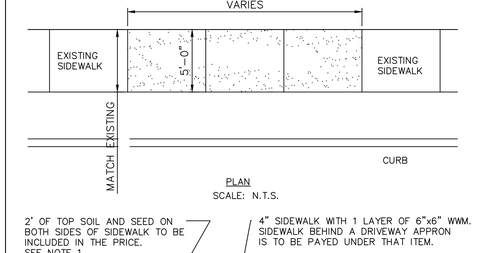
| CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT<br>62 CIVIC CENTER PLAZA<br>POUGHKEEPSIE, NY 12602 | FILE NO.: FLEXPAVE.DWG<br>DATE: 9-9-04<br>SCALE: AS NOTED<br>DRAWN BY: ENGINEERING | TRENCH AND PAVEMENT DETAIL | 1 PAGE NO. |
|---|---|---|---|




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.

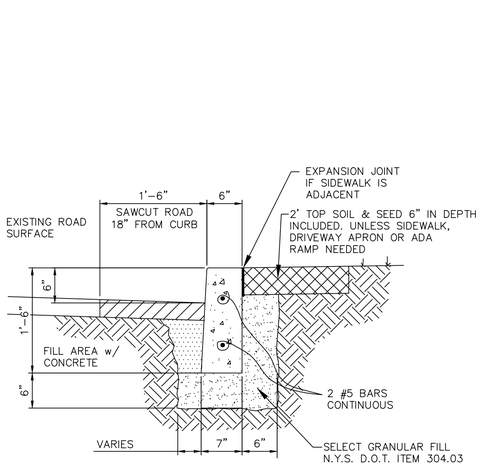
| CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT<br>80 WASHINGTON STREET<br>POUGHKEEPSIE, NY 12602 | FILE NO.:<br>DATE: 3-6-00<br>SCALE: AS NOTED<br>DRAWN BY: JP | TAPPING SLEEVE & VALVE | 1 PAGE NO. |
|---|---|---|---|




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.

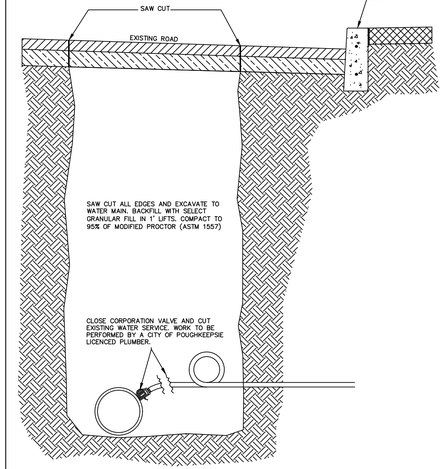
## SIDEWALK DETAIL REPLACE & NEW

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




## FORMED CURB DETAIL
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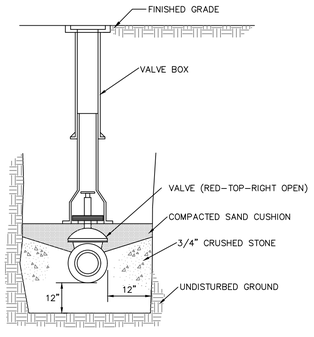
| CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT<br>62 CIVIC CENTER PLAZA<br>POUGHKEEPSIE, NY 12602 | FILE NO.: 001-DET<br>DATE: 3-6-00<br>SCALE: AS NOTED<br>DRAWN BY: JP | FORMED CURB DETIAL | 1 PAGE NO. |
|---|---|---|---|



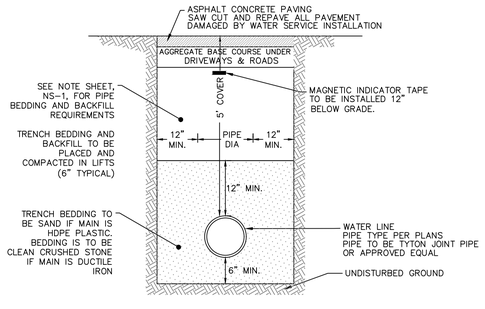

## WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.

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

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 | | |
|---|---|---|
| 3. | 2023-08-29 | REVISED PER ENGINEERING COMMENTS |
| 2. | 2023-08-01 | REVISED PER COMMENTS |
| 1. | 2023-06-08 | REVISED PER COMMENTS |

JSullivan Corporation

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

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

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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.

# 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 8/23/2023 4:39 PM 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'

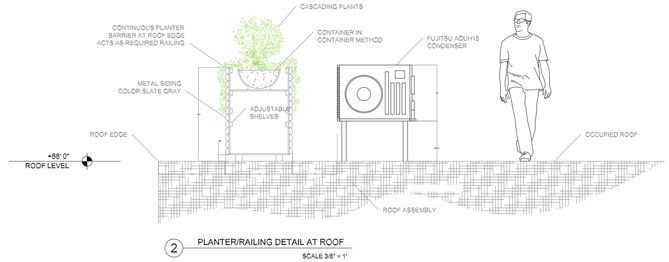
**PROJECT NUMBER:**

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:**

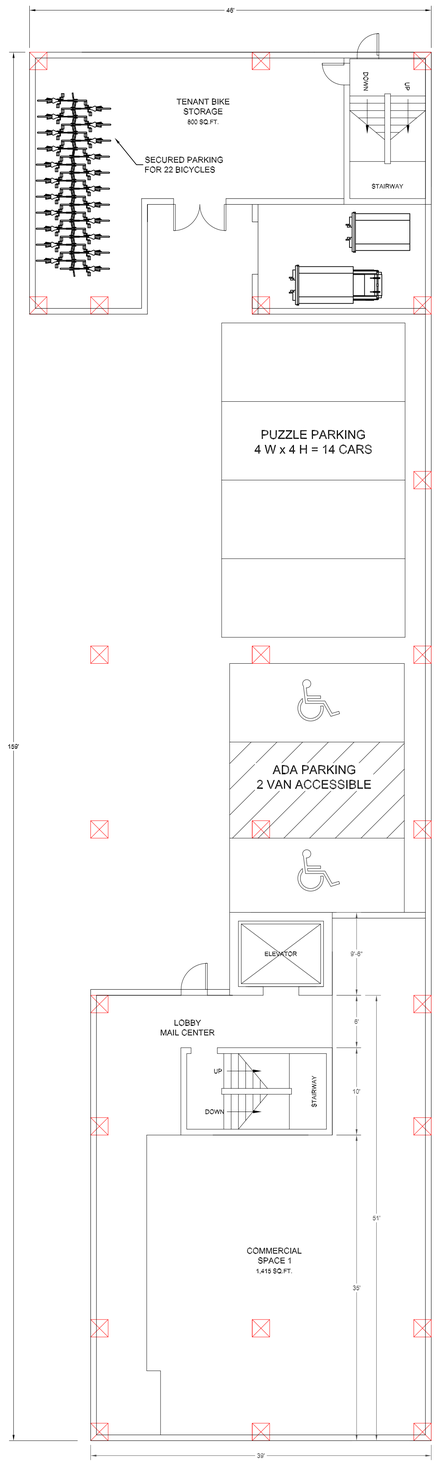
1/8" = 1'

**PROJECT NUMBER:**

20230428

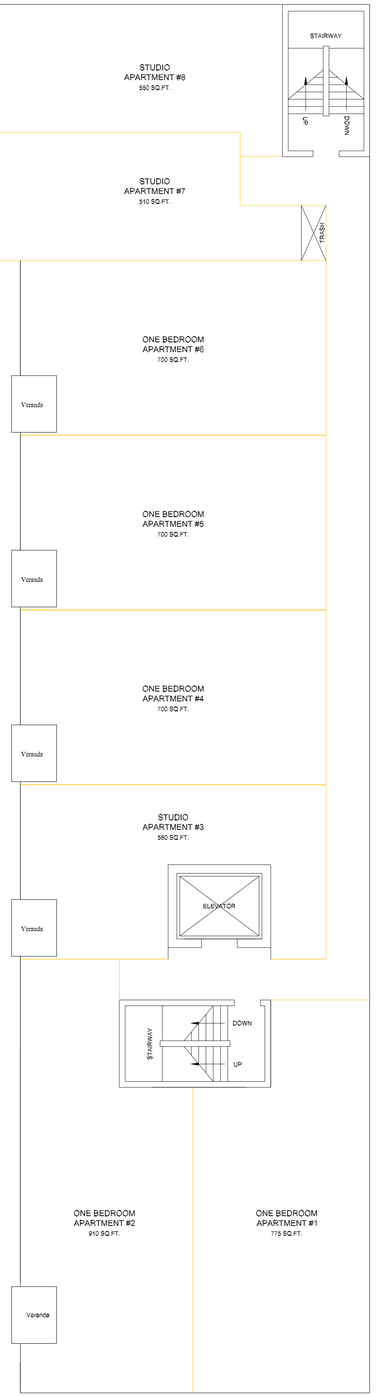
**DRAWING NUMBER:**

SK-102



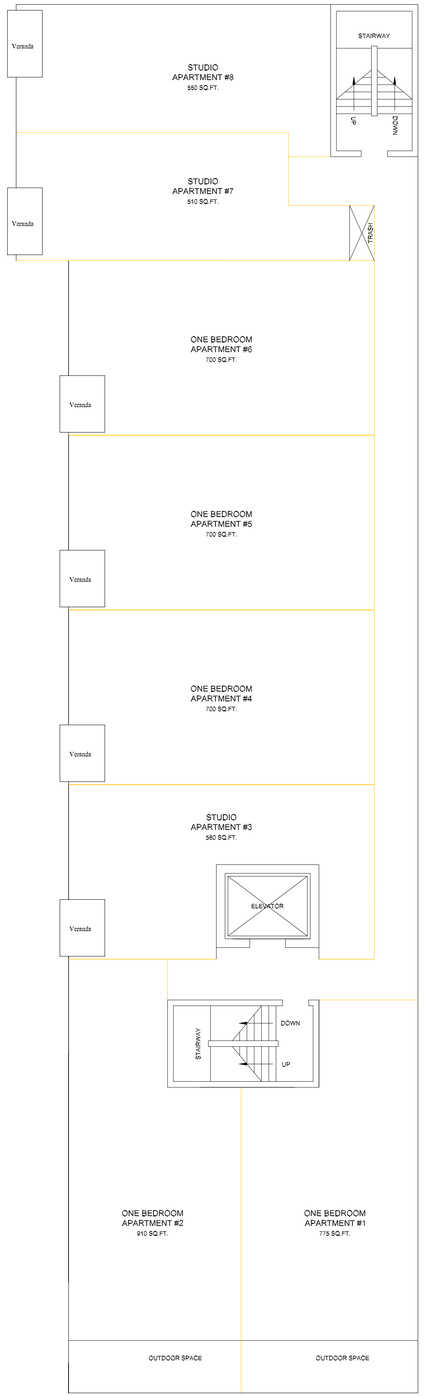

1 FIRST FLOOR PLAN - COMMERCIAL

SCALE 1/8" = 1'



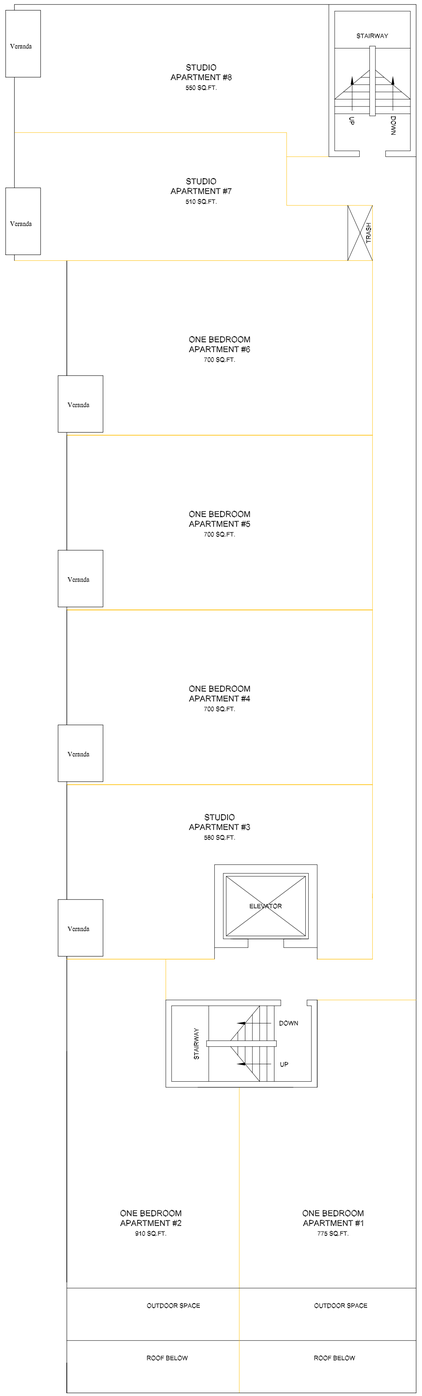

2 SECOND THRU FOURTH FLOOR PLAN

SCALE 1/8" = 1'



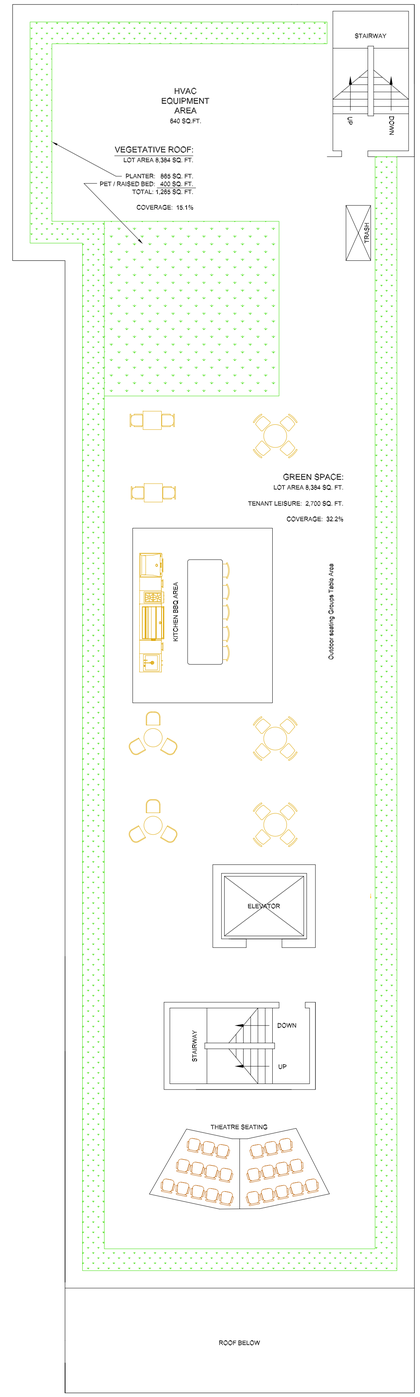

3 FIFTH FLOOR PLAN

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

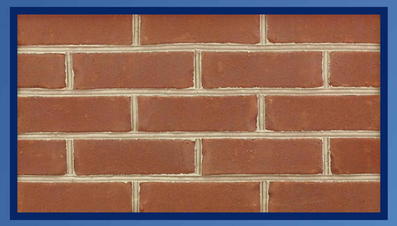
**DRAWN BY:**
JAMES J SULLIVAN

**SCALE:**
1/8" = 1'

**PROJECT NUMBER:**
20230428

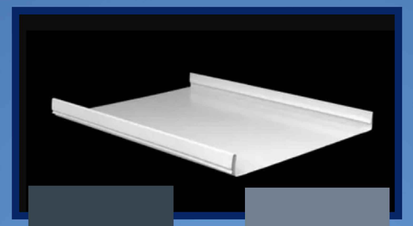
**DRAWING NUMBER:**
SK-200

## BRICK



Columbus Brick
Yorktown Modular
Classic Red

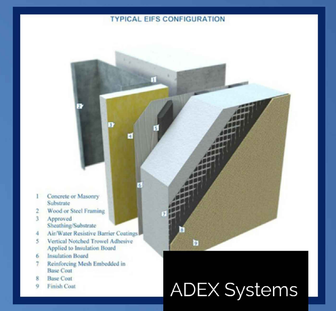
## METAL



ASP Metals
SL-175
Charcoal

ASP Metals
SL-175
Slate Gray

## EIFS




ADEX Systems

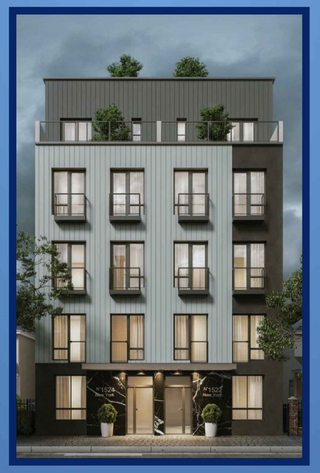
Color: Black

## VERANDA



Astro Metal Craft
Aluminum Veranda Railing
Matt Black Finish

## EXAMPLE COLOR PALETTE



SEE
RENDERING
FOR FACADE
COLOR
PALETTE

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

JSullivan Corporation

LRC GROUP

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

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

# EXTERIOR FINISHES

MIXED USE DEVELOPMENT

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

| | | | | |
|---|---|---|---|---|
| Design/Calcs | SMC | CAD File | FN-100.dwg | Sheet No. |
| Drawn | SMC | Project No. | 23-3057 | FN-100 |
| Checked | KFC | Date | 2023-05-30 | |
| Approved | LRC | Scale | NTS | |

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\FN-100.dwg 8/1/2023 2:26 PM SCurran

MOSAIC

# 34 Cannon St

Mixed Use • Poughkeepsie Innovation District • Urban Village

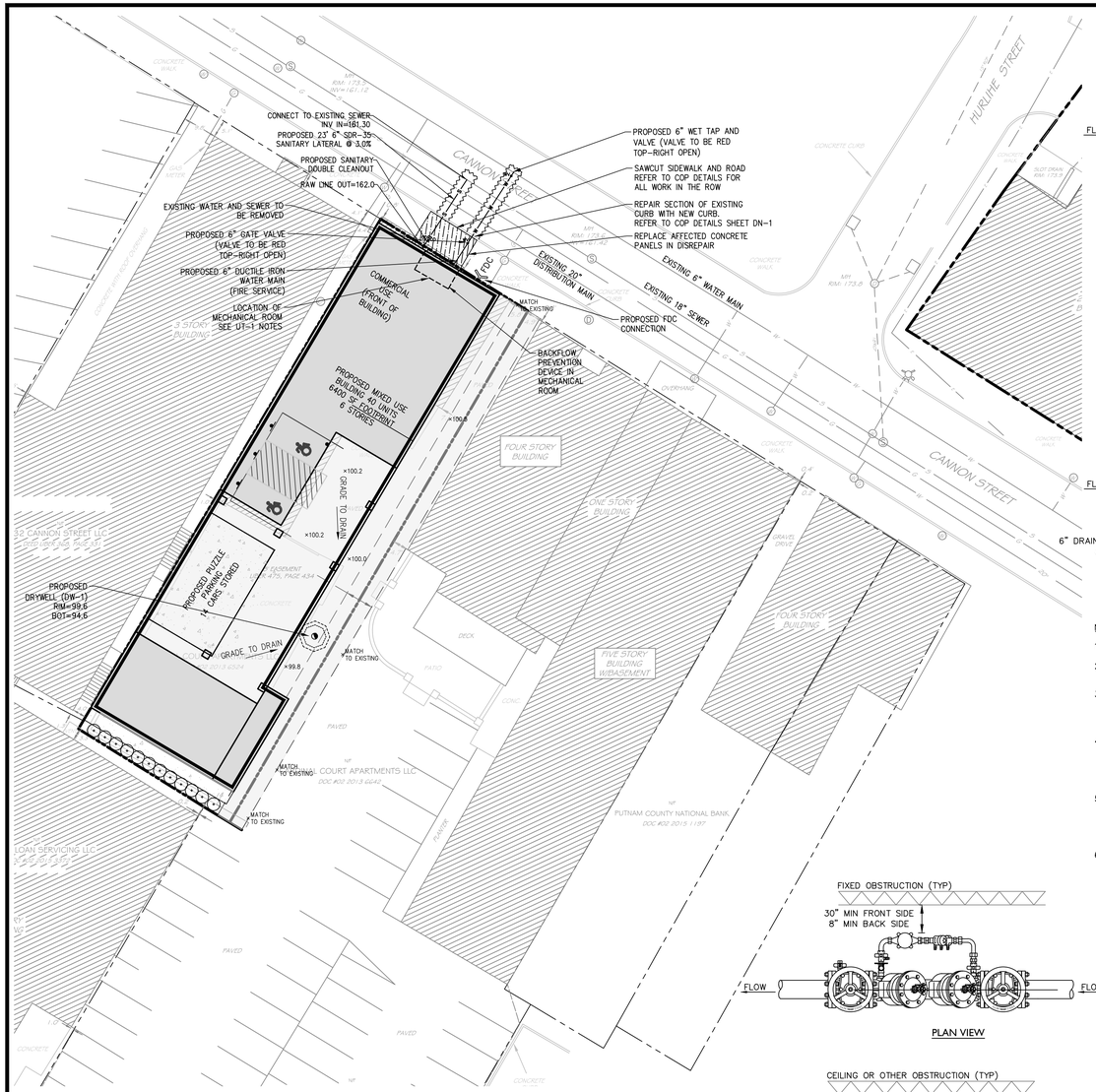
## Facade Rendering

From Cannon St facing South




jSullivan Corporation

LRC GROUP

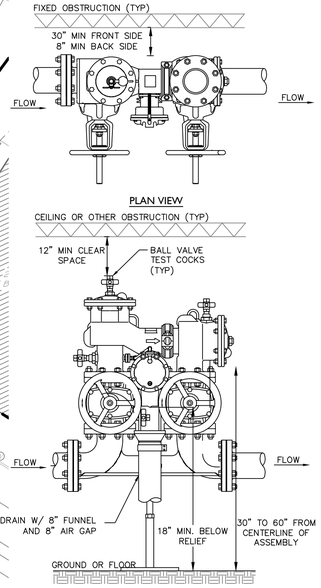



## MECHANICAL ROOM NOTES

1. THE DOMESTIC SERVICE IS TO BE SPLIT IN THE BUILDING MECHANICAL ROOM

2. THE PROPOSED WATER METER AND WATER SHUT OFF IS TO BE LOCATED IN THE MECHANICAL ROOM.

3. WATTS LF709 (DOUBLE CHECK VALVE) TO BE LOCATED IN THE MECHANICAL ROOM.




SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF909 2" REDUCED PRESSURE ZONE OR APPROVED EQUAL.
3. RPZ TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE. SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
6. RPZ TO DRAIN OUT EXTERIOR OF BUILDING WITH REQUIRED AIR GAP.

### DOMESTIC SUPPLY - REDUCED PRESSURE ZONE DETAIL

NOT TO SCALE




SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY OR VERTICAL UP.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

### FIRE SUPPLY - DOUBLE DETECTION CHECK VALVE DETAIL

NOT TO SCALE

## 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.

## WATER NOTE

THE EXISTING WATER SERVICE IS TO BE DISCONNCTED AT THE MAIN PER THE CITY OF POUGHKEEPSIE DETAIL LOCATED ON SHEET DN-1.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
071194

| Revisions | | |
|---|---|---|
| 4. | 2023-09-05 | REVISED PER ENGINEERING COMMENTS |
| 3. | 2023-08-29 | REVISED PER ENGINEERING COMMENTS |
| 2. | 2023-08-01 | REVISED PER COMMENTS |
| 1. | 2023-06-08 | REVISED PER COMMENTS |

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

# UTILITIES PLAN

## MIXED USE DEVELOPMENT

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

| | | | | |
|---|---|---|---|---|
| Design/Calcs | SMC | CAD File | UT23305701.dwg | Sheet No. |
| Drawn | SMC | Project No. | 23-3057 | UT-1 |
| Checked | KFC | Date | 2023-05-30 | |
| Approved | LRC | Scale | 1"=20' | |

X:\JOBS\Jobs 2023\23-3057 - Jim Sullivan- 34 Cannon Street\DWG\UT23305701.dwg 9/5/2023 11:28 AM SCurran

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project:<br>34 Cannon St PK LLC | | |
| Project Location (describe, and attach a general location map):<br>34 Cannon Street, Poughkeepsie, NY 12601 Tax ID: 131300-6162-77-063031-0000 | | |
| Brief Description of Proposed Action (include purpose or need):<br>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:<br>James J Sullivan, Managing Member: 34 Cannon St PK LLC | Telephone: 845-380-1448<br>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):<br>Kenneth Casamento, LRC Engineering & Surveying, DPC | Telephone: 845-243-2880<br>E-Mail: kcasamento@lrcconsult.com | |
| Address:<br>85 Civic Center Plaza, Suite 204 | | |
| City/PO:<br>Poughkeepsie | State:<br>NY | Zip Code:<br>12601 |
| Property Owner (if not same as sponsor):<br>34 Cannon St PK LLC | Telephone:<br>E-Mail: | |
| Address:<br>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<br>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.

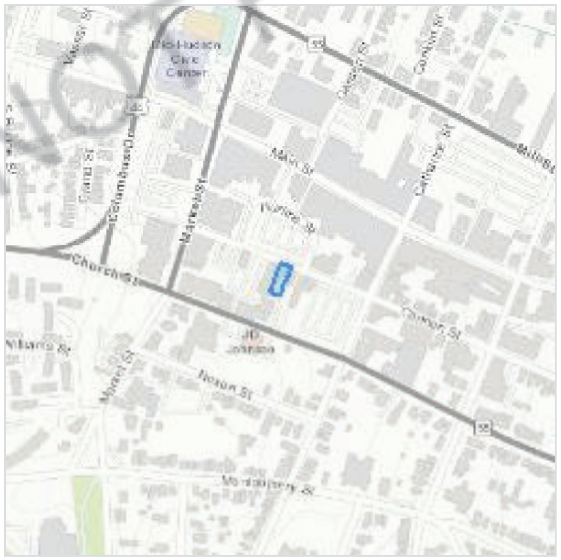
by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

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*<br>Wherever found<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>https://ecos.fws.gov/ecp/species/5949 | Endangered |
| **Northern Long-eared Bat** *Myotis septentrionalis*<br>Wherever found<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/9045 | Endangered |

# Insects

| NAME | STATUS |
|---|---|
| **Monarch Butterfly** *Danaus plexippus*<br>Wherever found<br>No critical habitat has been designated for this species.<br>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*<br>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*<br>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*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9399 | Breeds May 15 to Oct 10 |
| **Blue-winged Warbler** *Vermivora pinus*<br>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*<br>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*<br>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*<br>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<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9679 | Breeds elsewhere |
| Prairie Warbler Dendroica discolor<br>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<br>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<br>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.

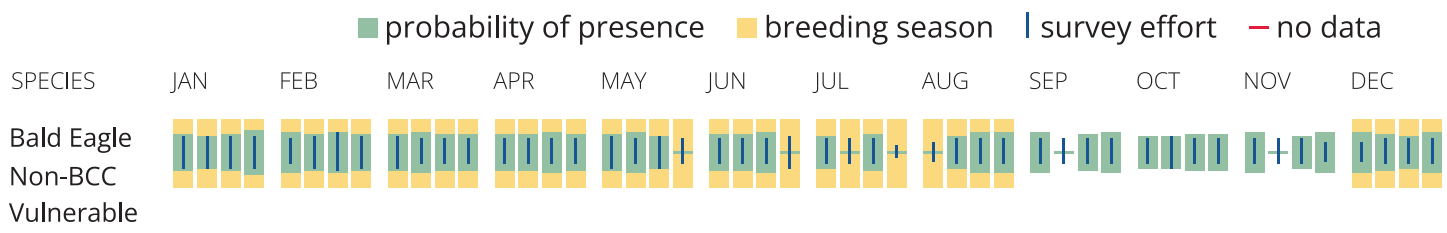
**Breeding Season** (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**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.

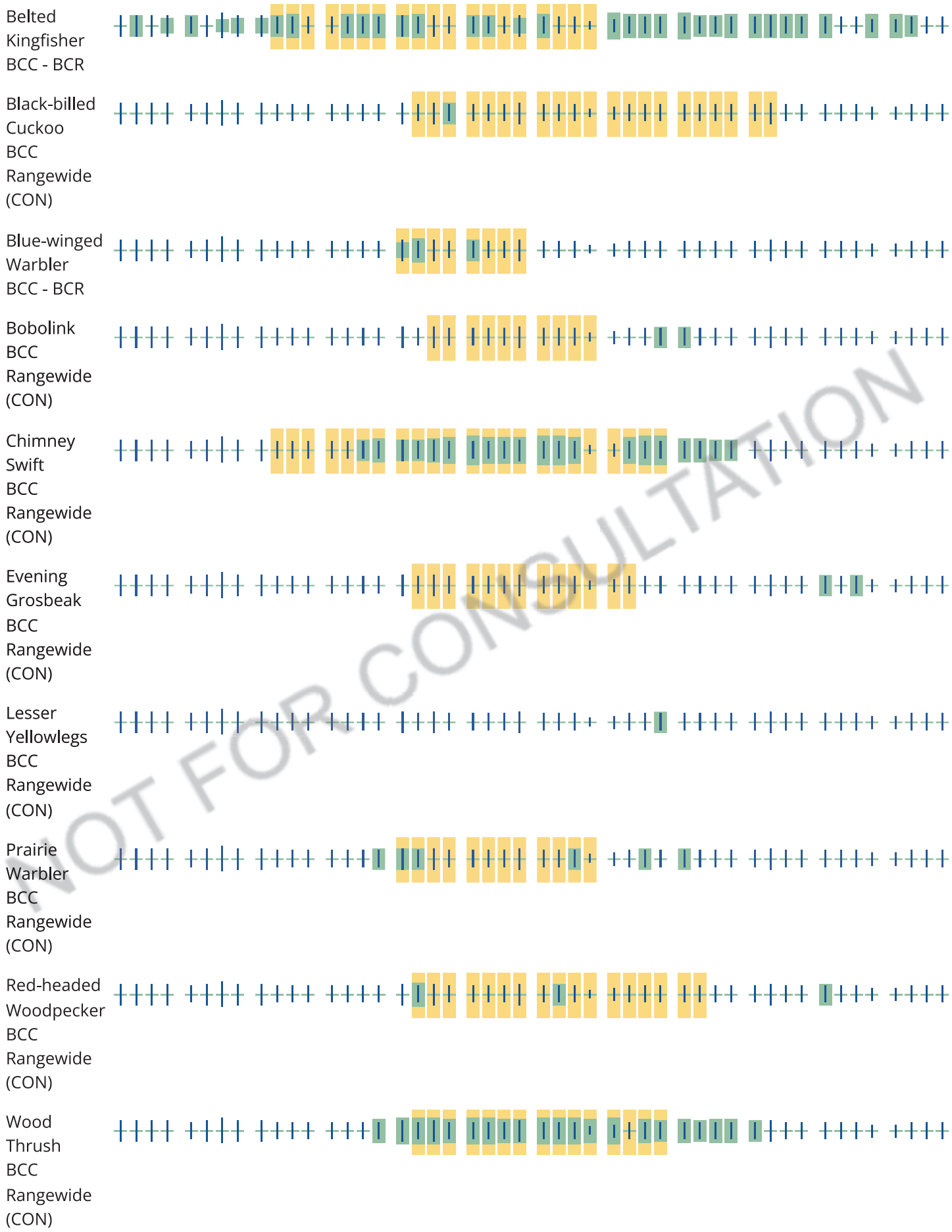
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

**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.




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

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

**What does IPaC use to generate the 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.

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**Proper Interpretation and Use of Your Migratory Bird Report**

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

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# 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

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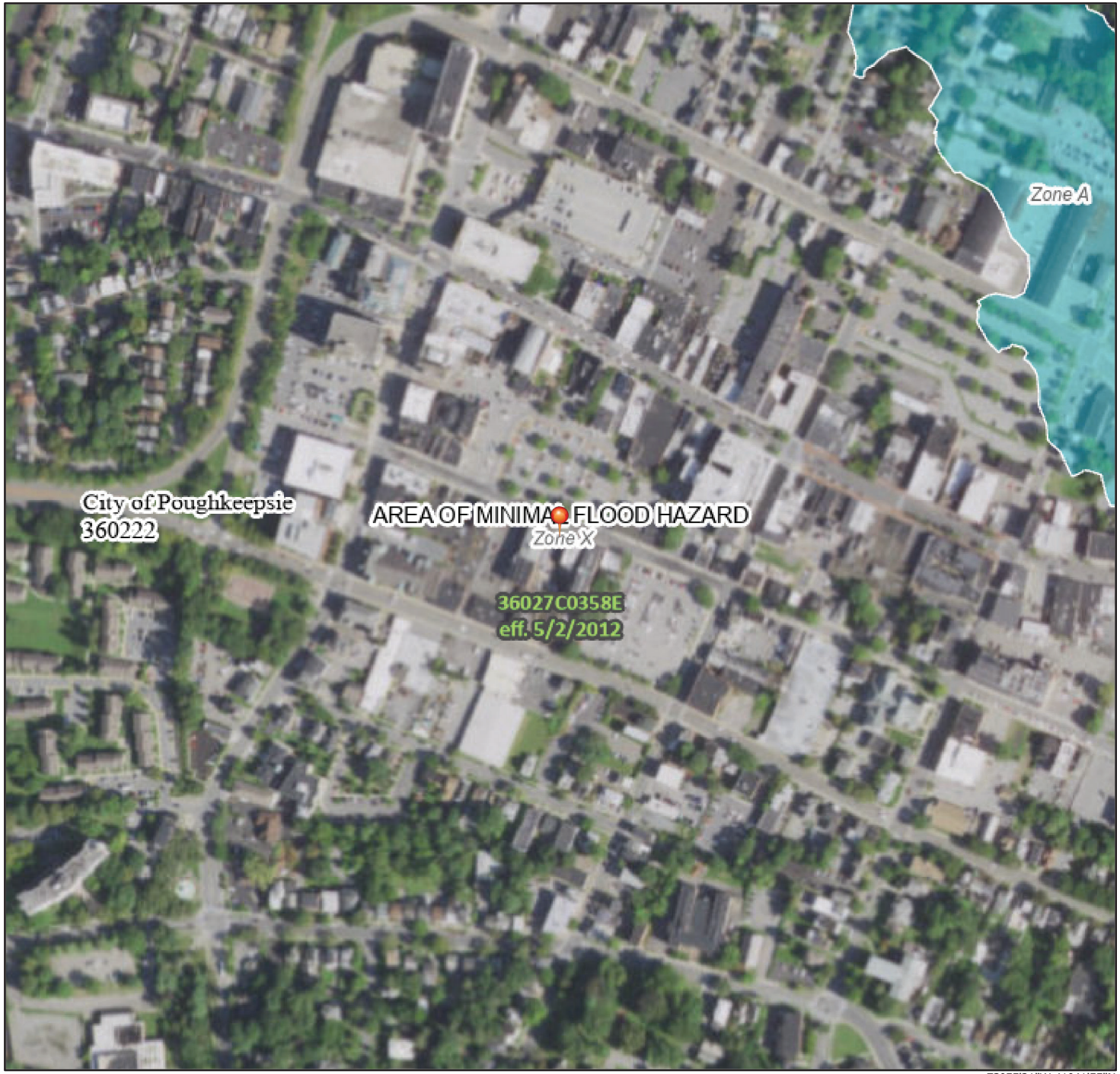
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal,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

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# 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



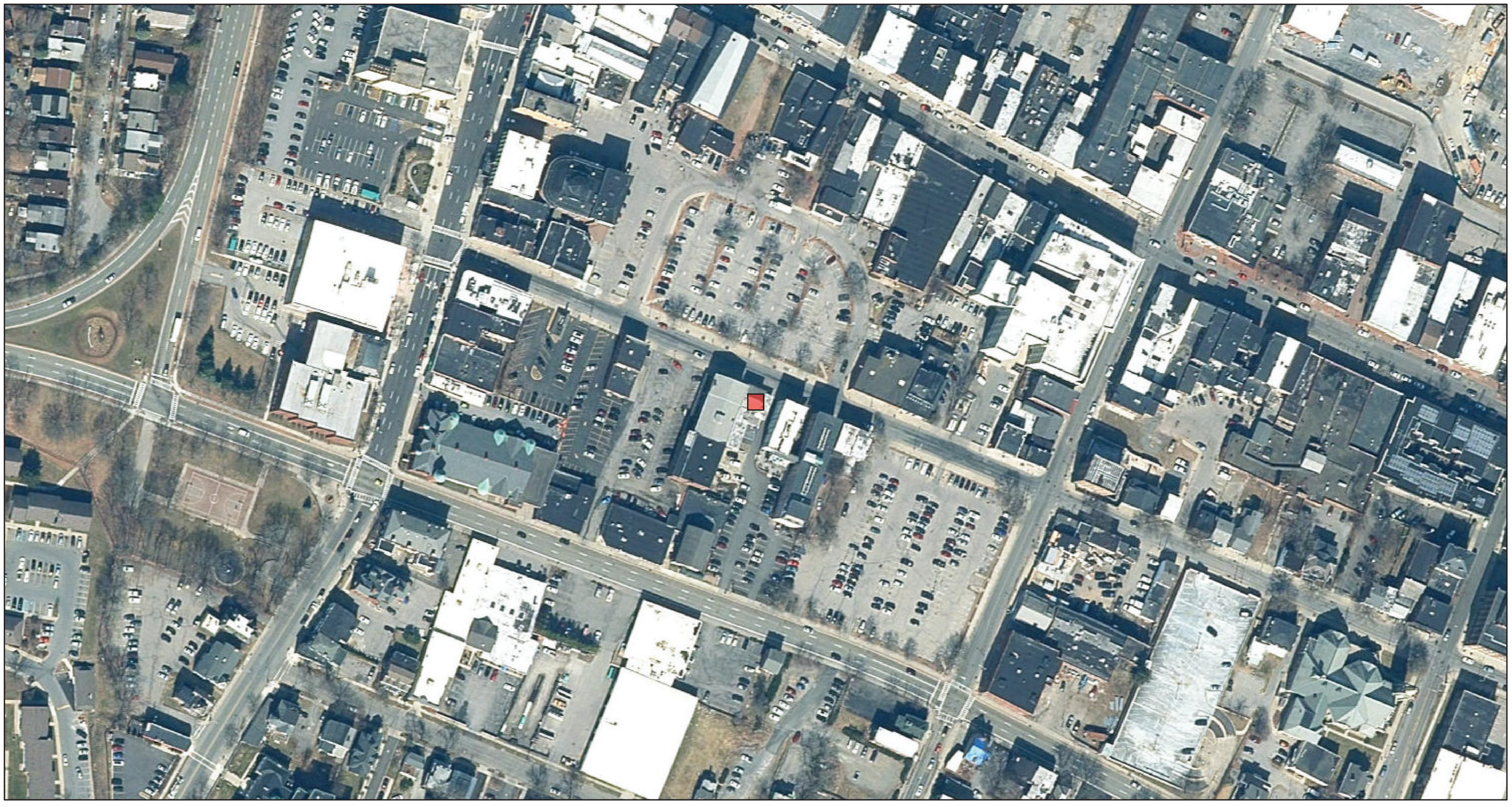

May 18, 2023

**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

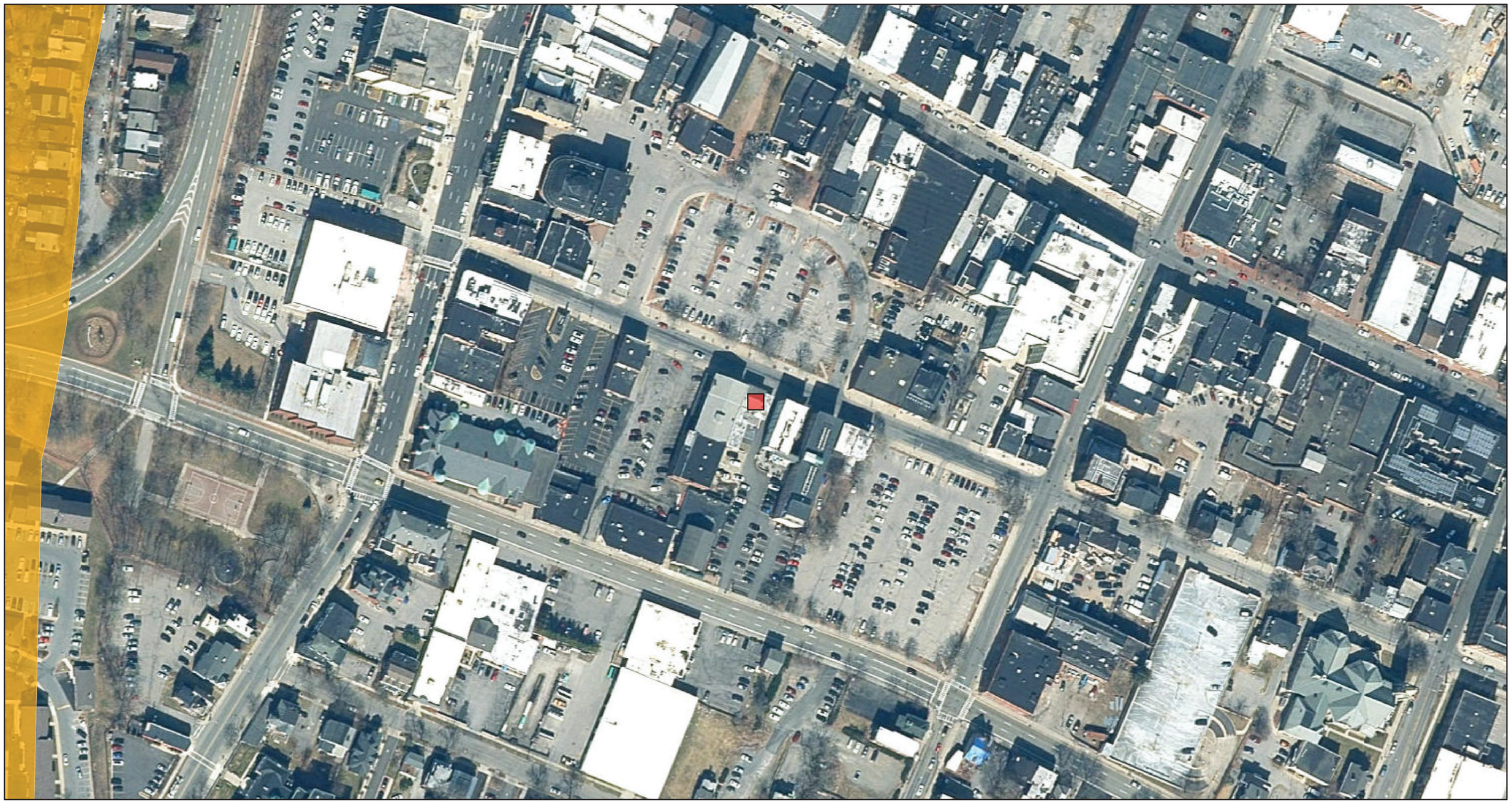
1:2,257

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



May 18, 2023

1:2,257

0 0.02 0.04 0.08 mi

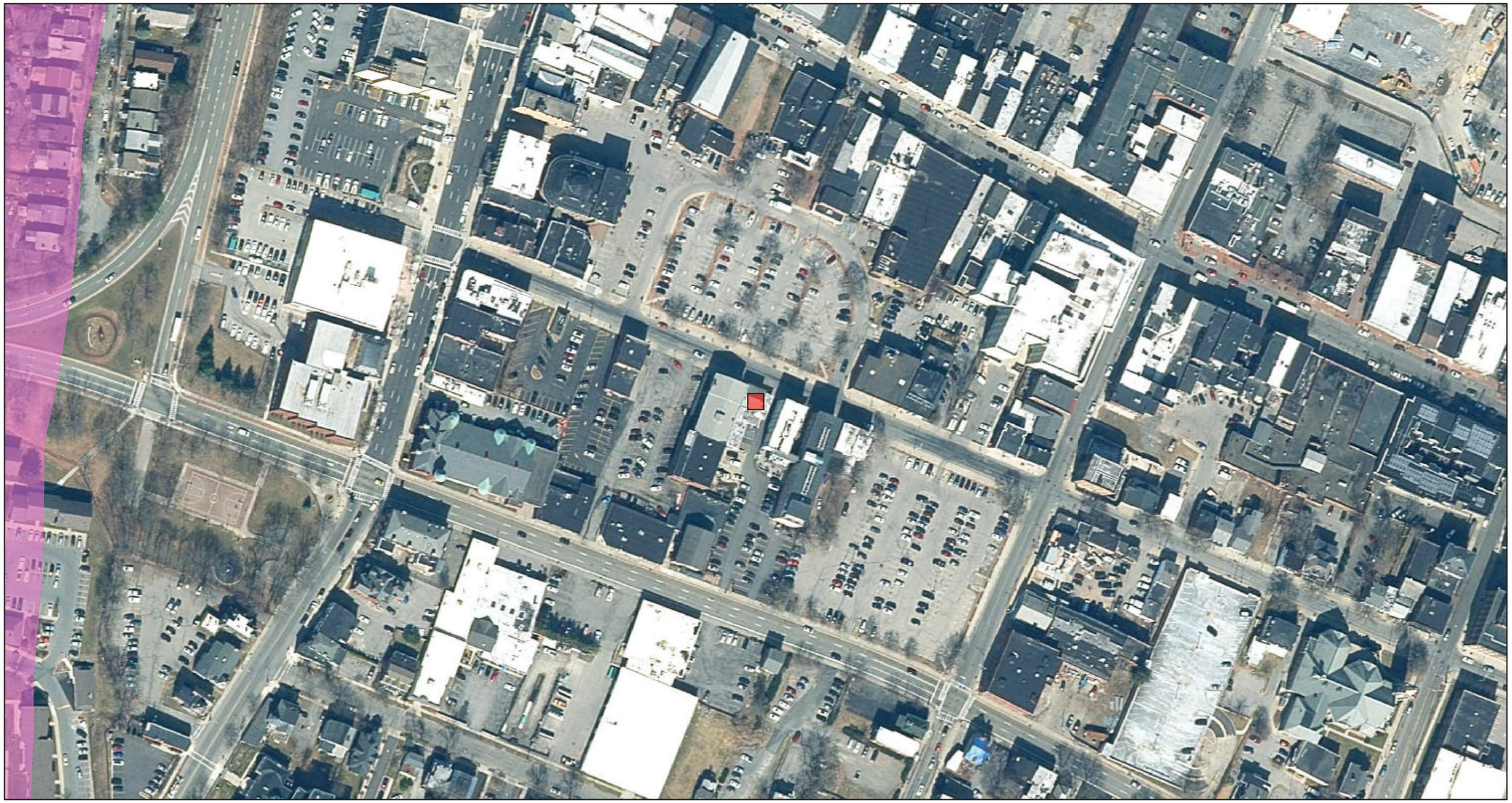
0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

NYS Department of Environmental Conservation

Not a legal document

# Environmental Resource Mapper



May 18, 2023

1:2,257

0 0.02 0.04 0.08 mi

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

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

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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:** "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

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

August 29, 2023

Joseph A. Chenier
Assistant Civil Engineer
City Engineering Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: 34 Cannon Street**
Redevelopment Project
Poughkeepsie, NY

Dear Mr. Chenier,

In review of the proposed project, currently the site is covered by 100% impervious surface area. The proposed project will cover the site by 98%. One (1) new drywell is being proposed on the site to account for the proposed project. The drywell will be 5 feet in depth. Because there is a decrease in impervious surface, the pre to post runoff numbers will decrease.

The required volume for a redevelopment project would be 25% of the water quality volume which would be 229 cubic feet. The drywell provides 250 cubic feet of water quality volume. This exceeds the required 229 cubic feet of storage.

If any further information is needed or should you have any questions, please do not hesitate to let us know.

Sincerely,
**Land Resource Consultants**

Brittany Shakley

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

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

August 29, 2023

Joseph Chenier, Jr.
Assistant Civil Engineer
City of Poughkeepsie Department of Public Works & Engineering
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: 34 Cannon Street, Poughkeepsie, NY**

Dear Mr. Chenier,

In review of the proposed redevelopment of the 34 Cannon Street building. The first floor will have one bathroom for the ~ 1415 SF commercial space. The second thru sixth floors consist of 1 bedroom apartments on each of the floors and an open space terrace on the building roof. In total, one commercial office toilet, and 40 bedrooms total within the building.

The total estimated water/sewer requirements would be 4,415 GPD for the building. In our review of the building the new 6" Sewer pipe will be adequate for the proposed use. The proposed new 6" water line with new 2" domestic service will be more than adequate to service the building needs.

If any further information is needed at this time please let us know.

Sincerely,
**The LRC Group**

Shawn Curran, Project Manager

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

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

**Offices in New York, Connecticut and New Jersey**
www.lrcconsult.com
**Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture**

# STORMWATER POLLUTION PREVENTION PLAN

Prepared for

## PELTON MOUNT CARMEL

Located at

**36 North Clover Street**
**City of Poughkeepsie, Dutchess County, NY**
**Tax ID 6062-75-837228**

Submitted

March 27, 2018
Last Revised: August 29, 2023

Prepared for

**Pelton Partners, LLC**

25 Van Wagner Road
Poughkeepsie, NY 12603




Prepared by

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

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Offices in Connecticut, New York and New Jersey

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

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# 1.0 INTRODUCTION

This Water Quality and Quantity Plan and Stormwater Pollution Prevention Plan (SWPPP) have been prepared pursuant to the Environmental Protection Agencies' (EPA) and the New York State Department of Environmental Conservations (NYSDEC) Phase II Storm Water Regulations. All parties, as defined below, are responsible for executing the SWPPP and for complying with the requirements set forth in the EPA's National Pollution Discharge Elimination System (NPDES) General Permit, the NYSDEC's State Pollution Discharge Elimination System (SPDES) General Permit GP-0-20-001, and any local governing agencies having jurisdiction with regard to erosion and sediment control.

The purpose of the SWPPP, described herein, is to provide for the proper control and treatment of water quality and quantity impacts due to the proposed project. These controls and treatments will be achieved through the use of appropriate features such as conveyance piping, bio-retention and porous pavement The goal is to manage the post-development storm water discharge to match or improve on the pre-development conditions, provide necessary water quality treatment and quality control for the new development and prevent discharge of pollutants into receiving waters, in keeping with the afore-noted regulations and best management practices as described within the New York State Erosion and Sediment Control Manual and the New York State Stormwater Design Manual.

This SWPPP outlines methods that Owner/Developers and Contractors can use to adjust construction practices in a way that will retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. This SWPPP describes methods for permanent stormwater management features in the design and runoff management during the construction phase.

## 1.1 Responsibilities of the Participants

It is the responsibility of the Owner/Developer, General Contractor and subcontractors to comply with the measures set forth in this SWPPP and implement pollutant control measures which retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. The following outlines the responsibilities of all participants.

***Owner/Developer's Qualified Representative***

1. Prepare this Water Quality and Water Quantity Report and SWPPP using good Engineering practices, best management practices and in compliance with NYSDEC Phase II Storm Water Regulations. The Owner/Developer, General Contractor and all Sub Contractors involved in earth disturbance during construction must certify this Plan by signing the certifying statement contained in **Appendix B**.
2. Prepare the Notice of Intent (NOI) for the Owner/Developer for submission to the NYSDEC at least 5 days prior to commencement of construction.
3. The SWPPP that has been prepared for the job site shall include certification forms and a completed and signed NOI.
4. Provide copies of the SWPPP and the "Acknowledgement of Notice of Intent" to the local government agencies having jurisdiction or regulatory control over the project.
5. Review the site prior to the beginning of construction and certify in an inspection report that the appropriate pre-construction erosion and sediment control measures outlined herein, and

that are required by the NYSDEC SPDES General Permit, have been installed and will operate as designed.

6. Conduct on-site inspections every 7 days for general compliance with the SWPPP and the NYSDEC SPDES General Permit. Inspection reports will be provided to the Owner/Developer within 24-hours of the field inspection. Any problem areas or areas in need of additional stabilization shall be made clear to the Owner/Developer. The Owner/Developer and the authorized person who is responsible for the overall operation of the site, such as a project manager or site superintendent, must certify these reports by signing the certifying statements contained at the end of the reports and must be maintained in the on-site log book as described below.
7. Review onsite Contractors SWPPP records to ensure compliance and update them as required or necessary.
8. Update the SWPPP each time there is a significant modification to the design or construction which may have a significant effect on the potential for discharge of pollutants into receiving waters.
9. When construction is complete, provide the Owner/Developer with certification that an inspection has been completed verifying that the site has undergone final stabilization.
10. When the site has undergone final stabilization, prepare the Notice of Termination (NOT) for the Owner/Developer for submission to the NYSDEC.

***Owner/Developer/Operator/Permittee***

The following is a summary of the Owner/Developer's responsibilities:

1. Sign the NOI contained in **Appendix E** and certify the SWPPP by signing the Owner/Developer's Certification statement contained in **Appendix B** of this report. The NOI should be submitted to:

   NYSDEC "Notice of Intent"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

2. When the Owner/Developer receives a letter of "Acknowledgement of Notice of Intent" from the NYSDEC, post a copy of this letter at the site for public viewing on a kiosk, in a construction field trailer, in model home, etc. A copy should also be forwarded to the Owner/Developer's Qualified Representative for the project file.
3. Post at the site with the "Acknowledgement of Notice of Intent" a SWPPP inspection activity log for public viewing on a monthly basis.
4. Ensure that a log book, containing all the required documentation, is kept on site and made available for inspection upon request. The book should contain an extra copy of the "Acknowledgement of Notice of Intent", a copy of this Water Quality and Water Quantity and SWPPP report, weekly SWPPP inspection reports, SWPPP inspection quarterly reports and a copy of the SPDES General Permit.
5. Ensure the SWPPP report, inspection reports and inspection quarterly summaries are certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing

the certifying statements contained in **Appendix A and B** and at the end of the inspection reports.

6. Require the General Contractor and all Sub Contractors involved with construction activity that disturbs site soils, to fully implement the SWPPP and the requirements set forth in the SPDES General Permit. The SWPPP should be certified by the General Contractor and all Sub Contractors involved with earth disturbance during construction by signing the certifying statement in **Appendix B**.

7. Upon project completion and when the site has reached final stabilization, the Owner/Developer should sign the Notice of Termination (NOT) prepared by the Owner/Developer's Qualified Representative and submit to:

   NYSDEC "Notice of Termination"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

8. Retain all site records and documentation including Engineering reports, SWPPP reports, SWPPP inspection reports and all records of data used to complete the NOI for a minimum of 3 years from the date the site reached final stabilization.

9. Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

***Contractors and Sub-Contractors***

The following is a summary of the Contractor's responsibilities:

1.0 Implement fully the SWPPP while following the Phasing Plan and the requirements set forth in the SPDES General Permit. Certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix B** of this report.

2.0 Provide the names and addresses of all subcontractors' involved in construction activities that disturb site soils for inclusion in the SWPPP.

3.0 Ensure all Sub Contractors involved in construction activities that disturb site soils implement fully the SWPPP and the requirements set forth in the SPDES General Permit. All Sub Contractors must certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix B** of this report.

4.0 Conduct inspections on a regular basis of the erosion and sedimentation controls installed at the site. Maintain and repair as necessary all erosion and sedimentation controls.

1.2 Participant Contact Information

| Owner/Developer/Operator | Owner/Developer's Qualified Representative | Contractor's & Sub- Contractors |
|---|---|---|
| **Pelton Partners, LLC**<br>25 Van Wagner Road<br>Poughkeepsie, NY 12603<br>(845) 473-0200 | **LRC Engineering & Surveying, PC**<br>85 Civic Center Plaza, Suite 204<br>Poughkeepsie, NY 12601<br>(845) 243-2880 | **TBD** |

## 2.0 SITE DESCRIPTION

This section briefly describes existing and proposed hydrologic and hydraulic conditions at and around the project site as they relate to Surface Water Management planning considerations. Subsequent sections contain a description of the manner in which site runoff will be managed to minimize effects on areas adjacent to the site.

### 2.1 Location

The subject property consists of one existing parcel with a total of 2.46 acres located at 36 North Clover Street, in the City of Poughkeepsie, NY. The property is identified as Tax Parcels 6062-75-837228 according to Dutchess County Parcel Access records. The entrance to the site is located on the west side of North Clover Street and the property also abuts Dongan Street to the North and Davis Place to the West. The project has UTM coordinates of 588513 Easting and 4617843 Northing.

### 2.2 Topography

The topography at the site can best be described as a rolling ridgeline. The site is located along the high point of the ridge with steeper slopes to the north and west and runoff sheet flows in all directions from the high points on the ridge. The existing site runoff, in the location of the proposed project, drains primarily from east to west and south to north and discharges offsite by sheet flow across the property line towards Donegan Place and Davis Place. The high point of the site is in the southeasterly corner at 115.6 ft, east of the existing Pelton Manor Building. The lowest point on the site is approximately 80 ft located at the intersection of Donegan and Davis Place on the northwester corner of the site. Some runoff also drains south to Spruce Street and east to Delafield Street.

### 2.3 Land Cover and Site Development

The existing land cover consists of a combination of impervious building structures, asphalt pavement, grass, and wooded areas. Currently, there is an existing Pelton Manor House. The building is surrounded by walkways, patios, and parking for the existing building. There is a combination of grass and trees north and west of the building. The existing Paved Parking area will be resurfaced as part of the proposed project. The existing water shed has 0.55 acres of impervious surface. The proposed development will add 1.04 acres for a total of 1.59 acres of impervious surface.

Offsite drainage areas have been compiled from available mapping, site inspections, and county topographic data. Impervious calculations in this report and used for stormwater calculations are based on total watershed area and may differ from other calculations which are site specific. Detailed land use values for each drainage area can be found in the Hydro CAD reports included in **Appendix I and J**.

### 2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soils groups are present, based on the afore-noted mapping:

1. DxB: Dutchess-Cardigan-Urban Land Complex
    a. These soil formations consist of very deep, well drained Dutchess Soils and moderately deep, well drained Cardigan Soils. These soils are typically found on hill tops and undulating till plains underlain by folded shale bedrock. Slopes are typically complex and range from 1 to 6 percent.
2. Ur: Urban Land

a. At the time of the soil survey these areas consisted of impervious surface covering the underlying soil. Slopes range from 0 to 5 percent.

According to NRCS soil hydraulic classifications DxB is a "Class B" soil. On-site deep testing and infiltration testing around the site stormwater improvements revealed, primarily, a consistent well-draining "Class B" soil type. The results of the onsite soil tests can be found in **Appendix K**.

### 2.5 Rainfall Data

Rainfall data utilized in the modeling and the analysis was obtained from NRCS & NRCC Extreme Precipitation in New York and New England, an interactive web tool for extreme precipitation analysis. The data used is specific to Poughkeepsie NY and various 24-hour storm events are presented below. A record of the extreme precipitation data is included in **Appendix K**.

| 24-Hour Storm Event | 24-hour rainfall |
|---|---|
| 1 year | 2.61 |
| 2 year | 3.16 |
| 10 year | 4.68 |
| 25 year | 5.85 |
| 100 year | 8.22 |

### 2.6 Streams and Water Bodies

There are no streams or waterbodies onsite. The nearest water body is the Fall Kill Creek located offsite, to the north

### 2.7 Wetlands and Floodplains

According to NYSDEC Environmental Resource Mapper there are no ACOE or NYS DEC wetlands located on site. According to FEMA mapping there are no floodplains located onsite.

### 2.8 Historical and Cultural Resources

The project area has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. The project will have no effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places. A letter from the New York State Office of Parks, Recreations and Historic Preservation is included in **Appendix N**.

## 3.0 PROJECT DESCRIPTION

The proposed project will redevelop the existing property. The proposed project will renovate the existing manor house. The project will also construct five new buildings on the site. The project will add parking, walks, patios, and the associated utilities needed to service the existing and new buildings.

The proposed site has been designed to incorporate green infrastructure practices for the detention and treatment of stormwater onsite. The project includes two bio retention basins and 2 porous pavement areas.

## 4.0 METHODOLOGY

The stormwater design approach for this project will accommodate all NYS DEC requirements and will ensure that water quality and water quantity volumes are managed accordingly. The proposed project consists of redeveloping a portion of the existing site in accordance with Chapter 9 of the NYSDEC Stormwater design Manual. The redevelopment also includes an increase in impervious and that portion

of the project has been designed to meet the entire WQv and RRv volumes. The methodology for designing the stormwater management, as well as, the erosion and sediment control structures for this project are as follows:

1. Evaluate the hydrologic condition of the tributary area using the USDA-SCS Technical Release No. 20 (June 1986) Methods.
2. Determine peak flows from each watershed, for various storm events, using the Hydro CAD computer program.
3. Determine the water quality volume, runoff reduction volume, channel protection volume, overbank flood protection volume and extreme storm flood protection volume for each drainage area that requires mitigation. Design the mitigation program to the DEC water quality and quantity methodology for each affected area.
4. Perform hydrologic routings for the selected stormwater systems using the Hydro CAD computer program. Examine and compare the output for the DEC design criteria, and also for peak elevations and peak outflows for both pre and post-development conditions as may be prescribed by the local authority.
5. Design the erosion and sedimentation control structures, and prepare engineering calculations for the design of channels and conveyance piping in accordance with the "New York Standards and Specifications for Erosion and Sediment Control", July 2016, New York State Department of Environmental Conservation".

## 4.1 Green Infrastructure Planning Guidelines

The proposed project has been designed to implement as many green infrastructure planning guidelines as possible. All of the guidelines are not always applicable or cannot be achieved. The planning methods are discussed below.

***Preservation of Undisturbed Areas***

The proposed project is located in a portion of the site that has been disturbed in the past. The project avoids impacts to the steep slopes on the west side of the site that will remain undisturbed.

***Preservation of Buffers***

There are no existing stream, river, or wetland vegetated buffers on the project site. There is a small strip of vegetation on the north and west property on the steeper slopes which will be protected and preserved by limiting construction and disturbance to the steep slopes.

***Reduction of Clearing and Grading***

The proposed project is located in a previously disturbed area which has already been cleared in the past. This reduces the need for further clearing and grading on the property.

***Locating Development in Less Sensitive Areas***

As described above, the project is located in an area of the site that has been previously disturbed. By placing the development where it is proposed the project avoids disturbance to the steep slopes on the west side of the site.

***Open Space Design***

The proposed development is designed so the buildings are grouped together. The project is planned to avoid development in the steep slopes to the west which will remain open space.

***Soil Restoration***

Any soil disturbed during the course of construction will be restored in accordance with the NYSDEC Stormwater Design Manual, Section 5.1.6.

***Roadway Reduction***

There are no proposed roads in this project.

***Sidewalk Reduction***

The sidewalks are the minimum width to meet City and ADA standards and are proposed where pedestrian circulation is needed.

***Driveway Reduction***

The drive aisles designed per City code and safe emergency vehicle circulation.

***Cul-de-sac Reduction***

There are no proposed cul-de-sacs or dead ends. The layout has a continuous drive aisle to achieve sufficient vehicle access while eliminating the need for large unnecessary dead ends.

***Parking Reduction***

The parking provided is the minimum needed to meet City code.

## 5.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. For the proposed project, the appropriate methodology to manage stormwater is to capture and treat runoff for quality and quantity control for the site.

The hydrologic analysis was performed uses the Hydro CAD stormwater modeling software, and all data regarding areas has been calculated in AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey, onsite deep tests and infiltration tests. The results of the Hydraulic Analysis can be found in **Appendix M**.

### 5.1 Proposed Runoff Treatment – Water Quality

The project has been designed to take advantage of the good soils on the site of the proposed development. By allowing stormwater runoff to infiltrate back into the ground we are able to minimize the impacts on the surround surface waters and treat the runoff through exfiltration into the sub surface soils. The evaluation of the site to determine the water quality volumetric requirements follow strictly the procedures presented in chapters 4 & 5 of the New York State Stormwater Design Manual, and is provided in full in **Appendix L**.

The table below summarizes the volumes required and provided for runoff reduction and water quality; The proposed redevelopment is primarily contained within drainage areas DA 4, through 16 as shown on the pre and post drainage area maps in **Appendix O**. As stated above the site is designed as a redevelopment project with an increase in imperious surface. The new impervious surface is sized to provide 100% WQv and RRv while the redevelopment is designed in accordance with Chapter 9 which allowes a reduction to 25% of the required WQv and RRr. Full WQv and RRv calculations can be found in **Appendix L**.

Water quality requirements for the proposed project will be achieved via a runoff reduction practice. Runoff reduction practices will satisfy the minimum required runoff reduction volume (RRv) by use of direct infiltration via bio retention and porous pavement. For this design the entire WQv is provided in a runoff reduction practice so 100% of the RRv will be achieved.

The proposed bio retention and porous pavement exceed 100 percent of the required WQv and RRv.

***Pretreatment***

According to section 6.4.3 the required pretreatment for bio retention is typically a sedimentation basin over the sand filter bed sized to hold at least 25% of the WQv or 100% WQv when the soil infiltration rate exceeds 5 inches per hour. As shown in Appendix D the bio retention basins meet or exceed the required pretreatment as summarized below;

Bio Retention 1:
WQv: 257.1 cu ft
Pretreatment Required,100% of WQv: 257.1 cu ft
Pretreatment Surface Ponding Volume: 511.9 cu ft

Bio Retention 2:
WQv: 242.7 cu ft
100% of WQv: 242.7 cu ft
Pretreatment Surface Ponding Volume: 244.55 cu ft

## 5.2 Proposed Stormwater Management – Water Quality

The design observation points have been modeled in Hydro CAD and represents the total flow leaving the project drainage areas. three different drainage points have been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix O.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points meeting the requirements of Overbank Flood Protection and Extreme Flood protection.

Channel Protection Volume is not required if the Runoff Reduction volume is reduced onsite through runoff reduction techniques or infiltration practices.

| **Peak Flow Discharge Rate DP-1** | | | |
|---|---|---|---|
| **Storm Event** | **Pre (cfs)** | **Post (cfs)** | **Net Reduction (cfs)** |
| 1 | 0.10 | 0.10 | **0.00** |
| 2 | 0.13 | 0.12 | **-0.01** |
| 10 | 0.21 | 0.19 | **-0.02** |
| 100 | 0.41 | 0.35 | **-0.06** |

| **Peak Flow Discharge Rate DP-2** | | | |
|---|---|---|---|
| **Storm Event** | **Pre (cfs)** | **Post (cfs)** | **Net Reduction (cfs)** |
| 1 | 1.13 | 0.17 | **-0.96** |
| 2 | 1.68 | 0.27 | **-1.41** |

| | | | |
|---|---|---|---|
| 10 | 3.37 | 0.57 | **-2.80** |
| 100 | 7.62 | 1.72 | **-5.90** |

| **Peak Flow Discharge Rate DP-3** | | | |
|---|---|---|---|
| **Storm Event** | **Pre (cfs)** | **Post (cfs)** | **Net Reduction (cfs)** |
| 1 | 0.51 | 0.39 | **-0.12** |
| 2 | 0.89 | 0.63 | **-0.26** |
| 10 | 2.19 | 1.42 | **-0.77** |
| 100 | 5.81 | 4.19 | **-1.62** |

| **Peak Flow Discharge Rate OVERALL** | | | |
|---|---|---|---|
| **Storm Event** | **Pre (cfs)** | **Post (cfs)** | **Net Reduction (cfs)** |
| 1 | 1.74 | 0.66 | **-1.08** |
| 2 | 2.70 | 1.02 | **-1.68** |
| 10 | 5.77 | 2.18 | **-3.59** |
| 100 | 13.84 | 6.26 | **-7.58** |

## 6.0 PERMANENT STORMWATER MANAGEMENT FEATURES

### 6.1 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In some instances the existing site drainage system is not capable of conveying all of the runoff contributing to the drainage structure. The model shows that the basins fill and sheet flow overland to the next available drainage structure in large storm events. In no cases does the "surcharging" exceed 6 inches. In these locations the post condition has been improved to convey the flow or reduce the "surcharging".

### 6.2 Bio-Retention Areas

Bio Retention Basins are proposed to collect and treat runoff. Bio Retention Basins areas are shallow stormwater basins or landscaped areas which utilize engineered soils and vegetation to capture and treat runoff. In general the basins have been designed so that:

- Flow capacity is sufficient to infiltrate into existing soils.
- Storage and exfiltration rates are sufficient to accommodate water quality volumes.
- Outlet and flow capacity is sufficient to by-pass flows from larger storms.
- The maximum contributing drainage area is less than or equal to 5.0 Acres.

### 6.3 Porous Pavement

Porous Pavement provides an alternative to conventional asphalt or concrete pavement surfaces and is designed to convey rainfall through the surface and into an underlying reservoir where it can infiltrate.

Porous Pavement is a NYSDEC Approved runoff reduction practice and if designed properly can provide the detention needed to meet the water quantity requirements as described in Section 5.2.

The porous pavement will be limited to the parking stall which will have minimal traffic movement. Traditional paving methods will be used for all access aisles and not porous pavement areas. The porous pavement stone reservoir may extend under the traditional pavement in some locations as needed to accommodate the runoff detention.

- Flow capacity is sufficient to infiltrate into existing soils.
- Storage and exfiltration rates are sufficient to accommodate water quality volumes.

## 7.0 STORMWATER EROSION AND SEDIMENT CONTROLS

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Construction Plans and per the NYSDEC SPDES General Permit. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control."

The permanent storm water management system has been designed to accommodate peak storm flows utilizing catch basins, piping and grass swales.

Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

### 7.1 Erosion and Sediment Controls

***Temporary Stabilization***

Silt fences, drainage swales, stabilized stone construction entrances, erosion control blankets, and seeding and mulching, as well as, other controls will be utilized as temporary surface water management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity and details of the temporary stormwater management features as described below.

***Silt Fence***

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence are to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

***Inlet Protection***

Storm drain inlet protection measures prevent soils, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

***Stabilized Stone Construction Entrance***

A construction entrance is used at all entrances and exists to construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

***Erosion Control Blanket***

Erosion control blankets are used on steep slopes to provide adequate protection after the slopes has been graded and prior to the establishment of proper vegetation. Blankets are made from many forms of materials and products. Refer to the site specific details for the erosion control blankets to be used for this job. Erosion control mats are required on all slopes which exceed 1V:2H.

***Seeding and Mulching***

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

***Soil Stockpile***

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soils piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

***Permanent Stabilization***

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns, basins and swales will be permanently seeded and mulched and maintained as necessary to prevent over growth.

***Concrete Washout Areas***

Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers are cleaned after a delivery. The washout facility consolidates the liquids and allows them to harden for easy disposal. This prevents contaminated liquids from flowing offsite or leaching into the groundwater aquifer.

## 7.2 Other Pollutant Controls

***Paints and Solvents***

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

***Fuels***

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may come into contact with stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures shall be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be remedied immediately and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

***Temporary Facilities***

Temporary sanitary facilities may be located on site for construction workers. This facility shall be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

***Dust Control***

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

***Dewatering***

If dewatering is required the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

***Solid Waste***

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

***Thermal Pollution***

Stormwater that comes in contact with roadways, driveways, parking lots or other impermeable surfaces may increase in temperature during warm weather. If stormwater is discharged into surface water bodies, the temperature of the water body may also increase, potentially threatening plant and animal species sensitive to temperature changes as well as providing an environment that may cause nuisance species to flourish.

After development is complete, impervious areas shall be graded to channel water to catch basins and culverts, which in turn convey stormwater to the stormwater management basin. All stormwater shall be stored and treated within the basins and shall be released over a 24 hour period, which shall minimize the potential for raising the temperature of any downstream water bodies.

## 7.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

***Good Housekeeping***

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this SWPPP.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Stormwater Pollution Prevention Plan. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each work day.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints and detergents shall be disposed of, containers of gasoline shall be placed

in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

***Preventative Maintenance***

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

***Spill Prevention and Response***

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

## 8.0 CONSTRUCTION SEQUENCE SCHEDULING

The scale of site construction does not necessitate that this project be a phased construction project; However, the construction will be sequenced to limit the exposed soils to reduce the amount of sediments in runoff water and ultimately preserve the quality of surface waters. The construction method selected is designed to combine development with responsible land management as well as protection of sensitive environments both within the proposed development and the surrounding area.

Temporary and permanent stabilization methods will be implemented before construction begins and will be continuously modified throughout the project to provide the best methods for stormwater

management and pollution prevention. For more details pertaining to construction sequence, please refer to the "NYSDEC Instruction Manual for Stormwater Construction Permit" pages 23-26. A typical and sample ordering of site construction activities is as follows:

Pre-Construction Activities

- Identify all natural resources and mark and protect them as necessary i.e trees, vegetation, limits of disturbance.
- Identify on-site and downstream surface water bodies and install controls to protect them from sedimentation.
- Establish temporary stone construction entrance pads to capture mud and debris from the tires of construction vehicles.
- Install perimeter sediment controls such as silt fences, as shown on the project plans.
- Install temporary construction fencing as shown on the project plans or as directed by the site engineer.
- All earth disturbances during this phase should be limited to work necessary to install erosion and sedimentation controls.

During Construction Activities

- Complete building demolition in accordance with notes and procedures identified on the demolition plan.
- As site grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as, divert off site and clean run-off.
- Stabilize the conveyance system i.e. ditches, swales, berms etc. by seeding, mulching and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.
- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.

Post-Construction Activities

- Identify the permanent structural or non-structural practices that will remain on the site.
- Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

## 9.0 IMPLEMENTING THE SWPP

### 9.1 Employee Training

All employees involved in site-development activities shall be aware of the stipulations outlined in this SWPPP as it pertains to their everyday activities. All such employees must be able to recognize potential problems and have the ability to provide either temporary or permanent stabilization measures, as appropriate, to mitigate stormwater runoff before problems occur. The NYSDEC periodically holds workshops on erosion and sediment control. It is recommended that the affected and responsible on-site personnel attend these workshops to ensure training is current and up to date. Contact the NYSDEC for more information.

### 9.2 Site Inspections

The Owner/Developer must have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in this SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. A qualified professional is defined as a Professional Engineer or Landscape Architect licensed to practice in New York State, or is a Certified Professional in Erosion and Sediment Control (CPESC). Once construction begins regular inspection of construction activities by the qualified professional are required at least once every 7 days to ensure deficiencies regarding erosion and sedimentation are reported and corrected. It is the responsibility of the Contractor to continuously monitor construction activities to ensure the measures outlined in this report are being implemented.

Areas which have not been fully stabilized, areas used for materials storage and all structural control measures must be inspected once every 7 calendar days to monitor erosion and assess the risk of sedimentation. For sites where soil disturbance activities are on-going and the owner operator has received authorization in accordance with Part II.C.3 to disturb greater than five (5) acres of soil at any one time, the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. For areas construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every (30) calendar days.

A thorough site evaluation shall be performed to determine the continued applicability of the permit, and assess the need to make any changes that have not already been reflected in this SWPPP. The SWPPP shall be reviewed to evaluate its overall effectiveness in preventing sediment laden stormwater runoff. Temporary and permanent stabilization methods shall be assessed and new methods shall be established, should any method be determined to be inadequate.

A copy of the SWPPP must be maintained on site at all times in the field log book. The Owner/Developer must maintain a record of all inspection reports with the on site SWPPP. The SWPPP and inspection reports must be maintained on site and be made available to the permitting authority upon request.

### 9.3 Maintenance

It shall be necessary to maintain all temporary controls installed as well as vegetative measures across the site. Maintenance shall also be necessary to ensure the permanent structural features, such as underground chambers, catch basins and conveyance piping remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. All controls shall be repaired or replaced

as necessary and as noted on the inspection reports as prepared by the Owner/Developer's Qualified Representative.

During construction, maintenance of these stabilization measures shall be the responsibility of the General Contractor or appropriate Sub Contractors. Vegetative plantings must not be allowed to become overgrown. Vegetation shall be removed should it be ineffective and be replaced with a variety of grasses, trees and shrubs more suitable for preventing stormwater runoff. Silt fences must be inspected regularly to ensure that they are still effective and their capability to reduce stormwater runoff has not been reduced due to prolonged sun exposure.

Piping and catch basin sumps shall be cleaned out periodically to prevent the collection of sediment that will reduce the maximum flow. Sediment must be removed from sediment basins, infiltration basins or traps whenever their capacity has been reduced by 50 percent of their design capacity.

Guidelines and recommendations for installation and maintenance practices can be found in the "New York State Standards and Specifications for Erosion and Sediment Control"

### 9.4 Progress Reports and Summaries

Progress reports shall be completed by the General Contractor and all Sub Contractors weekly to document any conditions, which may affect adherence to the construction schedule and may ultimately result in changes to the stormwater pollution prevention plan.

Each progress report must contain the project, date, weather conditions and a brief description of progress made throughout the week, including the use of temporary and permanent stabilization measures on all exposed soils. The progress reports shall be filed with this SWPPP in the on-site log book.

Additionally, as described in Section 1.1 of this report, the Owner/Developer's Qualified Representative will prepare weekly inspection reports and quarterly summaries. These reports should be maintained in the on site log book as well.

### 9.5 Certification

Prior to starting construction, the Owner/Developer must certify that to the best of their knowledge this SWPPP was prepared in accordance with the requirements in the NYSDEC SPDES General Permit and that it meets all federal, state and local erosion and sediment control requirements. The certifying statement is presented in **Appendix B** of this report.

The General Contractor and all appropriate Sub Contractors are responsible for reading and understanding the SWPPP and are also required to certify the SWPPP by signing the certifying statement presented in **Appendix B** of this report.

All inspection reports and inspection quarterly summaries are to be certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements presented at the end of the inspection reports.

## 10.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management basins and the conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. Follow manufactures guidelines and the detailed construction installation and maintenance guidelines included in **Appendix C and D** for all stormwater management practices.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a uniform, perennial vegetative cover, with a density of 80%, has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point.

At the time of final stabilization, the Owner/Developer's Qualified Representative shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. All storm water practices must be clean and free of sediment and or debris or must be cleaned by the contractor prior to turning the maintenance responsibilities over to the Owner/Developer. At this point, the Owner/Developer is responsible for the following:

1. Submit to the NYSDEC a NOT prepared by the Owner/Developer's Qualified Representative as described in Section 1.1 of this report.
2. Identify all the permanent stormwater management structures that have been constructed and provide the New Owner/Developer with an Operations and Maintenance (O&M) manual that will be necessary in order for the structures to function properly after the site has been stabilized. Section 10.0 of this report satisfies the O&M requirements
3. Transfer the Water Quality and Quantity Report and SWPPP to the New Owner/Developer.
4. Certify that the permanent structures have been constructed as described by this plan and the drawings.

The new Owner/Developer shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the New Owner/Developer, must be aware of the SWPPP and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the New Owner/Developer and his employees.

### 10.1 Inspection

***Overall Site Inspection***

The overall site, embankments, vegetation and stormwater conveyance system components including catch basins, culverts, swales and outlets should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. Erosion, differential settlement or cracking of embankment.
3. Bulging or sliding of toe of embankments.
4. Sedimentation of on-site or downstream water bodies.

5. Sedimentation of culverts or swales.
6. Sedimentation of lawn areas, paved areas, within the sand filter units or catch basin sumps.
7. Accumulation of pollutants, including oils or grease in catch basin sumps.
8. Damage or fatigue of storm sewer structures or associated components.

***Water Quality Practice Inspection (if applicable)***

All water quality practices and all associated features should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. All features of the practice should be clear of brush and tree growth.
3. Erosion, differential settlement or cracking of basin embankments.
4. Bulging or sliding of toe of embankments.
5. Presence of animal burrows.
6. Evidence of clogging or sedimentation at inlets or outlets.
7. Erosion of the flow path through the detention basin.
8. Spillways should be inspected for structural integrity.
9. Spillways should be clear of obstructions.
10. Inlet/outlet riprap should be inspected for scour and dislodged stones and obstructions should be removed.
11. Accumulation of sediments at inlets, outlets and silt traps.

Detailed inspection checklists for each of the Stormwater Management Practices can be found in **Appendix C and D**.

10.2 Maintenance

***Overall Site Maintenance***

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water system functioning properly. Maintenance should occur on a regular basis and should include but is not limited to:

*Seasonal Maintenance*

1. Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowing's depending on the growth rate.
2. Trees and unwanted vegetation should be removed from inlet structures, outlet structures, banks, and berms to prevent clogging or weakening of the berms and structures.
3. Paved areas should be swept at least twice a year and in the early spring for removal of deicing materials.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.
5. Structural components of the storm sewer system such as culverts and catch basins which require repair or replacement should be addressed immediately following identification.
6. Cleanout of catch basin sumps should occur when accumulation of sediments and debris are within six inches of the catch basin outlet pipe.
7. Swale and drainage way maintenance will include periodic mowing, occasional spot reseeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the drainage way.
8. Rip rap lined inlet and outlets that show signs of scour should be repaired. Weed and brush growth at the inlets and outlets should be controlled as needed.

*Winter Maintenance*

1. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.
2. Snow removed from paved areas should not be piled at inlets/outlets of the stormwater management basin.
3. Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.
4. Sand used for deicing should be clean, course material free of fines, silt, and clay.
5. Materials used for de-icing should be removed during the early spring by sweeping and/or vacuuming.

*Underground Practices Maintenance*

1. A consistent schedule of inspection shall be observed for all system components to insure continued effective operation.
2. Areas surrounding the surface access points shall be kept clear of overgrowth.
3. All inspections shall be logged. A specific schedule, on a quarterly basis, shall be maintained by the system owner/operator and a periodic replacement of the water quality practice media shall be schedule for minimally every two years.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.
5. Structural components of the system which require repair or replacement should be addressed immediately following identification.
6. Spillways should be cleared of obstructions.
7. Inlet/outlet riprap damage due to scour should be repaired.

For any proprietary practices refer to manufacturer specifications for additional maintenance requirements. Detailed maintenance checklists for each of the Stormwater Management Practices can be found in **Appendix C and D**.

## 11.0 CONCLUSION

**The Engineer has designed a NYSDEC-compliant Stormwater Management Plan for the Pelton Mount Carmel project. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed re-development by controlling and treating stormwater through the use of catch basins, storm-sewer piping, bio retention, and porous pavement. Offsite storm discharges and velocities for the proposed project are less than what currently exists. The stormwater management system will function adequately and will not adversely affect adjacent or downstream properties provided it is constructed and maintained as outlined in this plan and as shown on the site plans.**

# APPENDIX A

Construction Site Log Book

**STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM**
**FOR CONSTRUCTION ACTIVITIES**

# CONSTRUCTION SITE LOG BOOK

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a. Preamble to Site Assessment and Inspections

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a.

II. Construction Duration Inspections

a. Directions

b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports

a. Operator’s Compliance Response Form

a


Properly completing forms such as those contained in this document meet the inspection requirement of NYSDEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

**I. PRE-CONSTRUCTION MEETING DOCUMENTS**

**Project Name** _____

**Permit No.** _____**Date of Authorization**_____

**Name of Operator** _____

**Prime Contractor** _____

**a. Preamble to Site Assessment and Inspections** -The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

**b. Operators Certification**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

**Name (please print):**_____

**Title** _____ **Date:**_____

**Address:** _____

**Phone:** _____ **Email:**_____

**Signature:**_____

**c. Qualified Professional's Credentials & Certification**

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

**Name (please print):**_____

**Title** _____ **Date:**_____

**Address:** _____

**Phone:** _____ **Email:**_____

**Signature:**_____

**d. Pre-construction Site Assessment Checklist (NOTE: Provide comments below as necessary)**

1. Notice of Intent, SWPPP, and Contractors Certification:

**Yes No NA**

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

**Pre-construction Site Assessment Checklist (continued)**

2. Resource Protection

**Yes No NA**

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?

[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.

[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

**Yes No NA**

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.

[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.

[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.

[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

**Yes No NA**

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.

[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.

[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

**Yes No NA**

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.

[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals

[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.

[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

**Yes No NA**

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.

[ ] [ ] [ ] The plan is contained in the SWPPP on page _____

[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

## II. CONSTRUCTION DURATION INSPECTIONS

**a. Directions:**
**Inspection Forms will be filled out during the entire construction phase of the project.**
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

**SITE PLAN/SKETCH**

| | |
|---|---|
| **Inspector (print name)** | **Date of Inspection** |
| **Qualified Professional (print name)** | **Qualified Professional Signature** |

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

**Maintaining Water Quality**

**Yes No NA**

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

**Housekeeping**

1. General Site Conditions

**Yes No NA**

[ ] [ ] [ ] Is construction site litter and debris appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

**Yes No NA**

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

**Runoff Control Practices**

1. Excavation Dewatering

**Yes No NA**

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

**Yes No NA**

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

**Runoff Control Practices (continued)**

4. Stone Check Dam

**Yes No NA**

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

**Soil Stabilization**

1. Topsoil and Spoil Stockpiles

**Yes No NA**

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

**Yes No NA**

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

**Sediment Control**

1. Stabilized Construction Entrance

**Yes No NA**

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

**Yes No NA**

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation is ___% of design capacity.

**Sediment Control (continued)**

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

**Yes No NA**

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

**Yes No NA**

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

**Yes No NA**

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

**CONSTRUCTION DURATION INSPECTIONS**
**b. Modifications to the SWPPP (To be completed as described below)**

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

**Modification & Reason:**

## III. Monthly Summary of Site Inspection Activities

| Name of Permitted Facility: | Today's Date: | Reporting Month: |
|---|---|---|
| Location: | Permit Identification #: | |
| Name and Telephone Number of Site Inspector: | | |

| Date of Inspection | Regular / Rainfall based Inspection | Name of Inspector | Items of Concern |
|---|---|---|---|
| | | | |
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***Owner/Operator Certification:***

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

# APPENDIX B

Owner/Developer and Contactor Certification Forms

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

# Owner/Operator Certification Form

## SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

**Project/Site Name:** _____

**eNOI Submission Number:** _____

**eNOI Submitted by:** ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

### Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

## CONTRACTOR CERTIFICATION

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York state Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards.* Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

| | | |
|---|---|---|
| _____ | _____ | _____ |
| Contractor Signature | Title | Date |
| _____ | _____ | _____ |
| Contractor Signature | Title | Date |
| _____ | _____ | _____ |
| Contractor Signature | Title | Date |
| _____ | _____ | _____ |
| Contractor Signature | Title | Date |

# APPENDIX C

Pre/Duration Construction Maintenance Inspection Checklist (NYSDEC Sample)

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Phone: (845) 243-2880
Fax: (845) 265-8175

# Porous Pavement Operation and Maintenance Checklist

| | |
|---|---|
| Location: | |
| Site Status: | |
| Date: | |
| Time: | |
| Inspector: | |

| **1. SEASONAL MAINTENANCE** | | |
|---|---|---|
| **Construction Sequence** | **Satisfactory / Unsatisfactory** | **Comments** |
| Vegetated areas maintained | | |
| Paved areas swept | | |
| Litter and debris removed after mowing / sweep operation | | |
| Leaves removed to prevent clogging of porous pavement | | |
| Catch basin sumps cleaned | | |
| Trash racks or hoods cleaned of debris | | |
| **2. WINTER MAINTENANCE** | | |
| **Construction Sequence** | **Satisfactory / Unsatisfactory** | **Comments** |
| Snow removed from porous pavement | | |
| Environmentally friendly deicing materials used | | |
| Sweeping and/or vacuuming of deicing materials | | |
| **3. UNDERGROUND PRACTICES MAINTENANCE** | | |
| **Construction Sequence** | **Satisfactory / Unsatisfactory** | **Comments** |
| | | |

| | | |
|---|---|---|
| Outlets installed correctly | | |
| Underdrain | | |
| Pretreatment devices installed | | |
| Soil bed composition and texture | | |
| **4. VEGETATION** | | |
| **Construction Sequence** | **Satisfactory / Unsatisfactory** | **Comments** |
| Complies with planting specs | | |
| Topsoil adequate in composition and placement | | |
| Adequate erosion control measures in place | | |
| **5. FINAL INSPECTION** | | |
| **Construction Sequence** | **Satisfactory / Unsatisfactory** | **Comments** |
| Dimensions | | |
| Proper stone diaphragm | | |
| Proper outlet | | |
| Soil/filter bed permeability testing | | |
| Effective stand of vegetation and stabilization | | |
| Construction generated sediments removed | | |
| Contributing watershed stabilized before flow is diverted to the practice | | |

Comments:

Actions to be Taken:

# Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

| CONSTRUCTION SEQUENCE | SATISFACTORY/ UNSATISFACTORY | COMMENTS |
|---|---|---|
| **1. Pre-Construction** | | |
| Pre-construction meeting | | |
| Runoff diverted | | |
| Facility area cleared | | |
| If designed as exfilter, soil testing for permeability | | |
| Facility location staked out | | |
| **2. Excavation** | | |
| Size and location | | |
| Lateral slopes completely level | | |
| If designed as exfilter, ensure that excavation does not compact susoils. | | |
| Longitudinal slopes within design range | | |

| CONSTRUCTION SEQUENCE | SATISFACTORY / UNSATISFACTORY | COMMENTS |
|---|---|---|
| **3. Structural Components** | | |
| Stone diaphragm installed correctly | | |
| Outlets installed correctly | | |
| Underdrain | | |
| Pretreatment devices installed | | |
| Soil bed composition and texture | | |
| **4. Vegetation** | | |
| Complies with planting specs | | |
| Topsoil adequate in composition and placement | | |
| Adequate erosion control measures in place | | |
| **5. Final Inspection** | | |
| Dimensions | | |
| Proper stone diaphragm | | |
| Proper outlet | | |
| Soil/ filter bed permeability testing | | |
| Effective stand of vegetation and stabilization | | |
| Construction generated sediments removed | | |
| Contributing watershed stabilized before flow is diverted to the practice | | |

## Comments:

## Actions to be Taken:

# APPENDIX D

Post Construction Operation and Maintenance

# Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

| MAINTENANCE ITEM | SATISFACTORY / UNSATISFACTORY | COMMENTS |
|---|---|---|
| **1. Debris Cleanout (Monthly)** | | |
| Bioretention and contributing areas clean of debris | | |
| No dumping of yard wastes into practice | | |
| Litter (branches, etc.) have been removed | | |
| **2. Vegetation (Monthly)** | | |
| Plant height not less than design water depth | | |
| Fertilized per specifications | | |
| Plant composition according to approved plans | | |
| No placement of inappropriate plants | | |
| Grass height not greater than 6 inches | | |
| No evidence of erosion | | |
| **3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)** | | |
| No evidence of sediment buildup | | |

| MAINTENANCE ITEM | SATISFACTORY / UNSATISFACTORY | COMMENTS |
|---|---|---|
| Sumps should not be more than 50% full of sediment | | |
| No evidence of erosion at downstream toe of drop structure | | |
| **4. Dewatering (Monthly)** | | |
| Dewaters between storms | | |
| No evidence of standing water | | |
| **5. Sediment Deposition (Annual)** | | |
| Swale clean of sediments | | |
| Sediments should not be > 20% of swale design depth | | |
| **6. Outlet/Overflow Spillway (Annual, After Major Storms)** | | |
| Good condition, no need for repair | | |
| No evidence of erosion | | |
| No evidence of any blockages | | |
| **7. Integrity of Filter Bed (Annual)** | | |
| Filter bed has not been blocked or filled inappropriately | | |

## Comments:

## Actions to be Taken:

## POROUS PAVEMENT OPERATION & MAINTENANCE

Seasonal Maintenance

1. Vegetated areas should be maintained to promote vigorous and dense growth in all up land areas. Lawn areas should be mowed at least three times a year but may require more frequent mowing's depending on the growth rate. A solid vegetated growth is needed to minimize soil and sediment erosion onto the porous pavement surface. Mowing should be done such that clippings are not directed onto the porous pavement surface.

2. Over time fine particles of silt build up within the top portion of the porous pavement. Paved areas should be vacuumed at least twice a year, in the early spring for removal of deicing materials and in the fall. The regenerative air sweeper is the most common type of vacuum sweeper in the US and uses a blast and suction cycle to dislodge and pick up surface deposited particles. (Mechanical broom sweepers are not appropriate for cleaning porous pavement and will grind particles into the pavement.) The regenerative air sweeper will not restore a clogged surface but is adequate for routine cleaning.

   In order to easily clean out fines and silt material the porous pavement needs to be dry. For dust suppression, vacuum sweepers are designed to dampen the surface before vacuuming. To avoid wetting the pavement the hoppers are preloaded with water so that dust particles can be caught within them. The regenerative air sweeper in full regenerative mode needs to be operated carefully and may still create large amounts of dust because of its strong air blast.

3. If the surface becomes clogged and the infiltration rate decreases by 50% a restoration vacuuming must occur. The more powerful but less common vacuum sweeper is the "pure vacuum sweeper" that has a more powerful suction and works on the same principle as a common vacuum cleaner. It can lift particles out from further down into the pavement and is good for restoring clogged porous pavement. It can also be used for routine maintenance at a low vacuum level.

4. Accumulation of litter and debris should be removed during each mowing or sweep operation. Leafs should be removed weekly during the fall to prevent clogging of the porous pavement.

5. All catch basin sumps and/or roof leader clean outs shall be cleaned out twice a year to prevent the building up of sediment in the basin. If roof drains connect to the porous pavement recharge bed the gutters must be cleaned out twice a year to prevent buildup of sediment and debris. Screens must be maintained on roof leader downspouts.

6. If trash racks or hood are specified on the design plans they shall be kept clean and clear of debris and maintained. If damaged or clogged the trash rack or hood shall be replaced in a timely manner.

Winter Maintenance

1. Snow removed from paved areas should not be piled on the porous pavement.

2. Use of deicing materials should be limited to salt and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.

3. Materials used for de-icing should be removed during the early spring by sweeping and/or vacuuming.

4. Sand and dirt shall not be used on porous pavement areas.

Underground Practices Maintenance

1. A consistent schedule of inspection shall be observed for all system components to insure continued effective operation. All inspections shall be logged. A specific schedule, on a quarterly basis, shall be maintained by the system owner/operator.

2. Areas surrounding the surface access points shall be kept clear of overgrowth.

3. Inspect surface area for settling, cracking, or soft spots and repair as needed.

4. A surface infiltration test must be performed once a year, following the winter clean up and sweeping. The test results must be logged with the inspections and monitored for any decline in infiltration rates.

# APPENDIX E

Notice of Intent (NOI)

0644089821

# NOTICE OF INTENT

**New York State Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**

**NYR** _____ (for DEC use only)

**Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001**

**All sections must be completed unless otherwise noted.** Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

## -IMPORTANT-

## RETURN THIS FORM TO THE ADDRESS ABOVE

**OWNER/OPERATOR MUST SIGN FORM**

**Owner/Operator Information**

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Pelton Partners, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Tinkelman

Owner/Operator Contact Person First Name
Steven

Owner/Operator Mailing Address
25 Van Wagner Road

City
Poughkeepsie

State: NY

Zip: 12603-____

Phone (Owner/Operator): 845-473-0200

Fax (Owner/Operator): ___-___-____

Email (Owner/Operator)
tink@tinkarch.com

FED TAX ID
__-_____ (not required for individuals)

**Project Site Information**

Project/Site Name
Pelton Mount Carmel

Street Address (NOT P.O. BOX)
36 North Clover Street

Side of Street
○ **North** ○ **South** ○ **East** ● **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
City of Poughkeepsie

State: NY
Zip: 12601-
County: Dutchess
DEC Region: 3

Name of Nearest Cross Street
Dongan Street

Distance to Nearest Cross Street (Feet)
0

Project In Relation to Cross Street
○ **North** ● **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
6062-75-837228

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

**www.dec.ny.gov/imsmaps/stormwater/viewer.htm**

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

**X Coordinates (Easting)**: 588513

**Y Coordinates (Northing)**: 4617843

2. What is the nature of this construction project?

○ **New Construction**

● **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
**SELECT ONLY ONE CHOICE FOR EACH**

| **Pre-Development Existing Land Use** | **Post-Development Future Land Use** |
|---|---|
| ○ FOREST | ○ SINGLE FAMILY HOME |
| ○ PASTURE/OPEN LAND | ○ SINGLE FAMILY SUBDIVISION |
| ○ CULTIVATED LAND | ○ TOWN HOME RESIDENTIAL |
| ○ SINGLE FAMILY HOME | ● MULTIFAMILY RESIDENTIAL |
| ○ SINGLE FAMILY SUBDIVISION | ○ INSTITUTIONAL/SCHOOL |
| ○ TOWN HOME RESIDENTIAL | ○ INDUSTRIAL |
| ○ MULTIFAMILY RESIDENTIAL | ○ COMMERCIAL |
| ○ INSTITUTIONAL/SCHOOL | ○ MUNICIPAL |
| ○ INDUSTRIAL | ○ ROAD/HIGHWAY |
| ○ COMMERCIAL | ○ RECREATIONAL/SPORTS FIELD |
| ○ ROAD/HIGHWAY | ○ BIKE PATH/TRAIL |
| ○ RECREATIONAL/SPORTS FIELD | ○ LINEAR UTILITY (water, sewer, gas, etc.) |
| ○ BIKE PATH/TRAIL | ○ PARKING LOT |
| ○ LINEAR UTILITY | ○ CLEARING/GRADING ONLY |
| ○ PARKING LOT | ○ DEMOLITION, NO REDEVELOPMENT |
| ● OTHER | ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.) |
| Municipal | ○ OTHER |
| | Number of Lots |

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

| **Total Site Area** | **Total Area To Be Disturbed** | **Existing Impervious Area To Be Disturbed** | **Future Impervious Area Within Disturbed Area** |
|---|---|---|---|
| 2.5 | 2.1 | 0.6 | 1.6 |

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

| **A** | **B** | **C** | **D** |
|---|---|---|---|
| 0 % | 100 % | 0 % | 0 % |

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

**Start Date** 10/01/2023 – **End Date** 10/01/2025

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Fall Kill Creek

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ● **Yes** ○ **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
**If no, skip question 13.**

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
**If Yes, what is the acreage to be disturbed?**

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ◉ **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

City of Poughkeepsie

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ◉ **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ◉ **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ◉ **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ◉ **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ◉ **Yes** ○ **No**
**If No, skip questions 23 and 27-39.**

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ◉ **Yes** ○ **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LRC Engineering & Surveying, DPC

Contact Name (Last, Space, First)
Morrison, Rodney

Mailing Address
85 Civic Center Plaza, Suite 204

City
Poughkeepsie

State Zip
NY 12601-

Phone
845-243-2880

Fax

Email
rmorrison@lrcconsult.com

**SWPPP Preparer Certification**

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

**First Name**
Rodney

**MI**
E

**Last Name**
Morrison

**Signature**

**Date**
8/29/2023

25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

## Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

## Biotechnical

- ○ Brush Matting
- ○ Wattling

## Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

## Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ● Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

**Other**

Erosion Control Blanket

**Post-construction Stormwater Management Practice (SMP) Requirements**

**Important: Completion of Questions 27-39 is not required if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ● **Roadway Reduction**
- ● **Sidewalk Reduction**
- ● **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

**Total WQv Required**

0.12 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**Note:** Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

**Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)**

| | Total Contributing Area (acres) | | Total Contributing Impervious Area (acres) |
|---|---|---|---|
| **RR Techniques (Area Reduction)** | | | |
| ○ Conservation of Natural Areas (RR-1) | | and/or | |
| ○ Sheetflow to Riparian Buffers/Filters Strips (RR-2) | | and/or | |
| ○ Tree Planting/Tree Pit (RR-3) | | and/or | |
| ○ Disconnection of Rooftop Runoff (RR-4) | | and/or | |
| **RR Techniques (Volume Reduction)** | | | |
| ○ Vegetated Swale (RR-5) | | | |
| ○ Rain Garden (RR-6) | | | |
| ○ Stormwater Planter (RR-7) | | | |
| ○ Rain Barrel/Cistern (RR-8) | | | |
| ○ Porous Pavement (RR-9) | | | 1.26 |
| ○ Green Roof (RR-10) | | | |
| **Standard SMPs with RRv Capacity** | | | |
| ○ Infiltration Trench (I-1) | | | |
| ○ Infiltration Basin (I-2) | | | |
| ○ Dry Well (I-3) | | | |
| ○ Underground Infiltration System (I-4) | | | |
| ○ Bioretention (F-5) | | | 0.12 |
| ○ Dry Swale (O-1) | | | |
| **Standard SMPs** | | | |
| ○ Micropool Extended Detention (P-1) | | | |
| ○ Wet Pond (P-2) | | | |
| ○ Wet Extended Detention (P-3) | | | |
| ○ Multiple Pond System (P-4) | | | |
| ○ Pocket Pond (P-5) | | | |
| ○ Surface Sand Filter (F-1) | | | |
| ○ Underground Sand Filter (F-2) | | | |
| ○ Perimeter Sand Filter (F-3) | | | |
| ○ Organic Filter (F-4) | | | |
| ○ Shallow Wetland (W-1) | | | |
| ○ Extended Detention Wetland (W-2) | | | |
| ○ Pond/Wetland System (W-3) | | | |
| ○ Pocket Wetland (W-4) | | | |
| ○ Wet Swale (O-2) | | | |

**Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)**

| Alternative SMP | Total Contributing Impervious Area(acres) |
|---|---|
| ○ **Hydrodynamic** ..... | |
| ○ **Wet Vault** ..... | |
| ○ **Media Filter** ..... | |
| ○ **Other** ..... | |

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

**Note**: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

**Total RRv provided**

0.17 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

● **Yes** ○ **No**

**If Yes, go to question 36.**
**If No, go to question 32.**

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

**Minimum RRv Required**

. **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

**If Yes, go to question 33.**
**Note**: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
**If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.**

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

**Note**: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

**WQv Provided**

[ ][ ][ ].[ ][ ][ ] **acre-feet**

**Note**: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

**If Yes, go to question 36.**
**If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.**

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

**CPv Required**

[ ][ ][ ].[ ][ ][ ] **acre-feet**

**CPv Provided**

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

● Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

**Total Overbank Flood Control Criteria (Qp)**

**Pre-Development**

[ ][ ]5.[8][ ][ ] **CFS**

**Post-development**

[ ][ ]2.[2][ ][ ] **CFS**

**Total Extreme Flood Control Criteria (Qf)**

**Pre-Development**

[ ]1[3].[8][ ][ ] **CFS**

**Post-development**

[ ][ ]6.[3][ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ● Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

Pelton Partners, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ][ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
**If Yes, Indicate Size of Impact.** [ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
**(If No, skip question 43)**

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

## Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

**Print First Name**

Steven

**MI**

**Print Last Name**

Tinkelman

**Owner/Operator Signature**

**Date**

/ /

# APPENDIX F

Notice of Termination (NOT)

**New York State Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**
***(NOTE: Submit completed form to address above)***

# NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

**Please indicate your permit identification number:** NYR ___ ___ ___ ___ ___ ___

**I. Owner or Operator Information**

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

**II. Project Site Information**

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

**III. Reason for Termination**

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

**IV. Final Site Information**:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no ( If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

**V. Additional Information/Explanation:**

(Use this section to answer questions 9c. and 10b., if applicable)

**VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative** (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

| Signature: | Date: |
|---|---|

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

**VII. Qualified Inspector Certification - Final Stabilization**:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):**

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**IX. Owner or Operator Certification**

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

(NYS DEC Notice of Termination - January 2015)

# APPENDIX G

NYSDEC SPDES General Permit GP-0-20-001

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

**CONSTRUCTION ACTIVITY**

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020 Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

## PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES**

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## Part 1. PERMIT COVERAGE AND LIMITATIONS

### A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

### B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the

deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

## C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

### a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

**In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual.** The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

**b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed**

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual.** The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

## c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

**d. Sizing Criteria for Combination of Redevelopment Activity and New Development**

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

## D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

## E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

## F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

*operator* has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

## Part II. PERMIT COVERAGE

### A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the “MS4 SWPPP Acceptance” form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

## B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/ ). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   **NOTICE OF INTENT**
   **NYS DEC, Bureau of Water Permits**
   **625 Broadway, 4th Floor**
   **Albany, New York 12233-3505**

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

## C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are <u>not</u> subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has <u>not</u> been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

## D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

*3.* The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

*use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

*regulated, traditional land use control MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

## E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

## F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

*3.* Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

*operator* was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

## Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

### A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

## B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

    a. Background information about the scope of the project, including the location, type and size of project

b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

### C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

## Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

### A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

### B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

**C. Qualified Inspector Inspection Requirements**

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

## Part V. TERMINATION OF PERMIT COVERAGE

### A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

## Part VI. REPORTING AND RETENTION RECORDS

### A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

### B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

## Part VII. STANDARD PERMIT CONDITIONS

### A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

**B. Continuation of the Expired General Permit**

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

**C. Enforcement**

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

**D. Need to Halt or Reduce Activity Not a Defense**

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

## E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

## F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

## G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

## H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

## I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

## J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

## K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

## L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

## M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

## N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

## O. Definitions

Definitions of key terms are included in Appendix A of this permit.

## P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

## Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

## R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

## APPENDIX A – Acronyms and Definitions

### Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

**Definitions**

All definitions in this section are solely for the purposes of this permit.

**Agricultural Building –** a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

**Agricultural Property** –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

**Alter Hydrology from Pre to Post-Development Conditions -** means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

**Combined Sewer -** means a sewer that is designed to collect and convey both "sewage" and "stormwater".

**Commence (Commencement of) Construction Activities -** means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

**Construction Activity(ies) -** means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

**Construction Site** – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

**Dewatering** – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

**Direct Discharge (to a specific surface waterbody) -** means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

**Discharge(s)** - means any addition of any pollutant to waters of the State through an outlet or *point source*.

**Embankment** –means an earthen or rock slope that supports a road/highway.

**Endangered or Threatened Species** – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

**Environmental Conservation Law (ECL)** - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

**Equivalent (Equivalence)** – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

**Final Stabilization -** means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**General SPDES permit** - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

**Groundwater(s)** - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

**Historic Property** – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

**Impervious Area (Cover) -** means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**Infeasible** – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

**Larger Common Plan of Development or Sale -** means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

**Minimize** – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

**Municipal Separate Storm Sewer (MS4)** - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**National Pollutant Discharge Elimination System (NPDES)** - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

**Natural Buffer** –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

**New Development** – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

**New York State Erosion and Sediment Control Certificate Program** – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

**NOI Acknowledgment Letter** - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

**Nonpoint Source** - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

**Overbank** –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

**Owner or Operator** - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

**Performance Criteria** – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf ) in Part I.C.2. of the permit.

**Point Source** - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

**Pollutant** - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

**Qualified Inspector** - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

**Qualified Professional -** means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

**Redevelopment Activity(ies)** – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

**Regulated, Traditional Land Use Control MS4 -** means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

**Routine Maintenance Activity -** means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

**Site limitations –** means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

**Sizing Criteria** – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

**State Pollutant Discharge Elimination System (SPDES)** - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

**Steep Slope** – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

**Streambank** – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

**Stormwater Pollution Prevention Plan (SWPPP)** – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

**Surface Waters of the State** - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

**Temporarily Ceased** – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

**Temporary Stabilization** - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Total Maximum Daily Loads** (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

**Trained Contractor -** means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

**Uniform Procedures Act (UPA) Permit** - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

**Water Quality Standard** - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

## APPENDIX B – Required SWPPP Components by Project Type

### Table 1
### Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

**The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:**

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

**The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:**

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

## Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

## Table 2

### CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

## Table 2 (Continued)

### CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

## APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

**Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").**

- Entire New York City Watershed located east of the Hudson River - Figure 1
- Onondaga Lake Watershed - Figure 2
- Greenwood Lake Watershed -Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

**Figure 1 - New York City Watershed East of the Hudson**

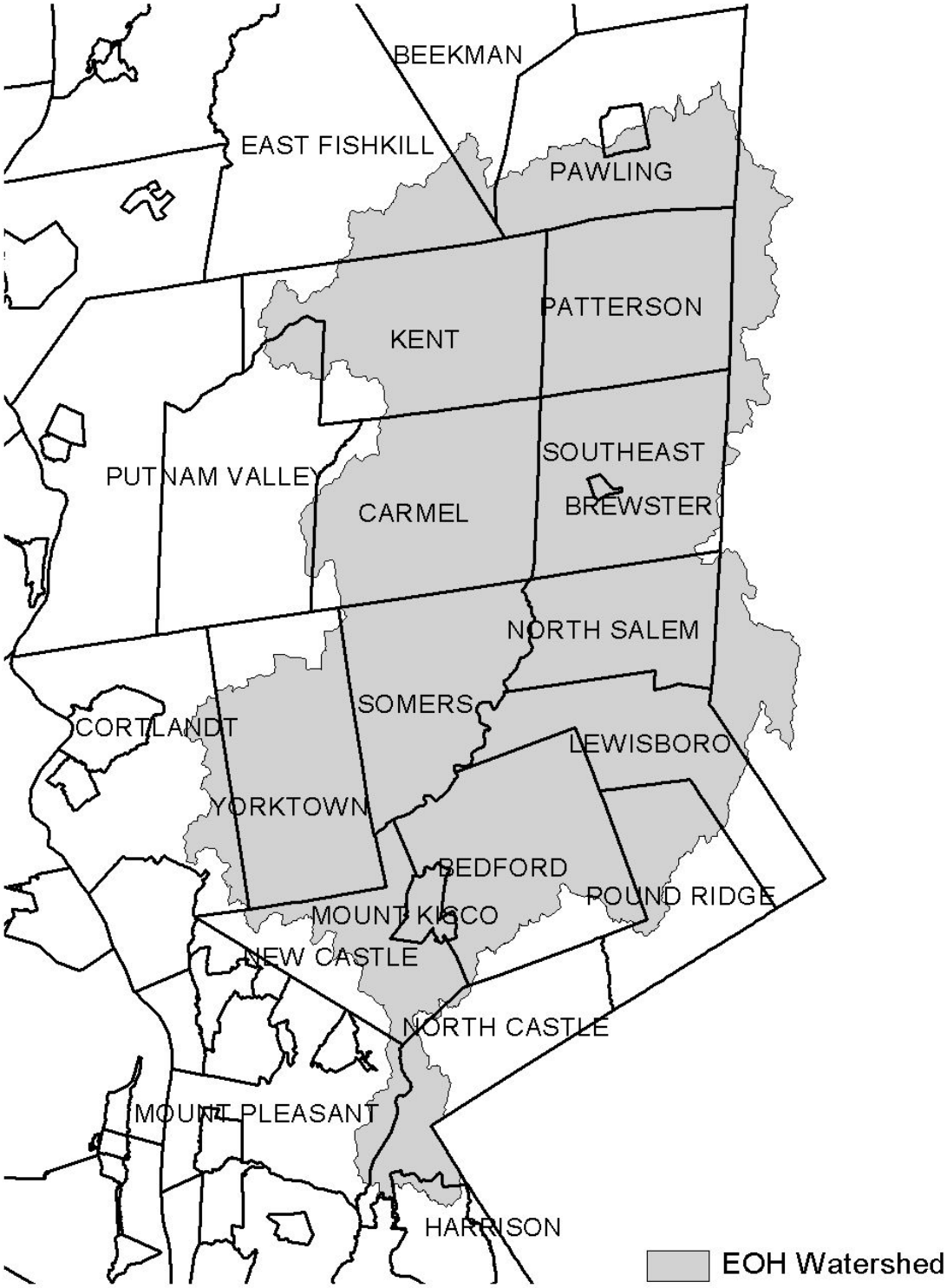


**Figure 2 - Onondaga Lake Watershed**



**Figure 3 - Greenwood Lake Watershed**

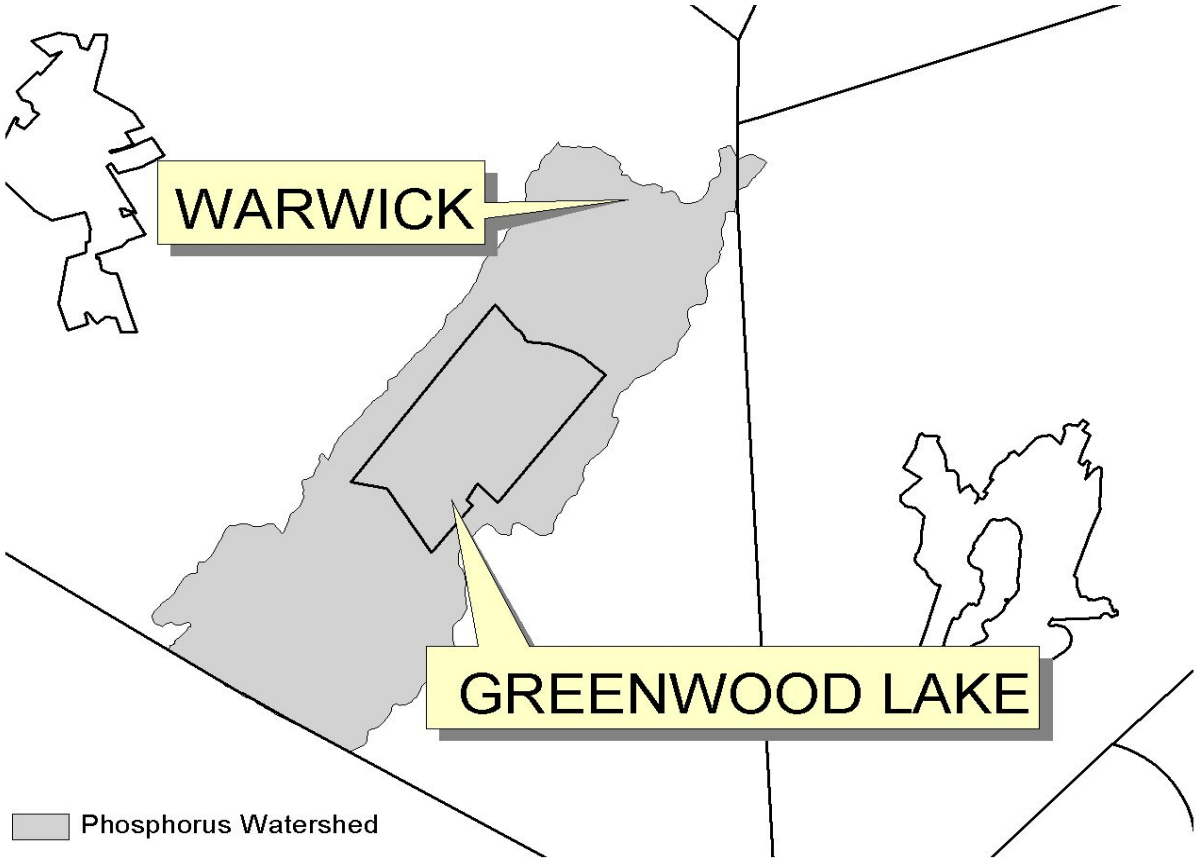
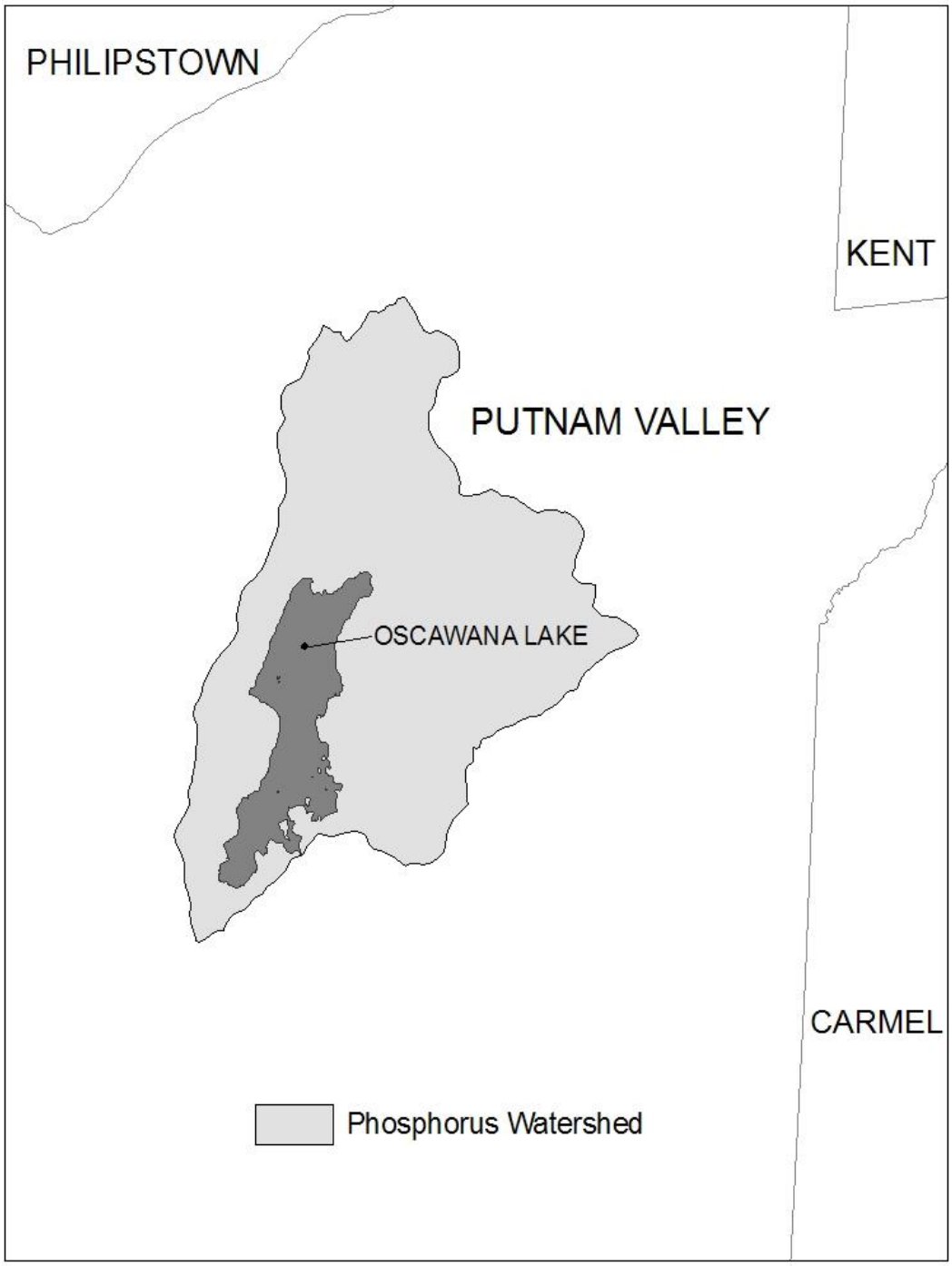
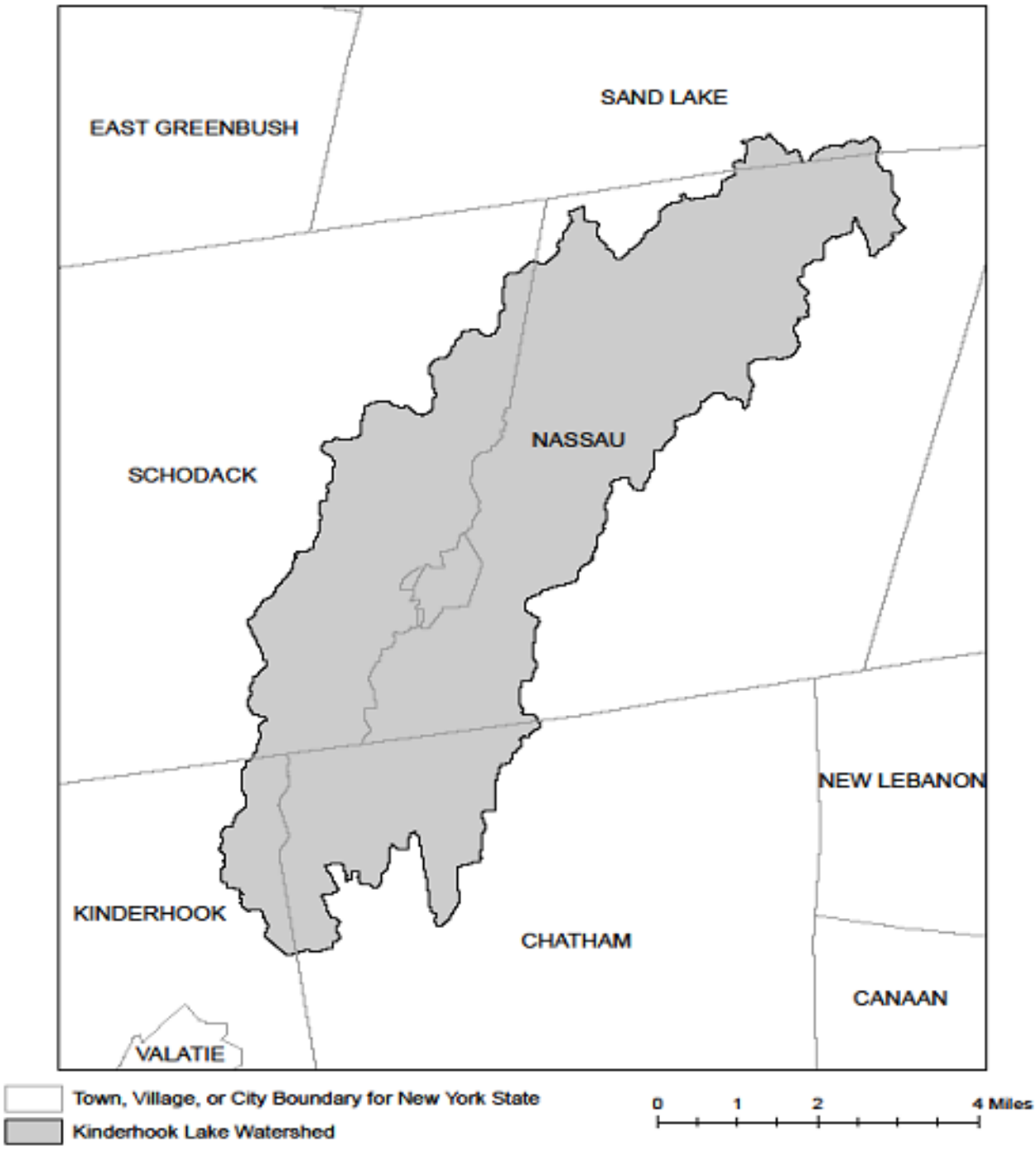


**Figure 4 - Oscawana Lake Watershed**



## Figure 5 - Kinderhook Lake Watershed



## APPENDIX D – Watersheds with Lower Disturbance Threshold

**Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.**

| |
|---|
| Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C |

## APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

| COUNTY | WATERBODY | POLLUTANT |
|---|---|---|
| Albany | Ann Lee (Shakers) Pond, Stump Pond | Nutrients |
| Albany | Basic Creek Reservoir | Nutrients |
| Allegany | Amity Lake, Saunders Pond | Nutrients |
| Bronx | Long Island Sound, Bronx | Nutrients |
| Bronx | Van Cortlandt Lake | Nutrients |
| Broome | Fly Pond, Deer Lake, Sky Lake | Nutrients |
| Broome | Minor Tribs to Lower Susquehanna (north) | Nutrients |
| Broome | Whitney Point Lake/Reservoir | Nutrients |
| Cattaraugus | Allegheny River/Reservoir | Nutrients |
| Cattaraugus | Beaver (Alma) Lake | Nutrients |
| Cattaraugus | Case Lake | Nutrients |
| Cattaraugus | Linlyco/Club Pond | Nutrients |
| Cayuga | Duck Lake | Nutrients |
| Cayuga | Little Sodus Bay | Nutrients |
| Chautauqua | Bear Lake | Nutrients |
| Chautauqua | Chadakoin River and tribs | Nutrients |
| Chautauqua | Chautauqua Lake, North | Nutrients |
| Chautauqua | Chautauqua Lake, South | Nutrients |
| Chautauqua | Findley Lake | Nutrients |
| Chautauqua | Hulburt/Clymer Pond | Nutrients |
| Clinton | Great Chazy River, Lower, Main Stem | Silt/Sediment |
| Clinton | Lake Champlain, Main Lake, Middle | Nutrients |
| Clinton | Lake Champlain, Main Lake, North | Nutrients |
| Columbia | Kinderhook Lake | Nutrients |
| Columbia | Robinson Pond | Nutrients |
| Cortland | Dean Pond | Nutrients |

## 303(d) Segments Impaired by Construction Related Pollutant(s)

| | | |
|---|---|---|
| Dutchess | Fall Kill and tribs | Nutrients |
| Dutchess | Hillside Lake | Nutrients |
| Dutchess | Wappingers Lake | Nutrients |
| Dutchess | Wappingers Lake | Silt/Sediment |
| Erie | Beeman Creek and tribs | Nutrients |
| Erie | Ellicott Creek, Lower, and tribs | Silt/Sediment |
| Erie | Ellicott Creek, Lower, and tribs | Nutrients |
| Erie | Green Lake | Nutrients |
| Erie | Little Sister Creek, Lower, and tribs | Nutrients |
| Erie | Murder Creek, Lower, and tribs | Nutrients |
| Erie | Rush Creek and tribs | Nutrients |
| Erie | Scajaquada Creek, Lower, and tribs | Nutrients |
| Erie | Scajaquada Creek, Middle, and tribs | Nutrients |
| Erie | Scajaquada Creek, Upper, and tribs | Nutrients |
| Erie | South Branch Smoke Cr, Lower, and tribs | Silt/Sediment |
| Erie | South Branch Smoke Cr, Lower, and tribs | Nutrients |
| Essex | Lake Champlain, Main Lake, South | Nutrients |
| Essex | Lake Champlain, South Lake | Nutrients |
| Essex | Willsboro Bay | Nutrients |
| Genesee | Bigelow Creek and tribs | Nutrients |
| Genesee | Black Creek, Middle, and minor tribs | Nutrients |
| Genesee | Black Creek, Upper, and minor tribs | Nutrients |
| Genesee | Bowen Brook and tribs | Nutrients |
| Genesee | LeRoy Reservoir | Nutrients |
| Genesee | Oak Orchard Cr, Upper, and tribs | Nutrients |
| Genesee | Tonawanda Creek, Middle, Main Stem | Nutrients |
| Greene | Schoharie Reservoir | Silt/Sediment |
| Greene | Sleepy Hollow Lake | Silt/Sediment |
| Herkimer | Steele Creek tribs | Silt/Sediment |
| Herkimer | Steele Creek tribs | Nutrients |
| Jefferson | Moon Lake | Nutrients |
| Kings | Hendrix Creek | Nutrients |
| Kings | Prospect Park Lake | Nutrients |
| Lewis | Mill Creek/South Branch, and tribs | Nutrients |
| Livingston | Christie Creek and tribs | Nutrients |
| Livingston | Conesus Lake | Nutrients |
| Livingston | Mill Creek and minor tribs | Silt/Sediment |
| Monroe | Black Creek, Lower, and minor tribs | Nutrients |
| Monroe | Buck Pond | Nutrients |
| Monroe | Cranberry Pond | Nutrients |

## 303(d) Segments Impaired by Construction Related Pollutant(s)

| | | |
|---|---|---|
| Monroe | Lake Ontario Shoreline, Western | Nutrients |
| Monroe | Long Pond | Nutrients |
| Monroe | Mill Creek and tribs | Nutrients |
| Monroe | Mill Creek/Blue Pond Outlet and tribs | Nutrients |
| Monroe | Minor Tribs to Irondequoit Bay | Nutrients |
| Monroe | Rochester Embayment - East | Nutrients |
| Monroe | Rochester Embayment - West | Nutrients |
| Monroe | Shipbuilders Creek and tribs | Nutrients |
| Monroe | Thomas Creek/White Brook and tribs | Nutrients |
| Nassau | Beaver Lake | Nutrients |
| Nassau | Camaans Pond | Nutrients |
| Nassau | East Meadow Brook, Upper, and tribs | Silt/Sediment |
| Nassau | East Rockaway Channel | Nutrients |
| Nassau | Grant Park Pond | Nutrients |
| Nassau | Hempstead Bay | Nutrients |
| Nassau | Hempstead Lake | Nutrients |
| Nassau | Hewlett Bay | Nutrients |
| Nassau | Hog Island Channel | Nutrients |
| Nassau | Long Island Sound, Nassau County Waters | Nutrients |
| Nassau | Massapequa Creek and tribs | Nutrients |
| Nassau | Milburn/Parsonage Creeks, Upp, and tribs | Nutrients |
| Nassau | Reynolds Channel, west | Nutrients |
| Nassau | Tidal Tribs to Hempstead Bay | Nutrients |
| Nassau | Tribs (fresh) to East Bay | Nutrients |
| Nassau | Tribs (fresh) to East Bay | Silt/Sediment |
| Nassau | Tribs to Smith/Halls Ponds | Nutrients |
| Nassau | Woodmere Channel | Nutrients |
| New York | Harlem Meer | Nutrients |
| New York | The Lake in Central Park | Nutrients |
| Niagara | Bergholtz Creek and tribs | Nutrients |
| Niagara | Hyde Park Lake | Nutrients |
| Niagara | Lake Ontario Shoreline, Western | Nutrients |
| Niagara | Lake Ontario Shoreline, Western | Nutrients |
| Oneida | Ballou, Nail Creeks and tribs | Nutrients |
| Onondaga | Harbor Brook, Lower, and tribs | Nutrients |
| Onondaga | Ley Creek and tribs | Nutrients |
| Onondaga | Minor Tribs to Onondaga Lake | Nutrients |
| Onondaga | Ninemile Creek, Lower, and tribs | Nutrients |
| Onondaga | Onondaga Creek, Lower, and tribs | Nutrients |
| Onondaga | Onondaga Creek, Middle, and tribs | Nutrients |

## 303(d) Segments Impaired by Construction Related Pollutant(s)

| | | |
|---|---|---|
| Onondaga | Onondaga Lake, northern end | Nutrients |
| Onondaga | Onondaga Lake, southern end | Nutrients |
| Ontario | Great Brook and minor tribs | Silt/Sediment |
| Ontario | Great Brook and minor tribs | Nutrients |
| Ontario | Hemlock Lake Outlet and minor tribs | Nutrients |
| Ontario | Honeoye Lake | Nutrients |
| Orange | Greenwood Lake | Nutrients |
| Orange | Monhagen Brook and tribs | Nutrients |
| Orange | Orange Lake | Nutrients |
| Orleans | Lake Ontario Shoreline, Western | Nutrients |
| Orleans | Lake Ontario Shoreline, Western | Nutrients |
| Oswego | Lake Neatahwanta | Nutrients |
| Oswego | Pleasant Lake | Nutrients |
| Putnam | Bog Brook Reservoir | Nutrients |
| Putnam | Boyd Corners Reservoir | Nutrients |
| Putnam | Croton Falls Reservoir | Nutrients |
| Putnam | Diverting Reservoir | Nutrients |
| Putnam | East Branch Reservoir | Nutrients |
| Putnam | Lake Carmel | Nutrients |
| Putnam | Middle Branch Reservoir | Nutrients |
| Putnam | Oscawana Lake | Nutrients |
| Putnam | Palmer Lake | Nutrients |
| Putnam | West Branch Reservoir | Nutrients |
| Queens | Bergen Basin | Nutrients |
| Queens | Flushing Creek/Bay | Nutrients |
| Queens | Jamaica Bay, Eastern, and tribs (Queens) | Nutrients |
| Queens | Kissena Lake | Nutrients |
| Queens | Meadow Lake | Nutrients |
| Queens | Willow Lake | Nutrients |
| Rensselaer | Nassau Lake | Nutrients |
| Rensselaer | Snyders Lake | Nutrients |
| Richmond | Grasmere Lake/Bradys Pond | Nutrients |
| Rockland | Congers Lake, Swartout Lake | Nutrients |
| Rockland | Rockland Lake | Nutrients |
| Saratoga | Ballston Lake | Nutrients |
| Saratoga | Dwaas Kill and tribs | Silt/Sediment |
| Saratoga | Dwaas Kill and tribs | Nutrients |
| Saratoga | Lake Lonely | Nutrients |
| Saratoga | Round Lake | Nutrients |
| Saratoga | Tribs to Lake Lonely | Nutrients |

## 303(d) Segments Impaired by Construction Related Pollutant(s)

| | | |
|---|---|---|
| Schenectady | Collins Lake | Nutrients |
| Schenectady | Duane Lake | Nutrients |
| Schenectady | Mariaville Lake | Nutrients |
| Schoharie | Engleville Pond | Nutrients |
| Schoharie | Summit Lake | Nutrients |
| Seneca | Reeder Creek and tribs | Nutrients |
| St.Lawrence | Black Lake Outlet/Black Lake | Nutrients |
| St.Lawrence | Fish Creek and minor tribs | Nutrients |
| Steuben | Smith Pond | Nutrients |
| Suffolk | Agawam Lake | Nutrients |
| Suffolk | Big/Little Fresh Ponds | Nutrients |
| Suffolk | Canaan Lake | Silt/Sediment |
| Suffolk | Canaan Lake | Nutrients |
| Suffolk | Flanders Bay, West/Lower Sawmill Creek | Nutrients |
| Suffolk | Fresh Pond | Nutrients |
| Suffolk | Great South Bay, East | Nutrients |
| Suffolk | Great South Bay, Middle | Nutrients |
| Suffolk | Great South Bay, West | Nutrients |
| Suffolk | Lake Ronkonkoma | Nutrients |
| Suffolk | Long Island Sound, Suffolk County, West | Nutrients |
| Suffolk | Mattituck (Marratooka) Pond | Nutrients |
| Suffolk | Meetinghouse/Terrys Creeks and tribs | Nutrients |
| Suffolk | Mill and Seven Ponds | Nutrients |
| Suffolk | Millers Pond | Nutrients |
| Suffolk | Moriches Bay, East | Nutrients |
| Suffolk | Moriches Bay, West | Nutrients |
| Suffolk | Peconic River, Lower, and tidal tribs | Nutrients |
| Suffolk | Quantuck Bay | Nutrients |
| Suffolk | Shinnecock Bay and Inlet | Nutrients |
| Suffolk | Tidal tribs to West Moriches Bay | Nutrients |
| Sullivan | Bodine, Montgomery Lakes | Nutrients |
| Sullivan | Davies Lake | Nutrients |
| Sullivan | Evens Lake | Nutrients |
| Sullivan | Pleasure Lake | Nutrients |
| Tompkins | Cayuga Lake, Southern End | Nutrients |
| Tompkins | Cayuga Lake, Southern End | Silt/Sediment |
| Tompkins | Owasco Inlet, Upper, and tribs | Nutrients |
| Ulster | Ashokan Reservoir | Silt/Sediment |
| Ulster | Esopus Creek, Upper, and minor tribs | Silt/Sediment |
| Warren | Hague Brook and tribs | Silt/Sediment |

## 303(d) Segments Impaired by Construction Related Pollutant(s)

| | | |
|---|---|---|
| Warren | Huddle/Finkle Brooks and tribs | Silt/Sediment |
| Warren | Indian Brook and tribs | Silt/Sediment |
| Warren | Lake George | Silt/Sediment |
| Warren | Tribs to L.George, Village of L George | Silt/Sediment |
| Washington | Cossayuna Lake | Nutrients |
| Washington | Lake Champlain, South Bay | Nutrients |
| Washington | Tribs to L.George, East Shore | Silt/Sediment |
| Washington | Wood Cr/Champlain Canal and minor tribs | Nutrients |
| Wayne | Port Bay | Nutrients |
| Westchester | Amawalk Reservoir | Nutrients |
| Westchester | Blind Brook, Upper, and tribs | Silt/Sediment |
| Westchester | Cross River Reservoir | Nutrients |
| Westchester | Lake Katonah | Nutrients |
| Westchester | Lake Lincolndale | Nutrients |
| Westchester | Lake Meahagh | Nutrients |
| Westchester | Lake Mohegan | Nutrients |
| Westchester | Lake Shenorock | Nutrients |
| Westchester | Long Island Sound, Westchester (East) | Nutrients |
| Westchester | Mamaroneck River, Lower | Silt/Sediment |
| Westchester | Mamaroneck River, Upper, and minor tribs | Silt/Sediment |
| Westchester | Muscoot/Upper New Croton Reservoir | Nutrients |
| Westchester | New Croton Reservoir | Nutrients |
| Westchester | Peach Lake | Nutrients |
| Westchester | Reservoir No.1 (Lake Isle) | Nutrients |
| Westchester | Saw Mill River, Lower, and tribs | Nutrients |
| Westchester | Saw Mill River, Middle, and tribs | Nutrients |
| Westchester | Sheldrake River and tribs | Silt/Sediment |
| Westchester | Sheldrake River and tribs | Nutrients |
| Westchester | Silver Lake | Nutrients |
| Westchester | Teatown Lake | Nutrients |
| Westchester | Titicus Reservoir | Nutrients |
| Westchester | Truesdale Lake | Nutrients |
| Westchester | Wallace Pond | Nutrients |
| Wyoming | Java Lake | Nutrients |
| Wyoming | Silver Lake | Nutrients |

## APPENDIX F – List of NYS DEC Regional Offices

| Region | COVERING THE FOLLOWING COUNTIES: | DIVISION OF ENVIRONMENTAL PERMITS (DEP) PERMIT ADMINISTRATORS | DIVISION OF WATER (DOW) WATER (SPDES) PROGRAM |
|---|---|---|---|
| 1 | NASSAU AND SUFFOLK | 50 CIRCLE ROAD<br>STONY BROOK, NY 11790<br>TEL. (631) 444-0365 | 50 CIRCLE ROAD<br>STONY BROOK, NY 11790-3409<br>TEL. (631) 444-0405 |
| 2 | BRONX, KINGS, NEW YORK, QUEENS AND RICHMOND | 1 HUNTERS POINT PLAZA,<br>47-40 21ST ST.<br>LONG ISLAND CITY, NY 11101-5407<br>TEL. (718) 482-4997 | 1 HUNTERS POINT PLAZA,<br>47-40 21ST ST.<br>LONG ISLAND CITY, NY 11101-5407<br>TEL. (718) 482-4933 |
| 3 | DUTCHESS, ORANGE, PUTNAM, ROCKLAND, SULLIVAN, ULSTER AND WESTCHESTER | 21 SOUTH PUTT CORNERS ROAD<br>NEW PALTZ, NY 12561-1696<br>TEL. (845) 256-3059 | 100 HILLSIDE AVENUE, SUITE 1W<br>WHITE PLAINS, NY 10603<br>TEL. (914) 428 - 2505 |
| 4 | ALBANY, COLUMBIA, DELAWARE, GREENE, MONTGOMERY, OTSEGO, RENSSELAER, SCHENECTADY AND SCHOHARIE | 1150 NORTH WESTCOTT ROAD<br>SCHENECTADY, NY 12306-2014<br>TEL. (518) 357-2069 | 1130 NORTH WESTCOTT ROAD<br>SCHENECTADY, NY 12306-2014<br>TEL. (518) 357-2045 |
| 5 | CLINTON, ESSEX, FRANKLIN, FULTON, HAMILTON, SARATOGA, WARREN AND WASHINGTON | 1115 STATE ROUTE 86, PO BOX 296<br>RAY BROOK, NY 12977-0296<br>TEL. (518) 897-1234 | 232 GOLF COURSE ROAD<br>WARRENSBURG, NY 12885-1172 TEL. (518) 623-1200 |
| 6 | HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE | STATE OFFICE BUILDING<br>317 WASHINGTON STREET<br>WATERTOWN, NY 13601-3787<br>TEL. (315) 785-2245 | STATE OFFICE BUILDING<br>207 GENESEE STREET<br>UTICA, NY 13501-2885 TEL. (315) 793-2554 |
| 7 | BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS | 615 ERIE BLVD. WEST<br>SYRACUSE, NY 13204-2400<br>TEL. (315) 426-7438 | 615 ERIE BLVD. WEST<br>SYRACUSE, NY 13204-2400<br>TEL. (315) 426-7500 |
| 8 | CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES | 6274 EAST AVON-LIMA ROADAVON, NY 14414-9519<br>TEL. (585) 226-2466 | 6274 EAST AVON-LIMA RD.<br>AVON, NY 14414-9519<br>TEL. (585) 226-2466 |
| 9 | ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING | 270 MICHIGAN AVENUE<br>BUFFALO, NY 14203-2999<br>TEL. (716) 851-7165 | 270 MICHIGAN AVENUE<br>BUFFALO, NY 14203-2999<br>TEL. (716) 851-7070 |

# APPENDIX H

MS4 Acceptance Form

**NYS Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**

# MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

**for**

**Construction Activities Seeking Authorization Under SPDES General Permit**

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

| |
|---|
| **I. Project Owner/Operator Information** |
| 1. Owner/Operator Name: |
| 2. Contact Person: |
| 3. Street Address: |
| 4. City/State/Zip: |
| **II. Project Site Information** |
| 5. Project/Site Name: |
| 6. Street Address: |
| 7. City/State/Zip: |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information** |
| 8. SWPPP Reviewed by: |
| 9. Title/Position: |
| 10. Date Final SWPPP Reviewed and Accepted: |
| **IV. Regulated MS4 Information** |
| 11. Name of MS4: |
| 12. MS4 SPDES Permit Identification Number: NYR20A _____ |
| 13. Contact Person: |
| 14. Street Address: |
| 15. City/State/Zip: |
| 16. Telephone Number: |

## MS4 SWPPP Acceptance Form - continued

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

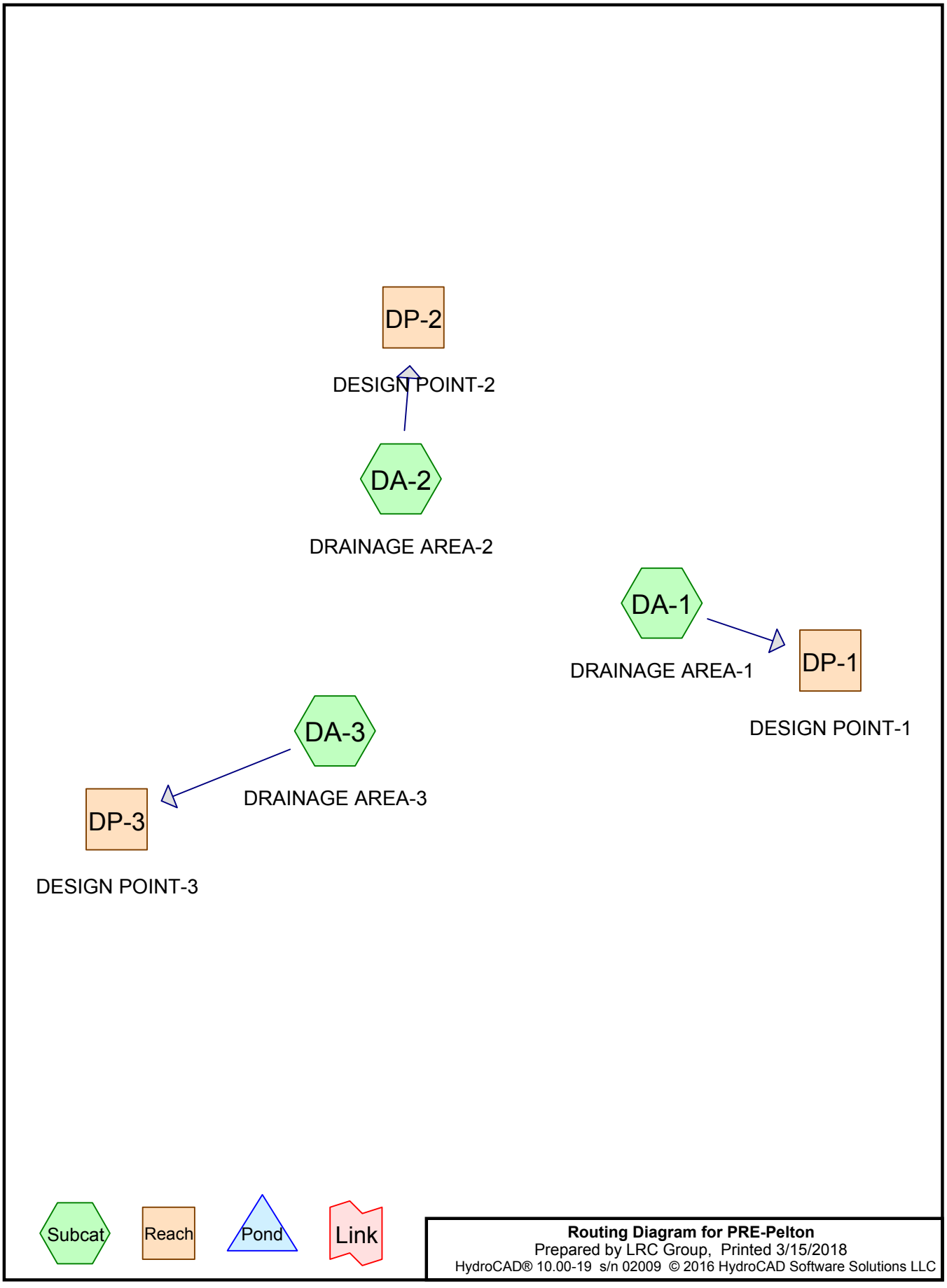
Date:

**VI. Additional Information**

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

# APPENDIX I

Pre-Development Run-off Calculations




**Routing Diagram for PRE-Pelton**
Prepared by LRC Group, Printed 3/15/2018
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 1.156 | 69 | 50-75% Grass cover, Fair, HSG B (DA-1, DA-2, DA-3) |
| 0.553 | 98 | Paved parking, HSG B (DA-1, DA-2, DA-3) |
| 0.749 | 65 | Woods/grass comb., Fair, HSG B (DA-2, DA-3) |
| **2.458** | **74** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 2.458 | HSG B | DA-1, DA-2, DA-3 |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 0.000 | Other | |
| **2.458** | | **TOTAL AREA** |

## Summary for Subcatchment DA-1: DRAINAGE AREA-1

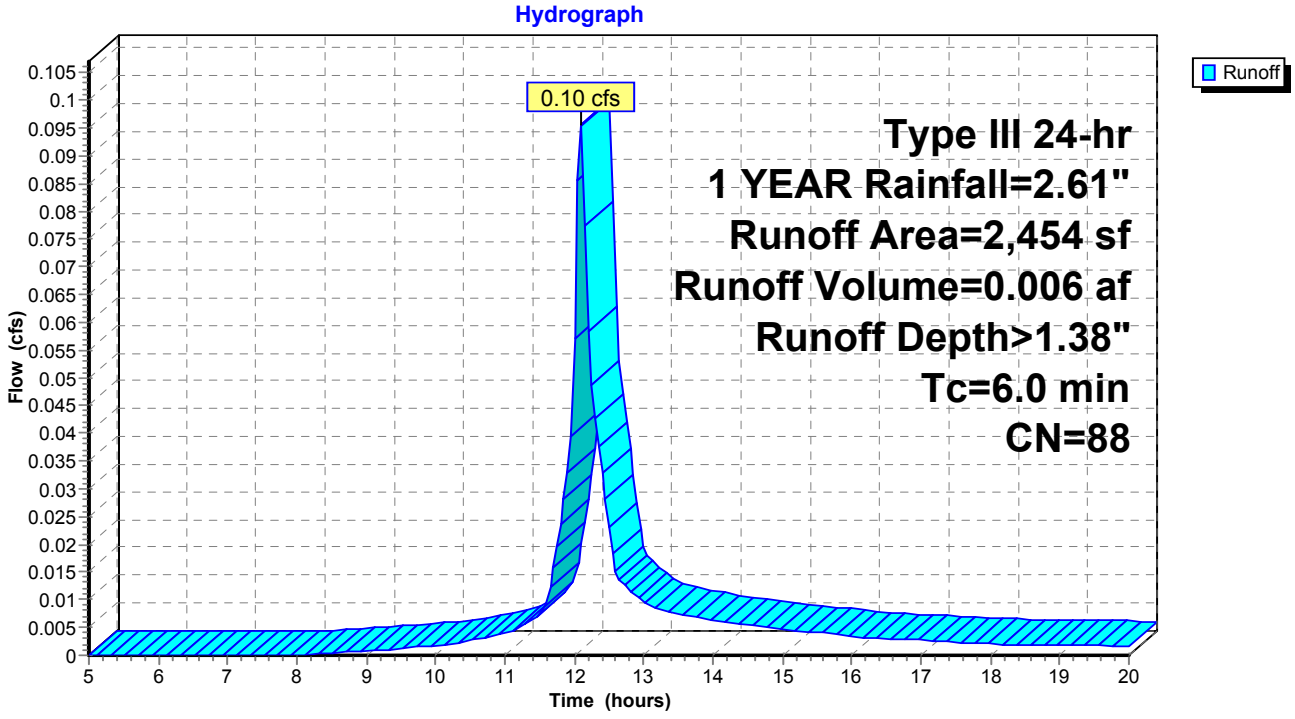
Runoff = 0.10 cfs @ 12.09 hrs, Volume= 0.006 af, Depth> 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 883 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,571 | 98 | Paved parking, HSG B |
| 2,454 | 88 | Weighted Average |
| 883 | | 35.98% Pervious Area |
| 1,571 | | 64.02% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

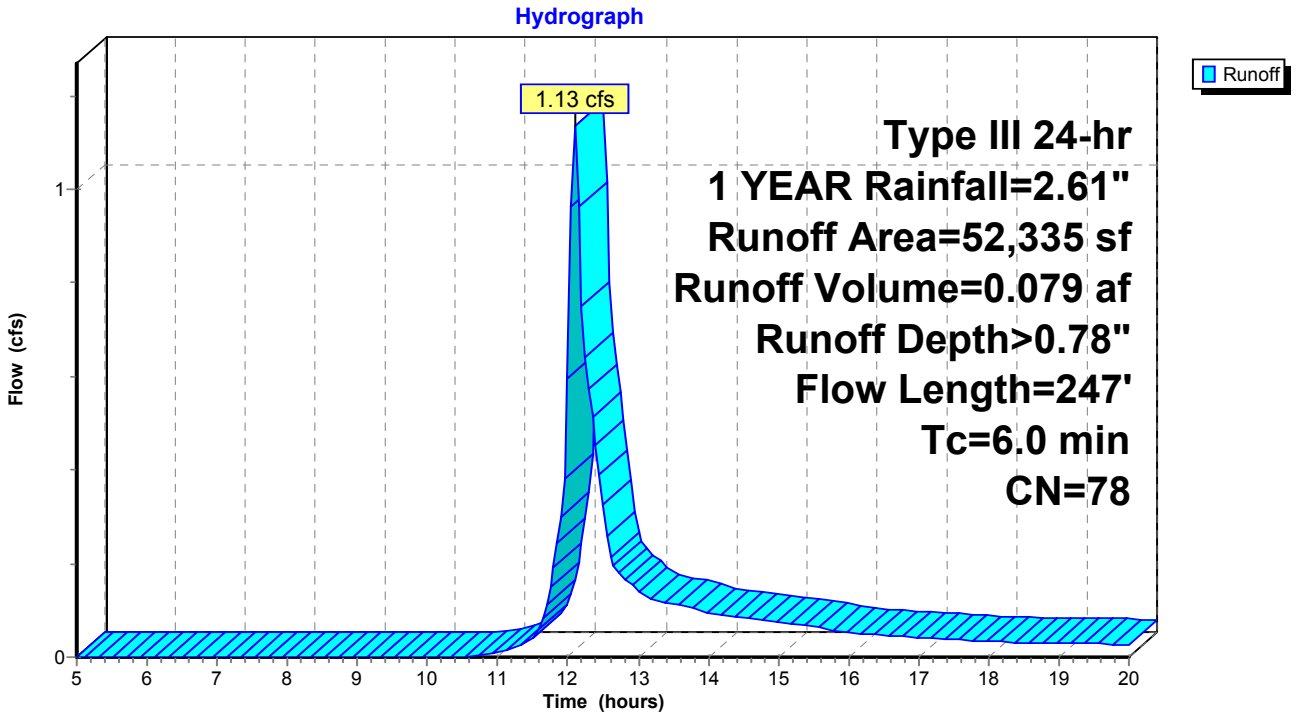
Runoff = 1.13 cfs @ 12.10 hrs, Volume= 0.079 af, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 9,608 | 65 | Woods/grass comb., Fair, HSG B |
| 24,336 | 69 | 50-75% Grass cover, Fair, HSG B |
| 18,391 | 98 | Paved parking, HSG B |
| 52,335 | 78 | Weighted Average |
| 33,944 | | 64.86% Pervious Area |
| 18,391 | | 35.14% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 18 | 0.0670 | 0.19 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 82 | 0.0780 | 2.26 | | **Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16" |
| 0.1 | 17 | 0.0710 | 5.41 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 0.2 | 23 | 0.0690 | 1.84 | | **Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 107 | 0.0950 | 6.26 | | **Shallow Concentrated Flow, E-F** Paved Kv= 20.3 fps |
| 2.7 | 247 | Total, Increased to minimum Tc = 6.0 min | | | |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

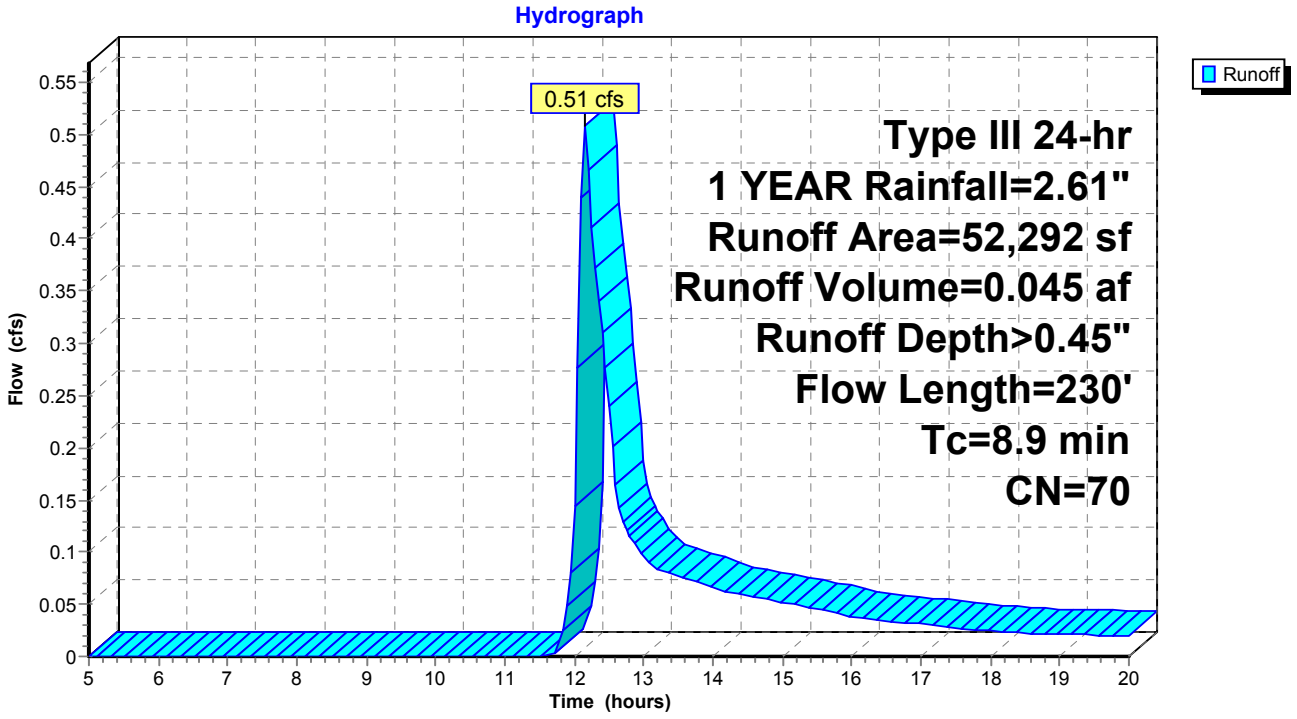
Runoff = 0.51 cfs @ 12.16 hrs, Volume= 0.045 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 23,016 | 65 | Woods/grass comb., Fair, HSG B |
| 25,139 | 69 | 50-75% Grass cover, Fair, HSG B |
| 4,137 | 98 | Paved parking, HSG B |
| 52,292 | 70 | Weighted Average |
| 48,155 | | 92.09% Pervious Area |
| 4,137 | | 7.91% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.3 | 100 | 0.0310 | 0.20 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.5 | 82 | 0.1510 | 2.72 | | **Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 48 | 0.1670 | 8.30 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 8.9 | 230 | Total | | | |

## Subcatchment DA-3: DRAINAGE AREA-3

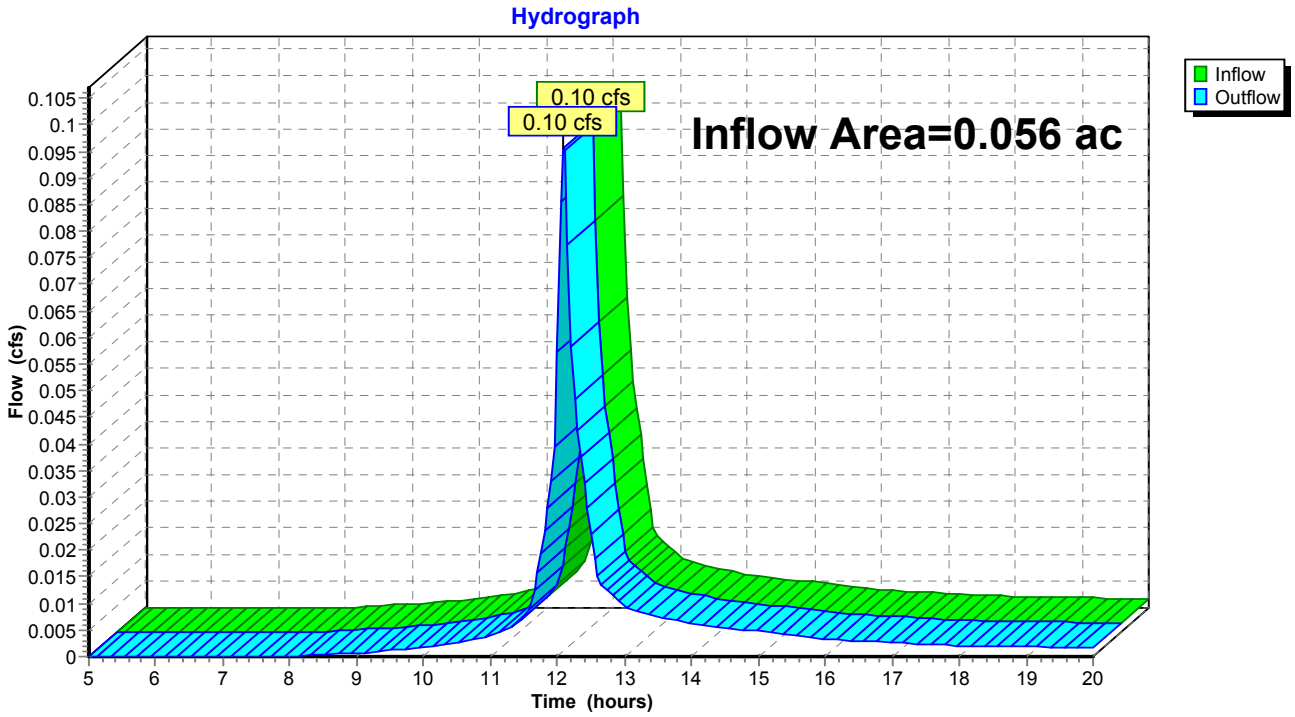


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.056 ac, 64.02% Impervious, Inflow Depth > 1.38" for 1 YEAR event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.006 af
Outflow = 0.10 cfs @ 12.09 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

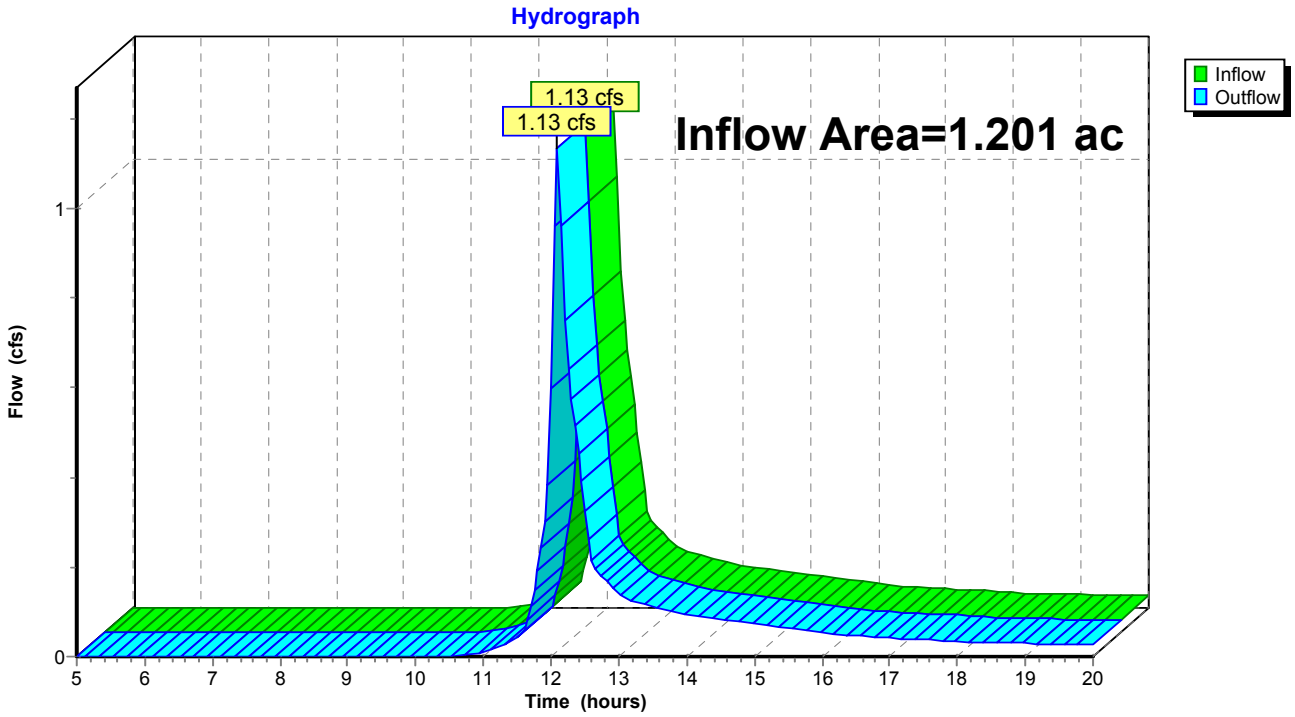


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.201 ac, 35.14% Impervious, Inflow Depth > 0.78" for 1 YEAR event
Inflow = 1.13 cfs @ 12.10 hrs, Volume= 0.079 af
Outflow = 1.13 cfs @ 12.10 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

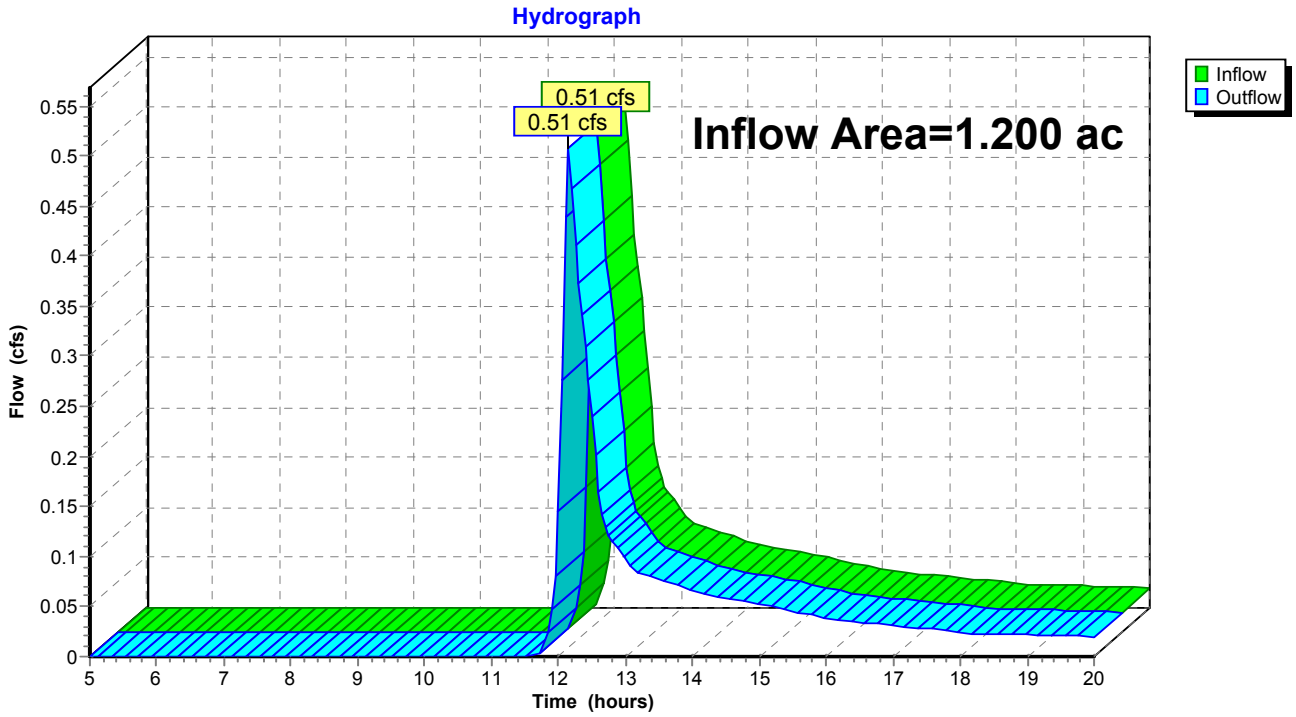


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 1.200 ac, 7.91% Impervious, Inflow Depth > 0.45" for 1 YEAR event
Inflow = 0.51 cfs @ 12.16 hrs, Volume= 0.045 af
Outflow = 0.51 cfs @ 12.16 hrs, Volume= 0.045 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

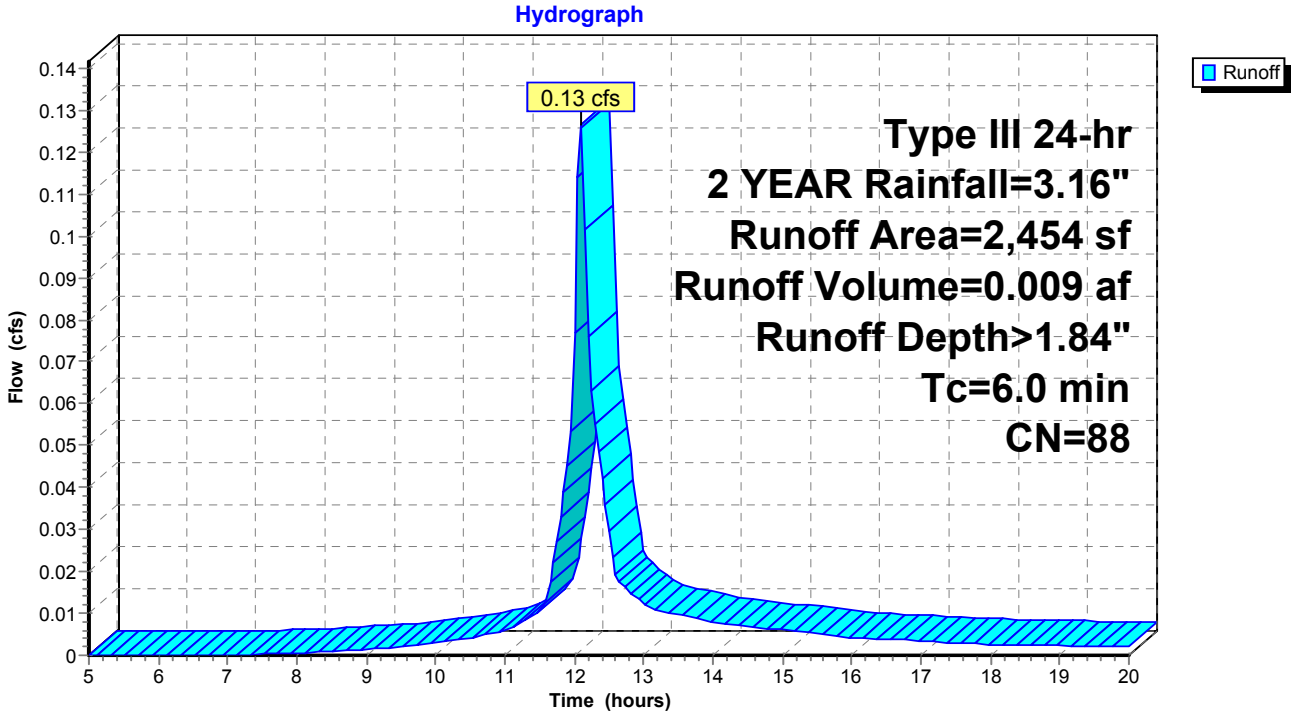
Runoff = 0.13 cfs @ 12.09 hrs, Volume= 0.009 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 883 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,571 | 98 | Paved parking, HSG B |
| 2,454 | 88 | Weighted Average |
| 883 | | 35.98% Pervious Area |
| 1,571 | | 64.02% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

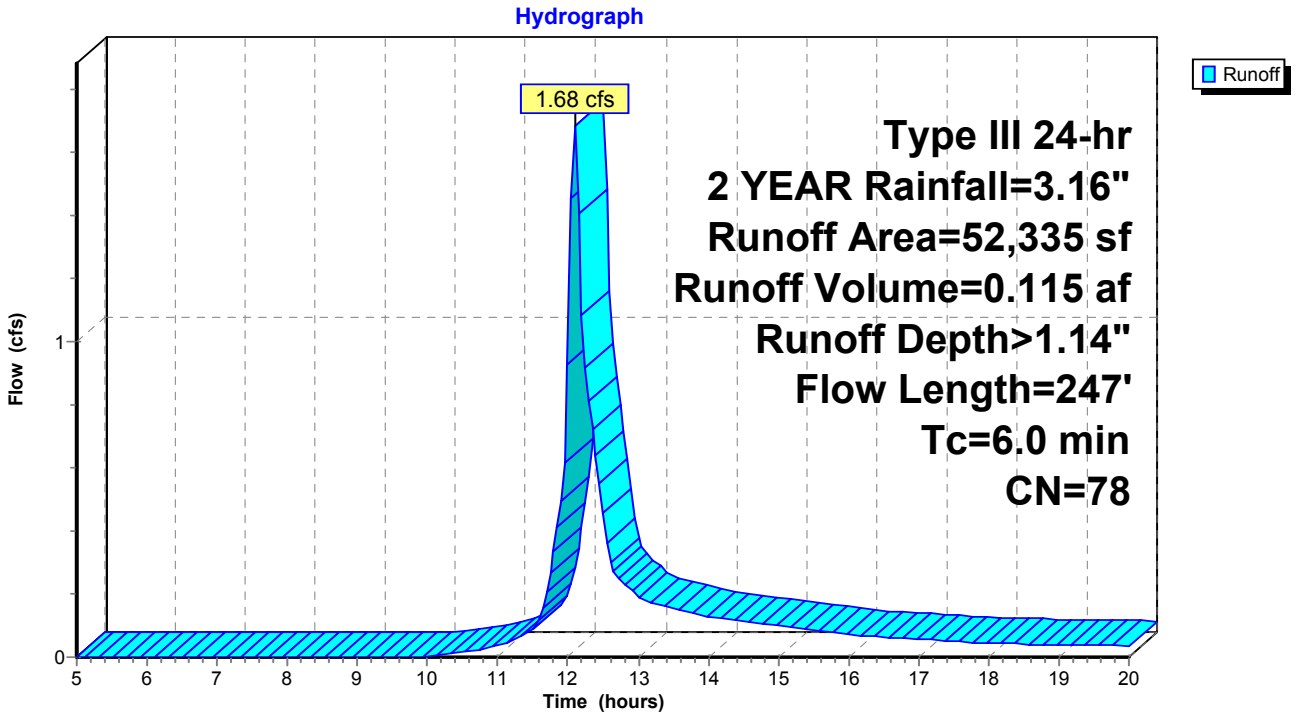
Runoff = 1.68 cfs @ 12.10 hrs, Volume= 0.115 af, Depth> 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 9,608 | 65 | Woods/grass comb., Fair, HSG B |
| 24,336 | 69 | 50-75% Grass cover, Fair, HSG B |
| 18,391 | 98 | Paved parking, HSG B |
| 52,335 | 78 | Weighted Average |
| 33,944 | | 64.86% Pervious Area |
| 18,391 | | 35.14% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 18 | 0.0670 | 0.19 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 82 | 0.0780 | 2.26 | | **Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16" |
| 0.1 | 17 | 0.0710 | 5.41 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 0.2 | 23 | 0.0690 | 1.84 | | **Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 107 | 0.0950 | 6.26 | | **Shallow Concentrated Flow, E-F** Paved Kv= 20.3 fps |
| 2.7 | 247 | Total, Increased to minimum Tc = 6.0 min | | | |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

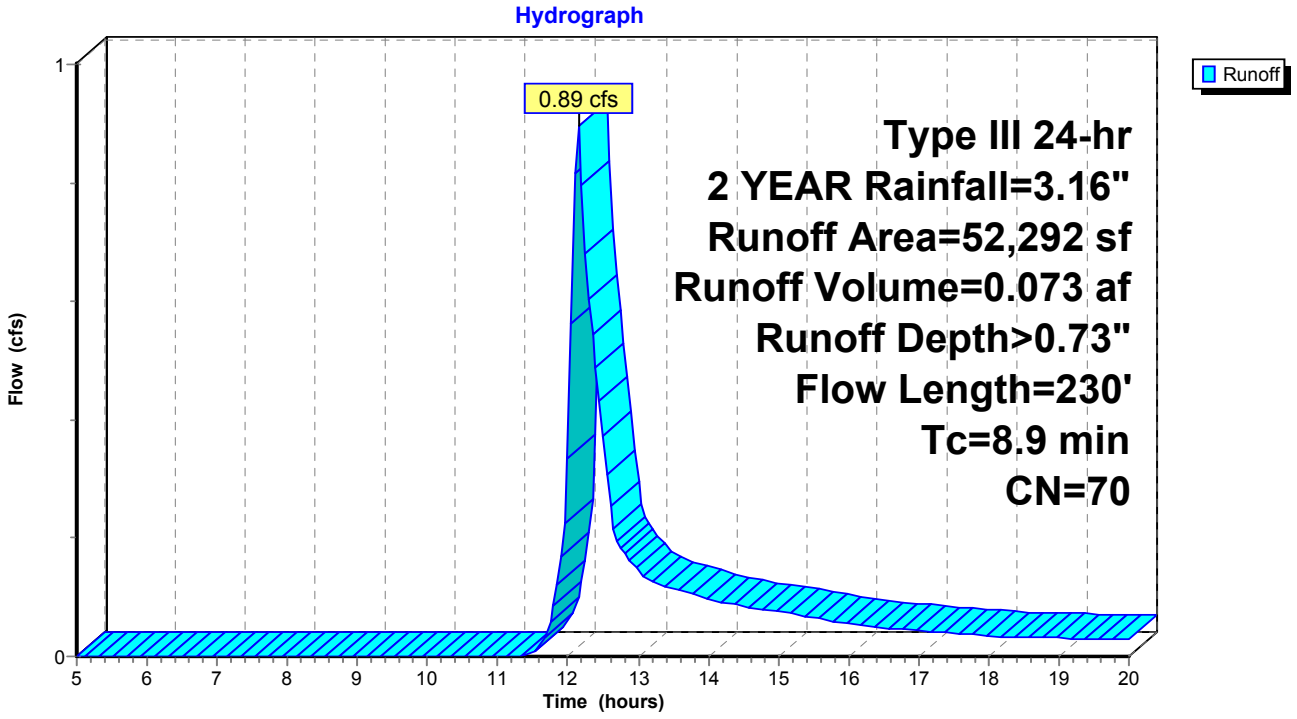
Runoff = 0.89 cfs @ 12.15 hrs, Volume= 0.073 af, Depth> 0.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 23,016 | 65 | Woods/grass comb., Fair, HSG B |
| 25,139 | 69 | 50-75% Grass cover, Fair, HSG B |
| 4,137 | 98 | Paved parking, HSG B |
| 52,292 | 70 | Weighted Average |
| 48,155 | | 92.09% Pervious Area |
| 4,137 | | 7.91% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.3 | 100 | 0.0310 | 0.20 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.5 | 82 | 0.1510 | 2.72 | | **Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 48 | 0.1670 | 8.30 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 8.9 | 230 | Total | | | |

## Subcatchment DA-3: DRAINAGE AREA-3

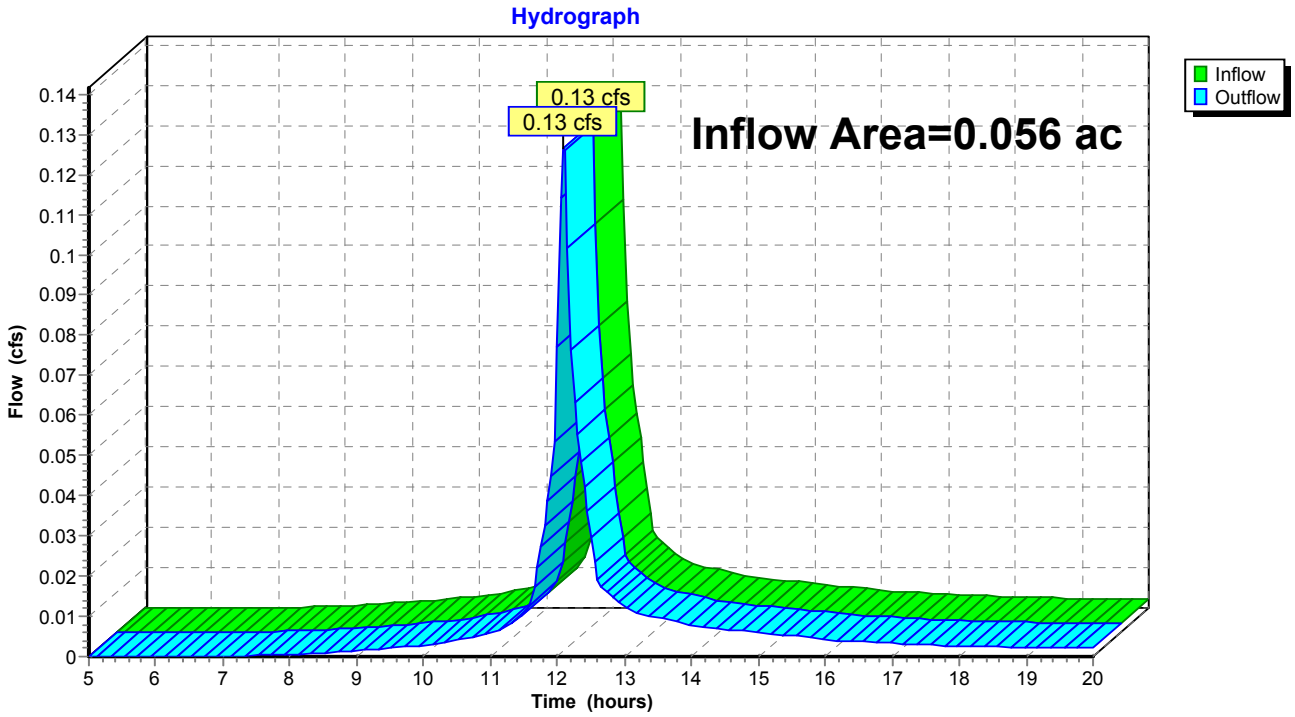


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.056 ac, 64.02% Impervious, Inflow Depth > 1.84" for 2 YEAR event
Inflow = 0.13 cfs @ 12.09 hrs, Volume= 0.009 af
Outflow = 0.13 cfs @ 12.09 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

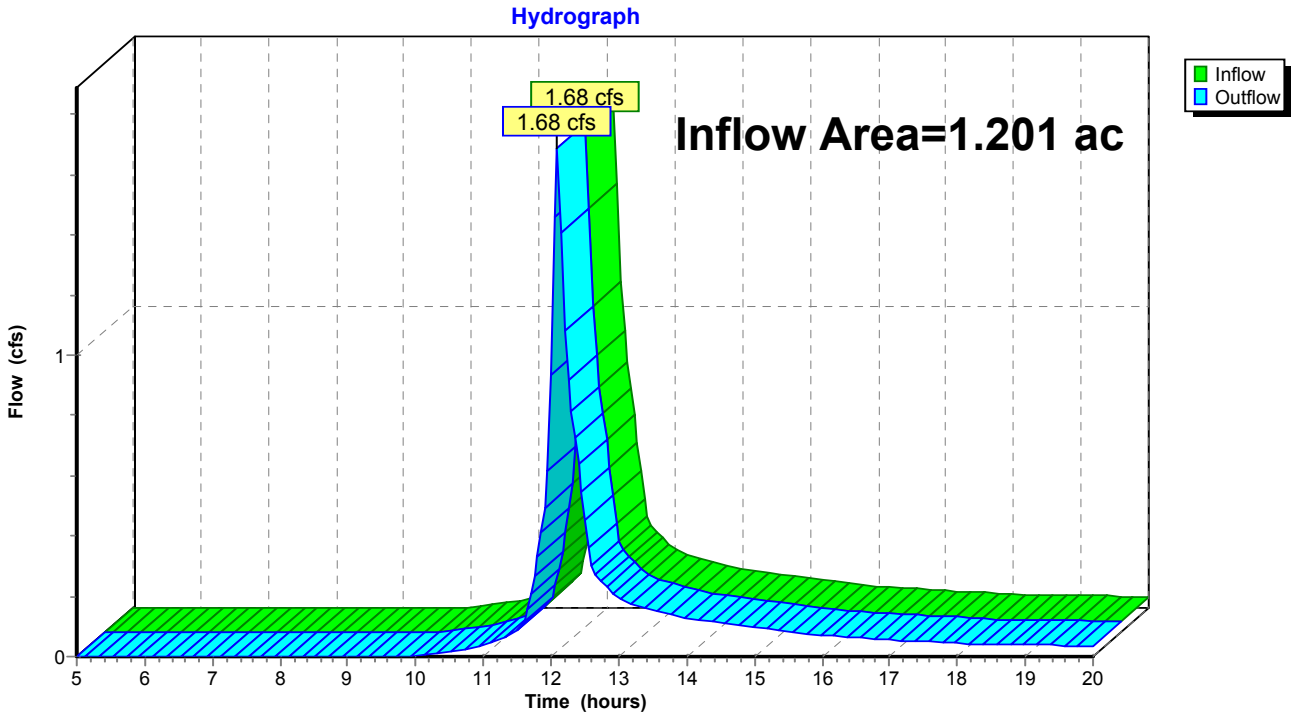


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.201 ac, 35.14% Impervious, Inflow Depth > 1.14" for 2 YEAR event
Inflow = 1.68 cfs @ 12.10 hrs, Volume= 0.115 af
Outflow = 1.68 cfs @ 12.10 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

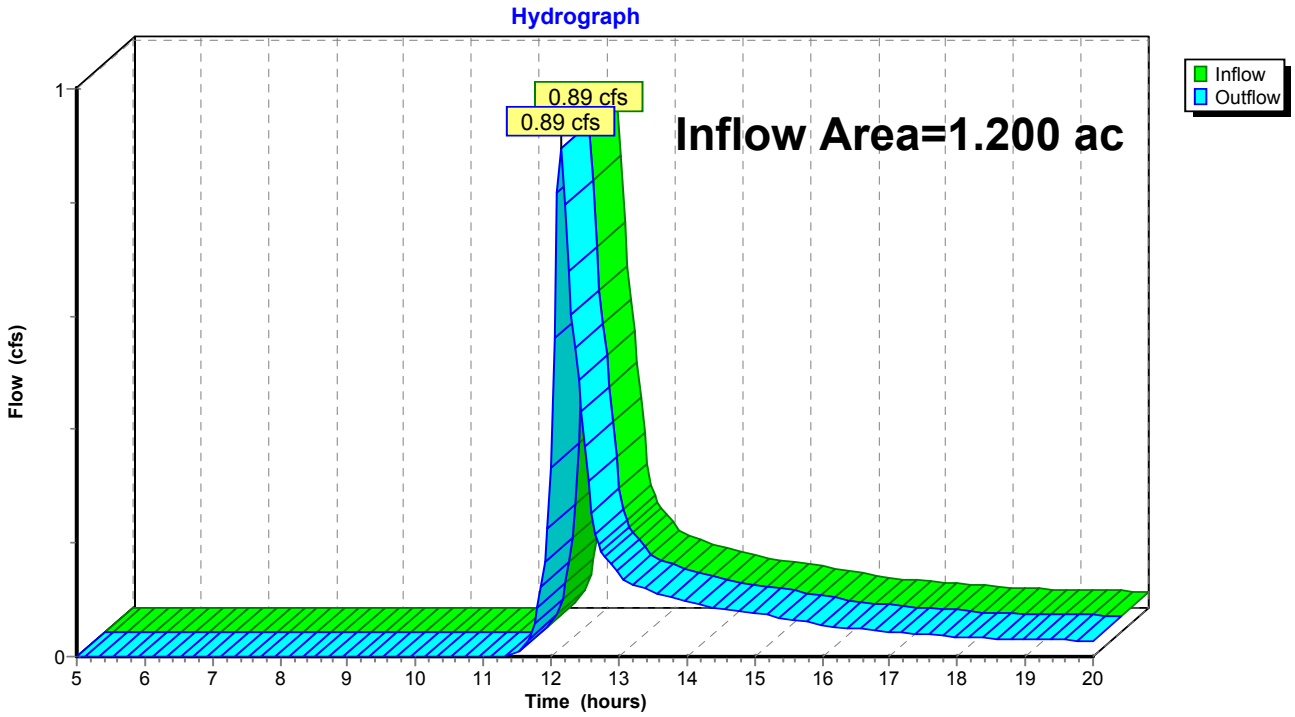


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 1.200 ac, 7.91% Impervious, Inflow Depth > 0.73" for 2 YEAR event
Inflow = 0.89 cfs @ 12.15 hrs, Volume= 0.073 af
Outflow = 0.89 cfs @ 12.15 hrs, Volume= 0.073 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

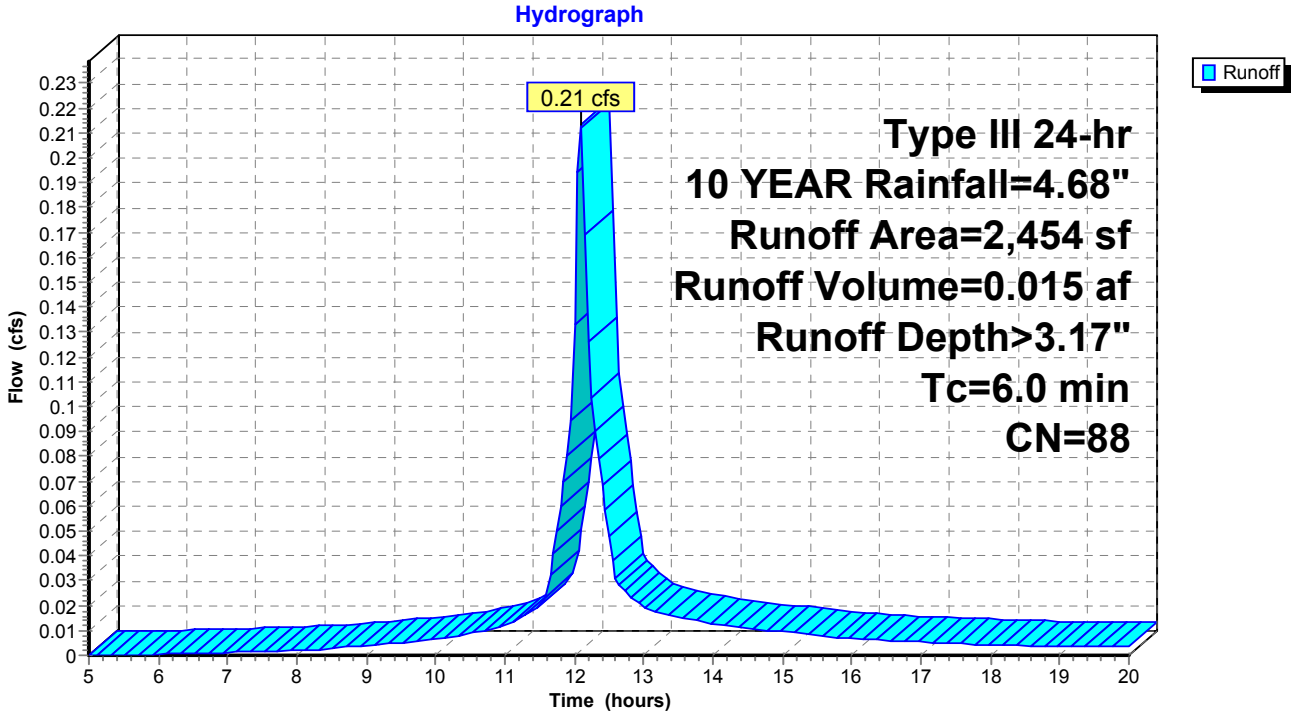
Runoff = 0.21 cfs @ 12.09 hrs, Volume= 0.015 af, Depth> 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 883 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,571 | 98 | Paved parking, HSG B |
| 2,454 | 88 | Weighted Average |
| 883 | | 35.98% Pervious Area |
| 1,571 | | 64.02% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

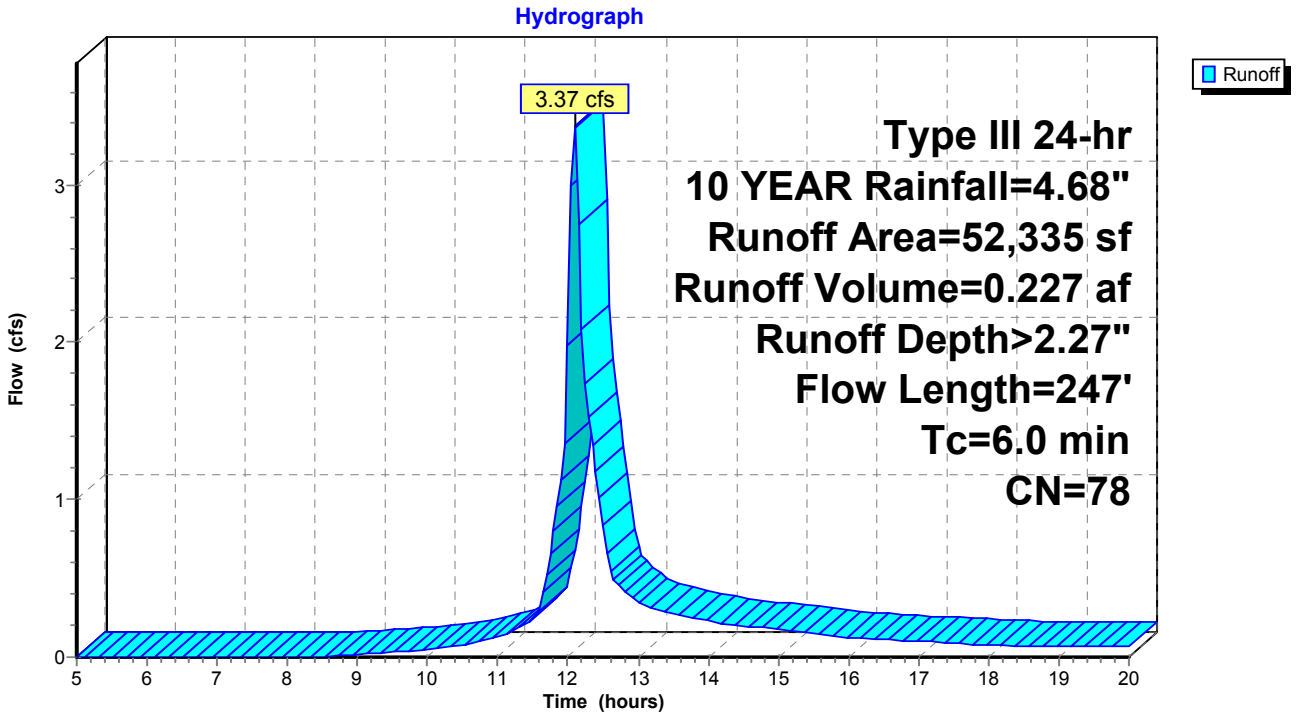
Runoff = 3.37 cfs @ 12.09 hrs, Volume= 0.227 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 9,608 | 65 | Woods/grass comb., Fair, HSG B |
| 24,336 | 69 | 50-75% Grass cover, Fair, HSG B |
| 18,391 | 98 | Paved parking, HSG B |
| 52,335 | 78 | Weighted Average |
| 33,944 | | 64.86% Pervious Area |
| 18,391 | | 35.14% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 18 | 0.0670 | 0.19 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 82 | 0.0780 | 2.26 | | **Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16" |
| 0.1 | 17 | 0.0710 | 5.41 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 0.2 | 23 | 0.0690 | 1.84 | | **Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 107 | 0.0950 | 6.26 | | **Shallow Concentrated Flow, E-F** Paved Kv= 20.3 fps |
| 2.7 | 247 | Total, Increased to minimum Tc = 6.0 min | | | |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

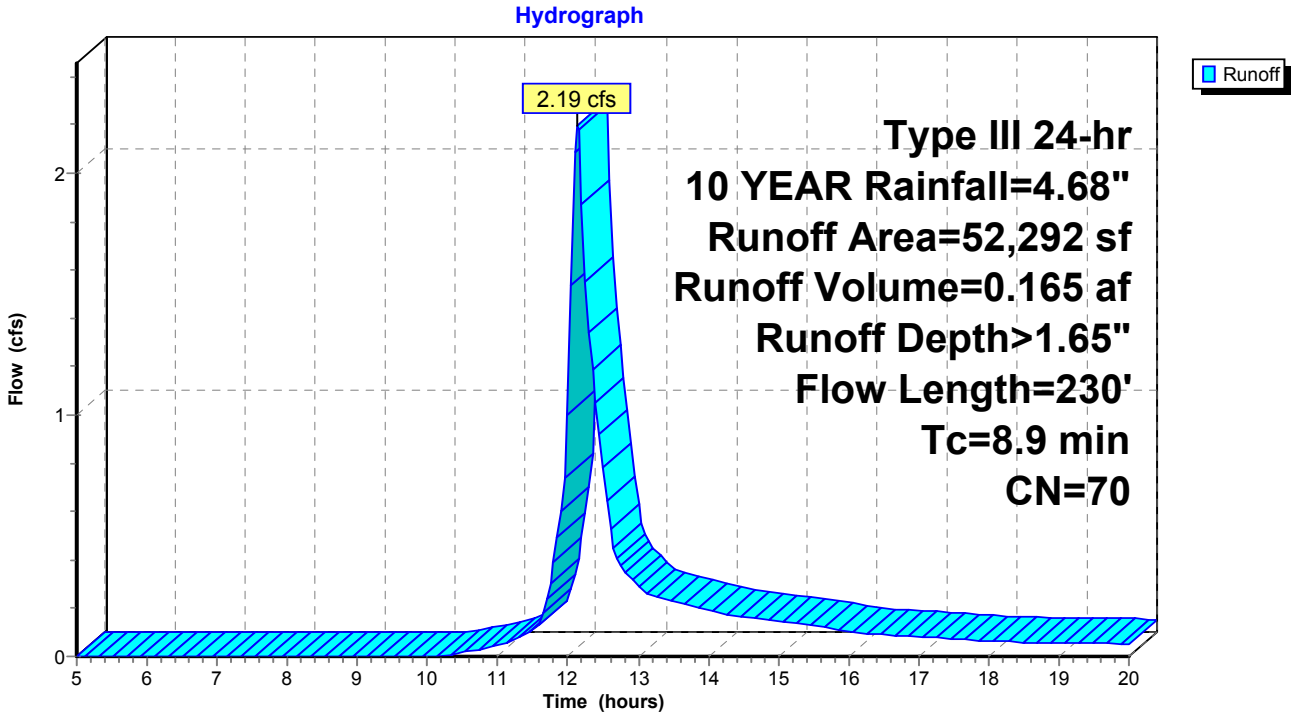
Runoff = 2.19 cfs @ 12.14 hrs, Volume= 0.165 af, Depth> 1.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 23,016 | 65 | Woods/grass comb., Fair, HSG B |
| 25,139 | 69 | 50-75% Grass cover, Fair, HSG B |
| 4,137 | 98 | Paved parking, HSG B |
| 52,292 | 70 | Weighted Average |
| 48,155 | | 92.09% Pervious Area |
| 4,137 | | 7.91% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.3 | 100 | 0.0310 | 0.20 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.5 | 82 | 0.1510 | 2.72 | | **Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 48 | 0.1670 | 8.30 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 8.9 | 230 | Total | | | |

## Subcatchment DA-3: DRAINAGE AREA-3

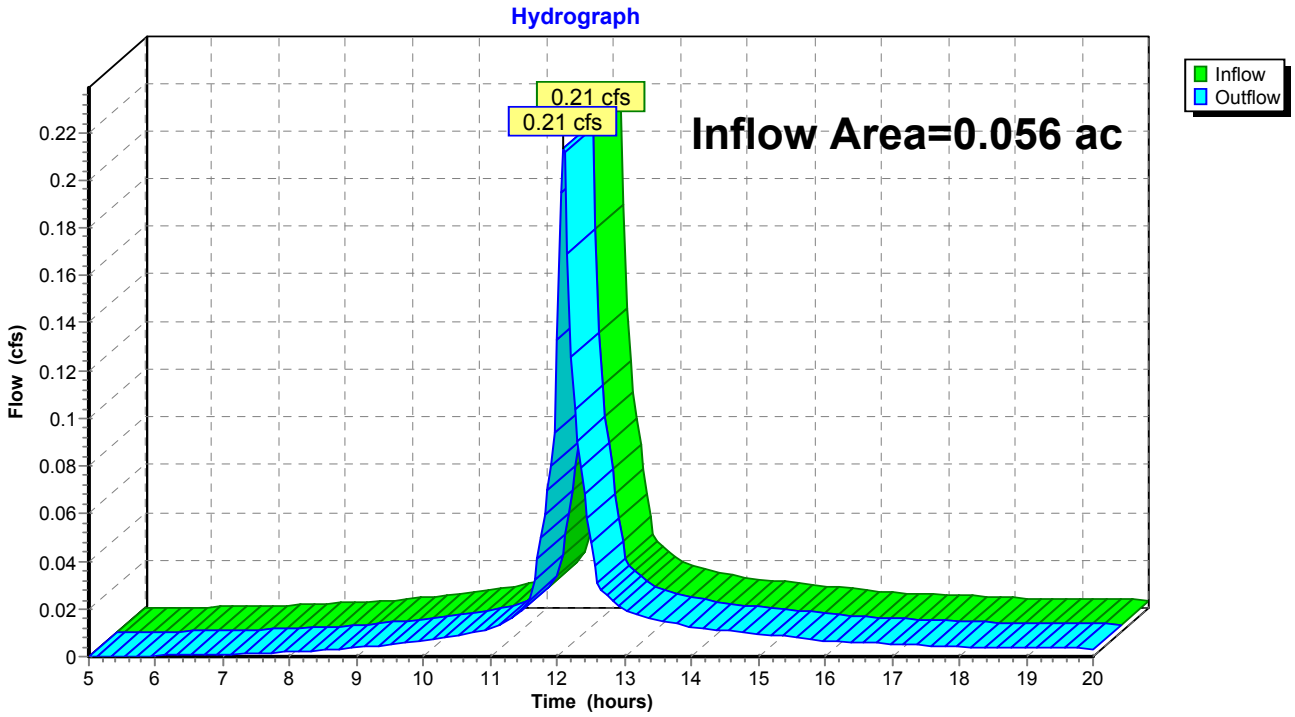


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.056 ac, 64.02% Impervious, Inflow Depth > 3.17" for 10 YEAR event
Inflow = 0.21 cfs @ 12.09 hrs, Volume= 0.015 af
Outflow = 0.21 cfs @ 12.09 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

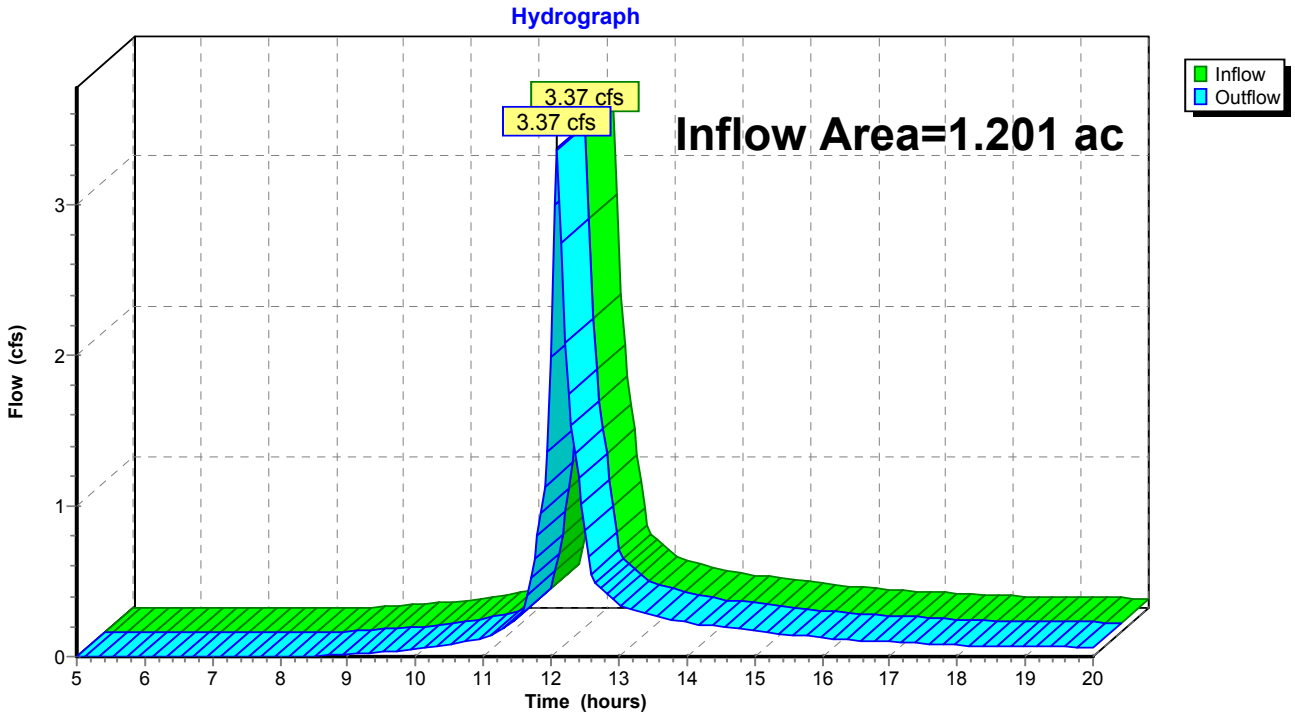


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.201 ac, 35.14% Impervious, Inflow Depth > 2.27" for 10 YEAR event
Inflow = 3.37 cfs @ 12.09 hrs, Volume= 0.227 af
Outflow = 3.37 cfs @ 12.09 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

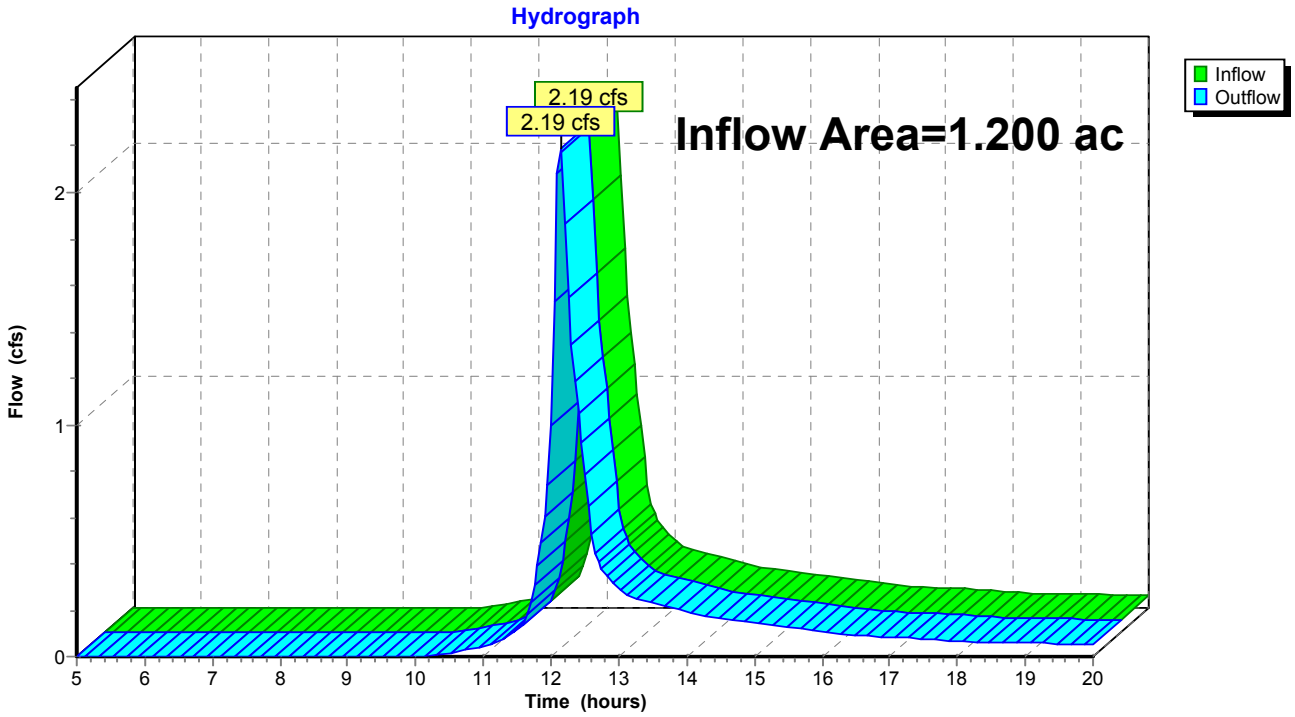


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 1.200 ac, 7.91% Impervious, Inflow Depth > 1.65" for 10 YEAR event
Inflow = 2.19 cfs @ 12.14 hrs, Volume= 0.165 af
Outflow = 2.19 cfs @ 12.14 hrs, Volume= 0.165 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

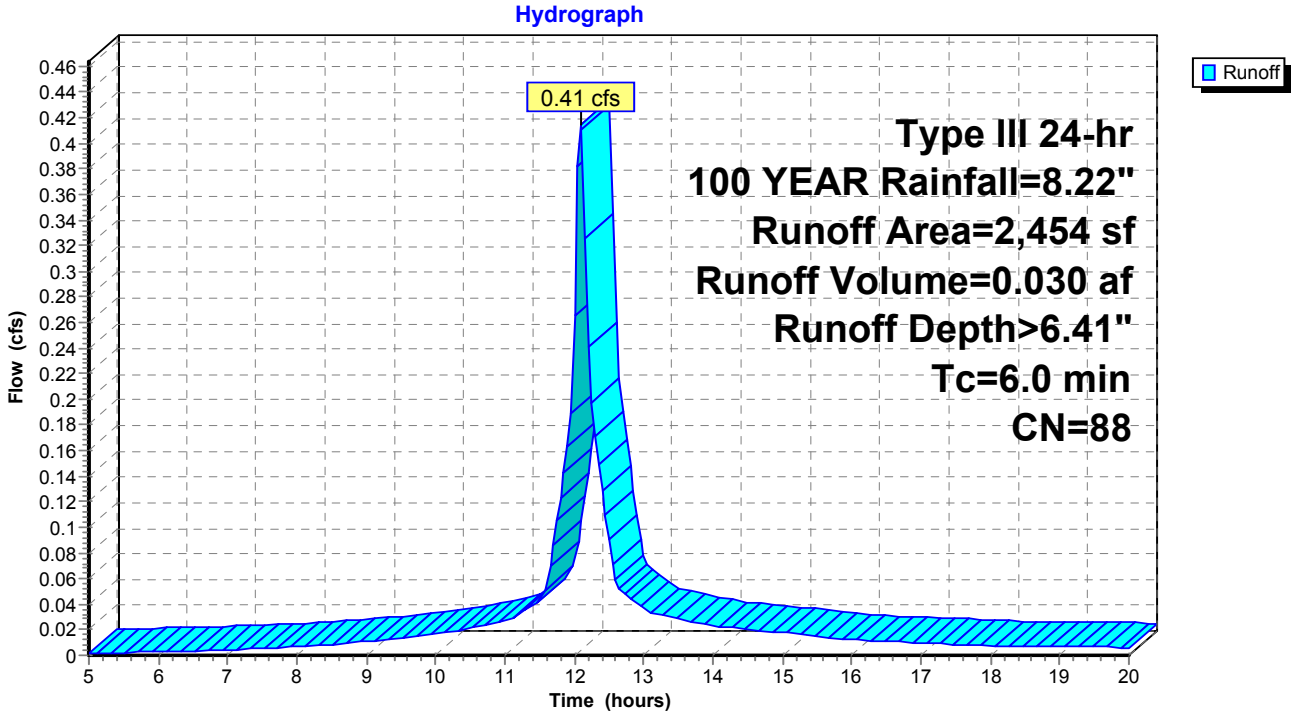
Runoff = 0.41 cfs @ 12.09 hrs, Volume= 0.030 af, Depth> 6.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 883 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,571 | 98 | Paved parking, HSG B |
| 2,454 | 88 | Weighted Average |
| 883 | | 35.98% Pervious Area |
| 1,571 | | 64.02% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

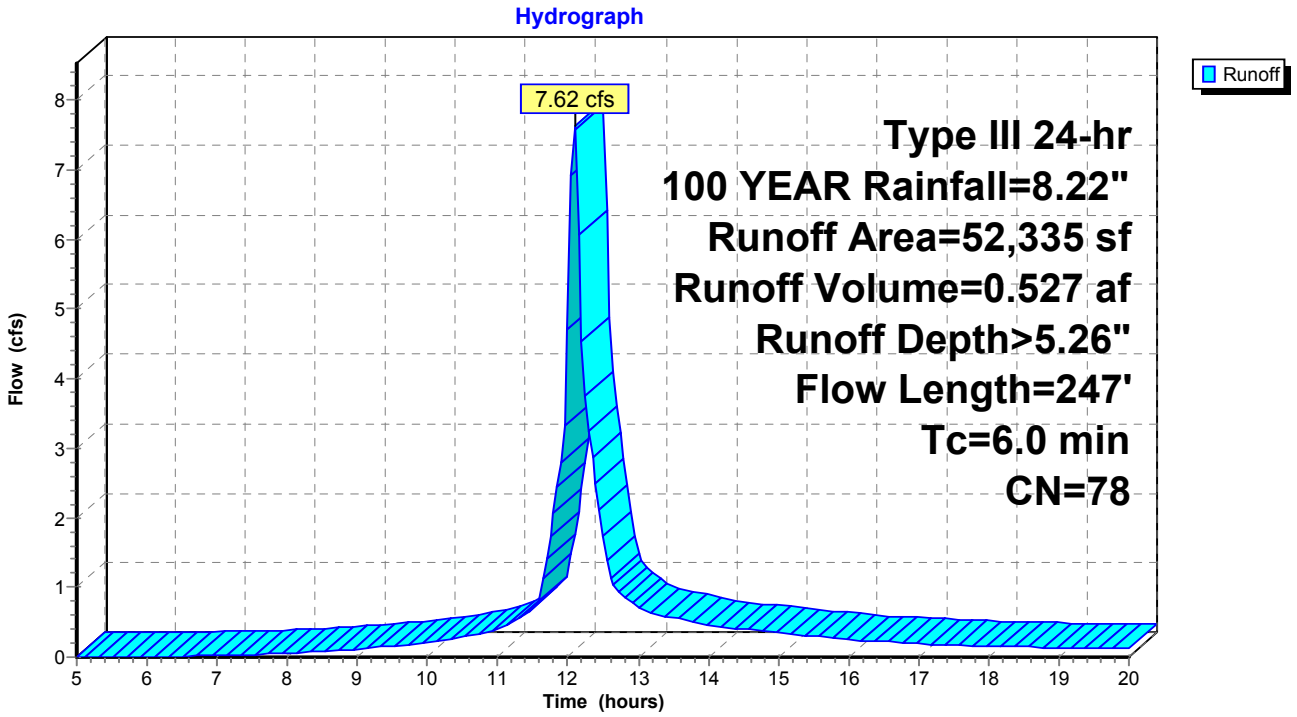
Runoff = 7.62 cfs @ 12.09 hrs, Volume= 0.527 af, Depth> 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 9,608 | 65 | Woods/grass comb., Fair, HSG B |
| 24,336 | 69 | 50-75% Grass cover, Fair, HSG B |
| 18,391 | 98 | Paved parking, HSG B |
| 52,335 | 78 | Weighted Average |
| 33,944 | | 64.86% Pervious Area |
| 18,391 | | 35.14% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.5 | 18 | 0.0670 | 0.19 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 82 | 0.0780 | 2.26 | | **Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16" |
| 0.1 | 17 | 0.0710 | 5.41 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 0.2 | 23 | 0.0690 | 1.84 | | **Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 107 | 0.0950 | 6.26 | | **Shallow Concentrated Flow, E-F** Paved Kv= 20.3 fps |
| 2.7 | 247 | Total, Increased to minimum Tc = 6.0 min | | | |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

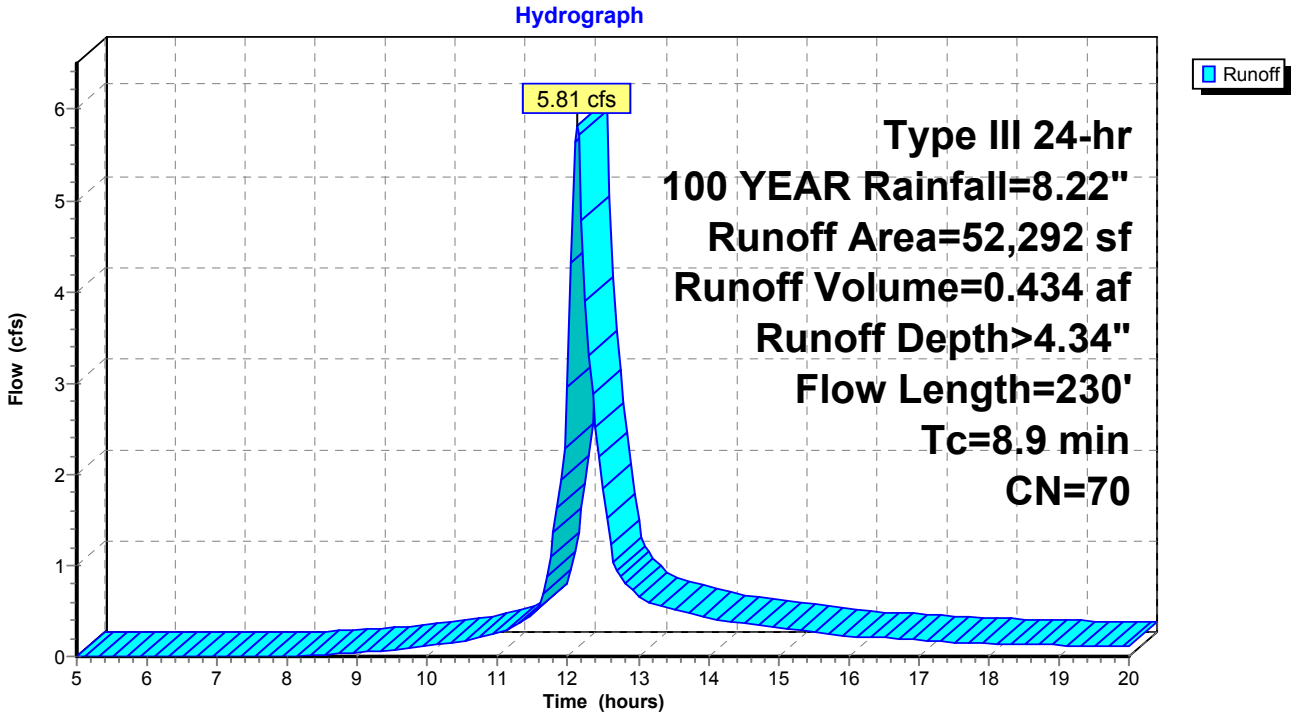
Runoff = 5.81 cfs @ 12.13 hrs, Volume= 0.434 af, Depth> 4.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 23,016 | 65 | Woods/grass comb., Fair, HSG B |
| 25,139 | 69 | 50-75% Grass cover, Fair, HSG B |
| 4,137 | 98 | Paved parking, HSG B |
| 52,292 | 70 | Weighted Average |
| 48,155 | | 92.09% Pervious Area |
| 4,137 | | 7.91% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.3 | 100 | 0.0310 | 0.20 | | **Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16" |
| 0.5 | 82 | 0.1510 | 2.72 | | **Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 48 | 0.1670 | 8.30 | | **Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps |
| 8.9 | 230 | Total | | | |

## Subcatchment DA-3: DRAINAGE AREA-3

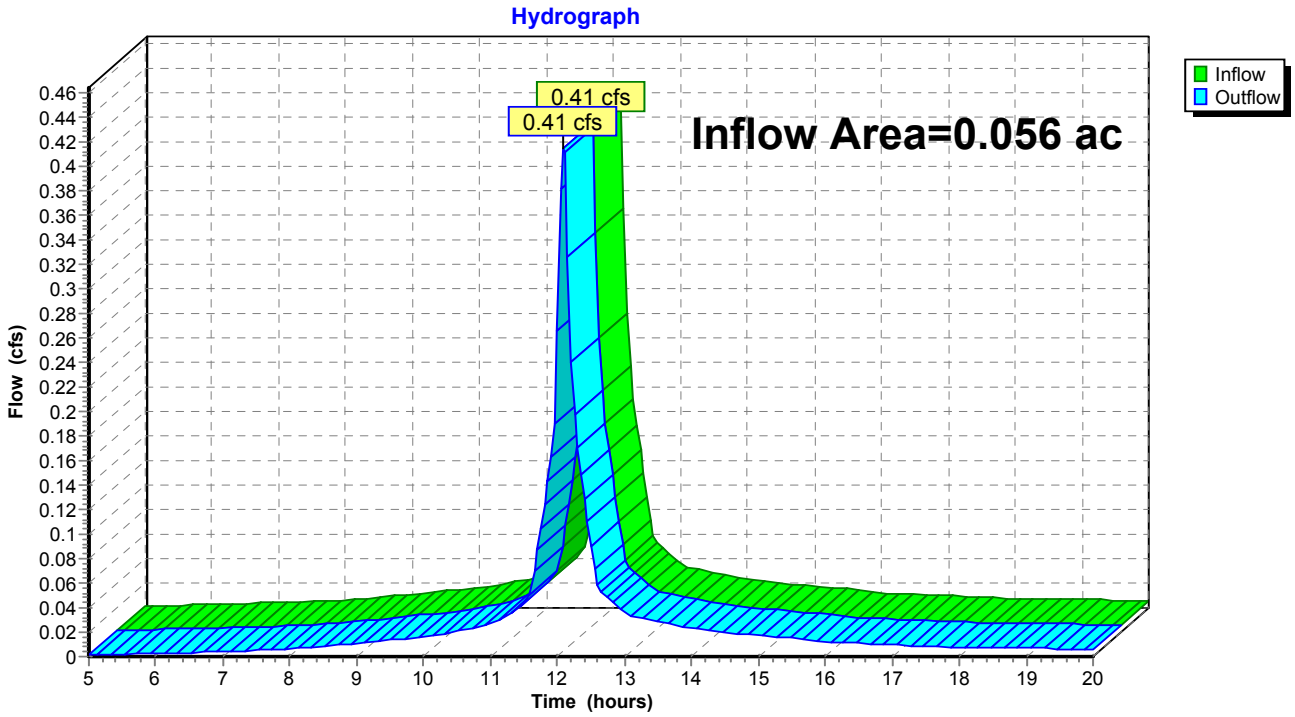


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.056 ac, 64.02% Impervious, Inflow Depth > 6.41" for 100 YEAR event
Inflow = 0.41 cfs @ 12.09 hrs, Volume= 0.030 af
Outflow = 0.41 cfs @ 12.09 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

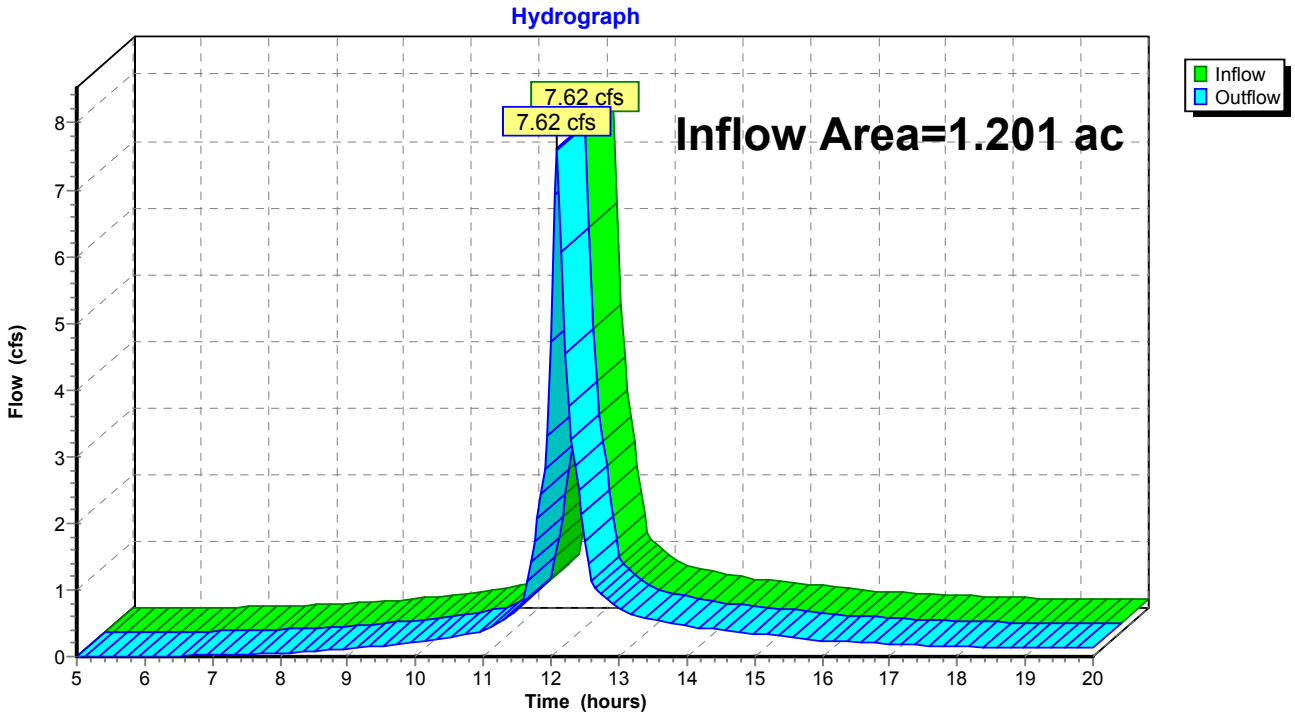


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.201 ac, 35.14% Impervious, Inflow Depth > 5.26" for 100 YEAR event
Inflow = 7.62 cfs @ 12.09 hrs, Volume= 0.527 af
Outflow = 7.62 cfs @ 12.09 hrs, Volume= 0.527 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

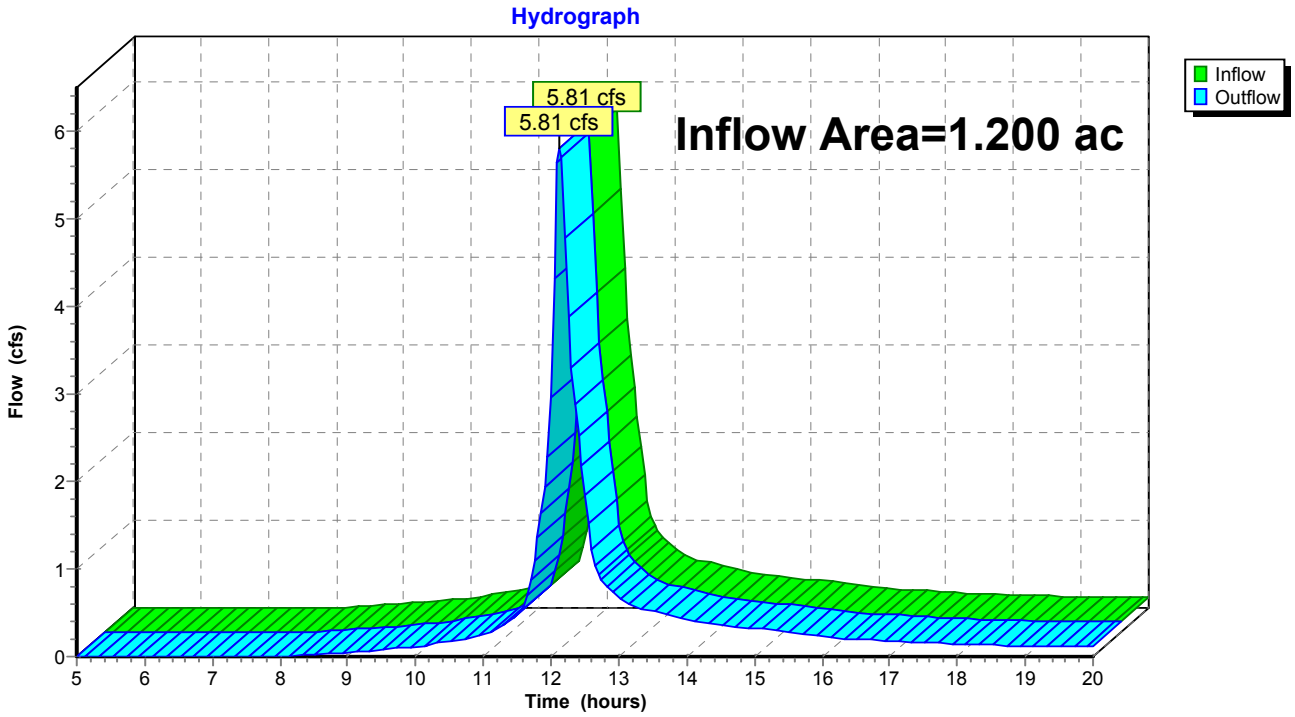


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 1.200 ac, 7.91% Impervious, Inflow Depth > 4.34" for 100 YEAR event
Inflow = 5.81 cfs @ 12.13 hrs, Volume= 0.434 af
Outflow = 5.81 cfs @ 12.13 hrs, Volume= 0.434 af, Atten= 0%, Lag= 0.0 min

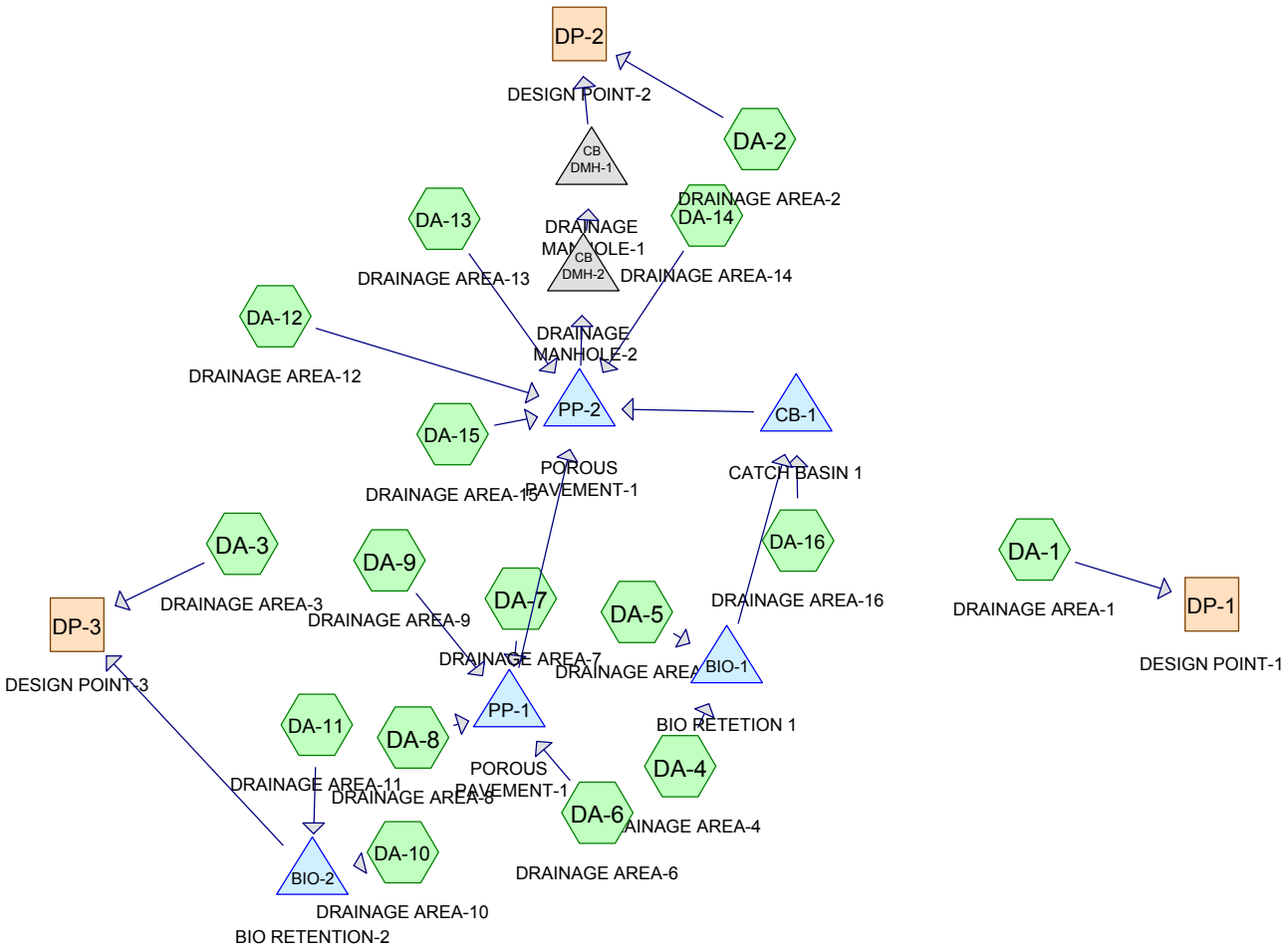
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



# APPENDIX J

Post-Development Run-off Calculations


DP-2
DESIGN POINT-2
DA-2
CB
DMH-1
DRAINAGE AREA-2
DA-13
DRAINAGE
MANHOLE-1
DA-14
CB
DMH-2
DRAINAGE AREA-13
DRAINAGE AREA-14
DA-12
DRAINAGE AREA-12
DRAINAGE
MANHOLE-2
PP-2
CB-1
DA-15
POROUS
PAVEMENT-1
CATCH BASIN 1
DRAINAGE AREA-15
DA-3
DA-9
DA-16
DA-1
DRAINAGE AREA-3
DRAINAGE AREA-9
DA-7
DA-5
DRAINAGE AREA-16
DRAINAGE AREA-1
DP-1
DP-3
DRAINAGE AREA-7
DRAINAGE AREA
BIO-1
DESIGN POINT-1
DESIGN POINT-3
PP-1
BIO RETETION 1
DA-11
DA-8
DA-4
POROUS
PAVEMENT-1
DRAINAGE AREA-11
DRAINAGE AREA-8
DA-6
AINAGE AREA-4
DA-10
BIO-2
DRAINAGE AREA-6
DRAINAGE AREA-10
BIO RETENTION-2
Subcat
Reach
Pond
Link
Routing Diagram for POST-Pelton
Prepared by LRC Group, Printed 3/15/2018
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.533 | 69 | 50-75% Grass cover, Fair, HSG B (DA-1, DA-11, DA-15, DA-16, DA-2, DA-3, DA-4, DA-7) |
| 1.594 | 98 | Paved parking, HSG B (DA-1, DA-10, DA-12, DA-13, DA-14, DA-15, DA-16, DA-2, DA-3, DA-5, DA-6, DA-7, DA-8, DA-9) |
| 0.332 | 65 | Woods/grass comb., Fair, HSG B (DA-2, DA-3) |
| **2.458** | **87** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.000 | HSG A | |
| 2.458 | HSG B | DA-1, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9 |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 0.000 | Other | |
| **2.458** | | **TOTAL AREA** |

## Summary for Subcatchment DA-1: DRAINAGE AREA-1

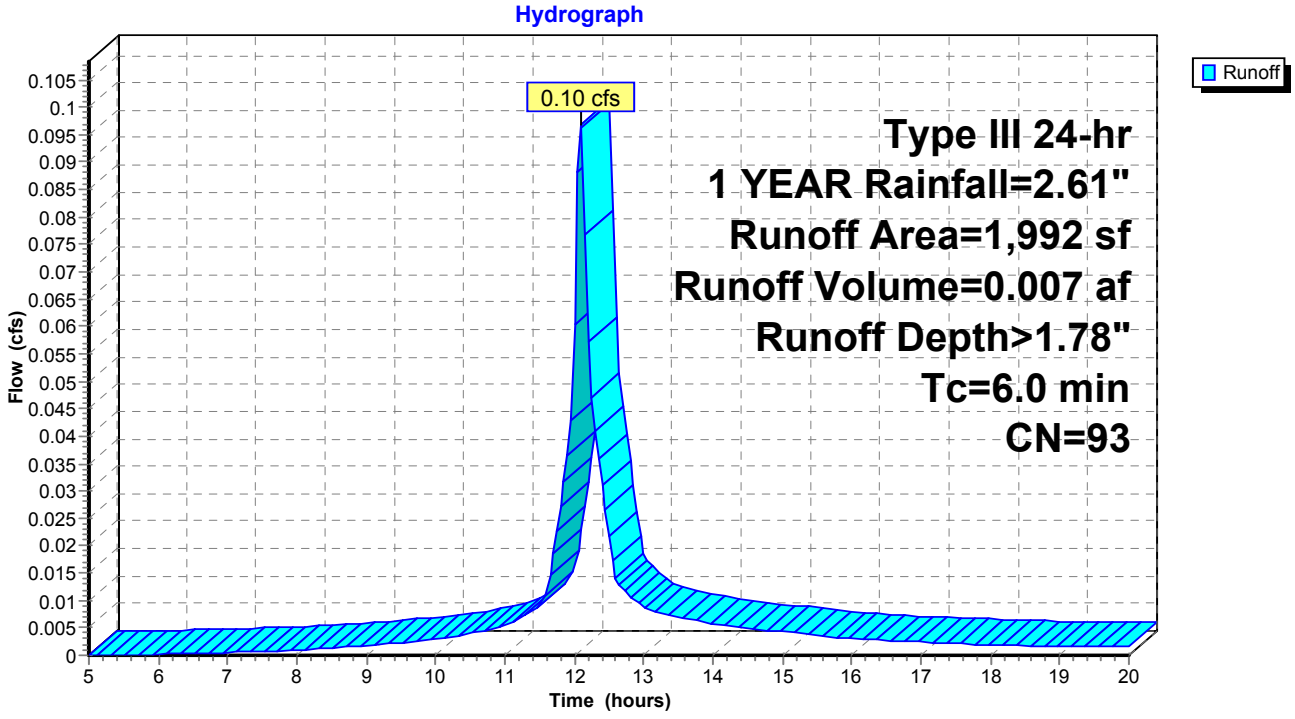
Runoff = 0.10 cfs @ 12.09 hrs, Volume= 0.007 af, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 343 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,649 | 98 | Paved parking, HSG B |
| 1,992 | 93 | Weighted Average |
| 343 | | 17.22% Pervious Area |
| 1,649 | | 82.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-10: DRAINAGE AREA-10

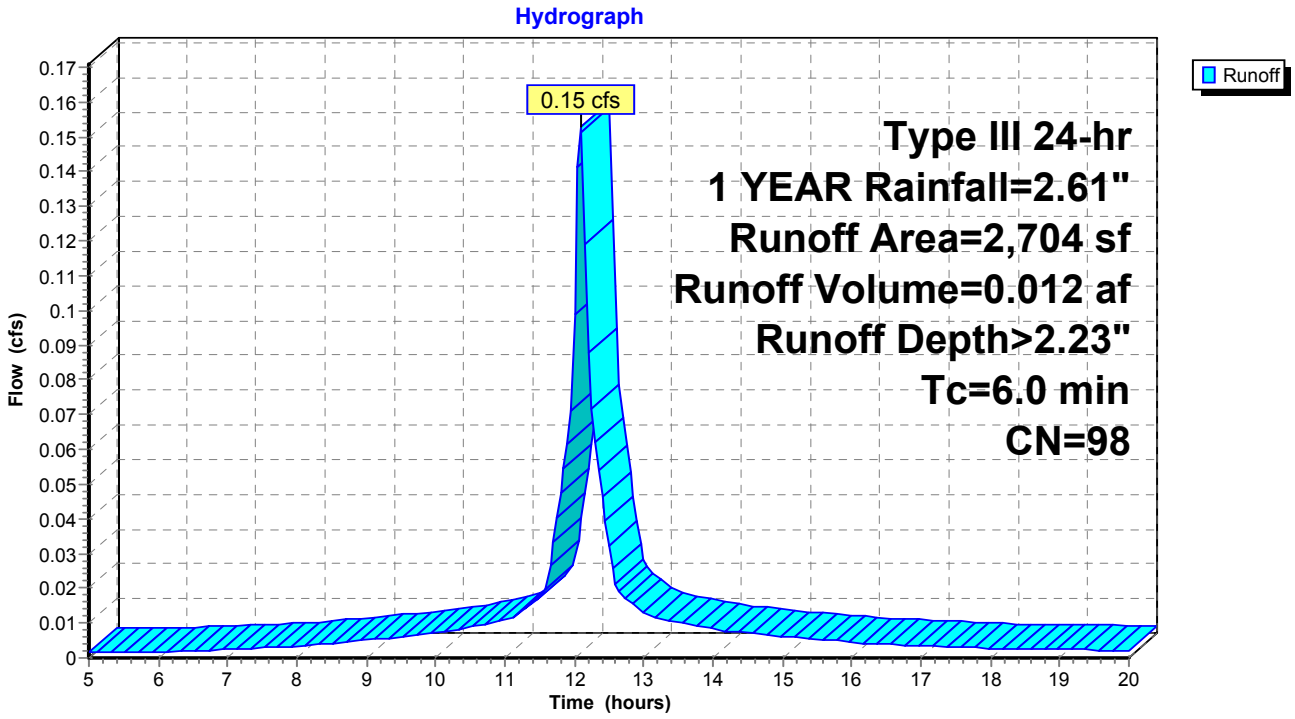
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,704 | 98 | Paved parking, HSG B |
| 2,704 | 98 | Weighted Average |
| 2,704 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-10: DRAINAGE AREA-10



## Summary for Subcatchment DA-11: DRAINAGE AREA-11

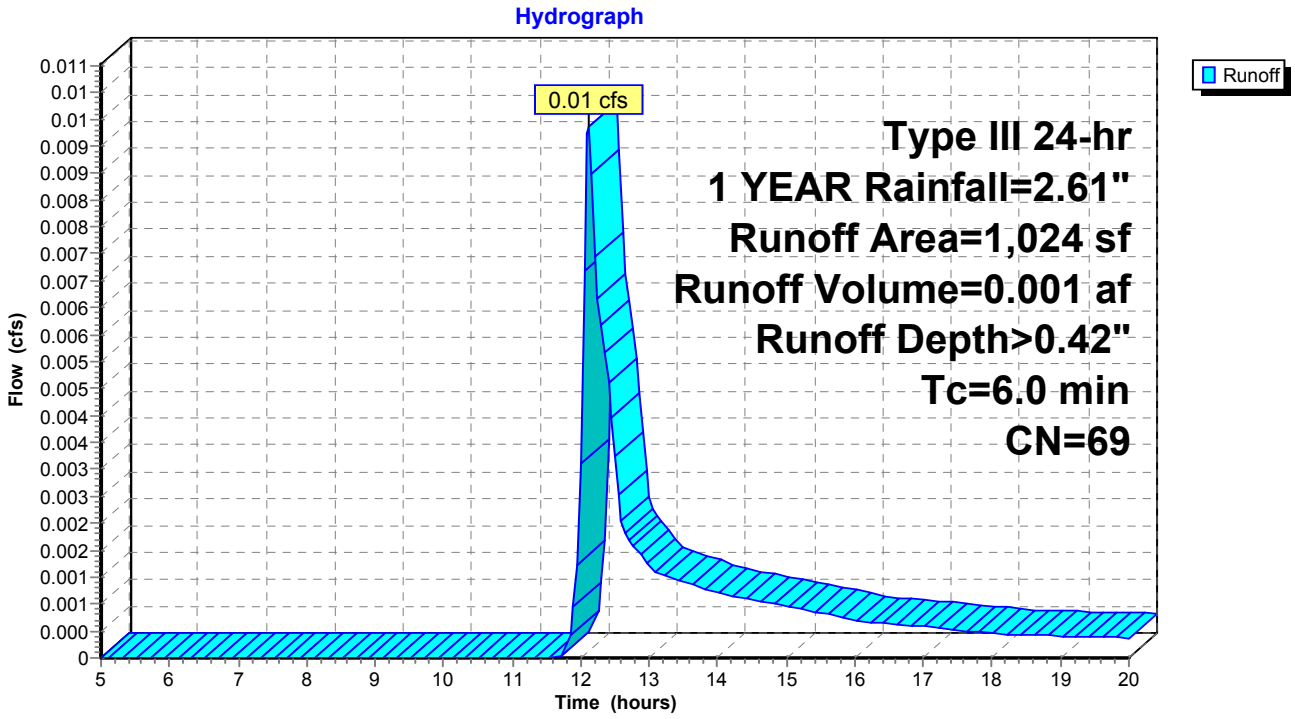
Runoff = 0.01 cfs @ 12.11 hrs, Volume= 0.001 af, Depth> 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 1,024 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 1,024 | 69 | Weighted Average |
| 1,024 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-11: DRAINAGE AREA-11



## Summary for Subcatchment DA-12: DRAINAGE AREA-12

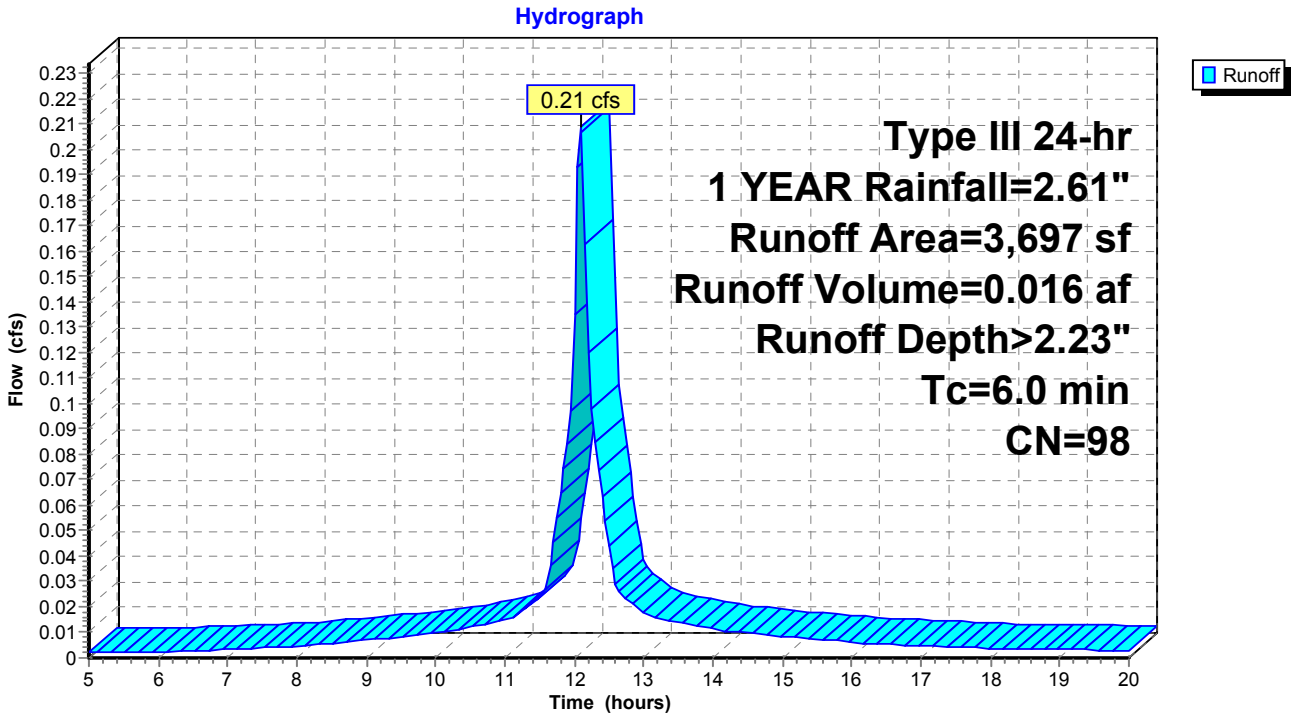
Runoff = 0.21 cfs @ 12.09 hrs, Volume= 0.016 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,697 | 98 | Paved parking, HSG B |
| 3,697 | 98 | Weighted Average |
| 3,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-12: DRAINAGE AREA-12



## Summary for Subcatchment DA-13: DRAINAGE AREA-13

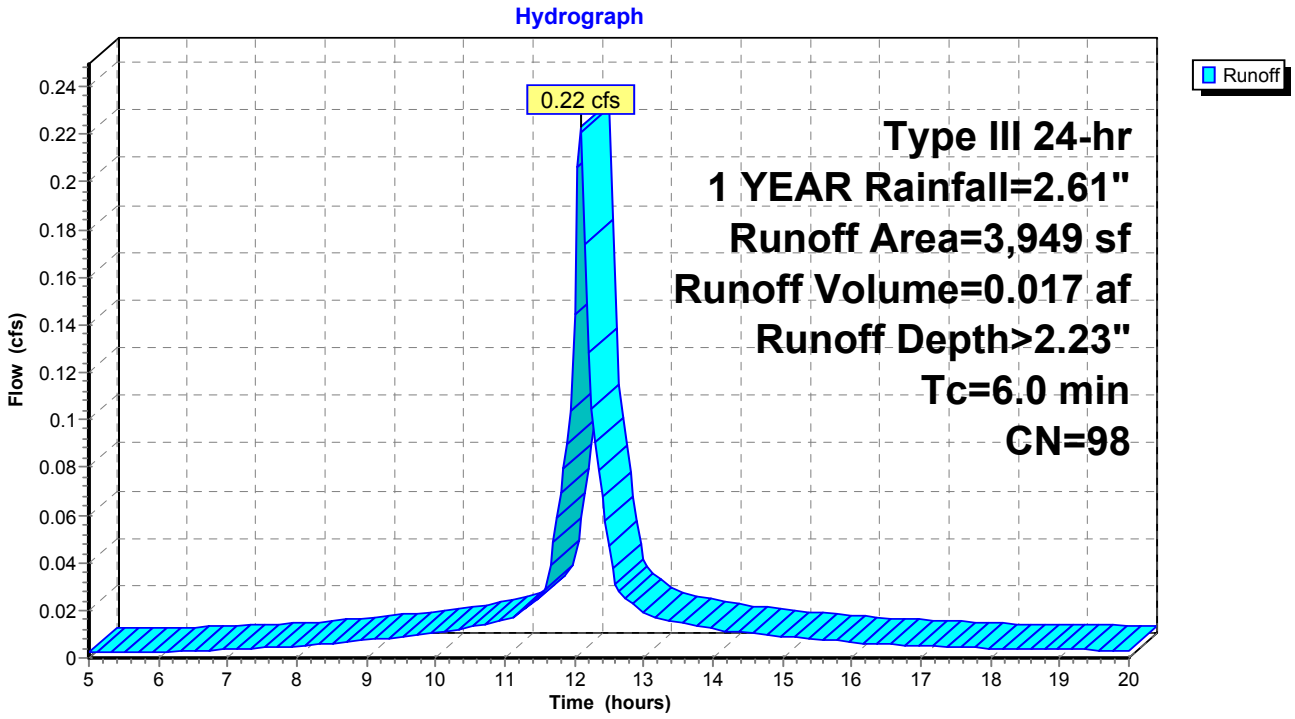
Runoff = 0.22 cfs @ 12.09 hrs, Volume= 0.017 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-13: DRAINAGE AREA-13



## Summary for Subcatchment DA-14: DRAINAGE AREA-14

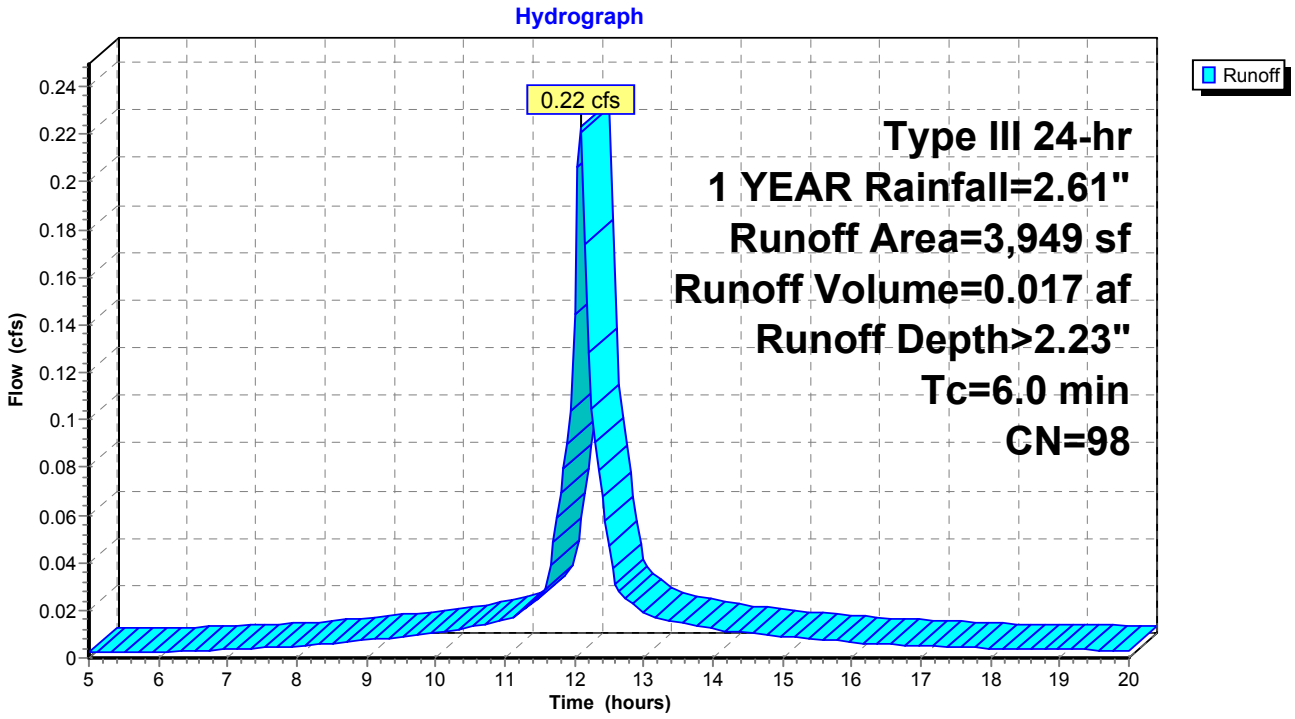
Runoff = 0.22 cfs @ 12.09 hrs, Volume= 0.017 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-14: DRAINAGE AREA-14



## Summary for Subcatchment DA-15: DRAINAGE AREA-15

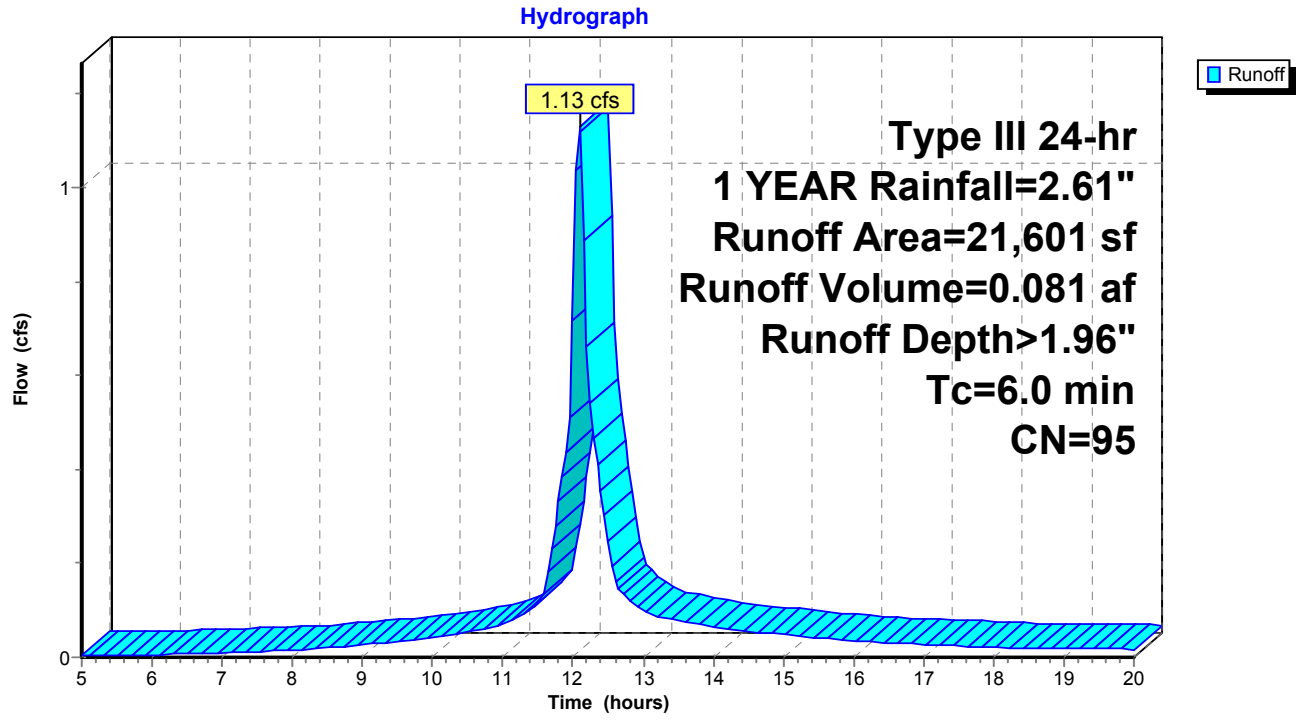
Runoff = 1.13 cfs @ 12.09 hrs, Volume= 0.081 af, Depth> 1.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 2,309 | 69 | 50-75% Grass cover, Fair, HSG B |
| 19,292 | 98 | Paved parking, HSG B |
| 21,601 | 95 | Weighted Average |
| 2,309 | | 10.69% Pervious Area |
| 19,292 | | 89.31% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-15: DRAINAGE AREA-15



## Summary for Subcatchment DA-16: DRAINAGE AREA-16

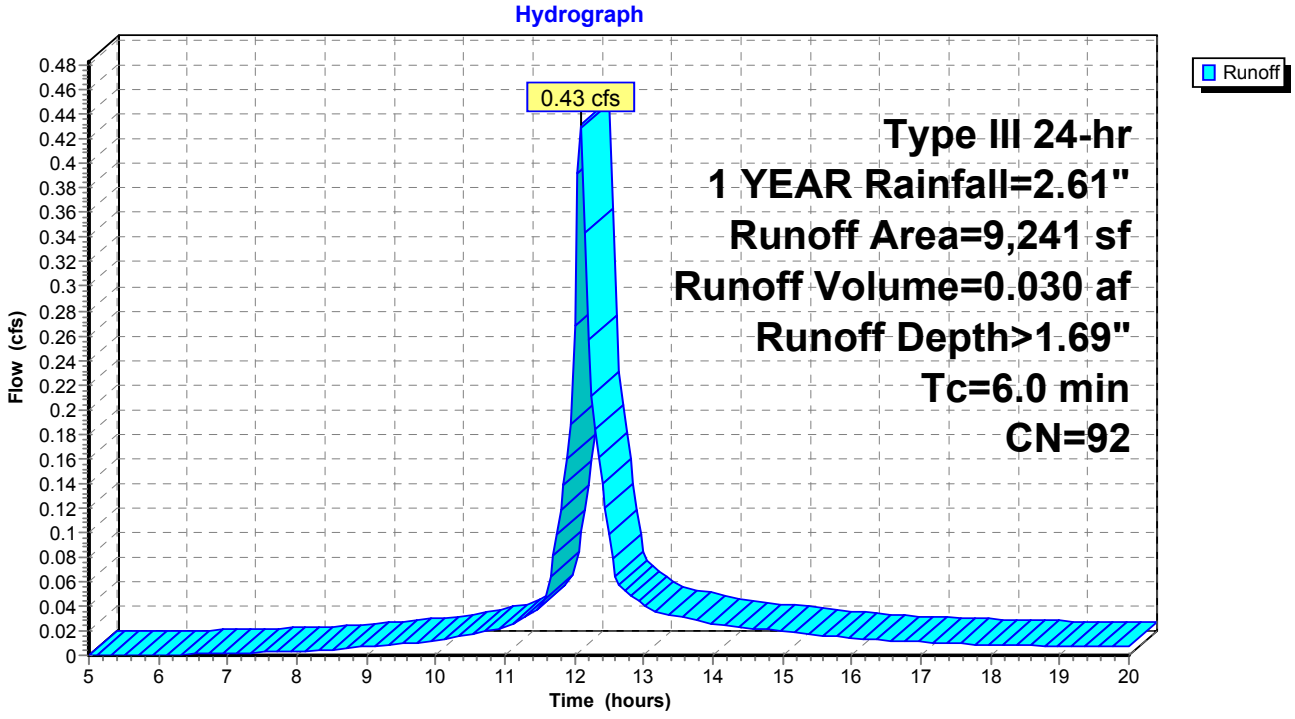
Runoff = 0.43 cfs @ 12.09 hrs, Volume= 0.030 af, Depth> 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 1,856 | 69 | 50-75% Grass cover, Fair, HSG B |
| 7,385 | 98 | Paved parking, HSG B |
| 9,241 | 92 | Weighted Average |
| 1,856 | | 20.08% Pervious Area |
| 7,385 | | 79.92% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-16: DRAINAGE AREA-16



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

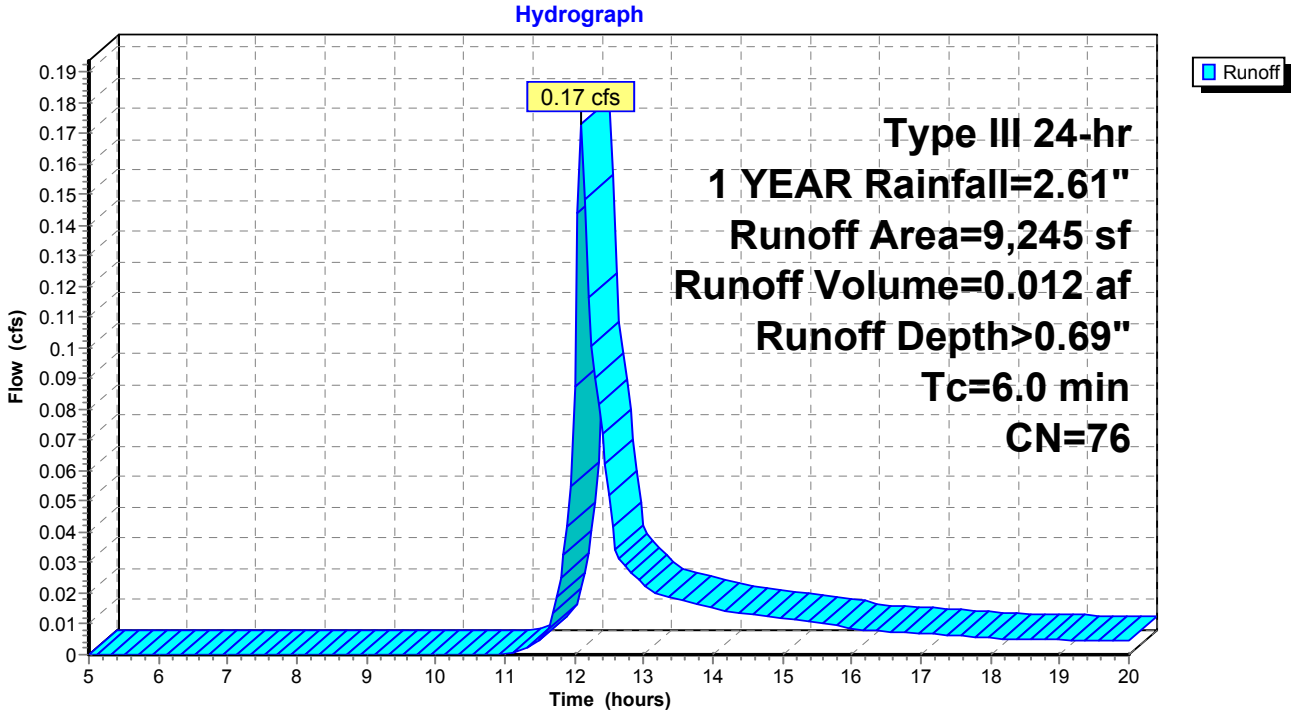
Runoff = 0.17 cfs @ 12.10 hrs, Volume= 0.012 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 2,617 | 65 | Woods/grass comb., Fair, HSG B |
| 3,909 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,719 | 98 | Paved parking, HSG B |
| 9,245 | 76 | Weighted Average |
| 6,526 | | 70.59% Pervious Area |
| 2,719 | | 29.41% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

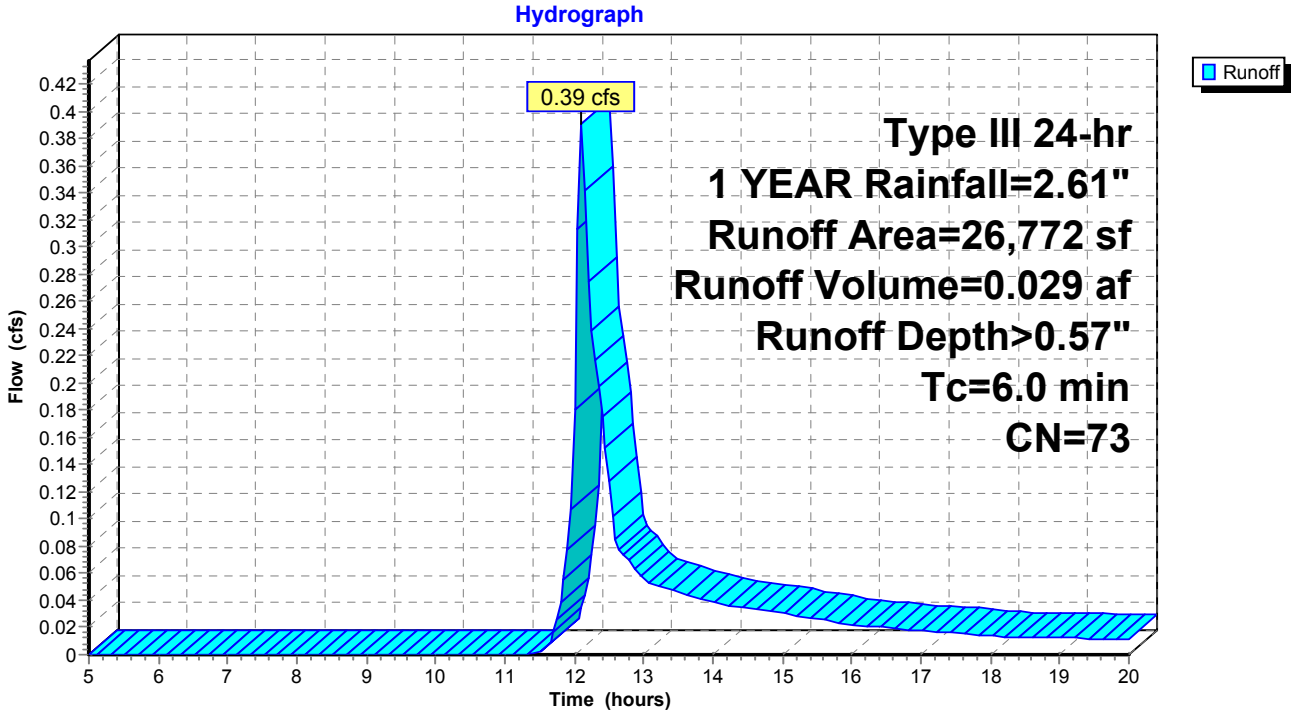
Runoff = 0.39 cfs @ 12.11 hrs, Volume= 0.029 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 11,839 | 65 | Woods/grass comb., Fair, HSG B |
| 9,720 | 69 | 50-75% Grass cover, Fair, HSG B |
| 5,213 | 98 | Paved parking, HSG B |
| 26,772 | 73 | Weighted Average |
| 21,559 | | 80.53% Pervious Area |
| 5,213 | | 19.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-3: DRAINAGE AREA-3



## Summary for Subcatchment DA-4: DRAINAGE AREA-4

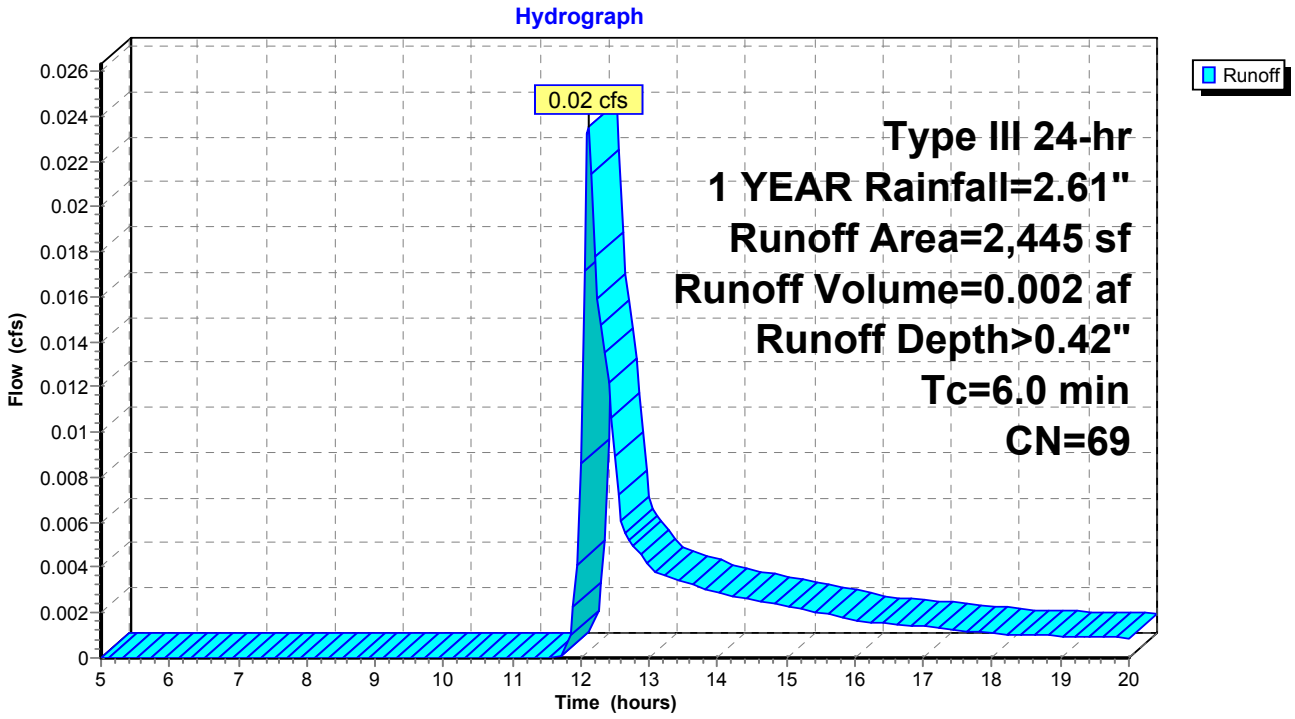
Runoff = 0.02 cfs @ 12.11 hrs, Volume= 0.002 af, Depth> 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 2,445 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 2,445 | 69 | Weighted Average |
| 2,445 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-4: DRAINAGE AREA-4



## Summary for Subcatchment DA-5: DRAINAGE AREA-5

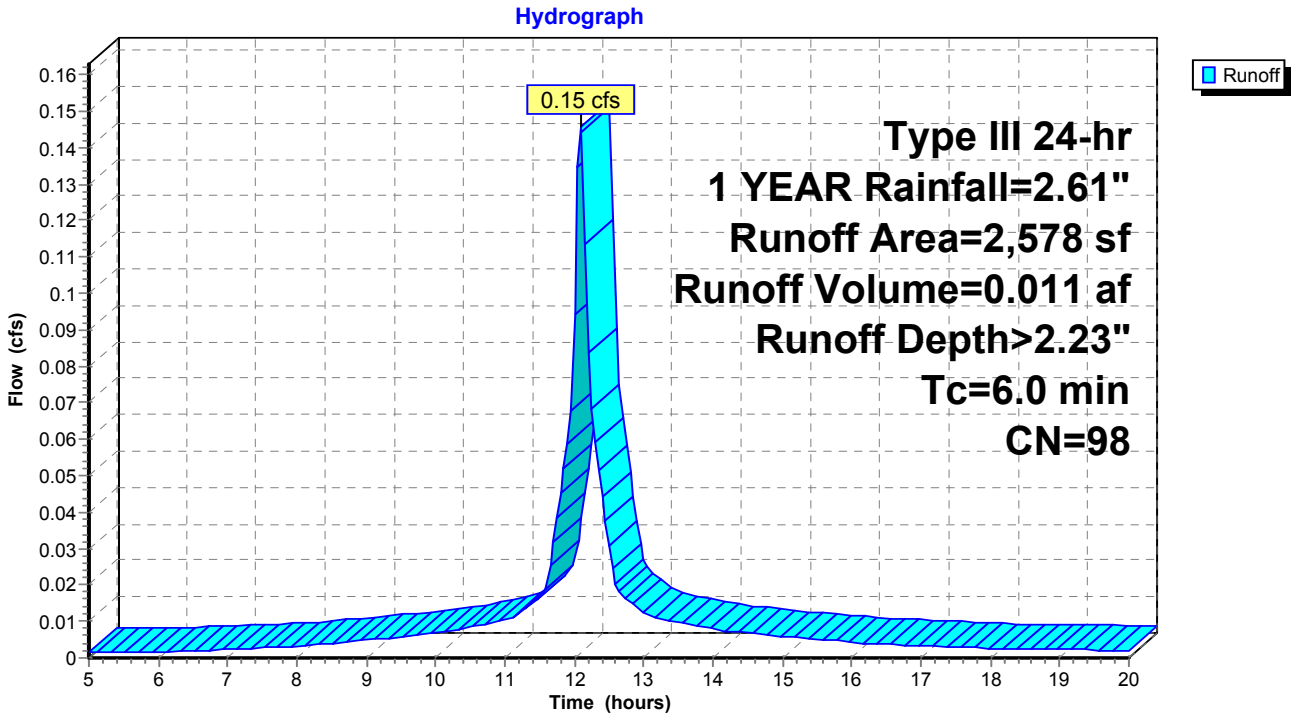
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 0.011 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-5: DRAINAGE AREA-5



## Summary for Subcatchment DA-6: DRAINAGE AREA-6

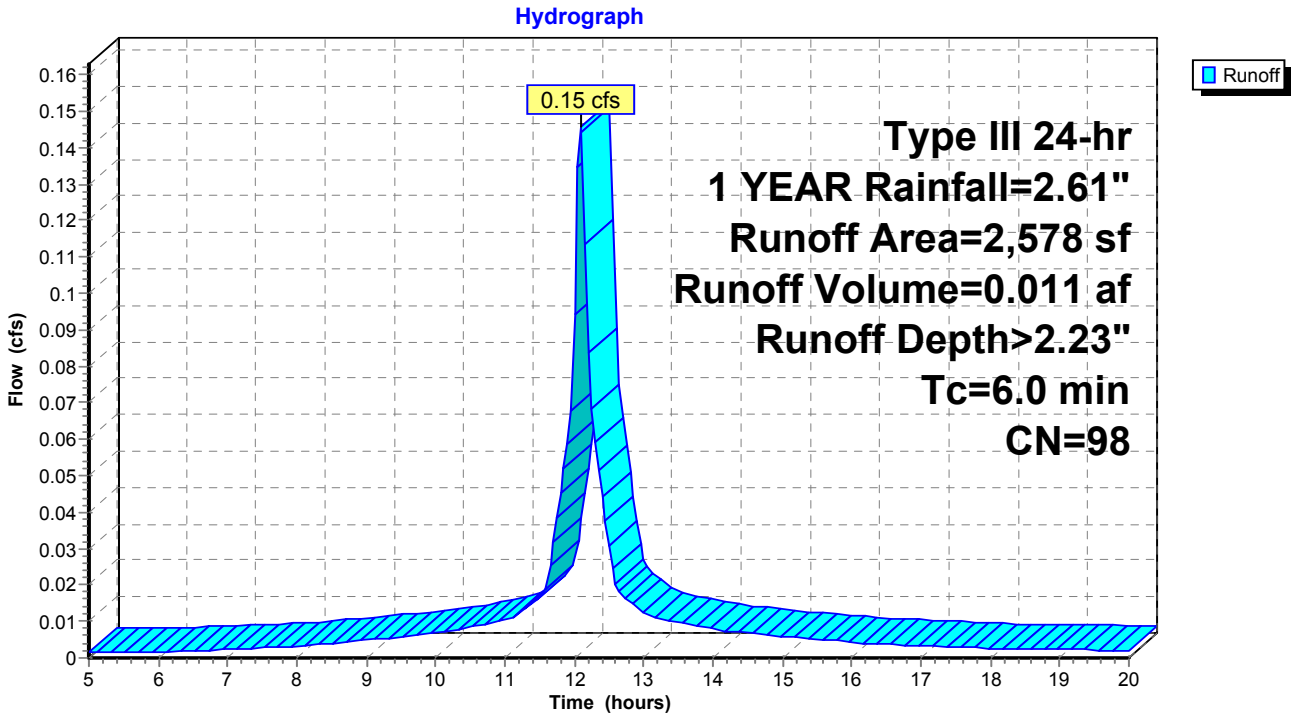
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 0.011 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-6: DRAINAGE AREA-6



## Summary for Subcatchment DA-7: DRAINAGE AREA-7

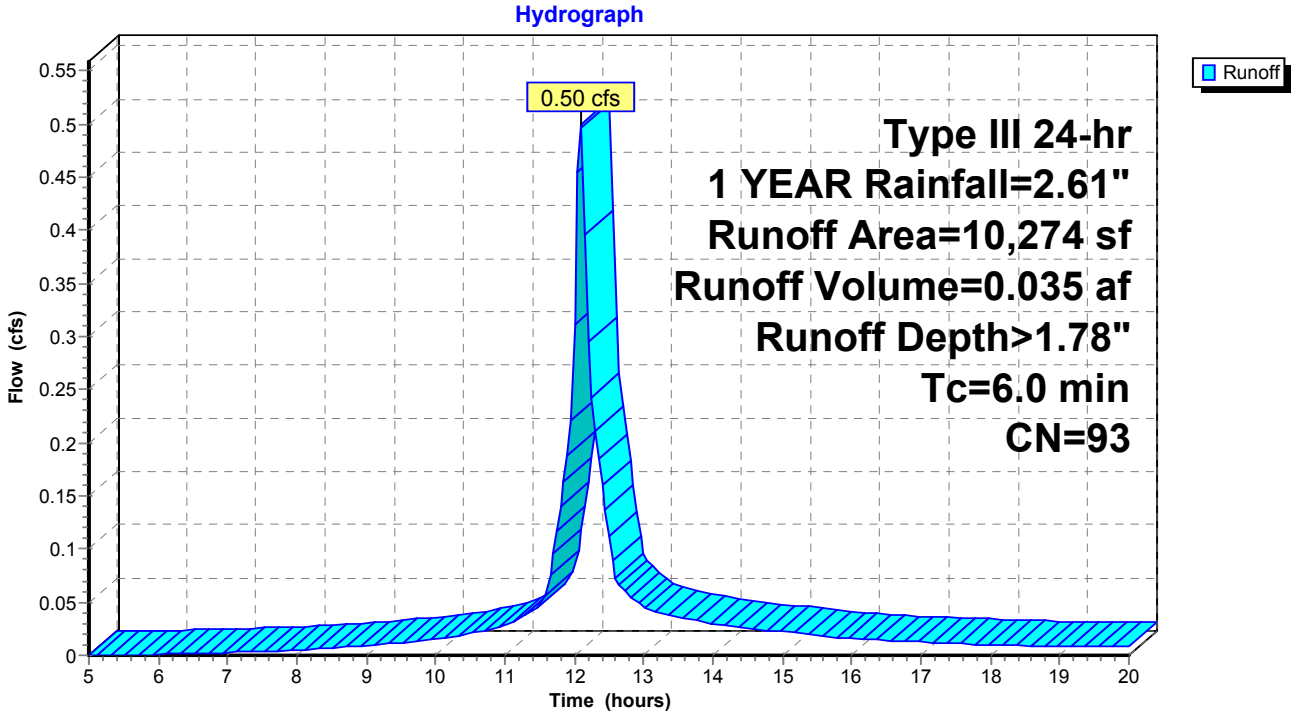
Runoff = 0.50 cfs @ 12.09 hrs, Volume= 0.035 af, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 1,603 | 69 | 50-75% Grass cover, Fair, HSG B |
| 8,671 | 98 | Paved parking, HSG B |
| 10,274 | 93 | Weighted Average |
| 1,603 | | 15.60% Pervious Area |
| 8,671 | | 84.40% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-7: DRAINAGE AREA-7



## Summary for Subcatchment DA-8: DRAINAGE AREA-8

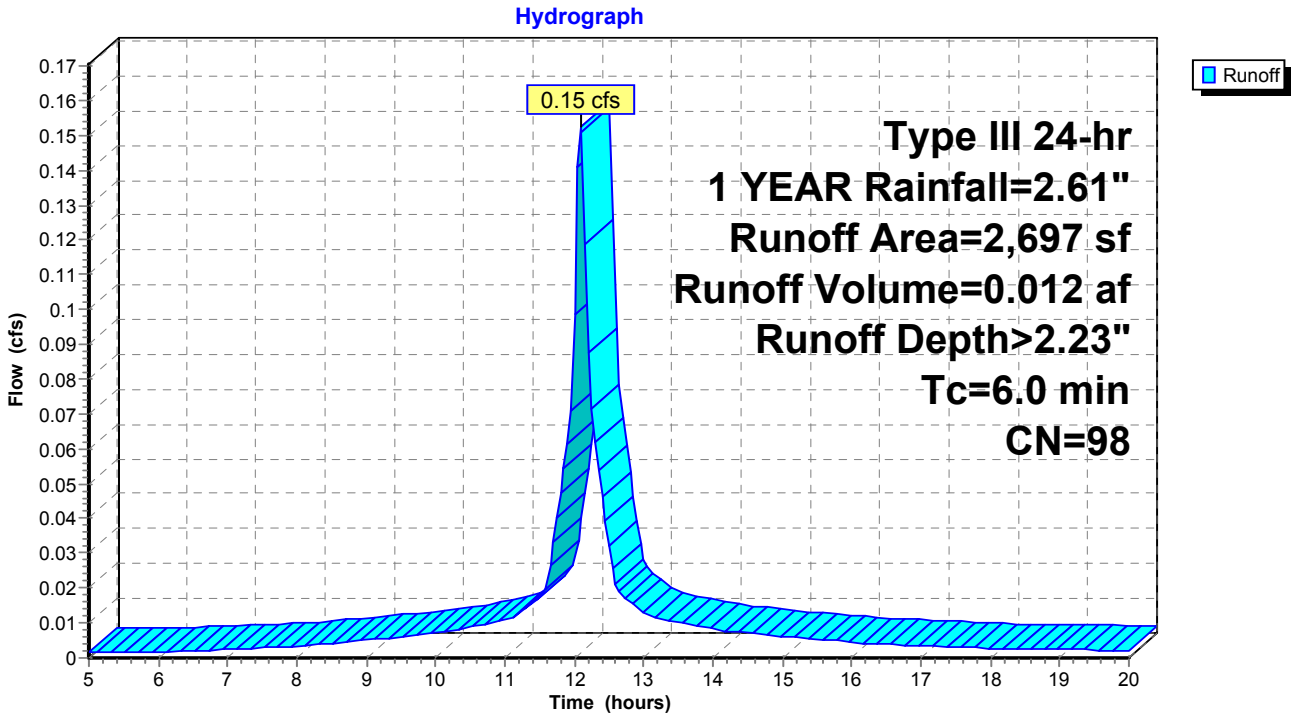
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,697 | 98 | Paved parking, HSG B |
| 2,697 | 98 | Weighted Average |
| 2,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-8: DRAINAGE AREA-8



## Summary for Subcatchment DA-9: DRAINAGE AREA-9

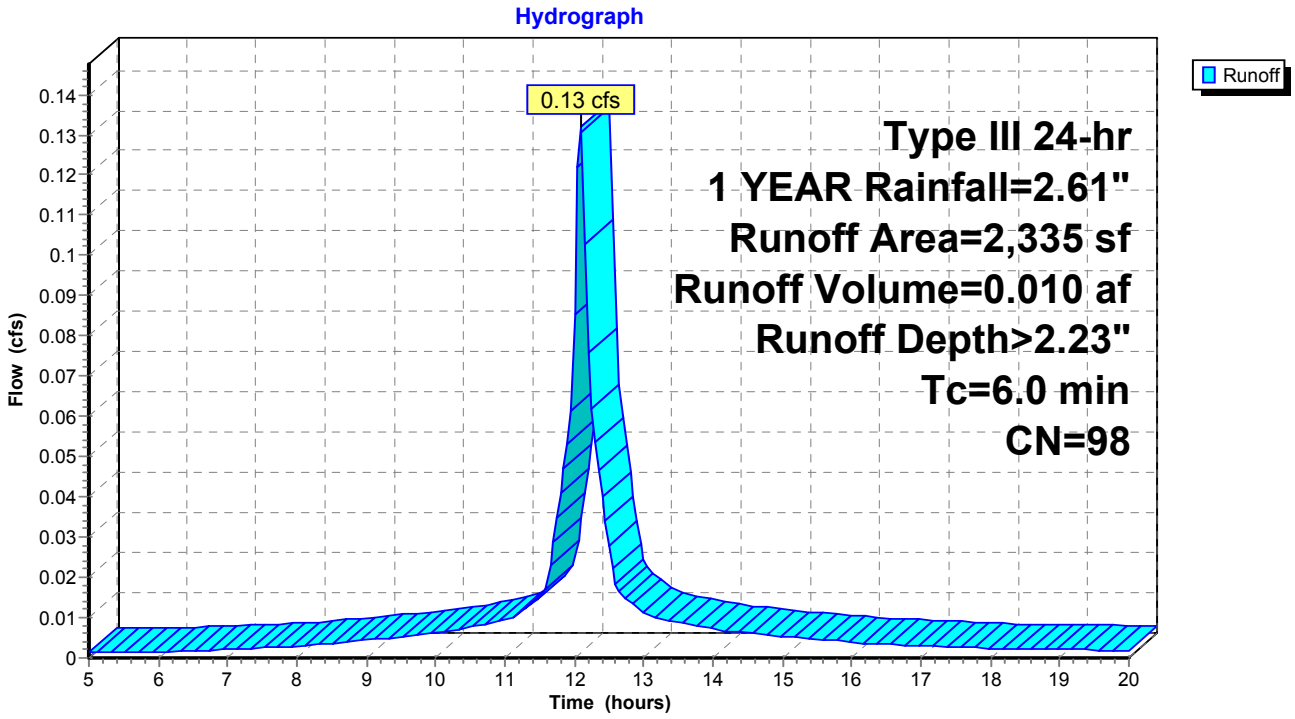
Runoff = 0.13 cfs @ 12.09 hrs, Volume= 0.010 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YEAR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,335 | 98 | Paved parking, HSG B |
| 2,335 | 98 | Weighted Average |
| 2,335 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-9: DRAINAGE AREA-9

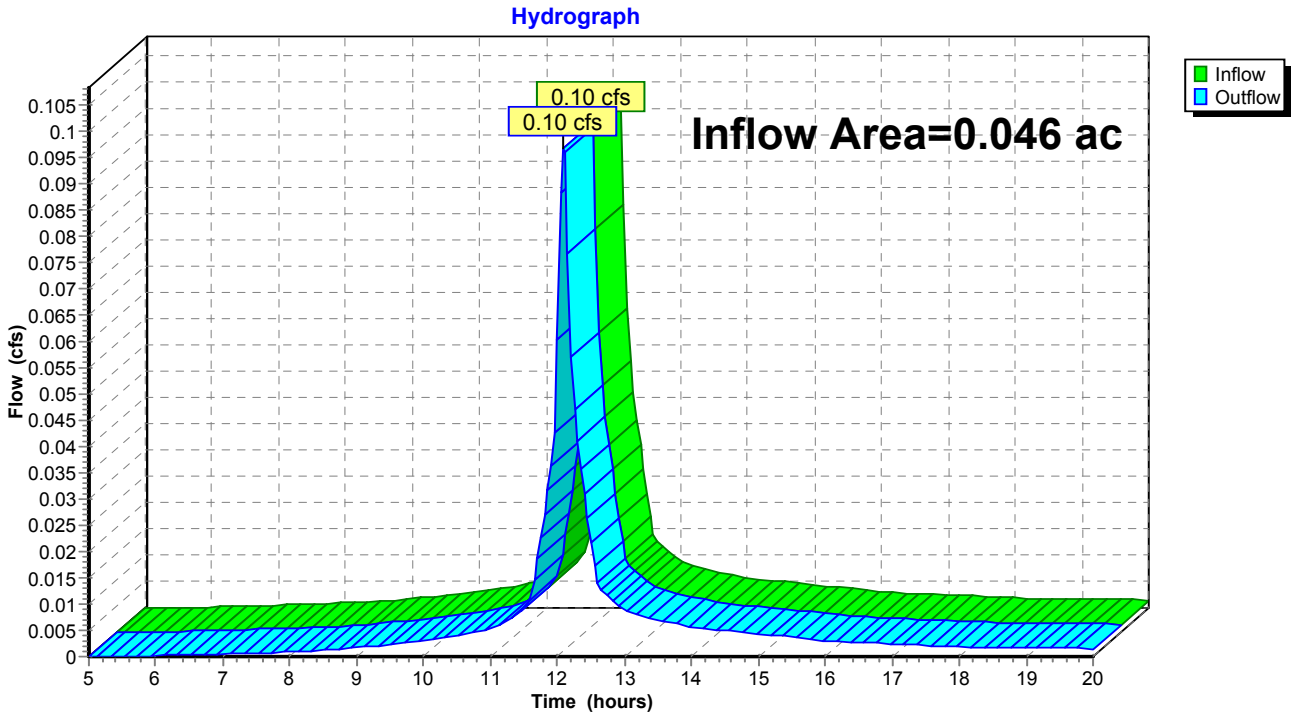


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.046 ac, 82.78% Impervious, Inflow Depth > 1.78" for 1 YEAR event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.007 af
Outflow = 0.10 cfs @ 12.09 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

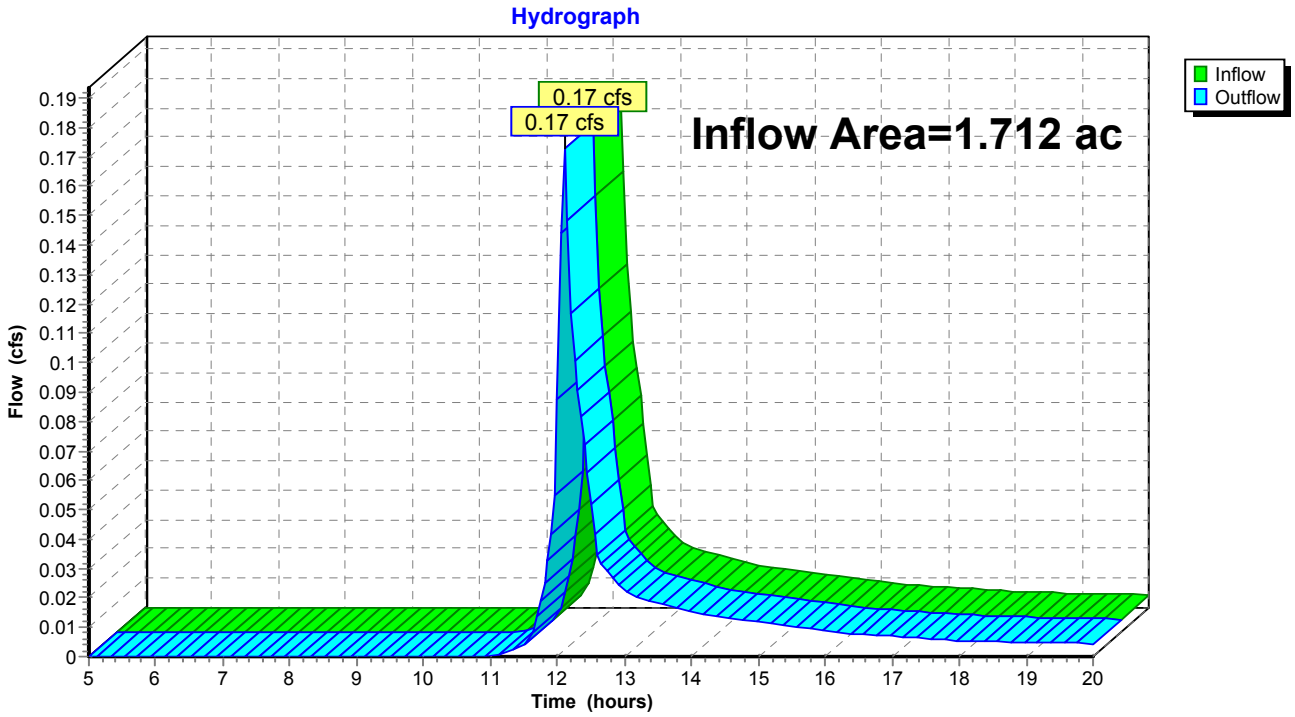


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.712 ac, 80.24% Impervious, Inflow Depth > 0.09" for 1 YEAR event
Inflow = 0.17 cfs @ 12.10 hrs, Volume= 0.012 af
Outflow = 0.17 cfs @ 12.10 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

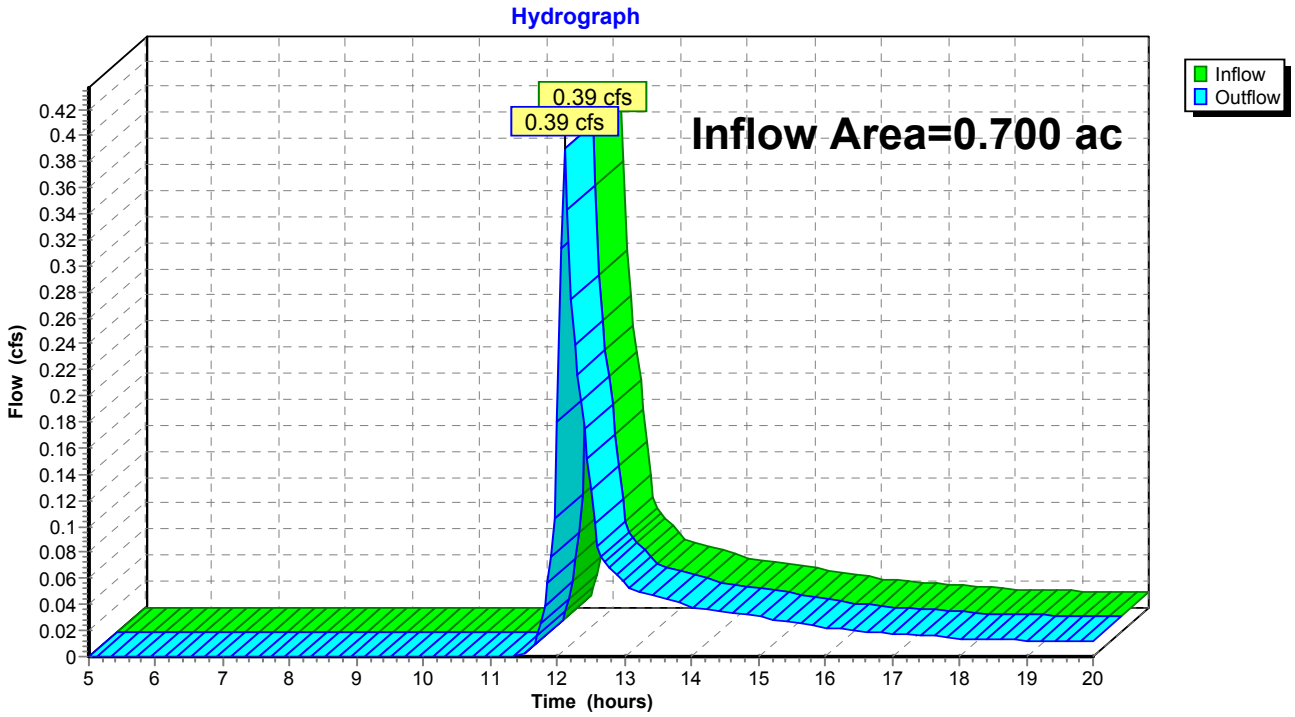


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 0.700 ac, 25.96% Impervious, Inflow Depth > 0.50" for 1 YEAR event
Inflow = 0.39 cfs @ 12.11 hrs, Volume= 0.029 af
Outflow = 0.39 cfs @ 12.11 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Pond BIO-1: BIO RETETION 1

Inflow Area = 0.115 ac, 51.32% Impervious, Inflow Depth > 1.35" for 1 YEAR event
Inflow = 0.17 cfs @ 12.09 hrs, Volume= 0.013 af
Outflow = 0.17 cfs @ 12.10 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.5 min
Discarded = 0.17 cfs @ 12.10 hrs, Volume= 0.013 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 111.35' @ 12.10 hrs Surf.Area= 537 sf Storage= 5 cf

Plug-Flow detention time=0.5 min calculated for 0.013 af (100% of inflow)
Center-of-Mass det. time=0.4 min ( 756.8 - 756.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 111.34' | 841 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

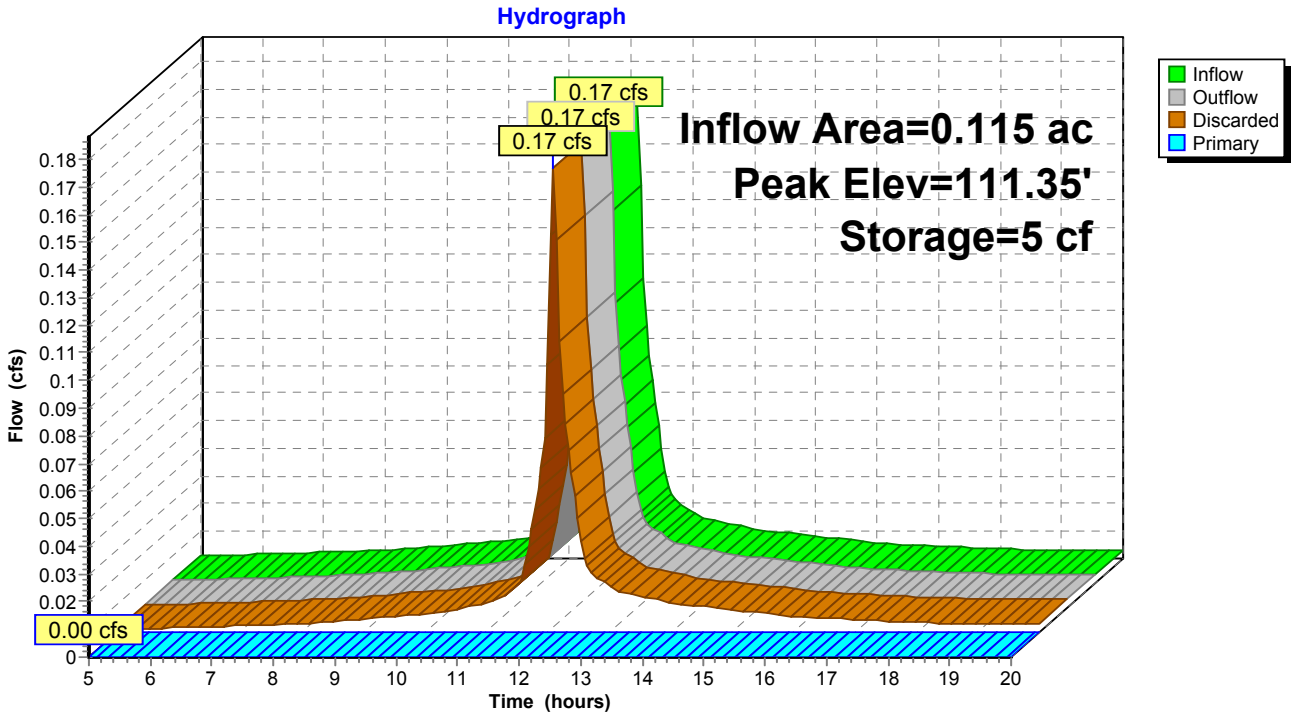
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 111.34 | 534 | 0 | 0 |
| 112.00 | 764 | 428 | 428 |
| 112.50 | 885 | 412 | 841 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 111.34' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 112.00' | **10.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.22 cfs @ 12.10 hrs HW=111.35' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.22 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=111.34' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-1: BIO RETETION 1



## Summary for Pond BIO-2: BIO RETENTION-2

Inflow Area = 0.086 ac, 72.53% Impervious, Inflow Depth > 1.73" for 1 YEAR event
Inflow = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af
Outflow = 0.07 cfs @ 12.27 hrs, Volume= 0.012 af, Atten= 54%, Lag= 11.0 min
Discarded = 0.07 cfs @ 12.27 hrs, Volume= 0.012 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 94.50' @ 12.27 hrs Surf.Area= 320 sf Storage= 53 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 3.2 min ( 750.9 - 747.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 94.33' | 416 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

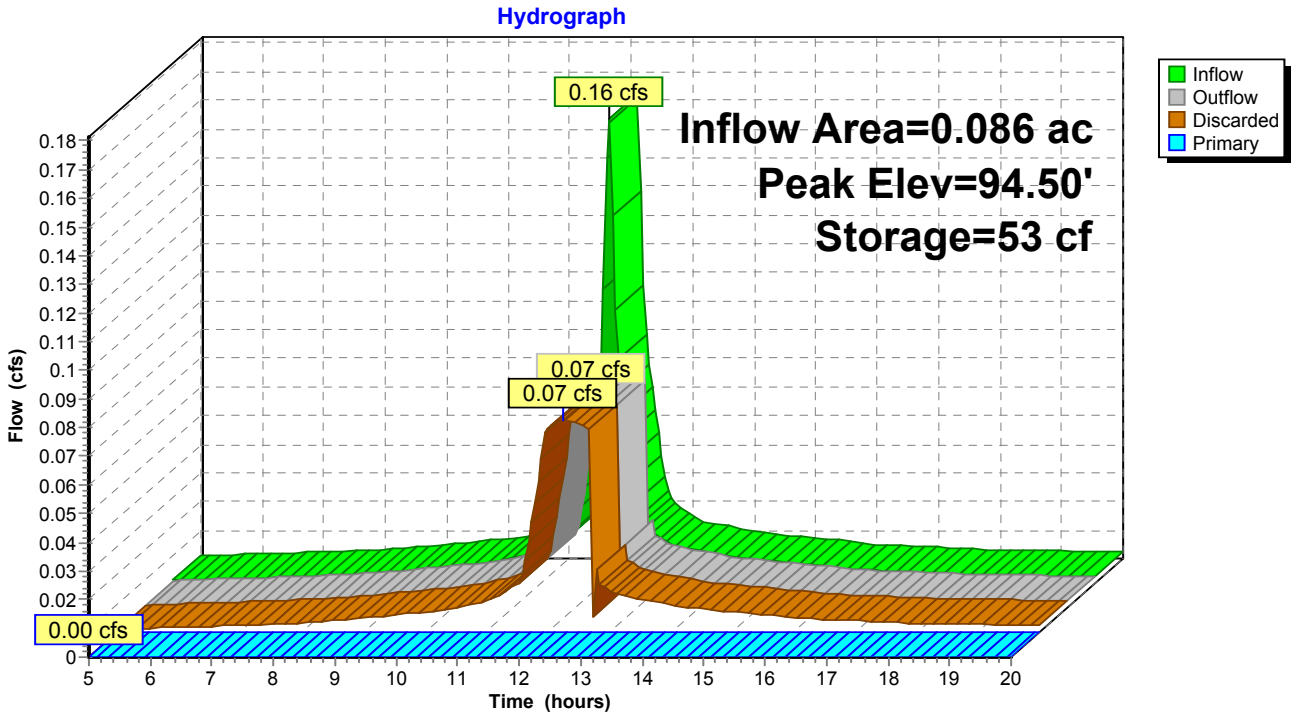
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 94.33 | 305 | 0 | 0 |
| 95.00 | 365 | 224 | 224 |
| 95.50 | 400 | 191 | 416 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 94.33' | **10.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 95.00' | **15.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.07 cfs @ 12.27 hrs HW=94.50' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=94.33' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-2: BIO RETENTION-2



## Summary for Pond CB-1: CATCH BASIN 1

Inflow Area = 0.327 ac, 69.85% Impervious, Inflow Depth > 1.09" for 1 YEAR event
Inflow = 0.43 cfs @ 12.09 hrs, Volume= 0.030 af
Outflow = 0.43 cfs @ 12.09 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.2 min
Primary = 0.43 cfs @ 12.09 hrs, Volume= 0.029 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.38' @ 12.09 hrs Surf.Area= 8 sf Storage= 24 cf
Flood Elev= 109.90' Surf.Area= 8 sf Storage= 28 cf

Plug-Flow detention time= 10.8 min calculated for 0.029 af (98% of inflow)
Center-of-Mass det. time= 4.9 min ( 778.1 - 773.2 )

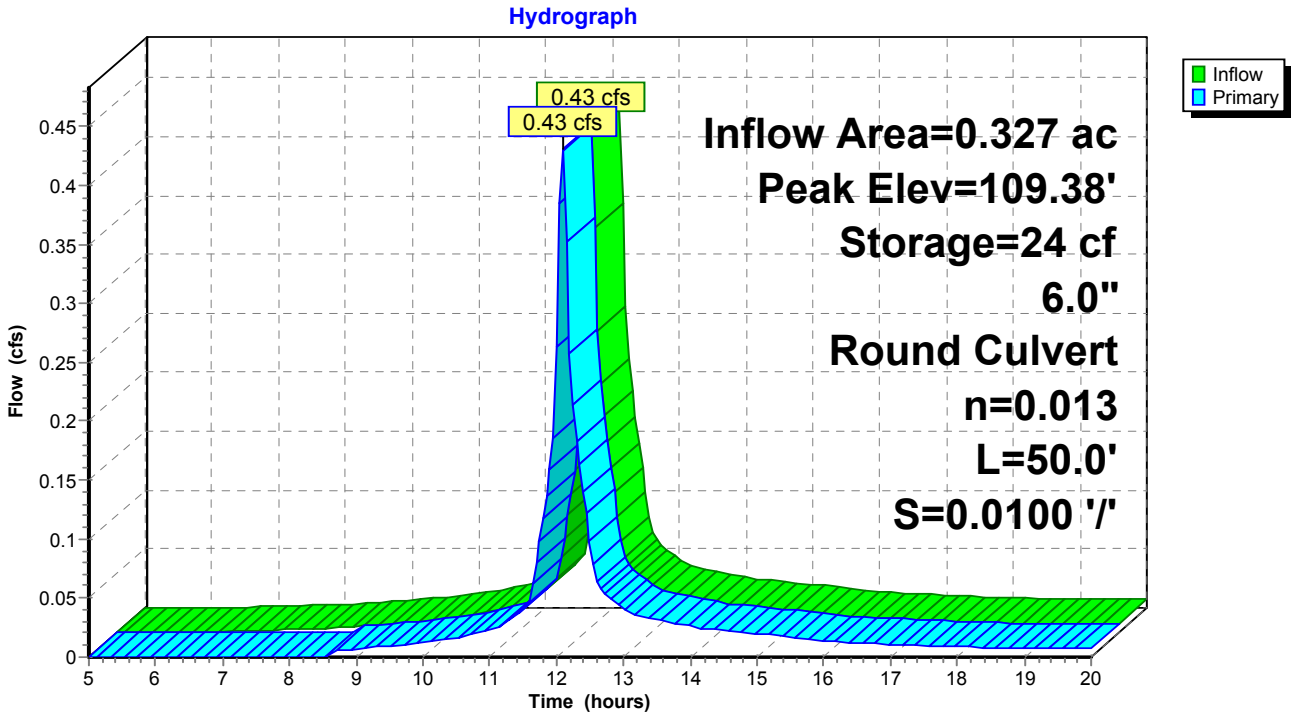
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.40' | 455 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 106.40 | 8 | 0 | 0 |
| 109.90 | 8 | 28 | 28 |
| 110.00 | 87 | 5 | 33 |
| 110.50 | 1,074 | 290 | 323 |
| 110.60 | 1,560 | 132 | 455 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.80' | **6.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.80' / 108.30' S= 0.0100 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Primary OutFlow** Max=0.42 cfs @ 12.09 hrs HW=109.37' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.42 cfs @ 2.16 fps)

## Pond CB-1: CATCH BASIN 1



## Summary for Pond DMH-1: DRAINAGE MANHOLE-1

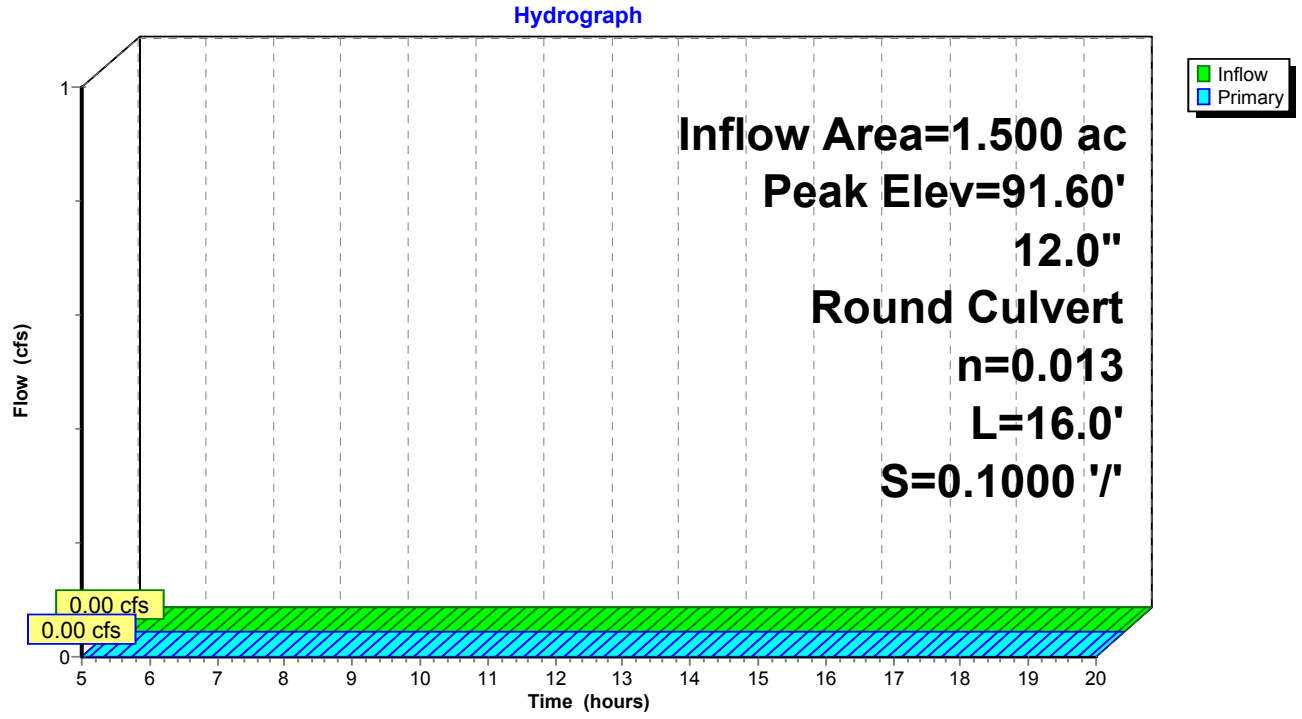
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.00" for 1 YEAR event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 91.60' @ 5.00 hrs
Flood Elev= 96.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 91.60' | **12.0" Round Culvert**<br>L= 16.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 91.60' / 90.00' S= 0.1000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=91.60' (Free Discharge)
**1=Culvert** ( Controls 0.00 cfs)

## Pond DMH-1: DRAINAGE MANHOLE-1



## Summary for Pond DMH-2: DRAINAGE MANHOLE-2

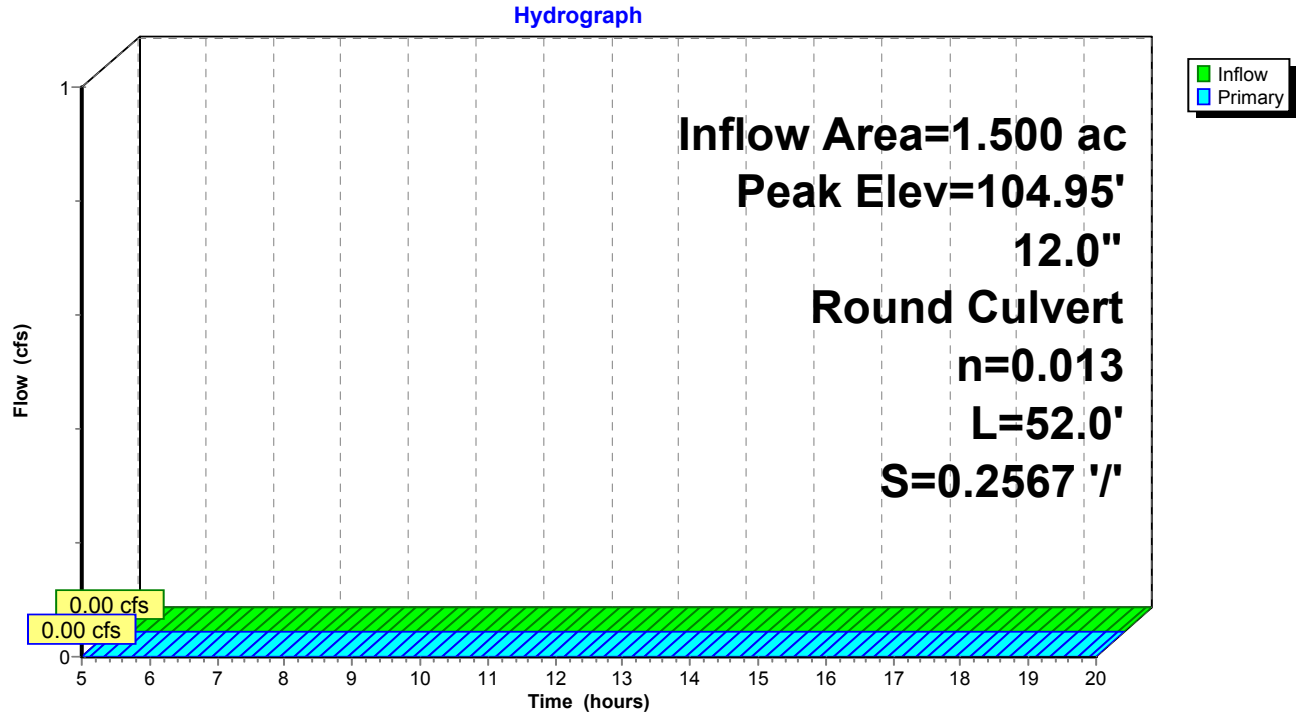
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.00" for 1 YEAR event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 104.95'@ 5.00 hrs
Flood Elev= 112.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 104.95' | **12.0" Round Culvert**<br>L= 52.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 104.95' / 91.60' S= 0.2567 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=104.95' (Free Discharge)
**1=Culvert** ( Controls 0.00 cfs)

## Pond DMH-2: DRAINAGE MANHOLE-2



## Summary for Pond PP-1: POROUS PAVEMENT-1

Inflow Area = 0.411 ac, 91.04% Impervious, Inflow Depth > 1.97" for 1 YEAR event
Inflow = 0.93 cfs @ 12.09 hrs, Volume= 0.067 af
Outflow = 0.93 cfs @ 12.10 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.5 min
Discarded = 0.93 cfs @ 12.10 hrs, Volume= 0.067 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.71' @ 12.10 hrs Surf.Area= 3,448 sf Storage= 24 cf
Flood Elev= 111.36' Surf.Area= 3,448 sf Storage= 3,682 cf

Plug-Flow detention time=0.4 min calculated for 0.067 af (100% of inflow)
Center-of-Mass det. time=0.4 min ( 755.5 - 755.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.69' | 3,682 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>9,206 cf Overall x 40.0% Voids |

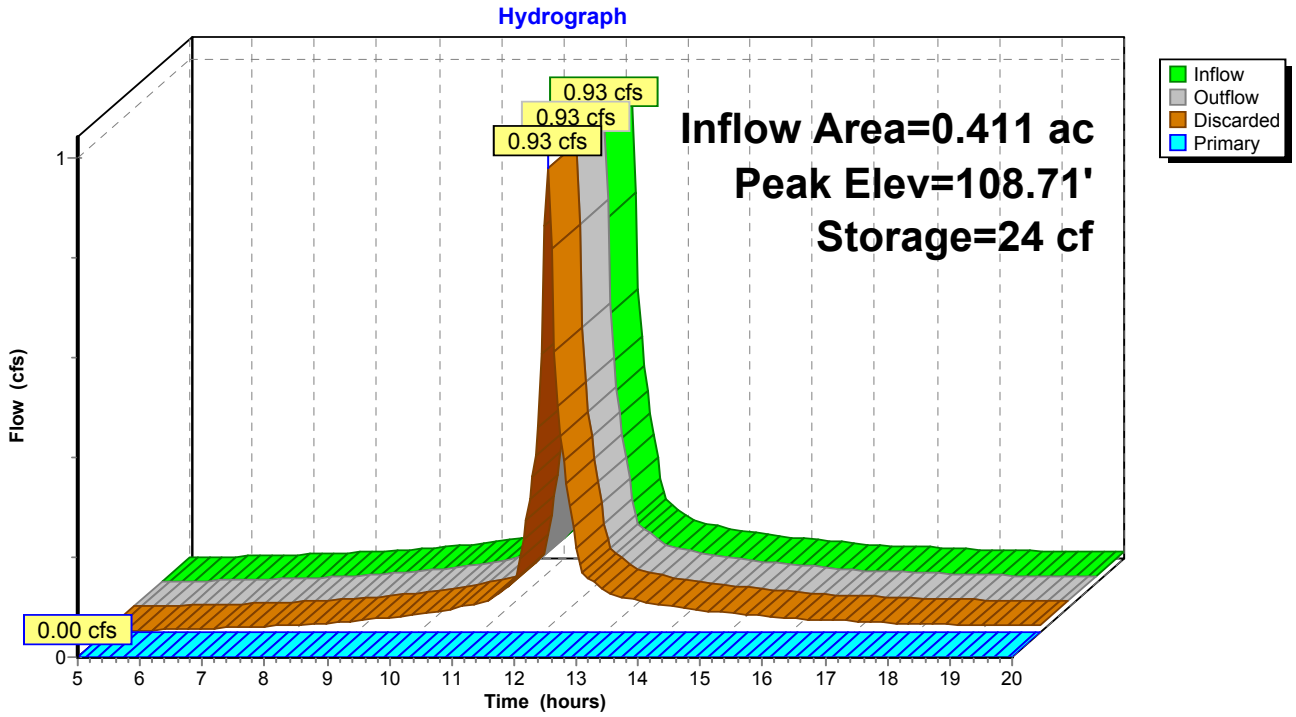
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.69 | 3,448 | 0 | 0 |
| 111.36 | 3,448 | 9,206 | 9,206 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.69' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 109.30' | **0.5" Round Culvert** L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 109.30' / 108.30' S= 0.0149 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.00 sf |

**Discarded OutFlow** Max=1.44 cfs @ 12.10 hrs HW=108.71' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.44 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=108.69' (Free Discharge)
↑—**2=Culvert** ( Controls 0.00 cfs)

## Pond PP-1: POROUS PAVEMENT-1



## Summary for Pond PP-2: POROUS PAVEMENT-1

Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth > 1.28" for 1 YEAR event
Inflow = 2.21 cfs @ 12.09 hrs, Volume= 0.160 af
Outflow = 1.97 cfs @ 12.13 hrs, Volume= 0.160 af, Atten= 11%, Lag= 2.2 min
Discarded = 1.97 cfs @ 12.13 hrs, Volume= 0.160 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.17' @ 12.13 hrs Surf.Area= 6,064 sf Storage= 101 cf
Flood Elev= 110.80' Surf.Area= 6,064 sf Storage= 6,476 cf

Plug-Flow detention time=0.6 min calculated for 0.159 af (100% of inflow)
Center-of-Mass det. time=0.5 min ( 757.0 - 756.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.13' | 6,476 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>16,191 cf Overall x 40.0% Voids |

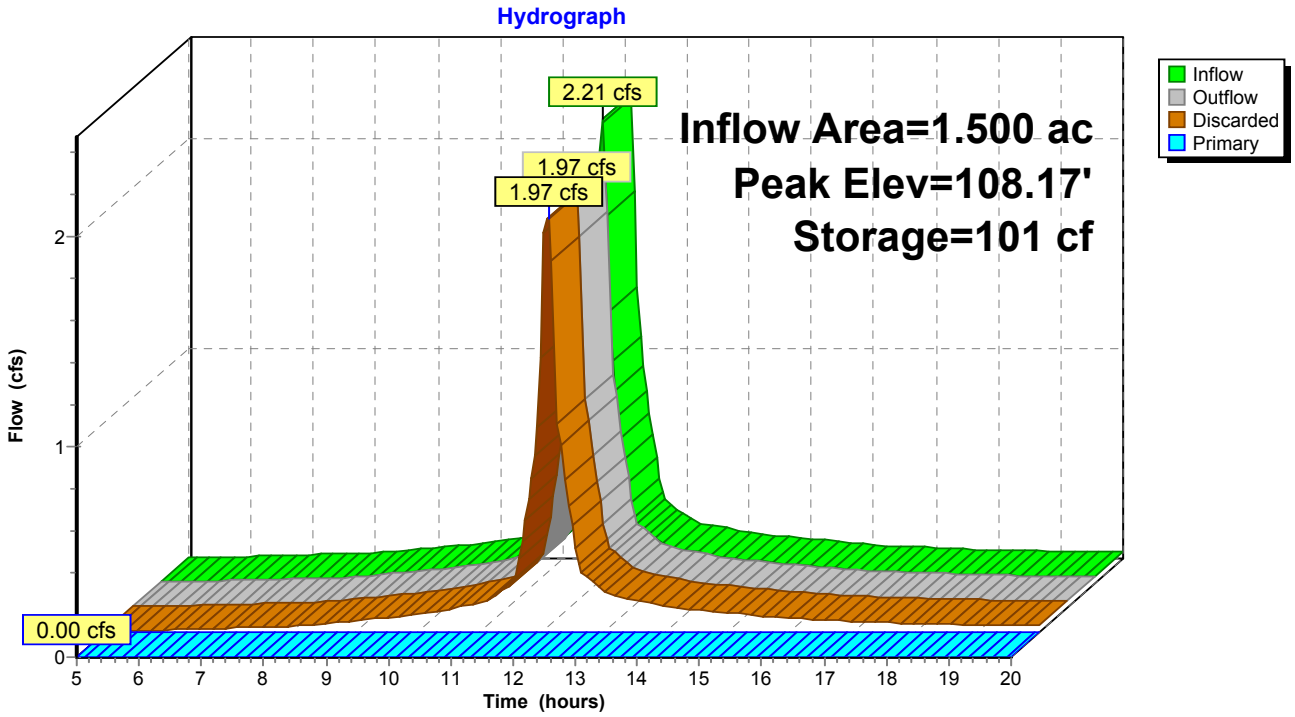
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.13 | 6,064 | 0 | 0 |
| 110.80 | 6,064 | 16,191 | 16,191 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.13' | **14.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 108.30' | **12.0" Round Culvert**<br>L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 104.95' S= 0.0500 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 108.30' | **6.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 108.30' S= 0.0000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Discarded OutFlow** Max=1.97 cfs @ 12.13 hrs HW=108.17' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.97 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=108.13' (Free Discharge)
↑—**2=Culvert** ( Controls 0.00 cfs)
↑—**3=Culvert** ( Controls 0.00 cfs)

## Pond PP-2: POROUS PAVEMENT-1



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

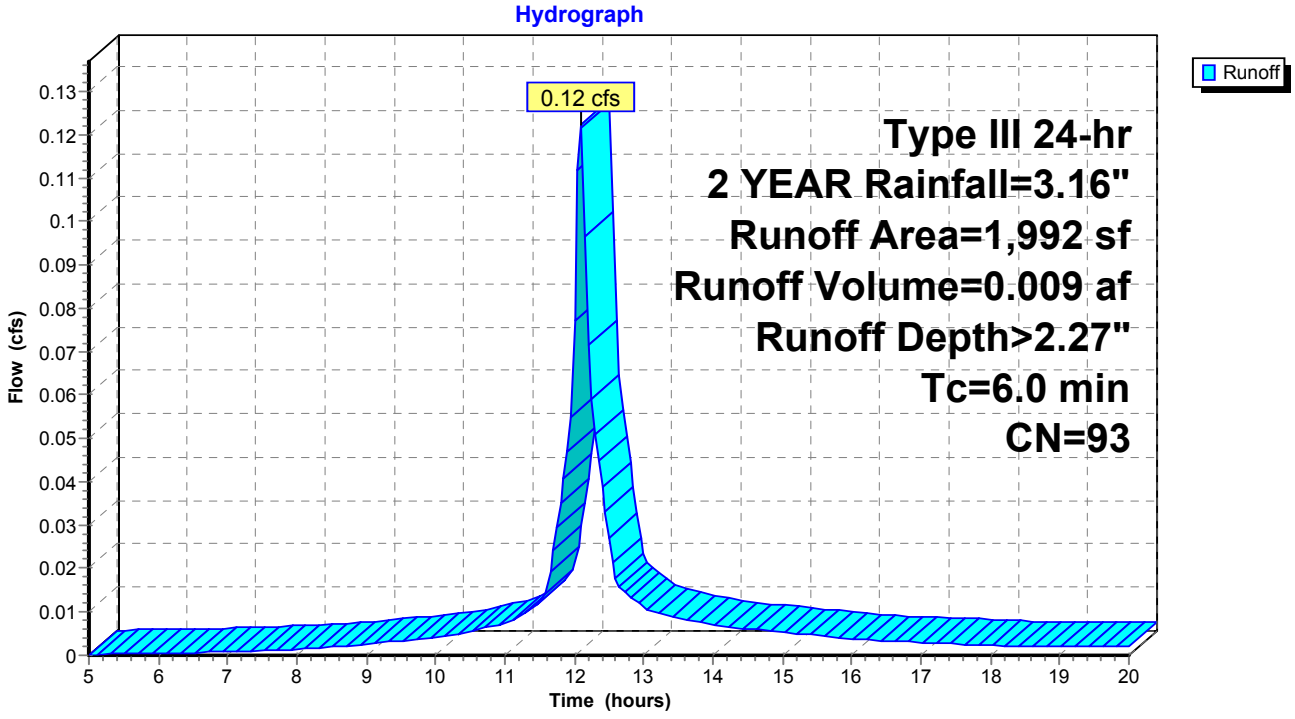
Runoff = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 343 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,649 | 98 | Paved parking, HSG B |
| 1,992 | 93 | Weighted Average |
| 343 | | 17.22% Pervious Area |
| 1,649 | | 82.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-10: DRAINAGE AREA-10

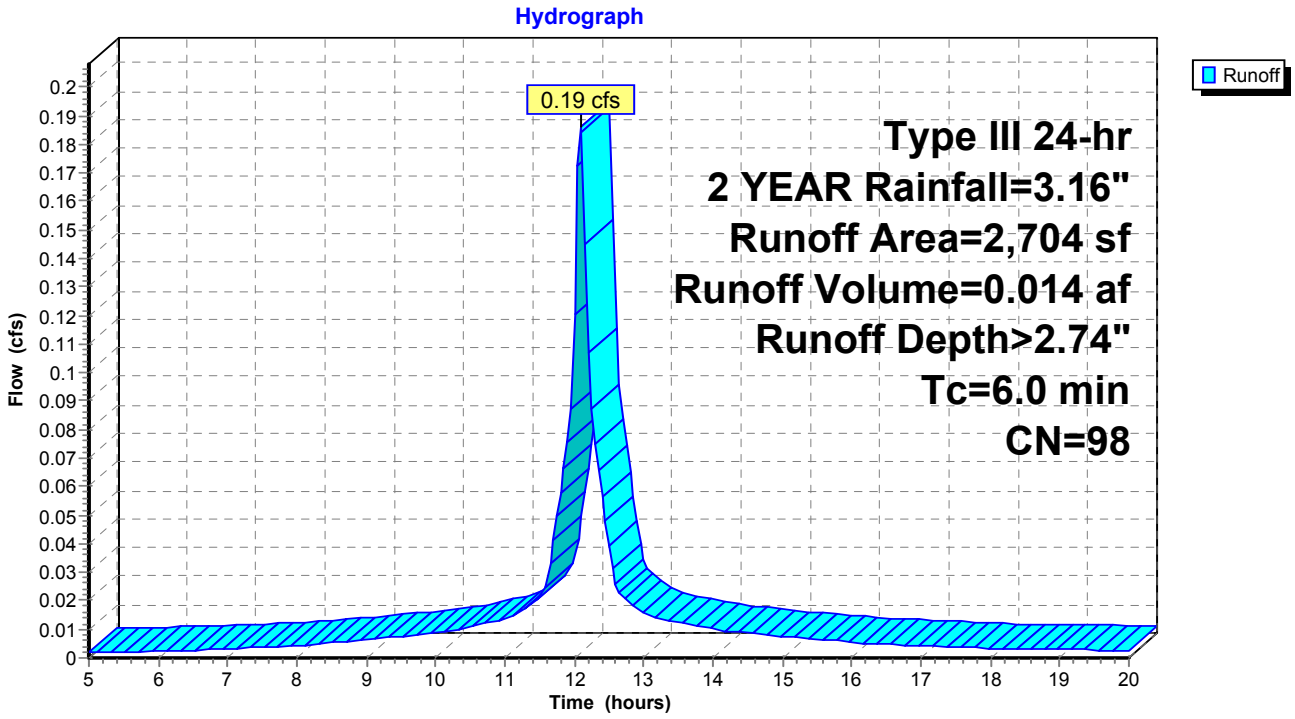
Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,704 | 98 | Paved parking, HSG B |
| 2,704 | 98 | Weighted Average |
| 2,704 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-10: DRAINAGE AREA-10



## Summary for Subcatchment DA-11: DRAINAGE AREA-11

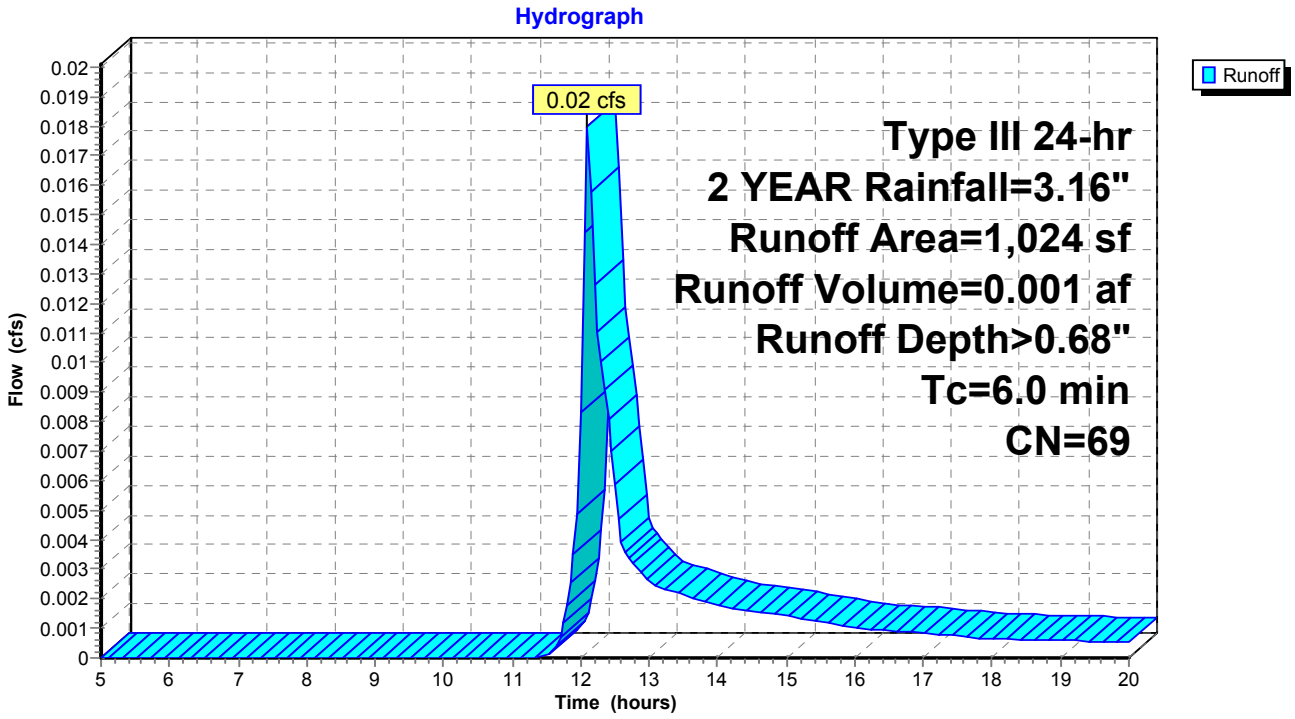
Runoff = 0.02 cfs @ 12.11 hrs, Volume= 0.001 af, Depth> 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 1,024 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 1,024 | 69 | Weighted Average |
| 1,024 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-11: DRAINAGE AREA-11



## Summary for Subcatchment DA-12: DRAINAGE AREA-12

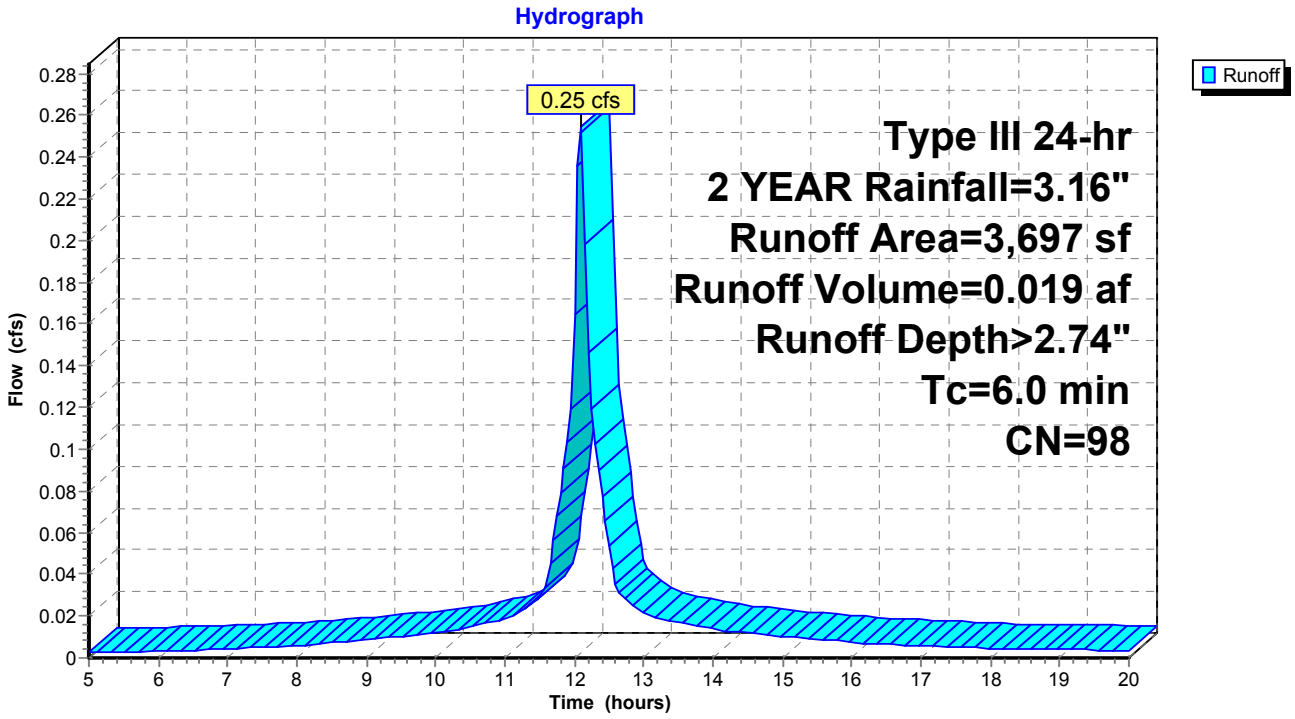
Runoff = 0.25 cfs @ 12.09 hrs, Volume= 0.019 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,697 | 98 | Paved parking, HSG B |
| 3,697 | 98 | Weighted Average |
| 3,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-12: DRAINAGE AREA-12



## Summary for Subcatchment DA-13: DRAINAGE AREA-13

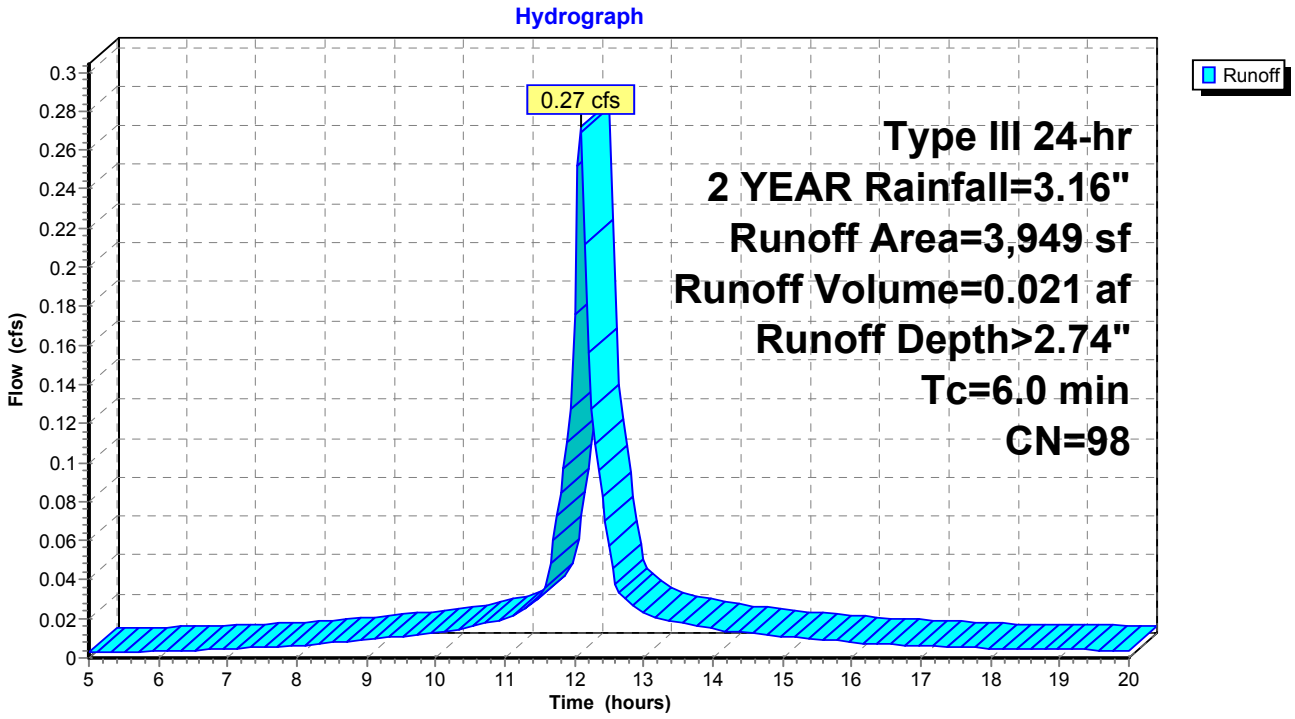
Runoff = 0.27 cfs @ 12.09 hrs, Volume= 0.021 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-13: DRAINAGE AREA-13



## Summary for Subcatchment DA-14: DRAINAGE AREA-14

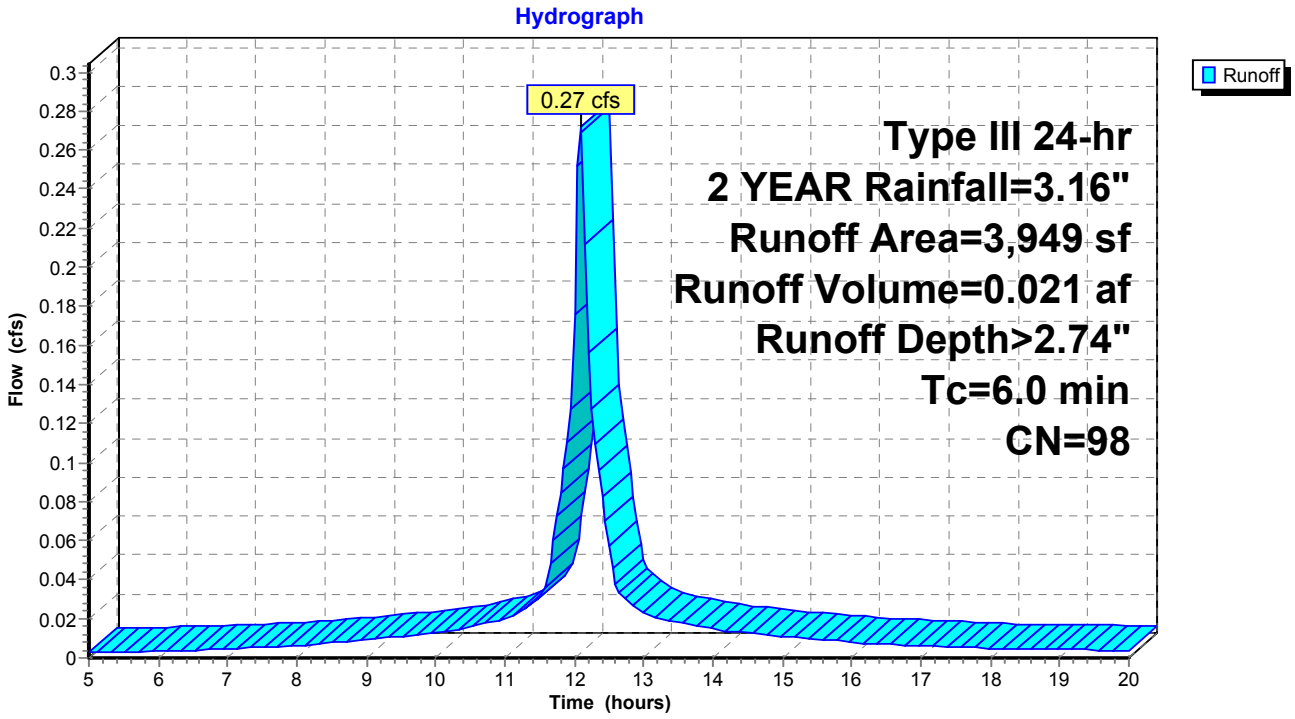
Runoff = 0.27 cfs @ 12.09 hrs, Volume= 0.021 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-14: DRAINAGE AREA-14



## Summary for Subcatchment DA-15: DRAINAGE AREA-15

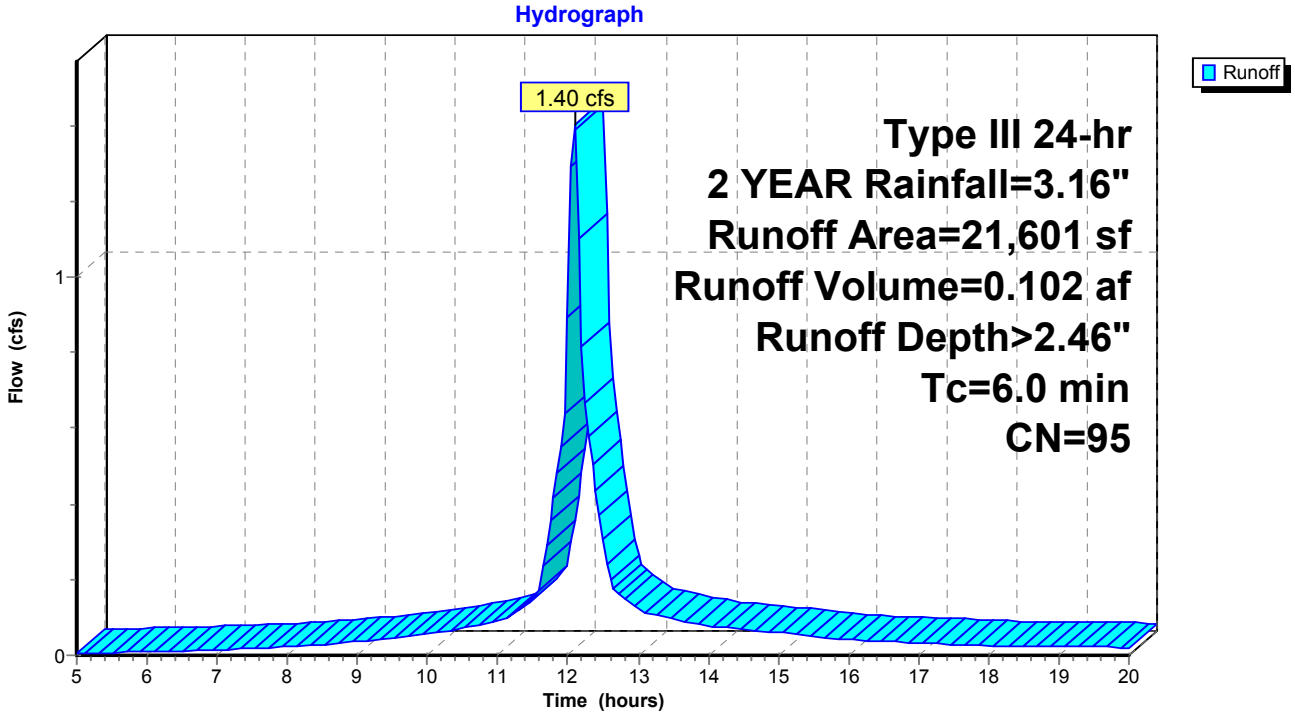
Runoff = 1.40 cfs @ 12.09 hrs, Volume= 0.102 af, Depth> 2.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 2,309 | 69 | 50-75% Grass cover, Fair, HSG B |
| 19,292 | 98 | Paved parking, HSG B |
| 21,601 | 95 | Weighted Average |
| 2,309 | | 10.69% Pervious Area |
| 19,292 | | 89.31% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-15: DRAINAGE AREA-15



## Summary for Subcatchment DA-16: DRAINAGE AREA-16

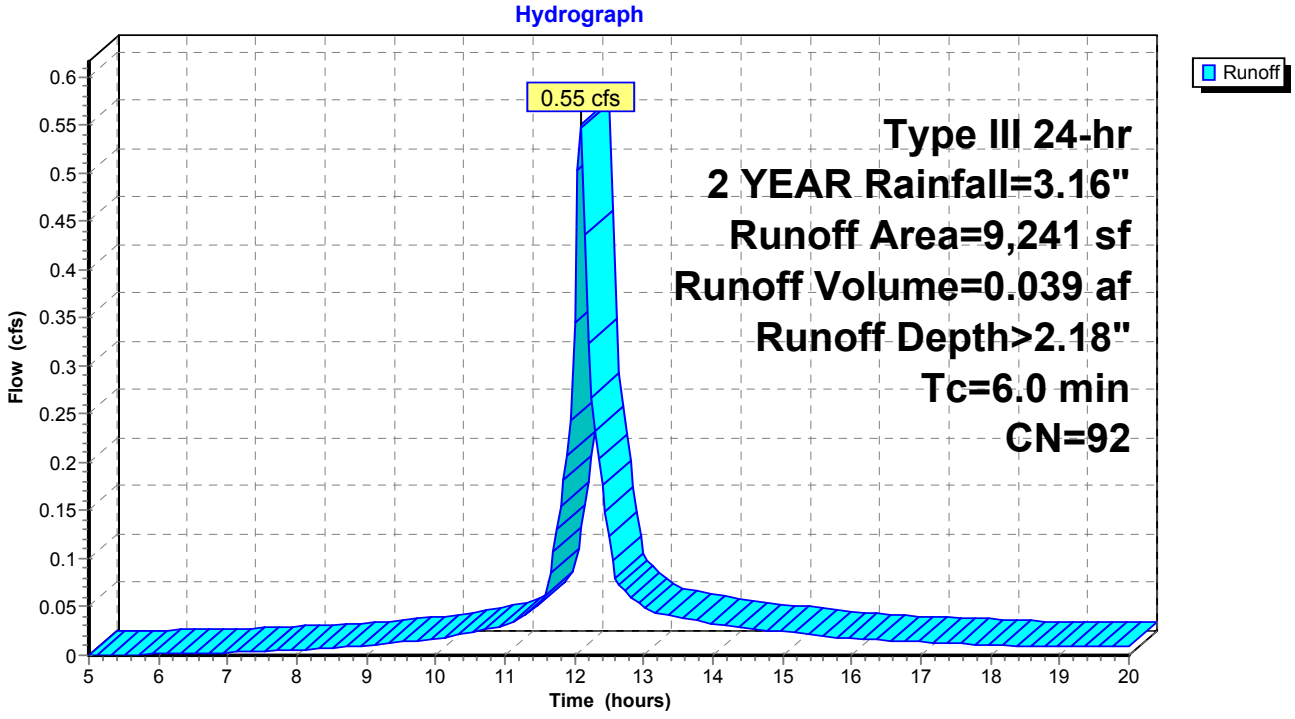
Runoff = 0.55 cfs @ 12.09 hrs, Volume= 0.039 af, Depth> 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 1,856 | 69 | 50-75% Grass cover, Fair, HSG B |
| 7,385 | 98 | Paved parking, HSG B |
| 9,241 | 92 | Weighted Average |
| 1,856 | | 20.08% Pervious Area |
| 7,385 | | 79.92% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-16: DRAINAGE AREA-16



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

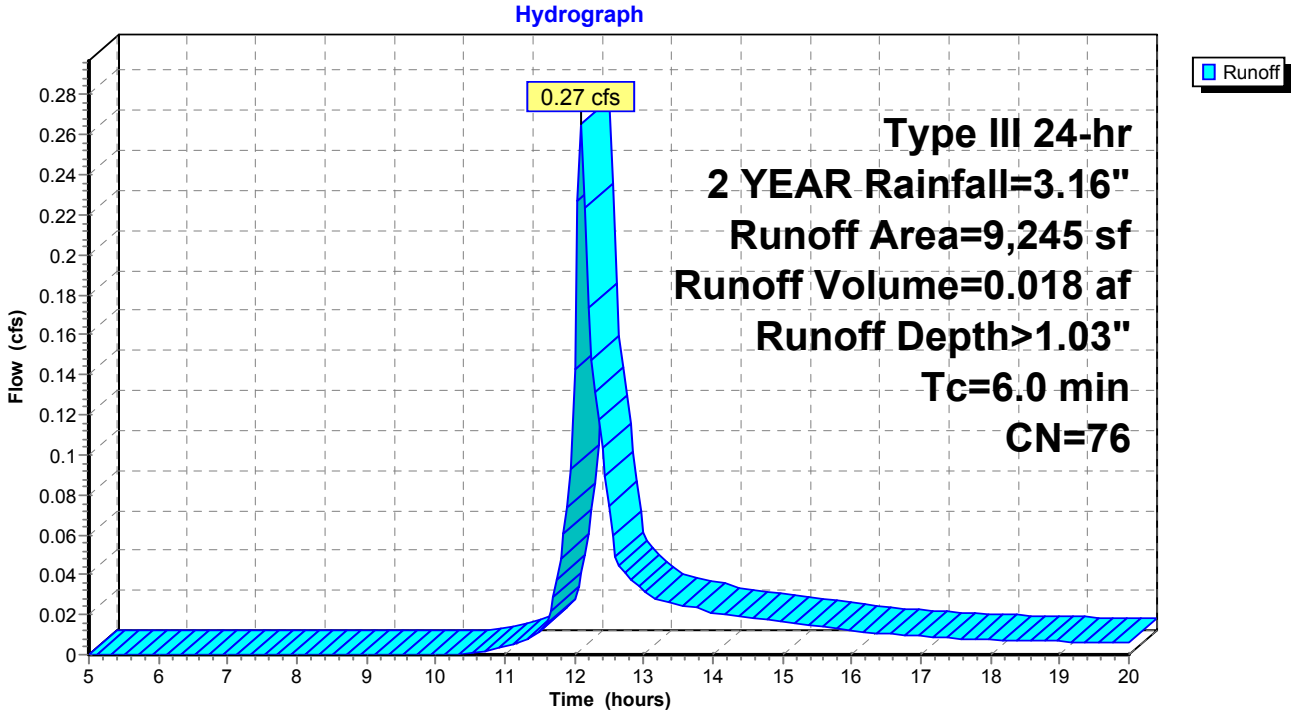
Runoff = 0.27 cfs @ 12.10 hrs, Volume= 0.018 af, Depth> 1.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 2,617 | 65 | Woods/grass comb., Fair, HSG B |
| 3,909 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,719 | 98 | Paved parking, HSG B |
| 9,245 | 76 | Weighted Average |
| 6,526 | | 70.59% Pervious Area |
| 2,719 | | 29.41% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

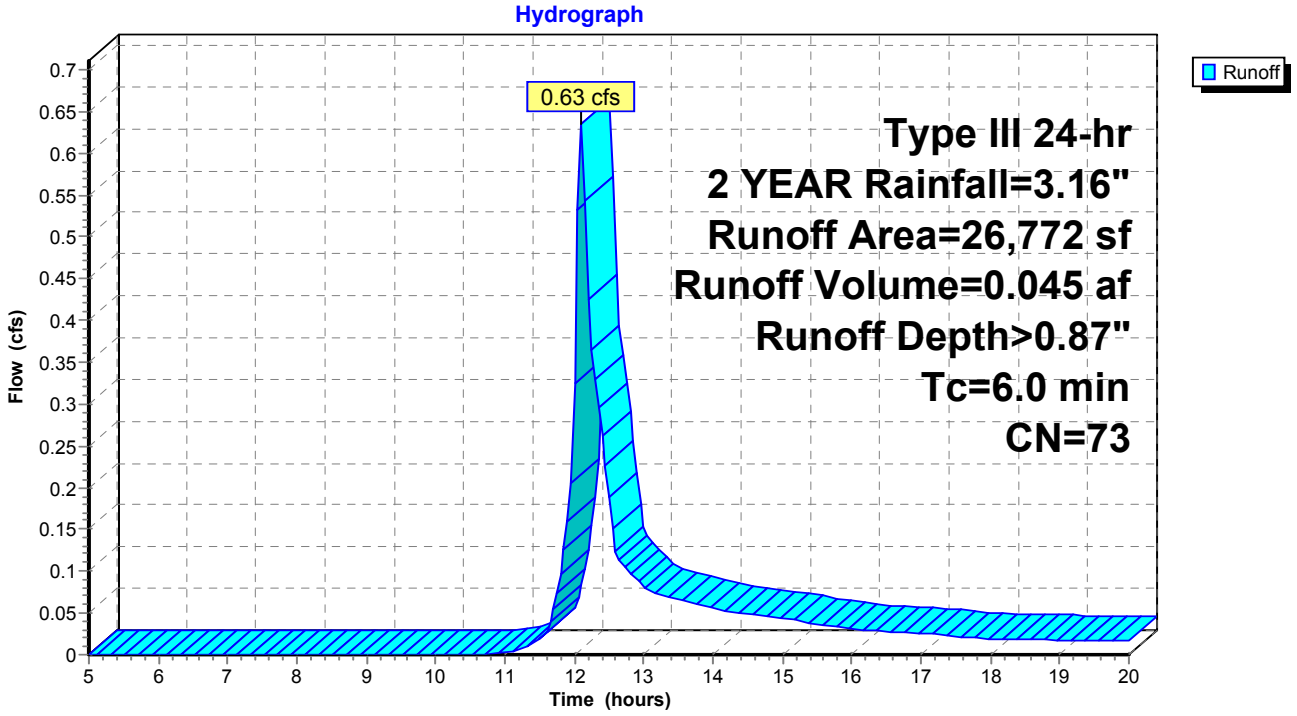
Runoff = 0.63 cfs @ 12.10 hrs, Volume= 0.045 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 11,839 | 65 | Woods/grass comb., Fair, HSG B |
| 9,720 | 69 | 50-75% Grass cover, Fair, HSG B |
| 5,213 | 98 | Paved parking, HSG B |
| 26,772 | 73 | Weighted Average |
| 21,559 | | 80.53% Pervious Area |
| 5,213 | | 19.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-3: DRAINAGE AREA-3



## Summary for Subcatchment DA-4: DRAINAGE AREA-4

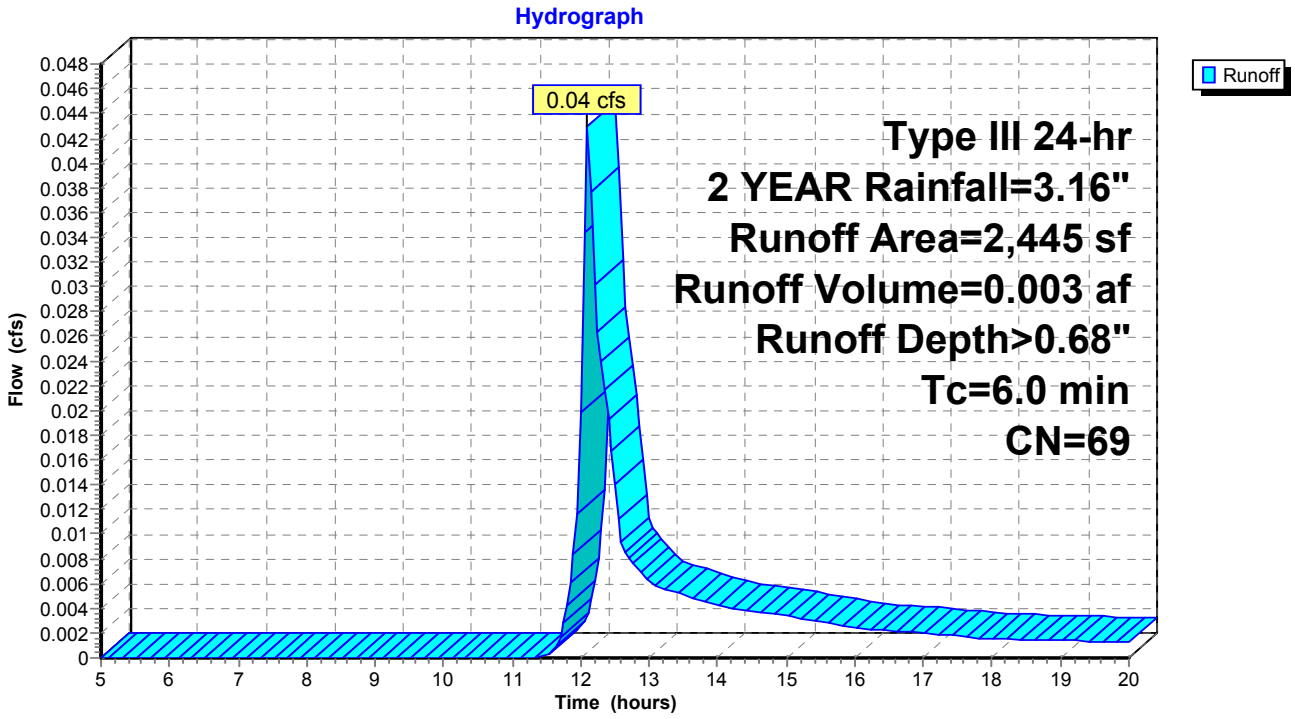
Runoff = 0.04 cfs @ 12.11 hrs, Volume= 0.003 af, Depth> 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 2,445 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 2,445 | 69 | Weighted Average |
| 2,445 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-4: DRAINAGE AREA-4



## Summary for Subcatchment DA-5: DRAINAGE AREA-5

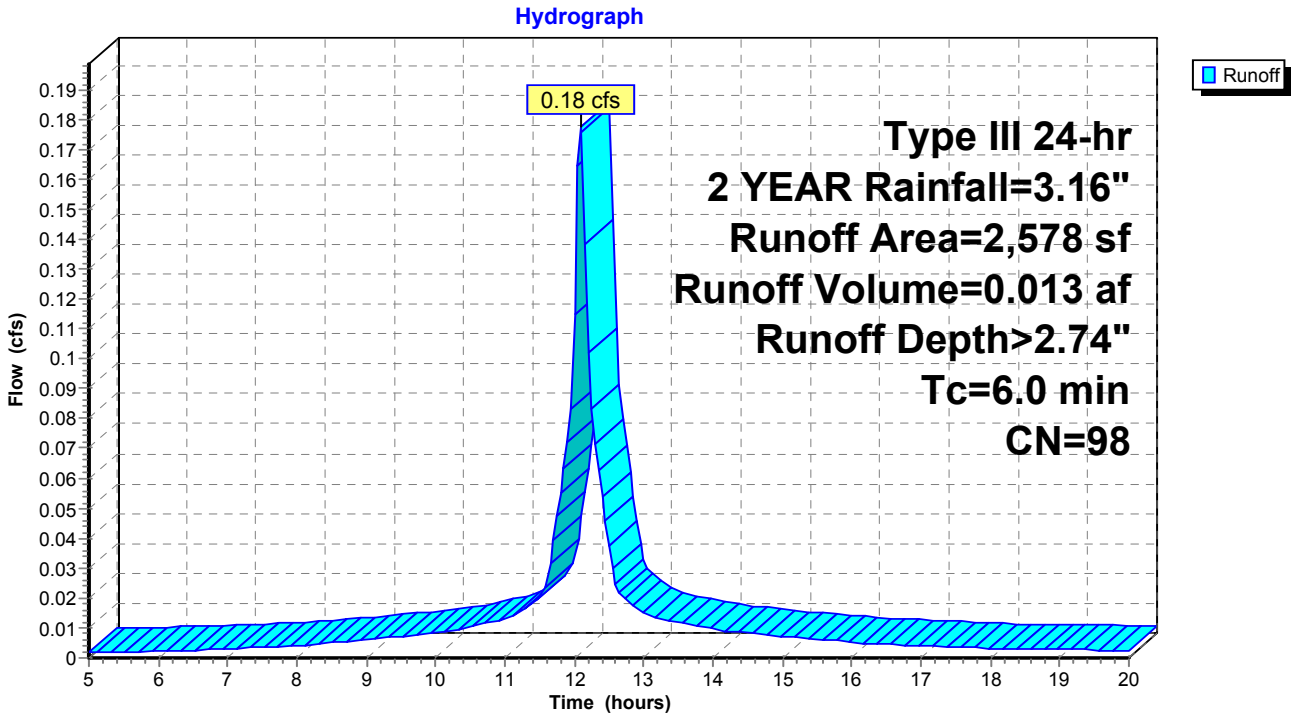
Runoff = 0.18 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-5: DRAINAGE AREA-5



## Summary for Subcatchment DA-6: DRAINAGE AREA-6

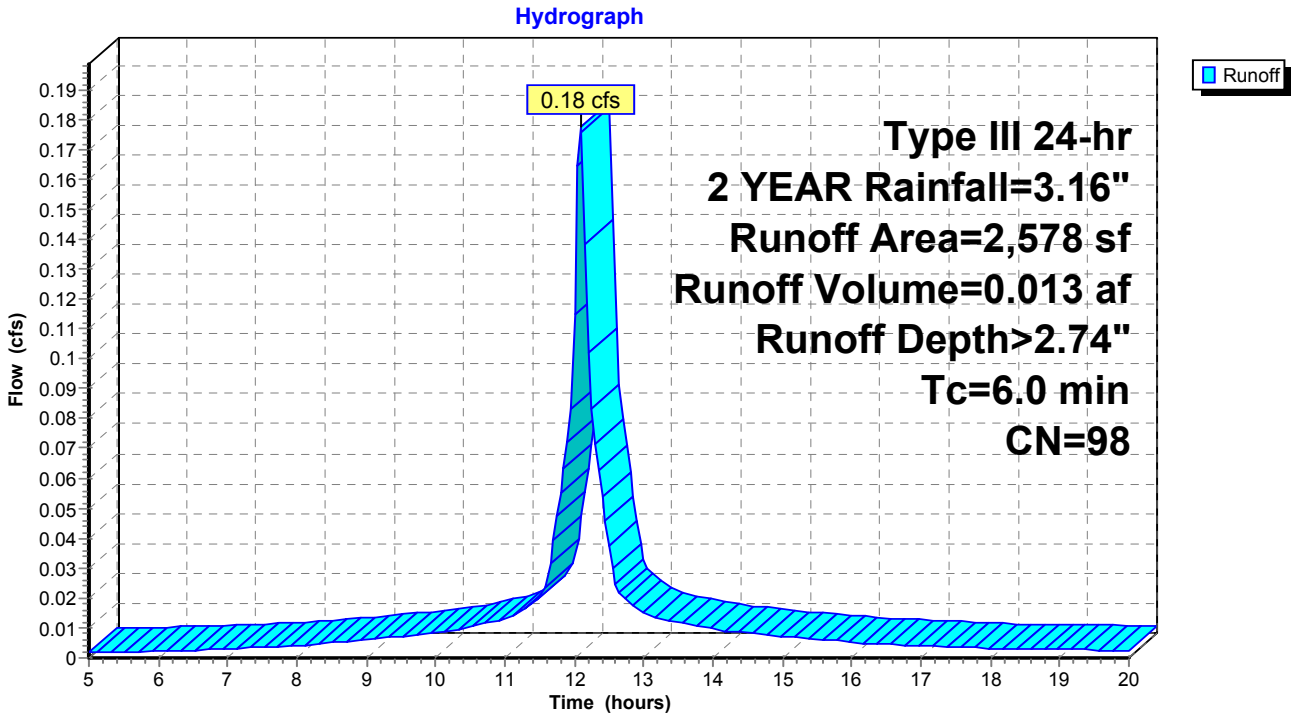
Runoff = 0.18 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-6: DRAINAGE AREA-6



## Summary for Subcatchment DA-7: DRAINAGE AREA-7

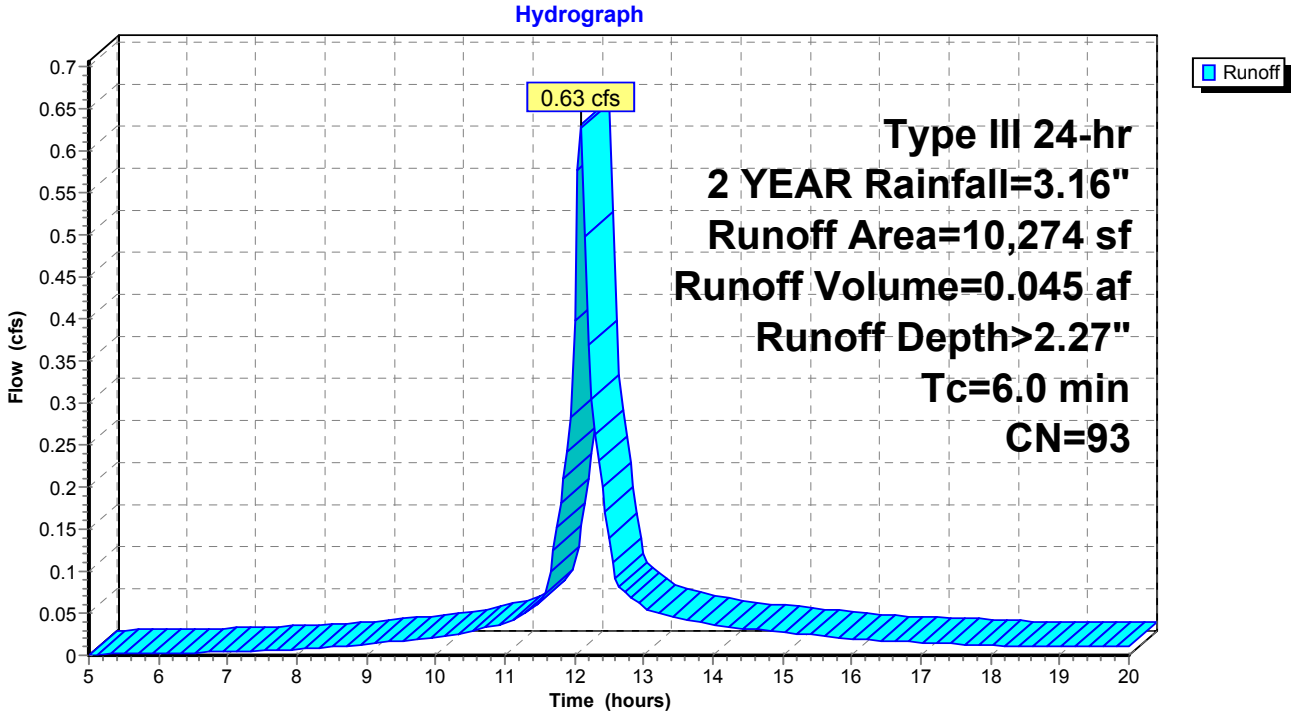
Runoff = 0.63 cfs @ 12.09 hrs, Volume= 0.045 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 1,603 | 69 | 50-75% Grass cover, Fair, HSG B |
| 8,671 | 98 | Paved parking, HSG B |
| 10,274 | 93 | Weighted Average |
| 1,603 | | 15.60% Pervious Area |
| 8,671 | | 84.40% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-7: DRAINAGE AREA-7



## Summary for Subcatchment DA-8: DRAINAGE AREA-8

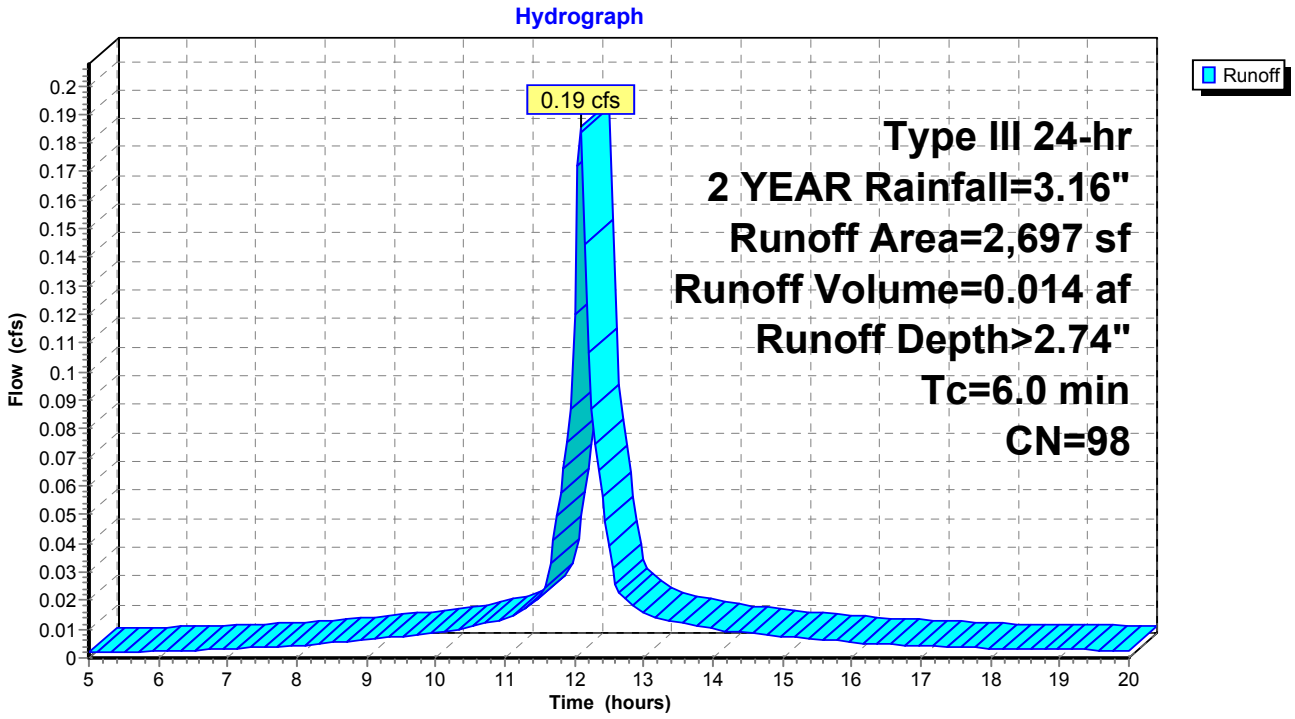
Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,697 | 98 | Paved parking, HSG B |
| 2,697 | 98 | Weighted Average |
| 2,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-8: DRAINAGE AREA-8



## Summary for Subcatchment DA-9: DRAINAGE AREA-9

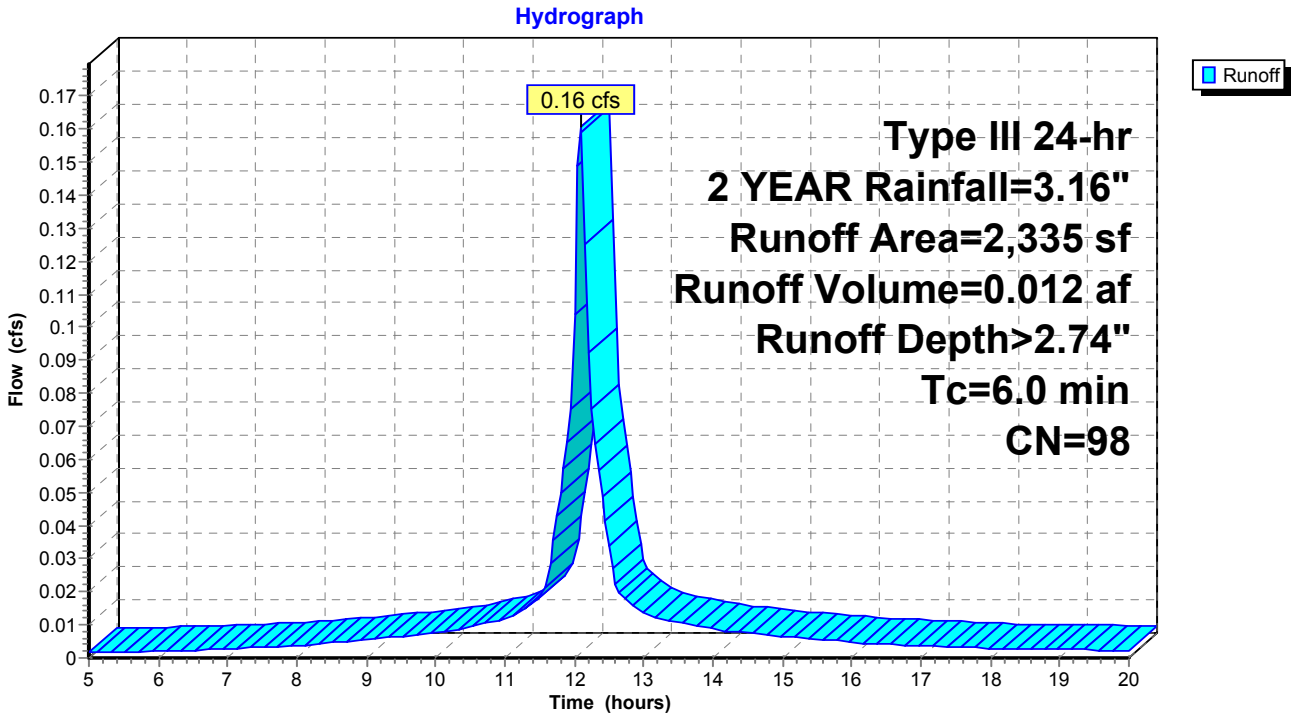
Runoff = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,335 | 98 | Paved parking, HSG B |
| 2,335 | 98 | Weighted Average |
| 2,335 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-9: DRAINAGE AREA-9

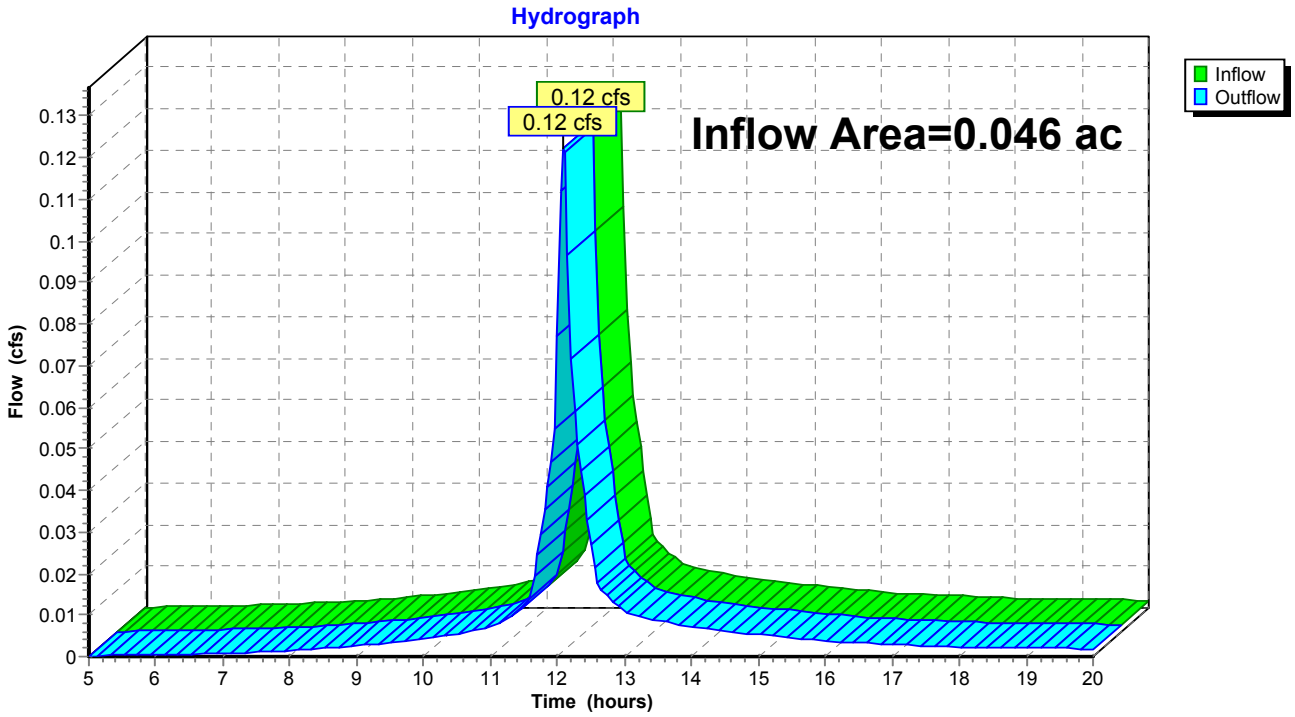


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.046 ac, 82.78% Impervious, Inflow Depth > 2.27" for 2 YEAR event
Inflow = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af
Outflow = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

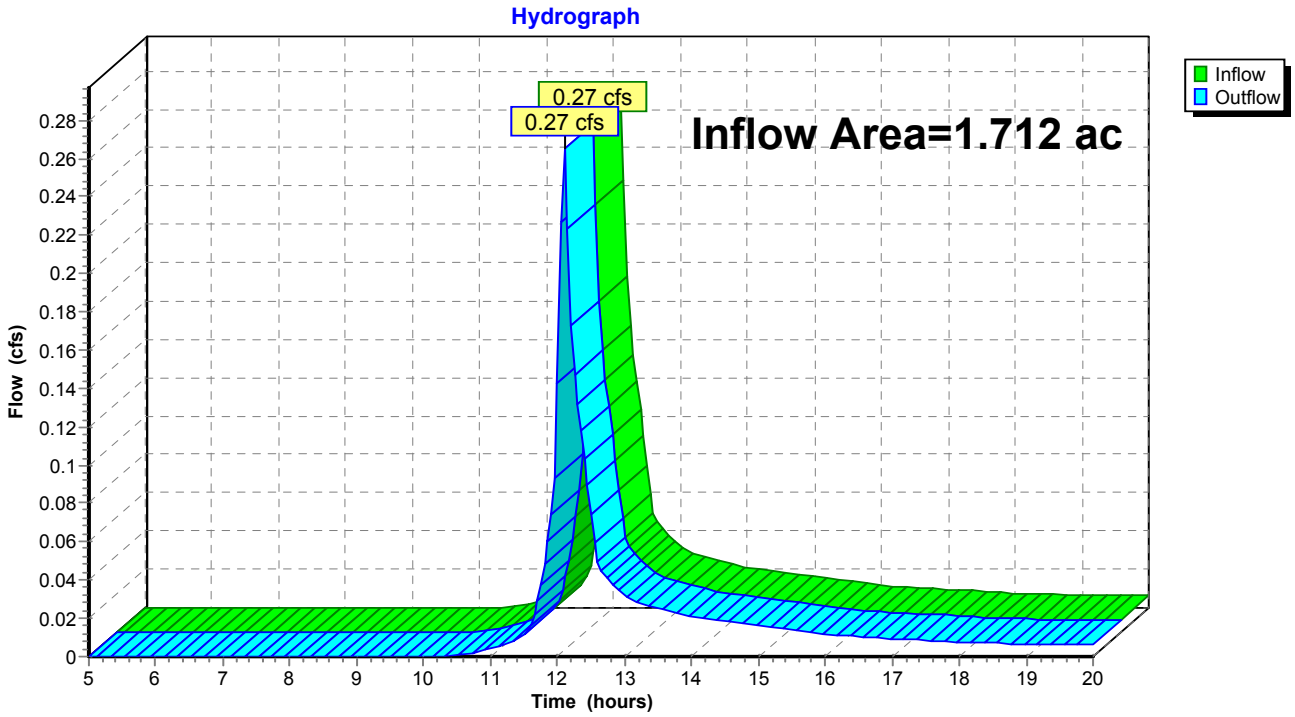


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.712 ac, 80.24% Impervious, Inflow Depth > 0.13" for 2 YEAR event
Inflow = 0.27 cfs @ 12.10 hrs, Volume= 0.018 af
Outflow = 0.27 cfs @ 12.10 hrs, Volume= 0.018 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

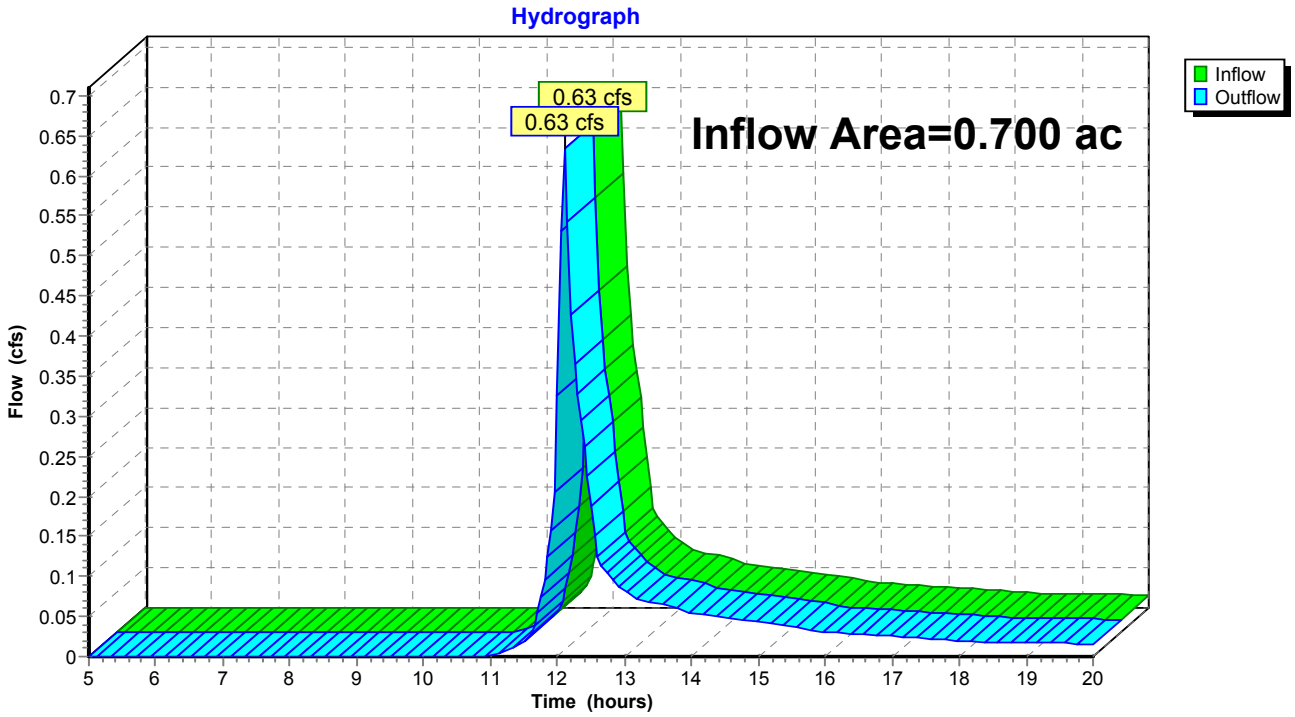


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 0.700 ac, 25.96% Impervious, Inflow Depth > 0.76" for 2 YEAR event
Inflow = 0.63 cfs @ 12.10 hrs, Volume= 0.045 af
Outflow = 0.63 cfs @ 12.10 hrs, Volume= 0.045 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Pond BIO-1: BIO RETETION 1

Inflow Area = 0.115 ac, 51.32% Impervious, Inflow Depth > 1.74" for 2 YEAR event
Inflow = 0.22 cfs @ 12.09 hrs, Volume= 0.017 af
Outflow = 0.22 cfs @ 12.10 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.5 min
Discarded = 0.22 cfs @ 12.10 hrs, Volume= 0.017 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 111.35' @ 12.10 hrs Surf.Area= 538 sf Storage= 6 cf

Plug-Flow detention time=0.5 min calculated for 0.017 af (100% of inflow)
Center-of-Mass det. time=0.4 min ( 756.9 - 756.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 111.34' | 841 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

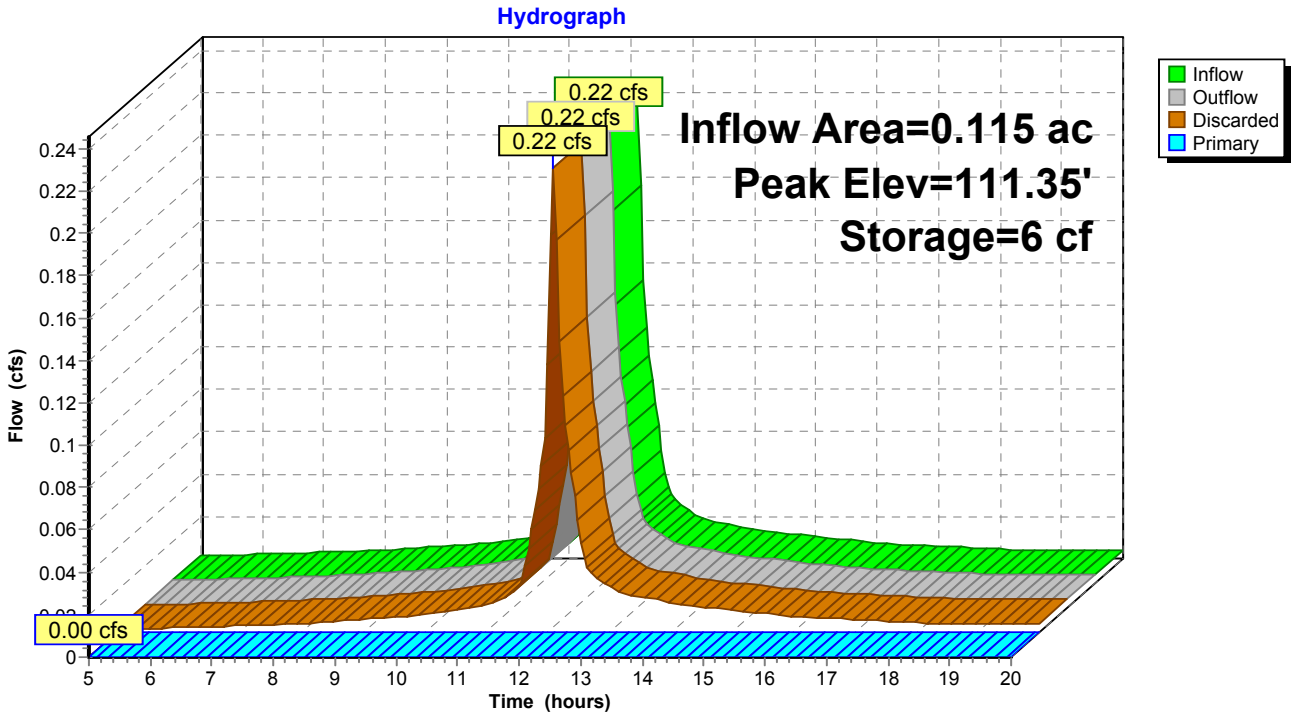
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 111.34 | 534 | 0 | 0 |
| 112.00 | 764 | 428 | 428 |
| 112.50 | 885 | 412 | 841 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 111.34' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 112.00' | **10.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.22 cfs @ 12.10 hrs HW=111.35' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.22 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=111.34' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-1: BIO RETETION 1



## Summary for Pond BIO-2: BIO RETENTION-2

Inflow Area = 0.086 ac, 72.53% Impervious, Inflow Depth > 2.17" for 2 YEAR event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 0.015 af
Outflow = 0.08 cfs @ 12.34 hrs, Volume= 0.015 af, Atten= 62%, Lag= 15.2 min
Discarded = 0.08 cfs @ 12.34 hrs, Volume= 0.015 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 94.62' @ 12.34 hrs Surf.Area= 331 sf Storage= 91 cf

Plug-Flow detention time=5.7 min calculated for 0.015 af (100% of inflow)
Center-of-Mass det. time=5.5 min ( 752.2 - 746.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 94.33' | 416 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

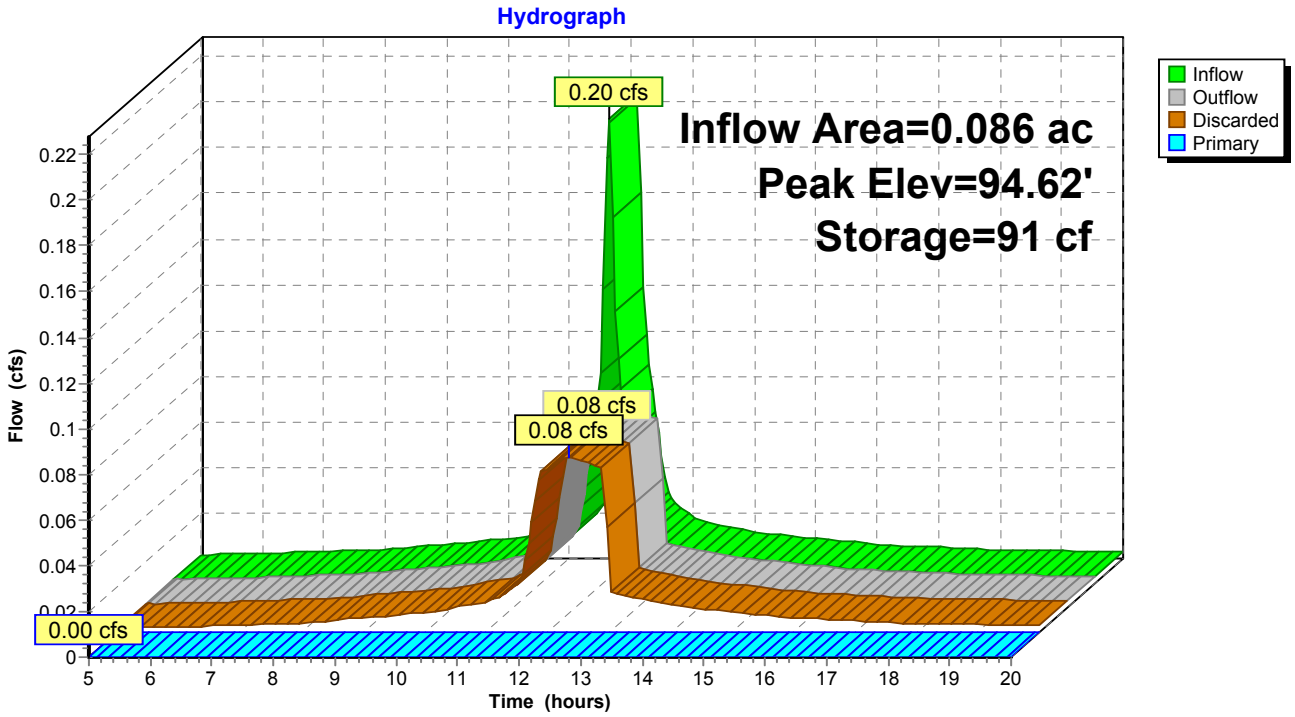
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 94.33 | 305 | 0 | 0 |
| 95.00 | 365 | 224 | 224 |
| 95.50 | 400 | 191 | 416 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 94.33' | **10.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 95.00' | **15.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.08 cfs @ 12.34 hrs HW=94.62' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=94.33' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-2: BIO RETENTION-2



## Summary for Pond CB-1: CATCH BASIN 1

Inflow Area = 0.327 ac, 69.85% Impervious, Inflow Depth > 1.41" for 2 YEAR event
Inflow = 0.55 cfs @ 12.09 hrs, Volume= 0.039 af
Outflow = 0.55 cfs @ 12.09 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.3 min
Primary = 0.55 cfs @ 12.09 hrs, Volume= 0.038 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.59' @ 12.09 hrs Surf.Area= 8 sf Storage= 26 cf
Flood Elev= 109.90' Surf.Area= 8 sf Storage= 28 cf

Plug-Flow detention time=9.2 min calculated for 0.038 af (99% of inflow)
Center-of-Mass det. time=4.3 min ( 771.4 - 767.1 )

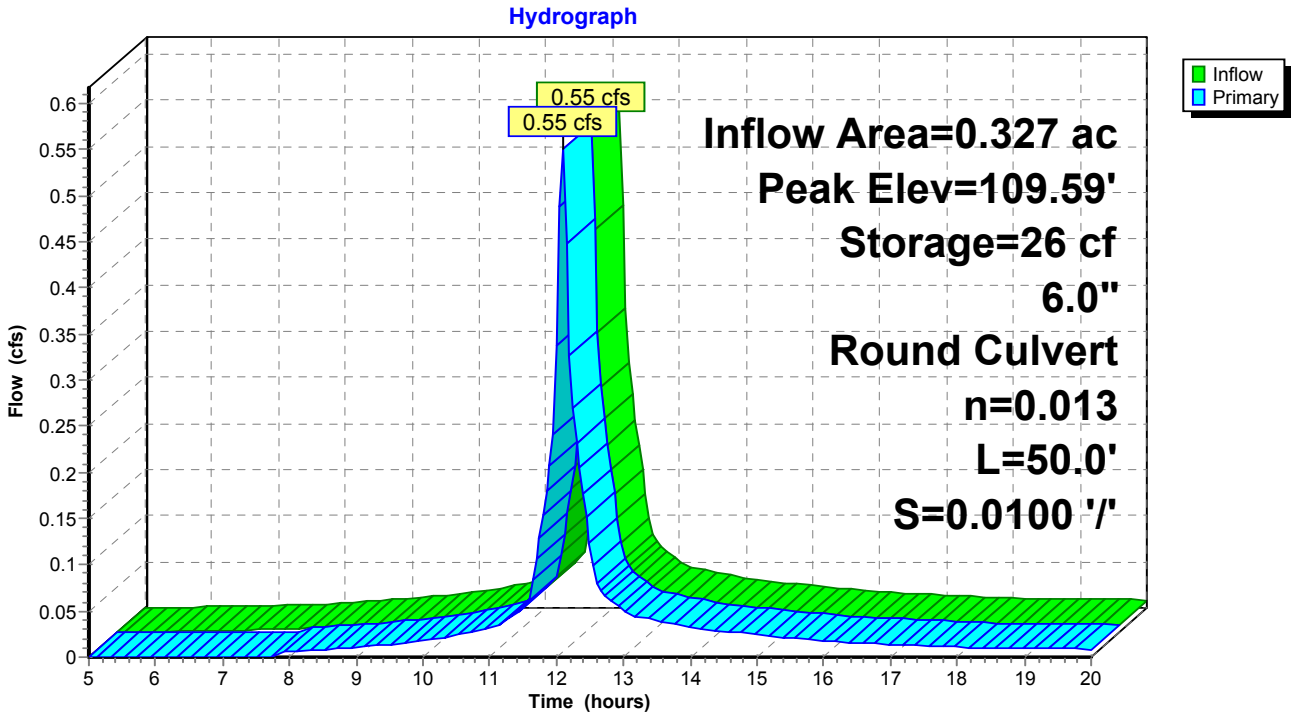
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.40' | 455 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 106.40 | 8 | 0 | 0 |
| 109.90 | 8 | 28 | 28 |
| 110.00 | 87 | 5 | 33 |
| 110.50 | 1,074 | 290 | 323 |
| 110.60 | 1,560 | 132 | 455 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.80' | **6.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.80' / 108.30' S= 0.0100 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Primary OutFlow** Max=0.54 cfs @ 12.09 hrs HW=109.58' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.54 cfs @ 2.76 fps)

## Pond CB-1: CATCH BASIN 1



## Summary for Pond DMH-1: DRAINAGE MANHOLE-1

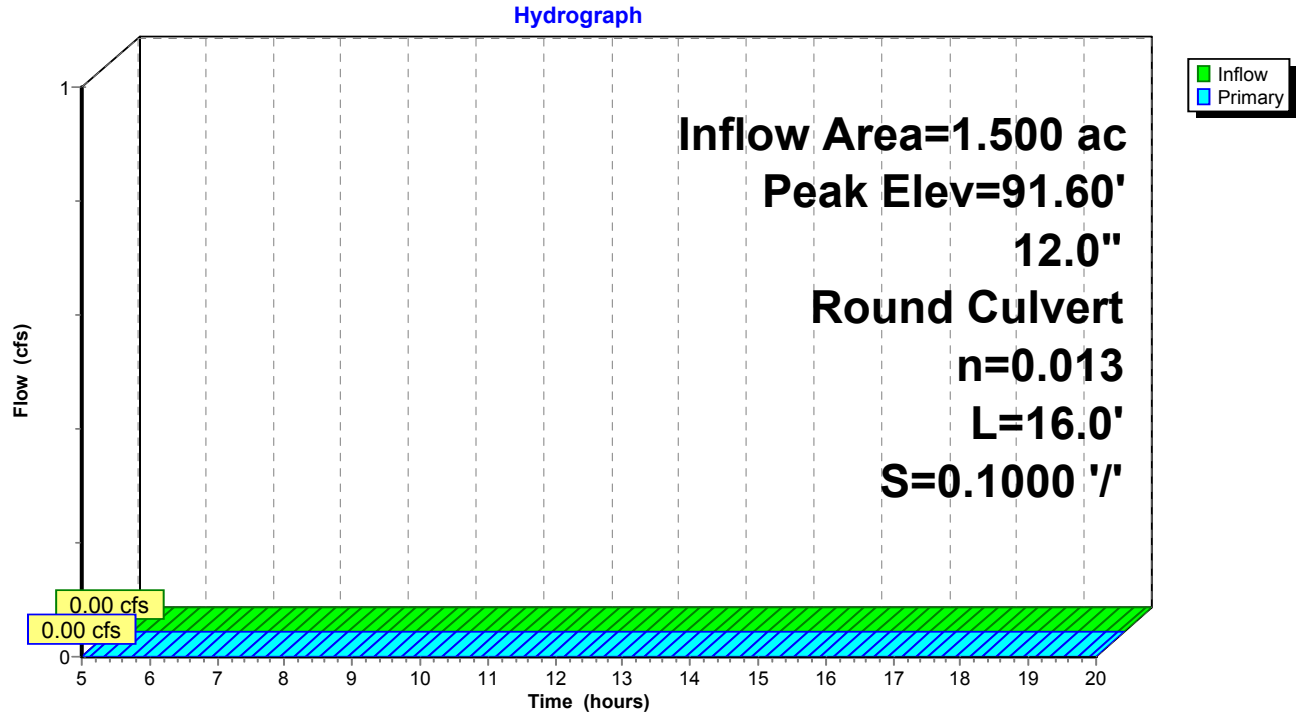
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.00" for 2 YEAR event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 91.60' @ 5.00 hrs
Flood Elev= 96.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 91.60' | **12.0" Round Culvert**<br>L= 16.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 91.60' / 90.00' S= 0.1000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=91.60' (Free Discharge)
**1=Culvert** ( Controls 0.00 cfs)

## Pond DMH-1: DRAINAGE MANHOLE-1



## Summary for Pond DMH-2: DRAINAGE MANHOLE-2

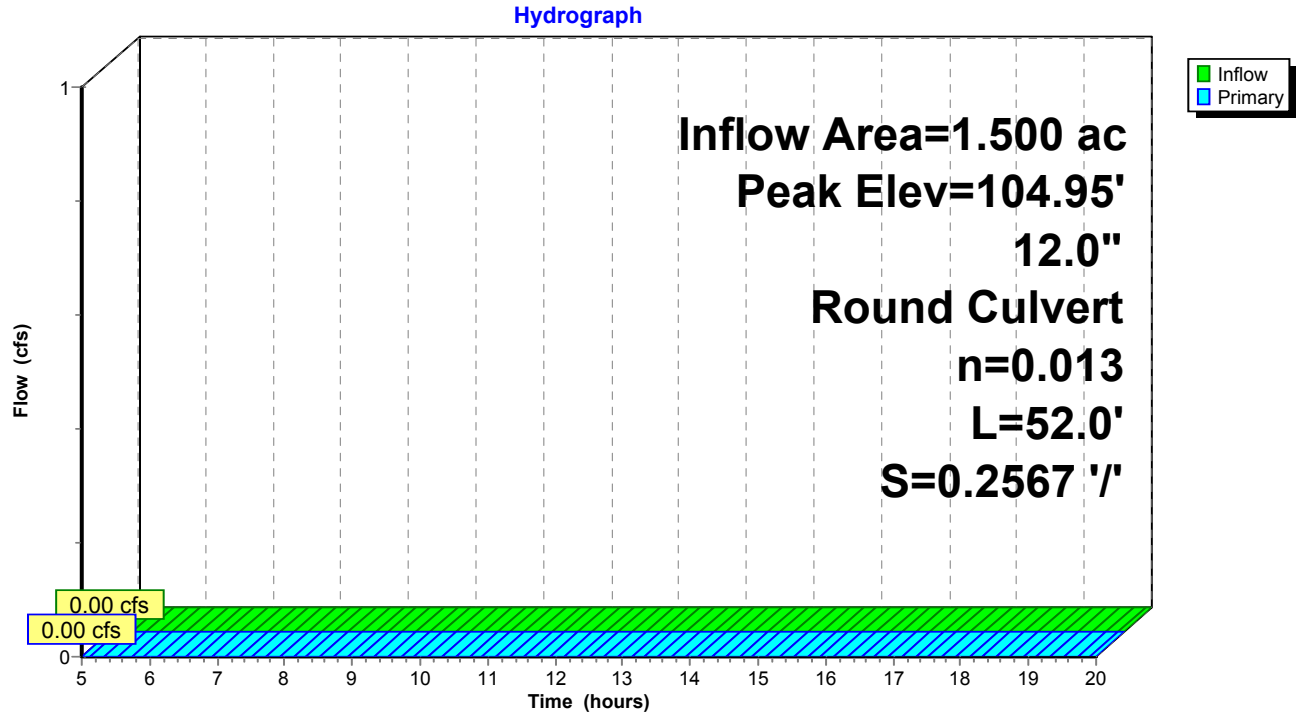
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.00" for 2 YEAR event
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 104.95'@ 5.00 hrs
Flood Elev= 112.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 104.95' | **12.0" Round Culvert**<br>L= 52.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 104.95' / 91.60' S= 0.2567 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=104.95' (Free Discharge)
**1=Culvert** ( Controls 0.00 cfs)

## Pond DMH-2: DRAINAGE MANHOLE-2



## Summary for Pond PP-1: POROUS PAVEMENT-1

Inflow Area = 0.411 ac, 91.04% Impervious, Inflow Depth > 2.47" for 2 YEAR event
Inflow = 1.15 cfs @ 12.09 hrs, Volume= 0.085 af
Outflow = 1.16 cfs @ 12.10 hrs, Volume= 0.085 af, Atten= 0%, Lag= 0.5 min
Discarded = 1.16 cfs @ 12.10 hrs, Volume= 0.085 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.71' @ 12.10 hrs Surf.Area= 3,448 sf Storage= 30 cf
Flood Elev= 111.36' Surf.Area= 3,448 sf Storage= 3,682 cf

Plug-Flow detention time=0.5 min calculated for 0.085 af (100% of inflow)
Center-of-Mass det. time=0.4 min ( 751.8 - 751.4 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.69' | 3,682 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>9,206 cf Overall x 40.0% Voids |

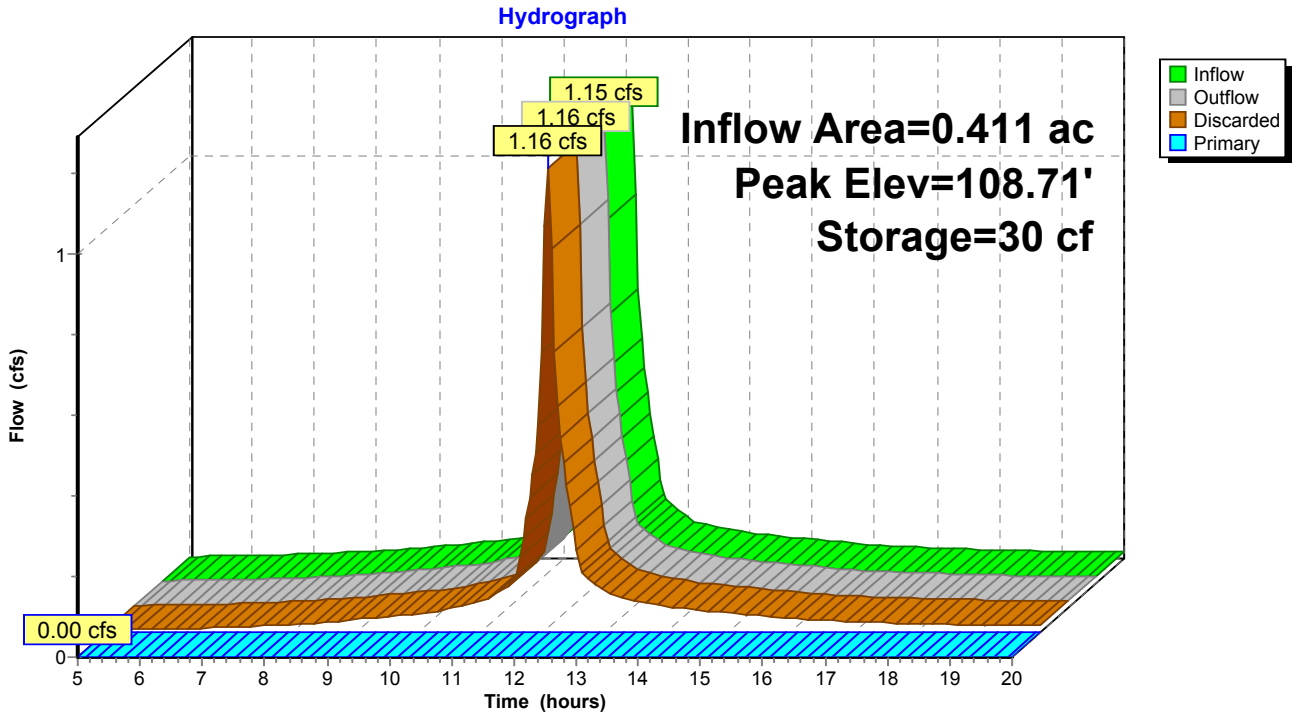
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.69 | 3,448 | 0 | 0 |
| 111.36 | 3,448 | 9,206 | 9,206 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.69' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 109.30' | **0.5" Round Culvert** L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 109.30' / 108.30' S= 0.0149 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.00 sf |

**Discarded OutFlow** Max=1.44 cfs @ 12.10 hrs HW=108.71' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.44 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=108.69' (Free Discharge)
↑—**2=Culvert** ( Controls 0.00 cfs)

## Pond PP-1: POROUS PAVEMENT-1



## Summary for Pond PP-2: POROUS PAVEMENT-1

Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth > 1.60" for 2 YEAR event
Inflow = 2.75 cfs @ 12.09 hrs, Volume= 0.201 af
Outflow = 1.97 cfs @ 12.05 hrs, Volume= 0.201 af, Atten= 28%, Lag= 0.0 min
Discarded = 1.97 cfs @ 12.05 hrs, Volume= 0.201 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.26' @ 12.17 hrs Surf.Area= 6,064 sf Storage= 326 cf
Flood Elev= 110.80' Surf.Area= 6,064 sf Storage= 6,476 cf

Plug-Flow detention time=0.9 min calculated for 0.200 af (100% of inflow)
Center-of-Mass det. time=0.8 min ( 753.3 - 752.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.13' | 6,476 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>16,191 cf Overall x 40.0% Voids |

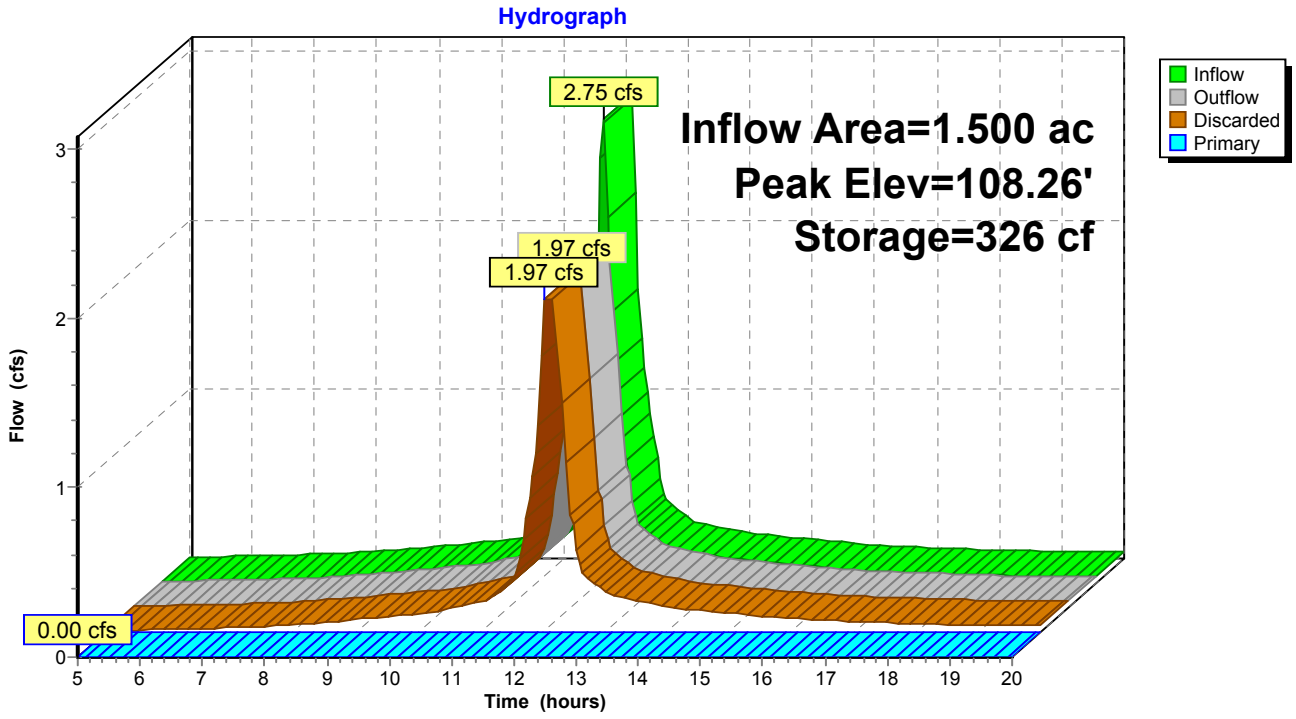
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.13 | 6,064 | 0 | 0 |
| 110.80 | 6,064 | 16,191 | 16,191 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.13' | **14.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 108.30' | **12.0" Round Culvert**<br>L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 104.95' S= 0.0500 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 108.30' | **6.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 108.30' S= 0.0000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Discarded OutFlow** Max=1.97 cfs @ 12.05 hrs HW=108.18' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.97 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=108.13' (Free Discharge)
↑—**2=Culvert** ( Controls 0.00 cfs)
↑—**3=Culvert** ( Controls 0.00 cfs)

## Pond PP-2: POROUS PAVEMENT-1



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

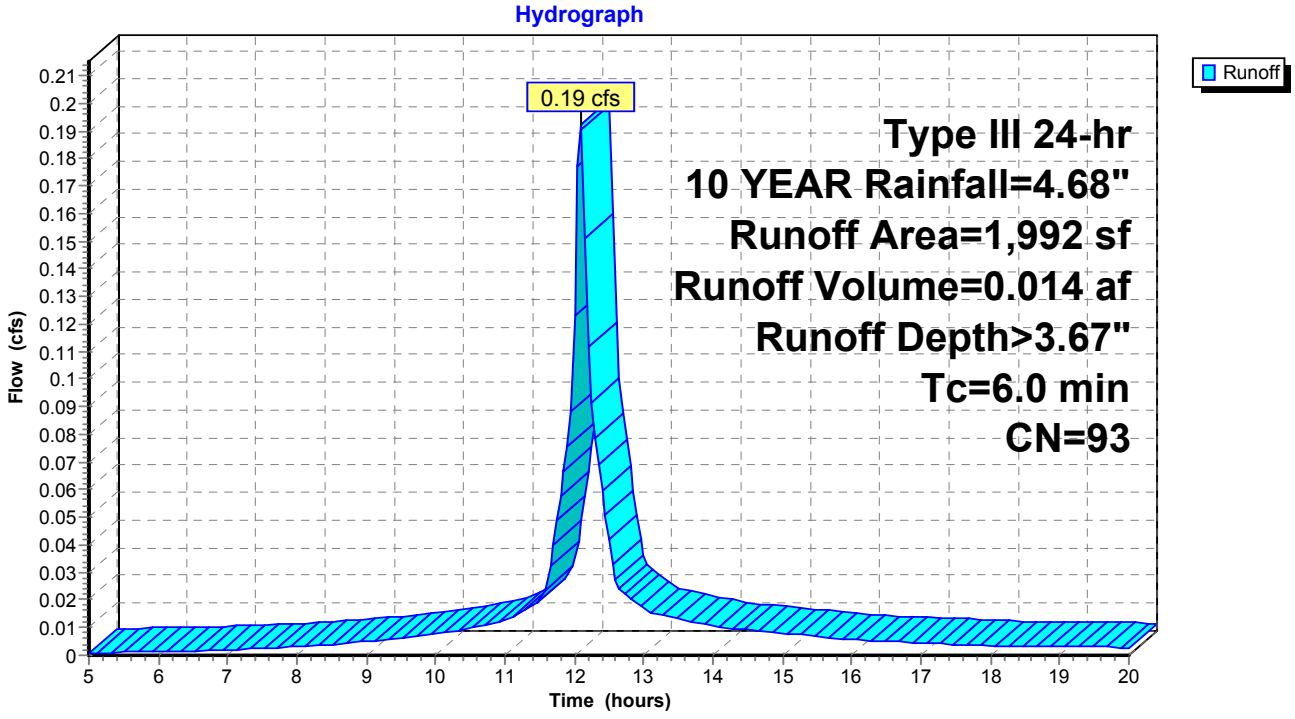
Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth> 3.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 343 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,649 | 98 | Paved parking, HSG B |
| 1,992 | 93 | Weighted Average |
| 343 | | 17.22% Pervious Area |
| 1,649 | | 82.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-10: DRAINAGE AREA-10

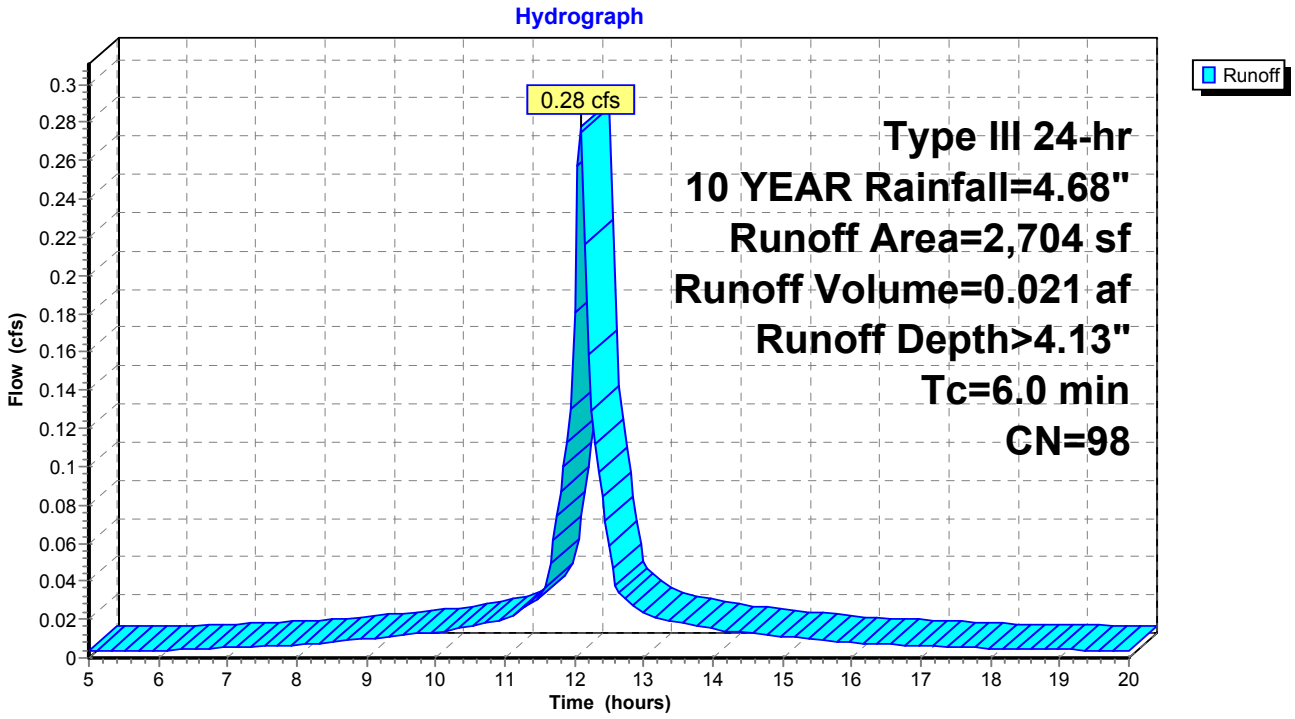
Runoff = 0.28 cfs @ 12.09 hrs, Volume= 0.021 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,704 | 98 | Paved parking, HSG B |
| 2,704 | 98 | Weighted Average |
| 2,704 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-10: DRAINAGE AREA-10



## Summary for Subcatchment DA-11: DRAINAGE AREA-11

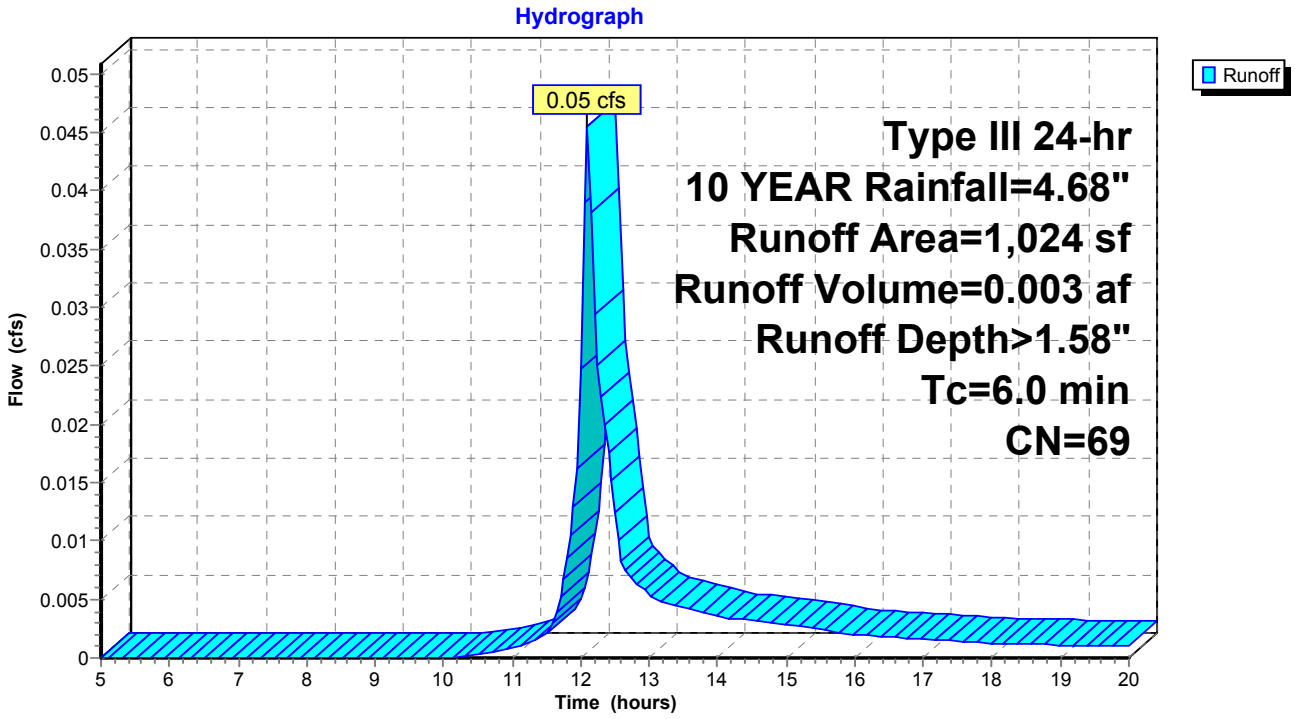
Runoff = 0.05 cfs @ 12.10 hrs, Volume= 0.003 af, Depth> 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 1,024 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 1,024 | 69 | Weighted Average |
| 1,024 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-11: DRAINAGE AREA-11



## Summary for Subcatchment DA-12: DRAINAGE AREA-12

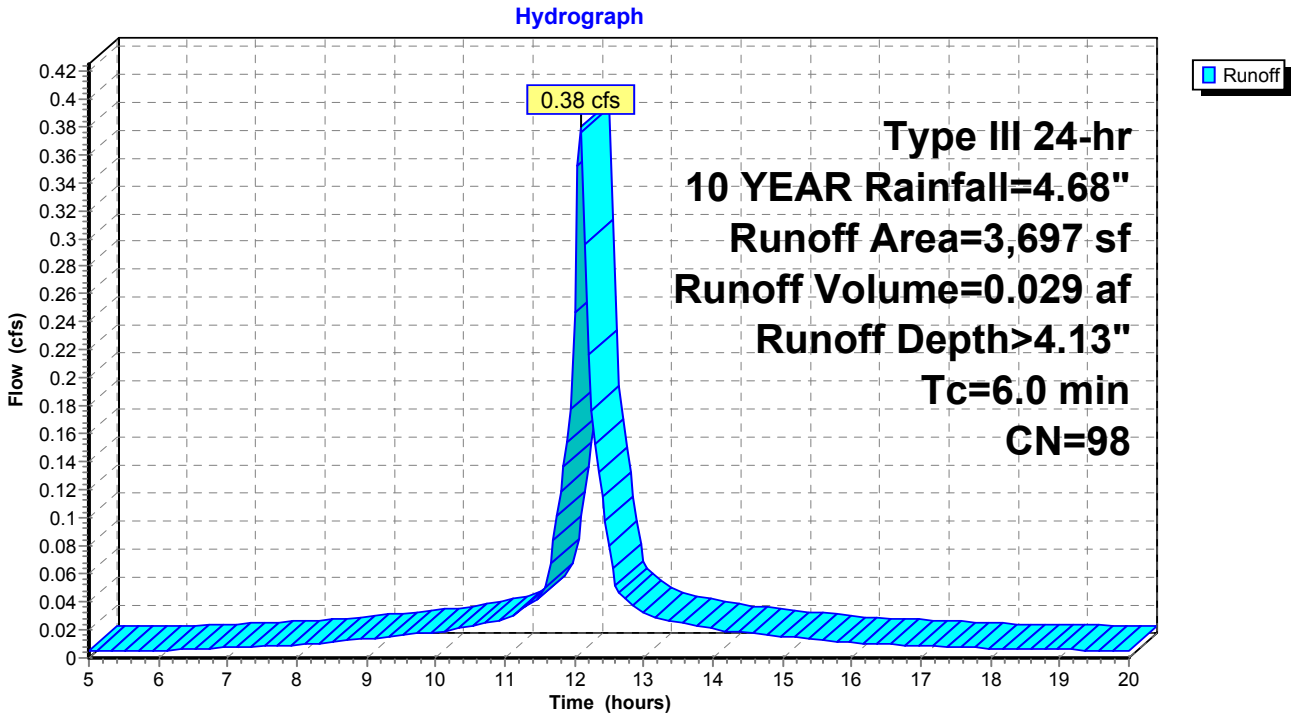
Runoff = 0.38 cfs @ 12.09 hrs, Volume= 0.029 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,697 | 98 | Paved parking, HSG B |
| 3,697 | 98 | Weighted Average |
| 3,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-12: DRAINAGE AREA-12



## Summary for Subcatchment DA-13: DRAINAGE AREA-13

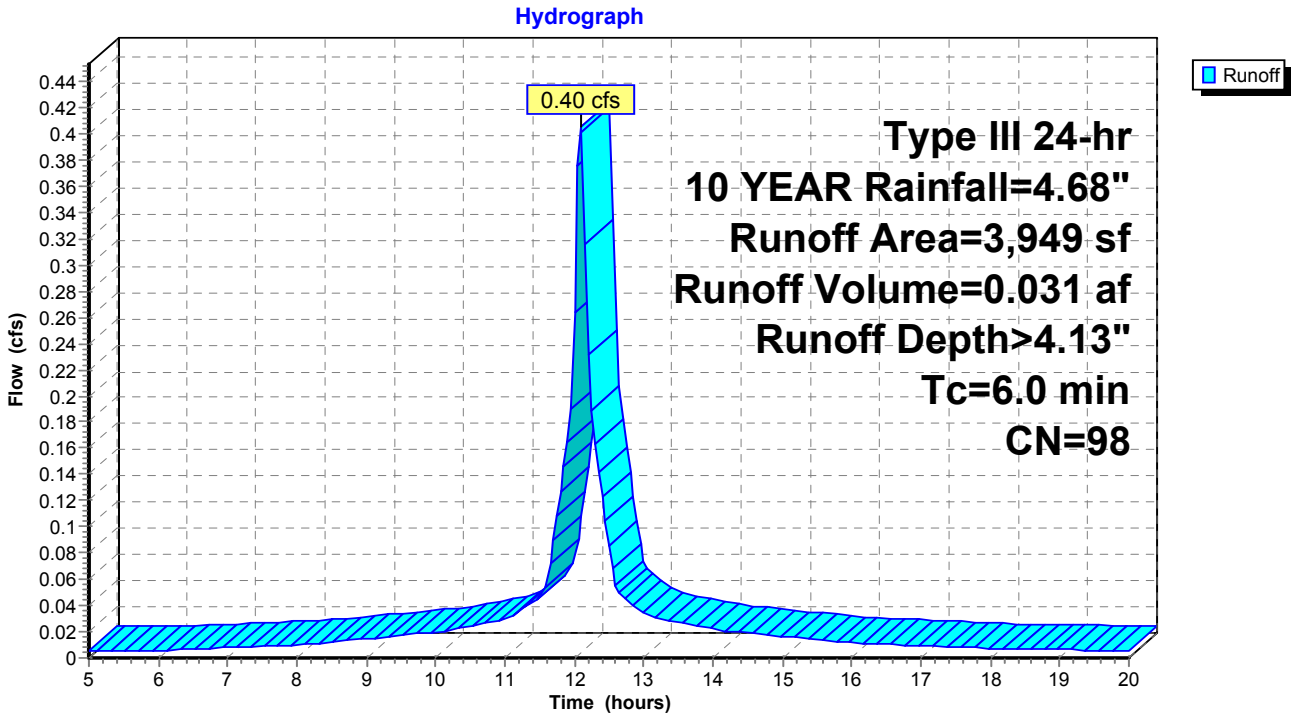
Runoff = 0.40 cfs @ 12.09 hrs, Volume= 0.031 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-13: DRAINAGE AREA-13



## Summary for Subcatchment DA-14: DRAINAGE AREA-14

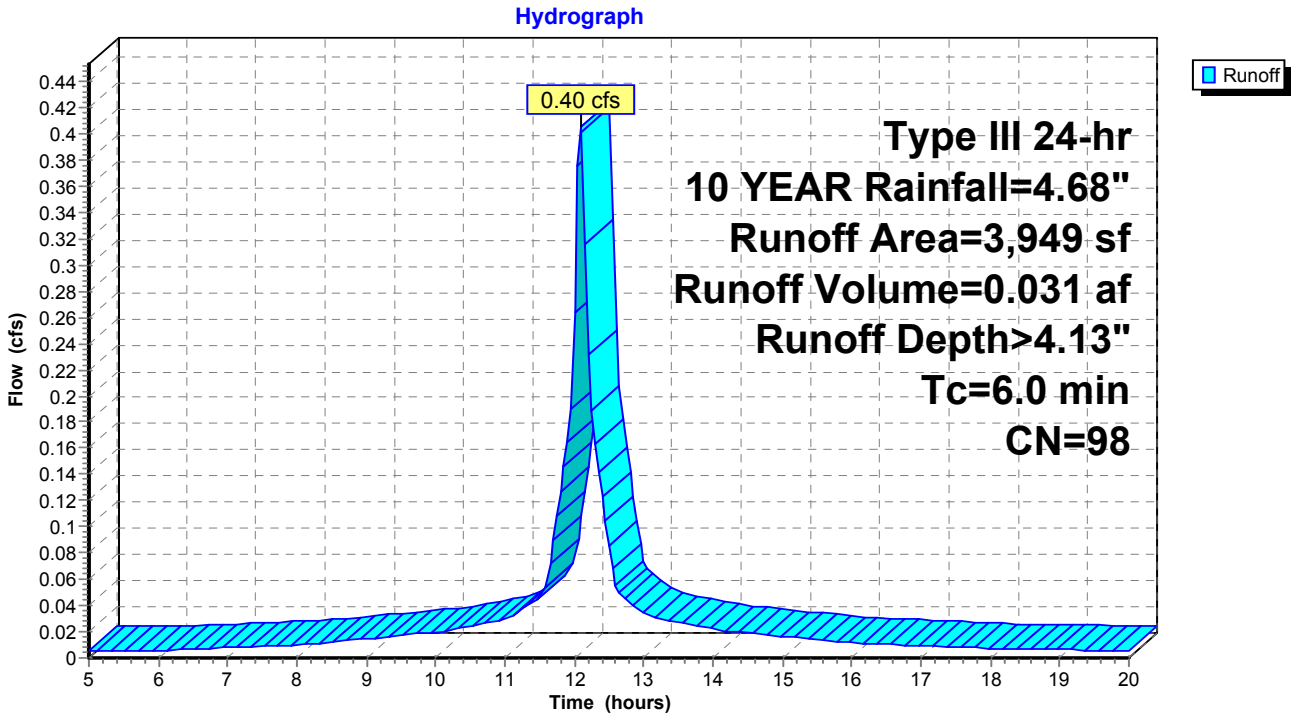
Runoff = 0.40 cfs @ 12.09 hrs, Volume= 0.031 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-14: DRAINAGE AREA-14



## Summary for Subcatchment DA-15: DRAINAGE AREA-15

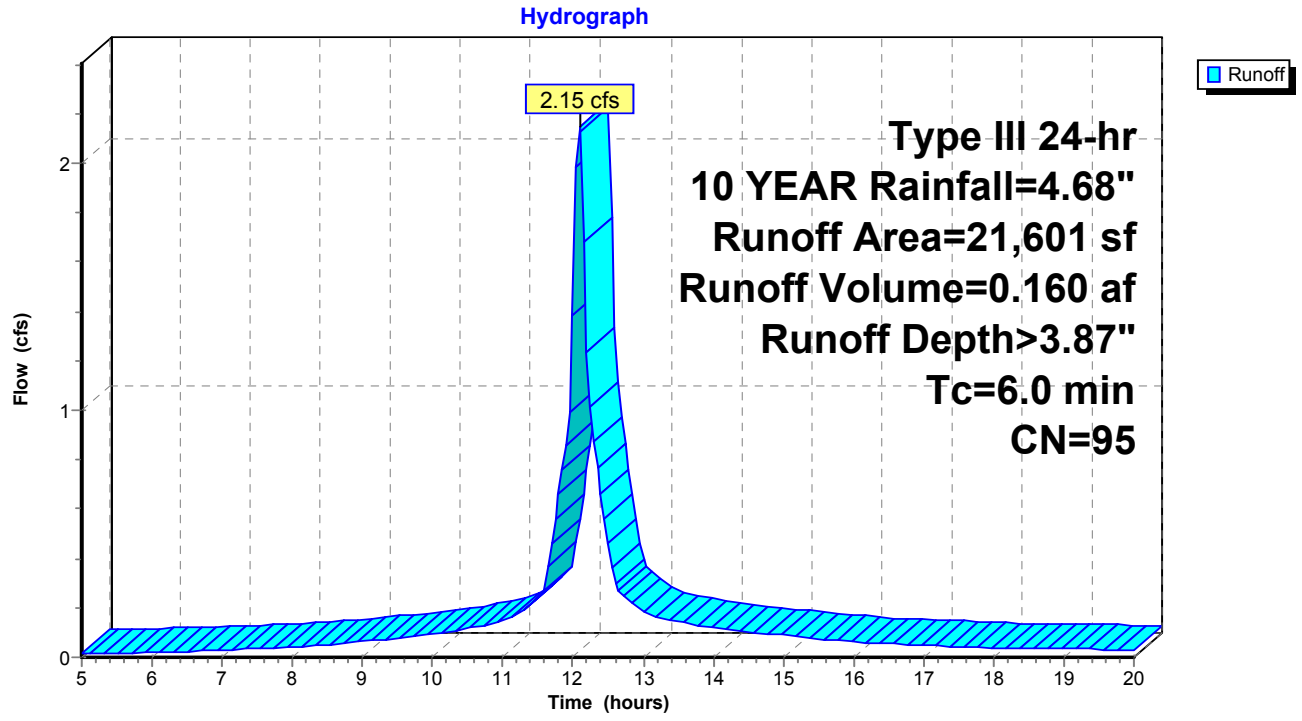
Runoff = 2.15 cfs @ 12.09 hrs, Volume= 0.160 af, Depth> 3.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 2,309 | 69 | 50-75% Grass cover, Fair, HSG B |
| 19,292 | 98 | Paved parking, HSG B |
| 21,601 | 95 | Weighted Average |
| 2,309 | | 10.69% Pervious Area |
| 19,292 | | 89.31% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-15: DRAINAGE AREA-15



## Summary for Subcatchment DA-16: DRAINAGE AREA-16

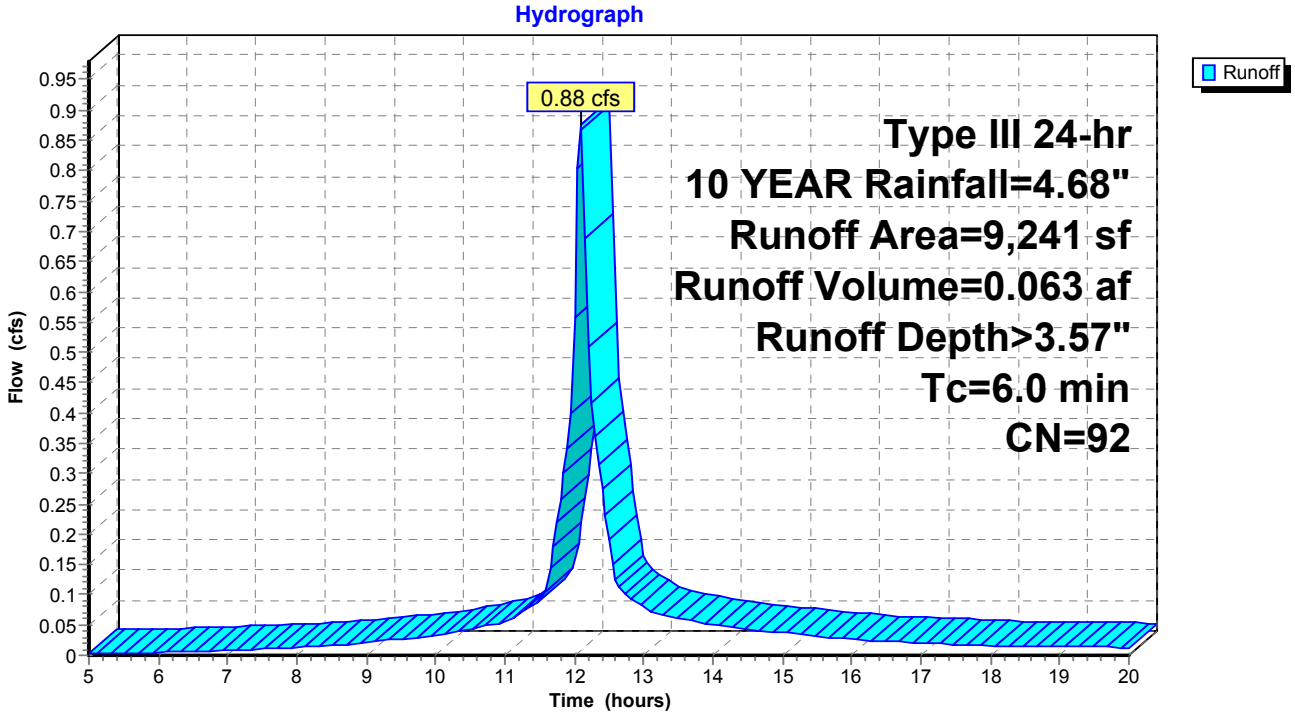
Runoff = 0.88 cfs @ 12.09 hrs, Volume= 0.063 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 1,856 | 69 | 50-75% Grass cover, Fair, HSG B |
| 7,385 | 98 | Paved parking, HSG B |
| 9,241 | 92 | Weighted Average |
| 1,856 | | 20.08% Pervious Area |
| 7,385 | | 79.92% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-16: DRAINAGE AREA-16



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

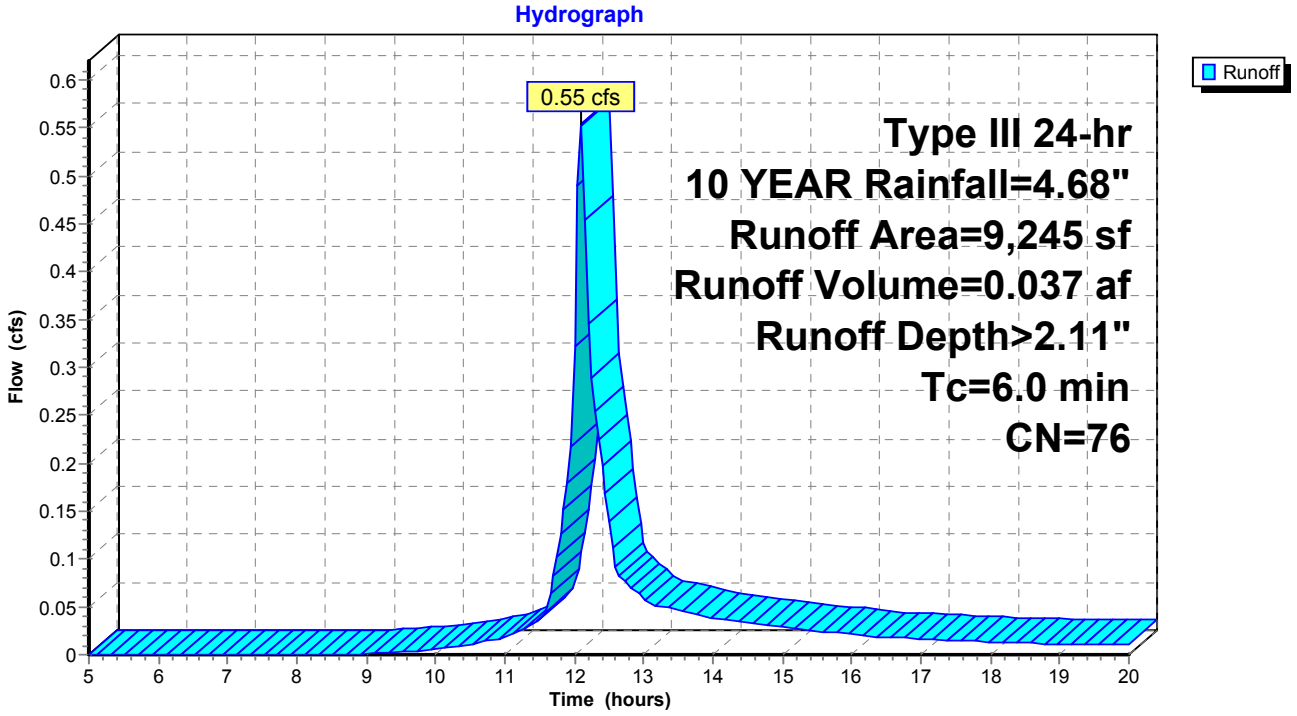
Runoff = 0.55 cfs @ 12.09 hrs, Volume= 0.037 af, Depth> 2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 2,617 | 65 | Woods/grass comb., Fair, HSG B |
| 3,909 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,719 | 98 | Paved parking, HSG B |
| 9,245 | 76 | Weighted Average |
| 6,526 | | 70.59% Pervious Area |
| 2,719 | | 29.41% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

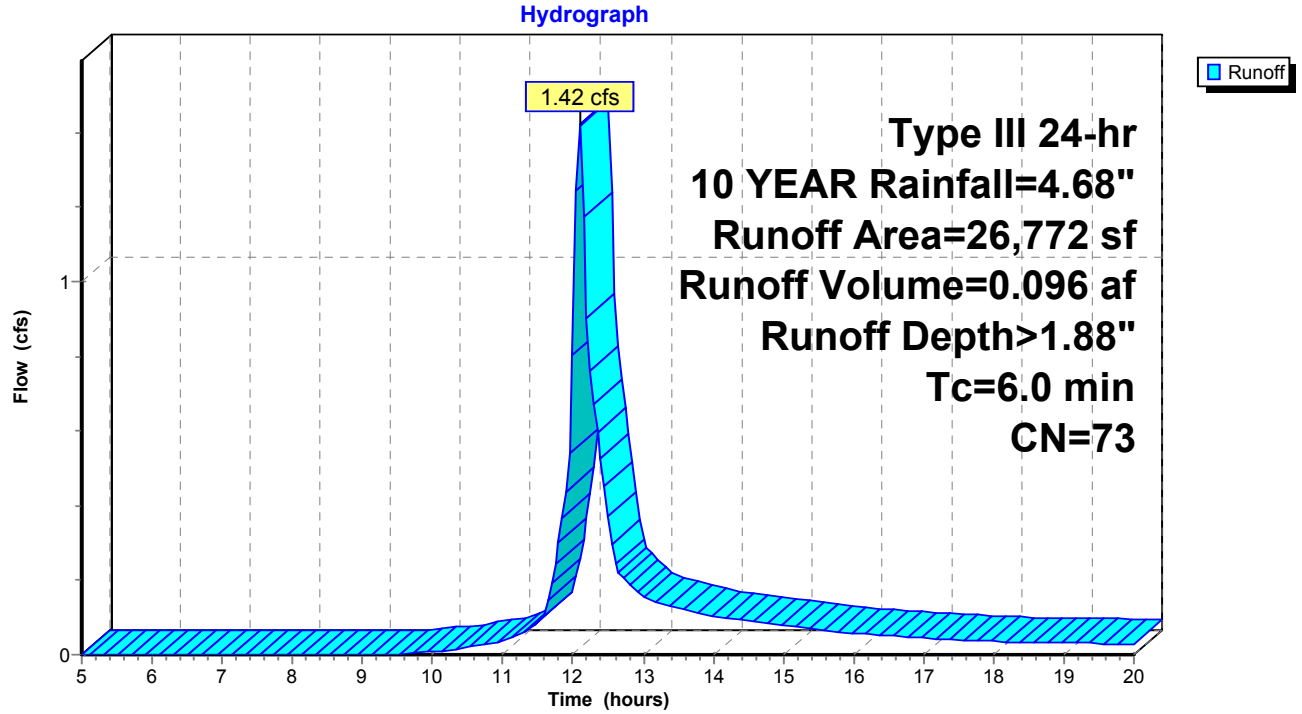
Runoff = 1.42 cfs @ 12.10 hrs, Volume= 0.096 af, Depth> 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 11,839 | 65 | Woods/grass comb., Fair, HSG B |
| 9,720 | 69 | 50-75% Grass cover, Fair, HSG B |
| 5,213 | 98 | Paved parking, HSG B |
| 26,772 | 73 | Weighted Average |
| 21,559 | | 80.53% Pervious Area |
| 5,213 | | 19.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-3: DRAINAGE AREA-3



## Summary for Subcatchment DA-4: DRAINAGE AREA-4

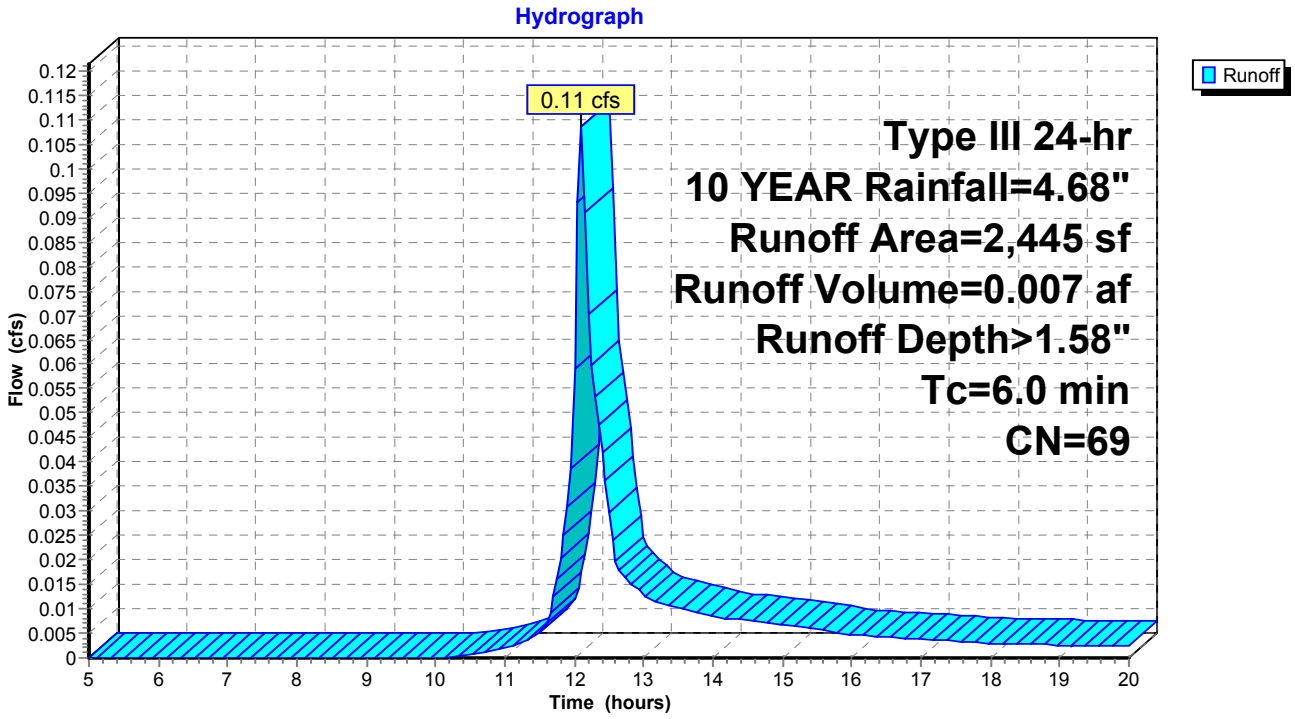
Runoff = 0.11 cfs @ 12.10 hrs, Volume= 0.007 af, Depth> 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 2,445 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 2,445 | 69 | Weighted Average |
| 2,445 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-4: DRAINAGE AREA-4



## Summary for Subcatchment DA-5: DRAINAGE AREA-5

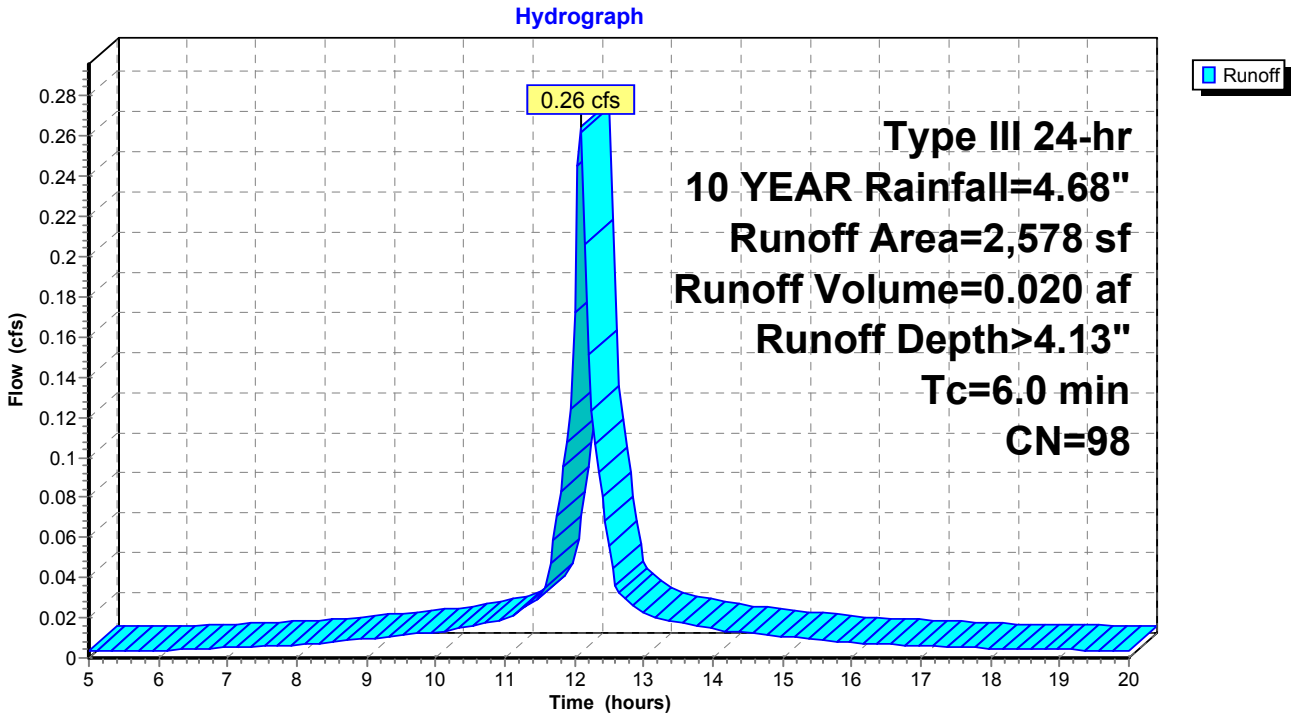
Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.020 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-5: DRAINAGE AREA-5



## Summary for Subcatchment DA-6: DRAINAGE AREA-6

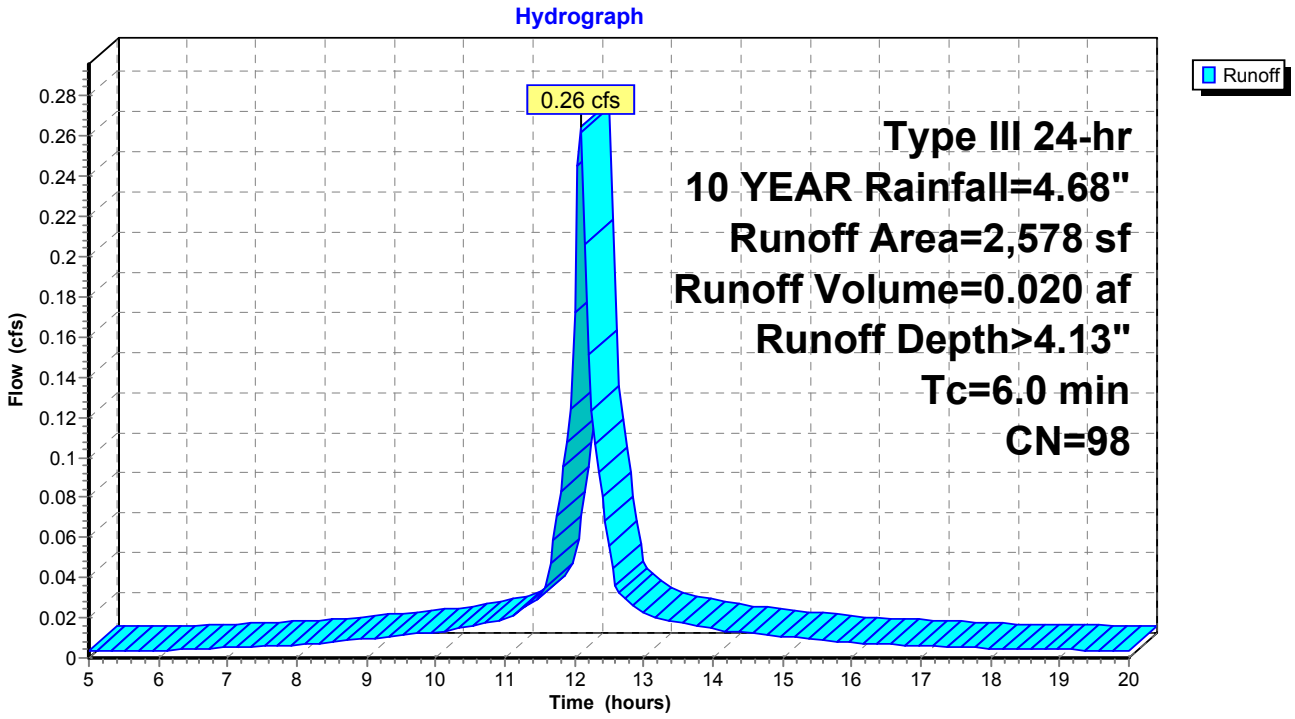
Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.020 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-6: DRAINAGE AREA-6



## Summary for Subcatchment DA-7: DRAINAGE AREA-7

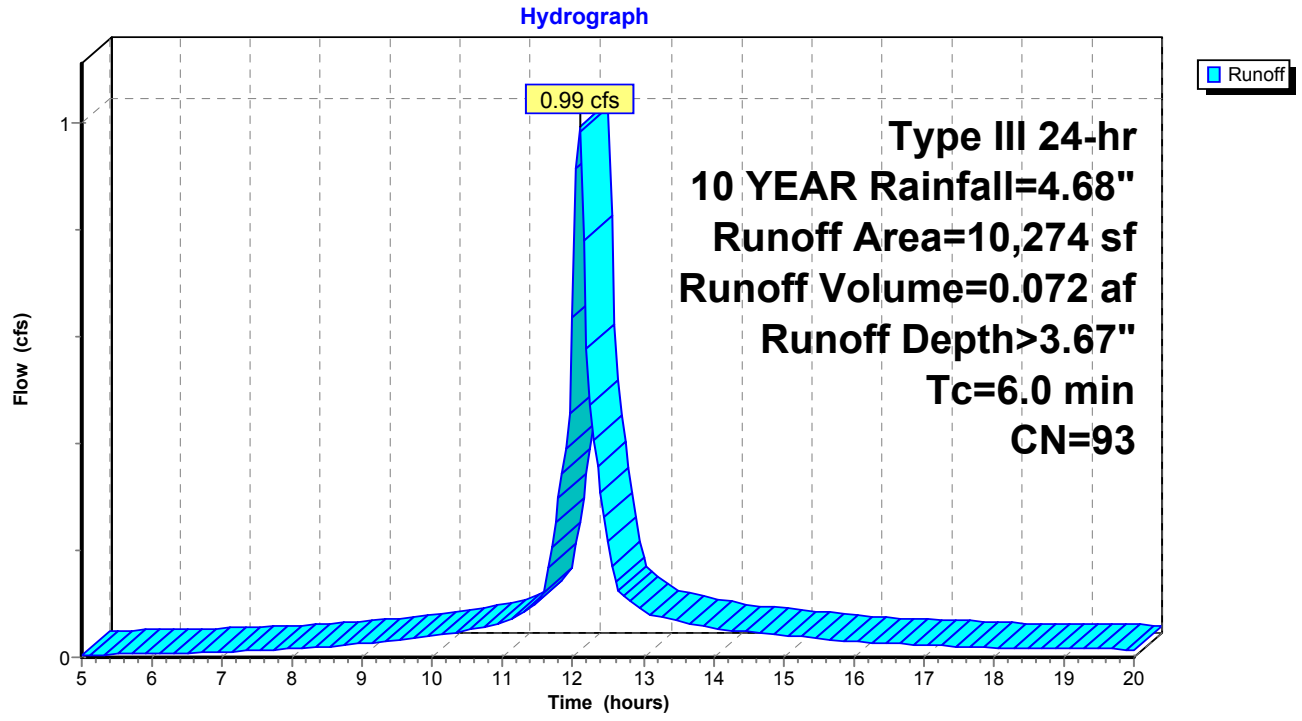
Runoff = 0.99 cfs @ 12.09 hrs, Volume= 0.072 af, Depth> 3.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 1,603 | 69 | 50-75% Grass cover, Fair, HSG B |
| 8,671 | 98 | Paved parking, HSG B |
| 10,274 | 93 | Weighted Average |
| 1,603 | | 15.60% Pervious Area |
| 8,671 | | 84.40% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-7: DRAINAGE AREA-7



## Summary for Subcatchment DA-8: DRAINAGE AREA-8

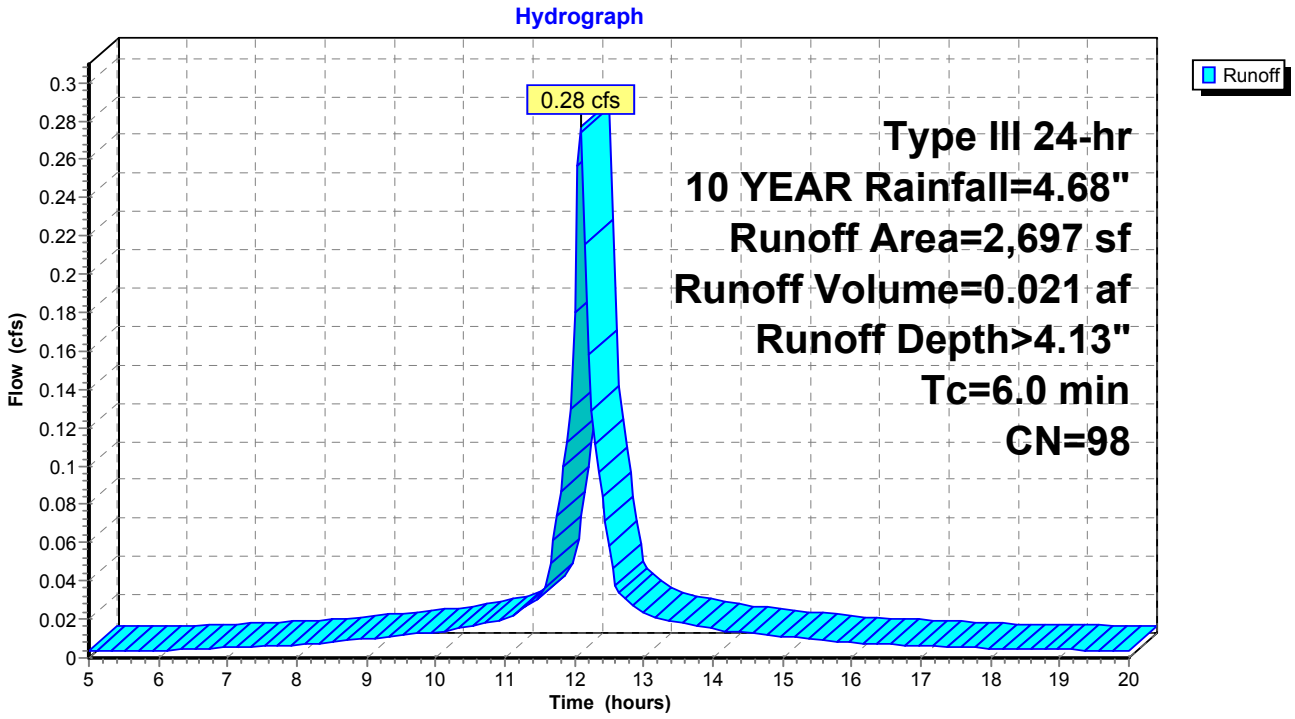
Runoff = 0.28 cfs @ 12.09 hrs, Volume= 0.021 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,697 | 98 | Paved parking, HSG B |
| 2,697 | 98 | Weighted Average |
| 2,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-8: DRAINAGE AREA-8



## Summary for Subcatchment DA-9: DRAINAGE AREA-9

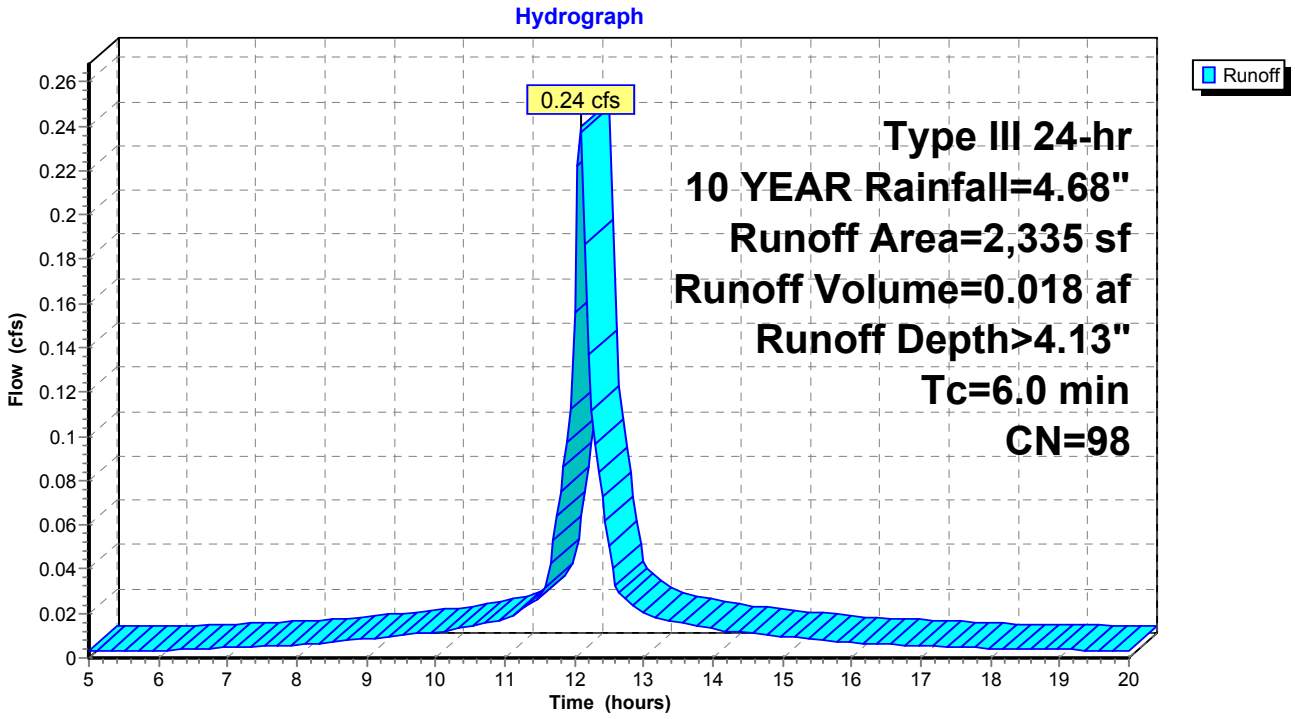
Runoff = 0.24 cfs @ 12.09 hrs, Volume= 0.018 af, Depth> 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,335 | 98 | Paved parking, HSG B |
| 2,335 | 98 | Weighted Average |
| 2,335 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-9: DRAINAGE AREA-9

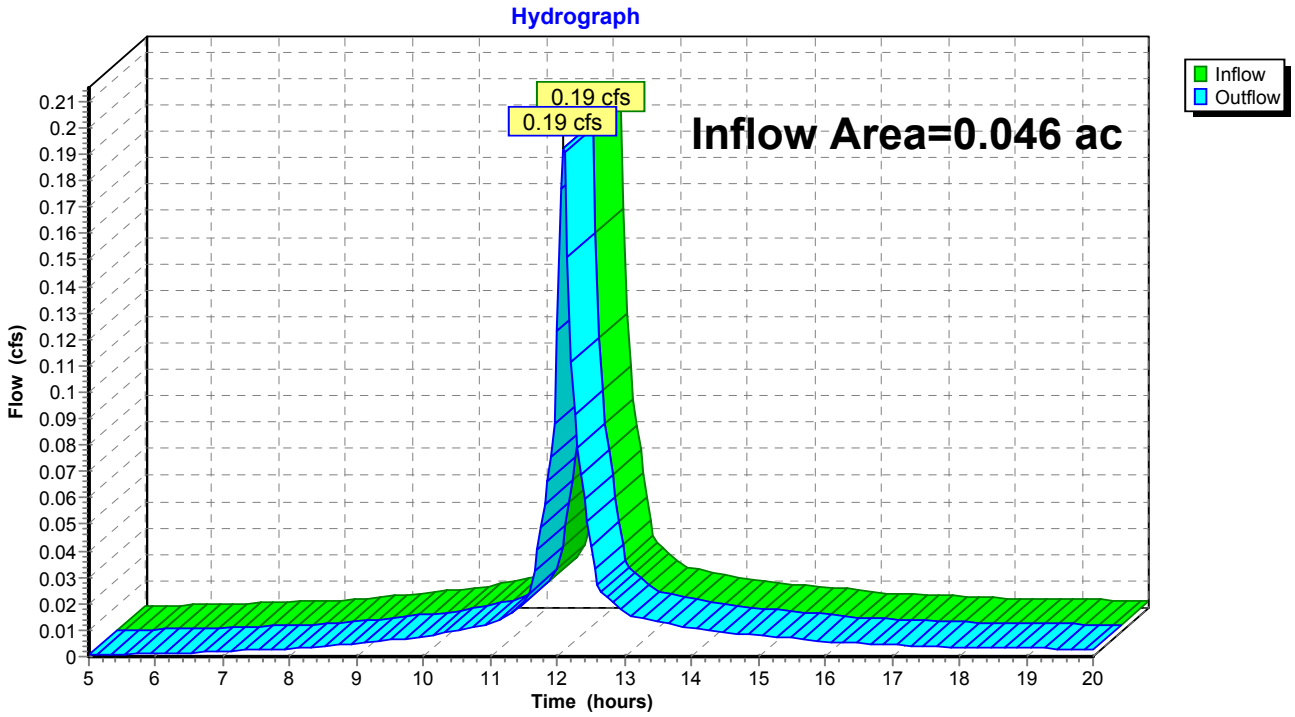


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.046 ac, 82.78% Impervious, Inflow Depth > 3.67" for 10 YEAR event
Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af
Outflow = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

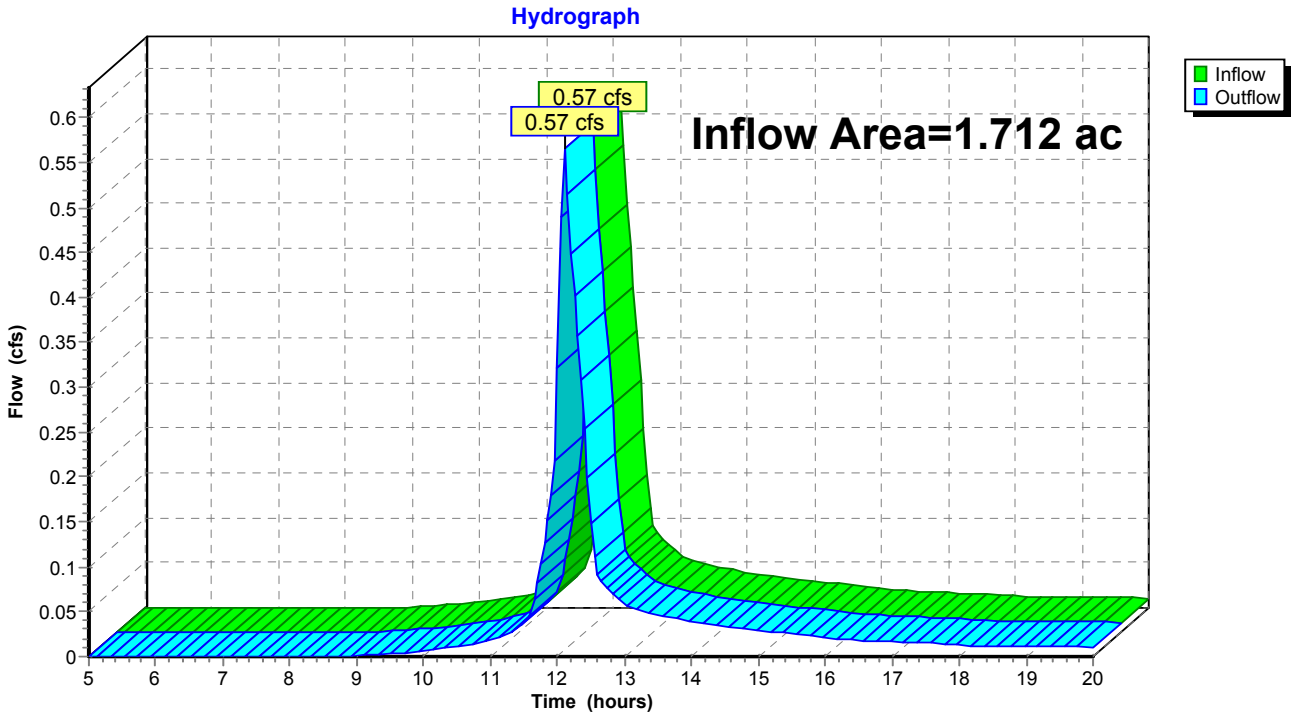


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.712 ac, 80.24% Impervious, Inflow Depth > 0.28" for 10 YEAR event
Inflow = 0.57 cfs @ 12.11 hrs, Volume= 0.040 af
Outflow = 0.57 cfs @ 12.11 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

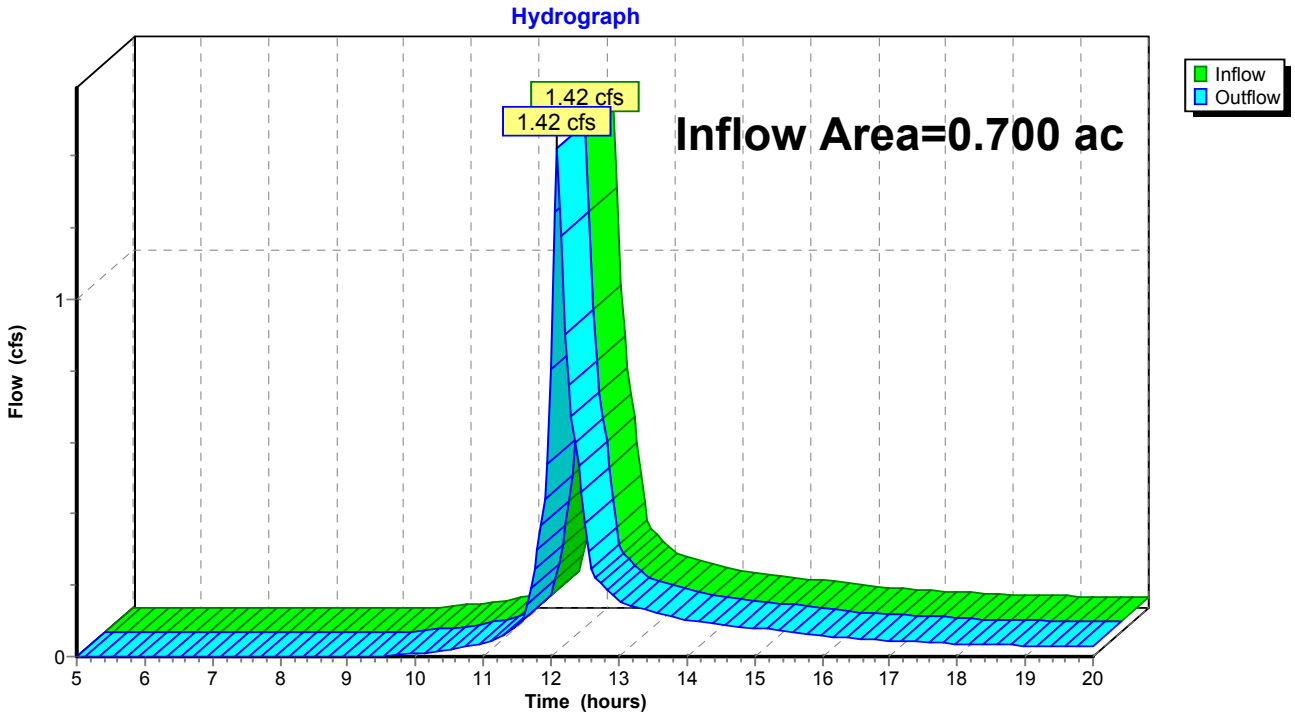


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 0.700 ac, 25.96% Impervious, Inflow Depth > 1.65" for 10 YEAR event
Inflow = 1.42 cfs @ 12.10 hrs, Volume= 0.096 af
Outflow = 1.42 cfs @ 12.10 hrs, Volume= 0.096 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Pond BIO-1: BIO RETETION 1

Inflow Area = 0.115 ac, 51.32% Impervious, Inflow Depth > 2.89" for 10 YEAR event
Inflow = 0.37 cfs @ 12.09 hrs, Volume= 0.028 af
Outflow = 0.24 cfs @ 12.19 hrs, Volume= 0.028 af, Atten= 36%, Lag= 6.2 min
Discarded = 0.24 cfs @ 12.19 hrs, Volume= 0.028 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 111.45' @ 12.19 hrs Surf.Area= 573 sf Storage= 61 cf

Plug-Flow detention time= 1.2 min calculated for 0.028 af (100% of inflow)
Center-of-Mass det. time= 1.0 min ( 757.1 - 756.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 111.34' | 841 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

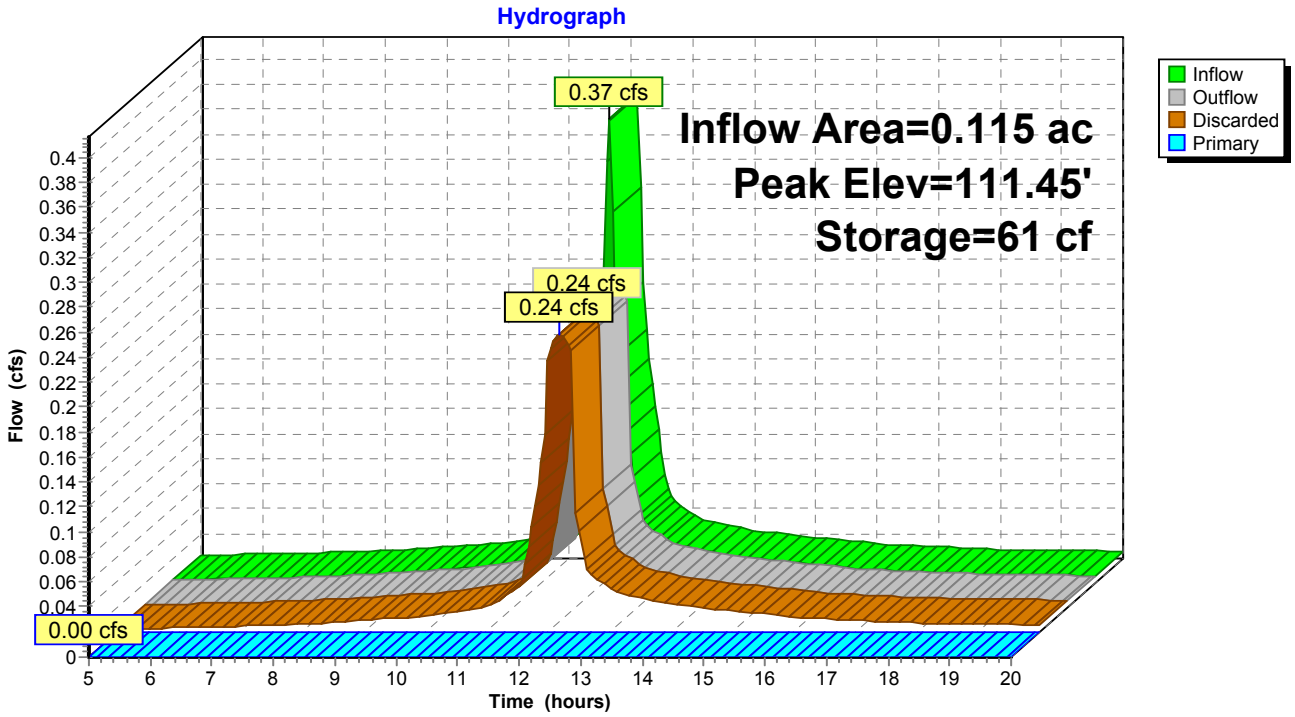
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 111.34 | 534 | 0 | 0 |
| 112.00 | 764 | 428 | 428 |
| 112.50 | 885 | 412 | 841 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 111.34' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 112.00' | **10.0' long x 1.0' breadth Broad-Crested Rectangular Weir** |
| | | | Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 |
| | | | Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.24 cfs @ 12.19 hrs HW=111.45' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.24 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=111.34' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-1: BIO RETETION 1



## Summary for Pond BIO-2: BIO RETENTION-2

Inflow Area = 0.086 ac, 72.53% Impervious, Inflow Depth > 3.43" for 10 YEAR event
Inflow = 0.32 cfs @ 12.09 hrs, Volume= 0.024 af
Outflow = 0.09 cfs @ 12.43 hrs, Volume= 0.024 af, Atten= 71%, Lag= 20.5 min
Discarded = 0.08 cfs @ 12.43 hrs, Volume= 0.024 af
Primary = 0.01 cfs @ 12.43 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 95.00' @ 12.43 hrs Surf.Area= 365 sf Storage= 226 cf

Plug-Flow detention time= 14.5 min calculated for 0.024 af (100% of inflow)
Center-of-Mass det. time= 14.2 min ( 759.5 - 745.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 94.33' | 416 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

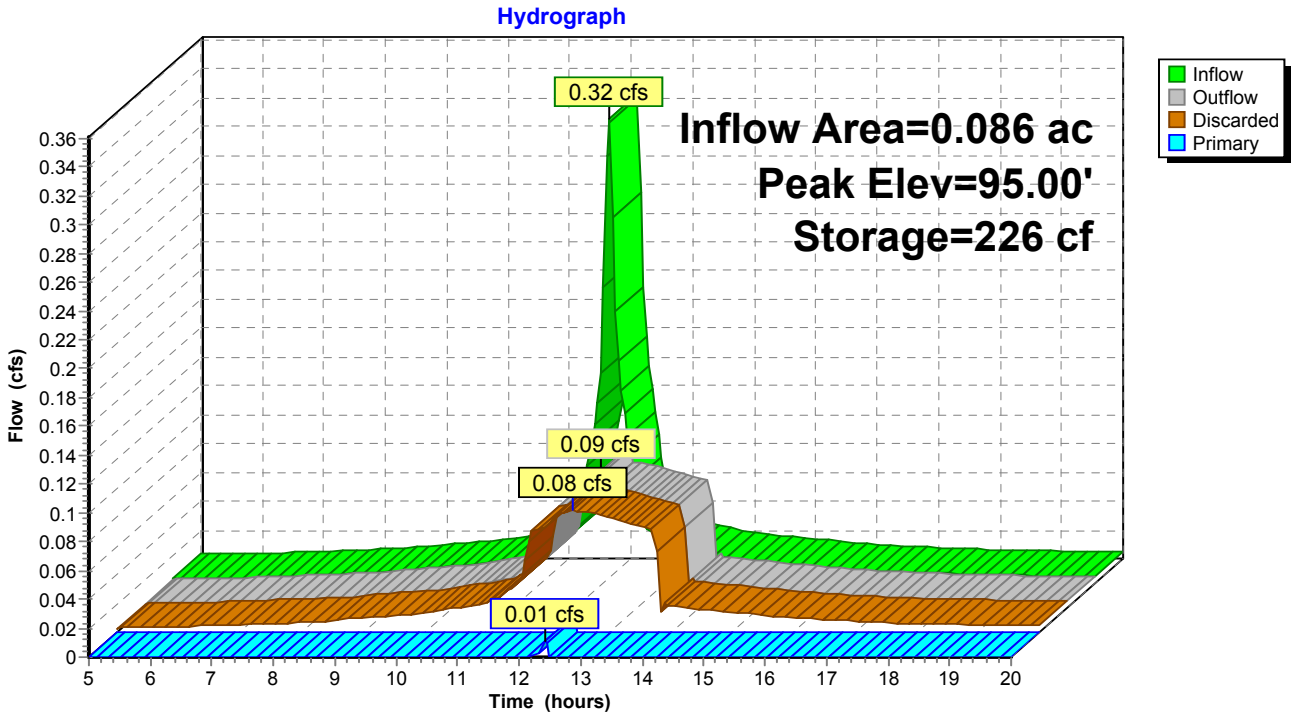
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 94.33 | 305 | 0 | 0 |
| 95.00 | 365 | 224 | 224 |
| 95.50 | 400 | 191 | 416 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 94.33' | **10.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 95.00' | **15.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.08 cfs @ 12.43 hrs HW=95.00' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

**Primary OutFlow** Max=0.00 cfs @ 12.43 hrs HW=95.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.13 fps)

## Pond BIO-2: BIO RETENTION-2



## Summary for Pond CB-1: CATCH BASIN 1

Inflow Area = 0.327 ac, 69.85% Impervious, Inflow Depth > 2.31" for 10 YEAR event
Inflow = 0.88 cfs @ 12.09 hrs, Volume= 0.063 af
Outflow = 0.75 cfs @ 12.13 hrs, Volume= 0.063 af, Atten= 14%, Lag= 2.6 min
Primary = 0.75 cfs @ 12.13 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.13' @ 12.13 hrs Surf.Area= 349 sf Storage= 62 cf
Flood Elev= 109.90' Surf.Area= 8 sf Storage= 28 cf

Plug-Flow detention time=6.4 min calculated for 0.062 af (99% of inflow)
Center-of-Mass det. time=3.2 min ( 759.4 - 756.2 )

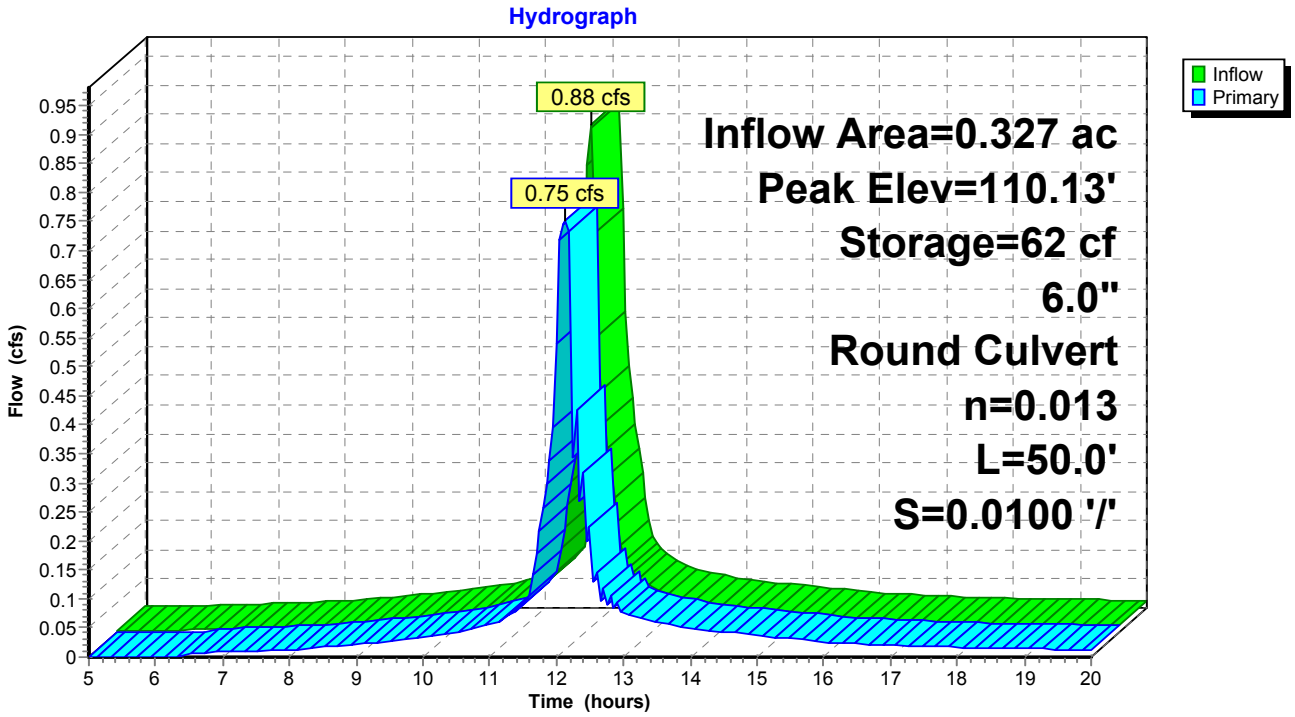
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.40' | 455 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 106.40 | 8 | 0 | 0 |
| 109.90 | 8 | 28 | 28 |
| 110.00 | 87 | 5 | 33 |
| 110.50 | 1,074 | 290 | 323 |
| 110.60 | 1,560 | 132 | 455 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.80' | **6.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.80' / 108.30' S= 0.0100 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Primary OutFlow** Max=0.75 cfs @ 12.13 hrs HW=110.12' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 0.75 cfs @ 3.81 fps)

## Pond CB-1: CATCH BASIN 1



## Summary for Pond DMH-1: DRAINAGE MANHOLE-1

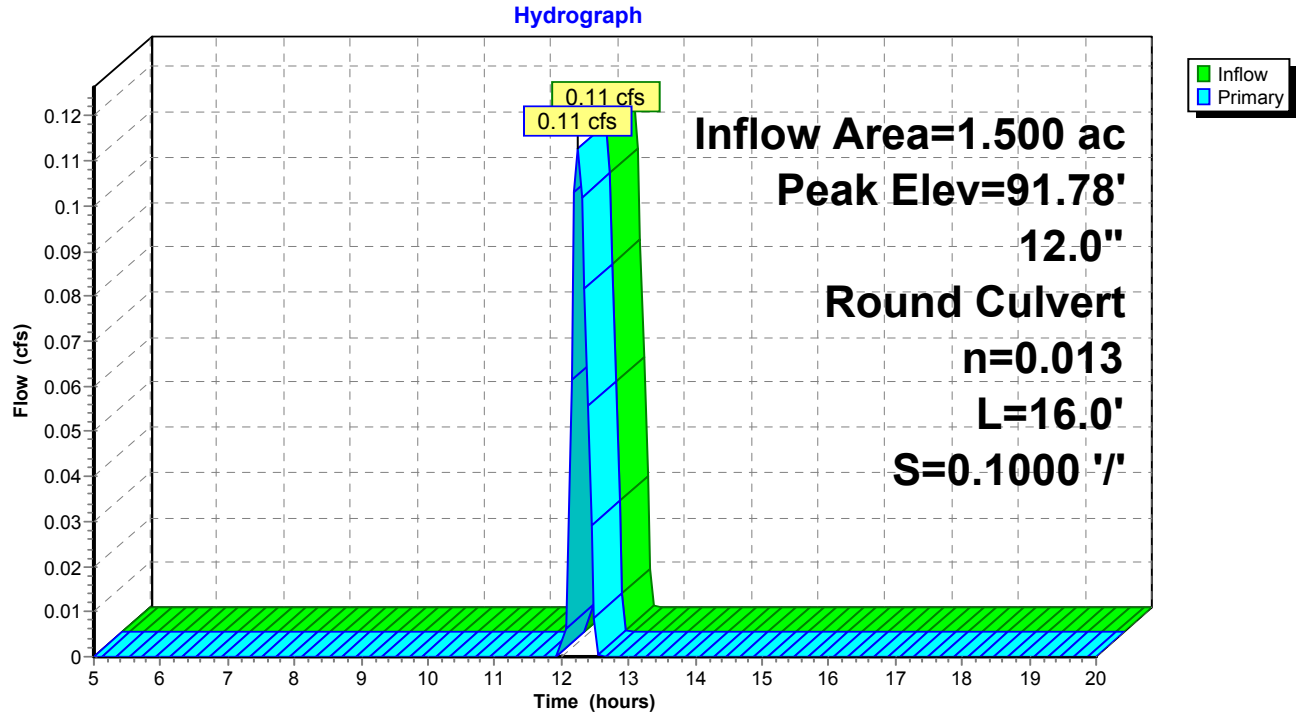
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.02" for 10 YEAR event
Inflow = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af
Outflow = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min
Primary = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 91.78' @ 12.25 hrs
Flood Elev= 96.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 91.60' | **12.0" Round Culvert**<br>L= 16.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 91.60' / 90.00' S= 0.1000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.11 cfs @ 12.25 hrs HW=91.78' (Free Discharge)
**1=Culvert** (Inlet Controls 0.11 cfs @ 1.15 fps)

## Pond DMH-1: DRAINAGE MANHOLE-1



## Summary for Pond DMH-2: DRAINAGE MANHOLE-2

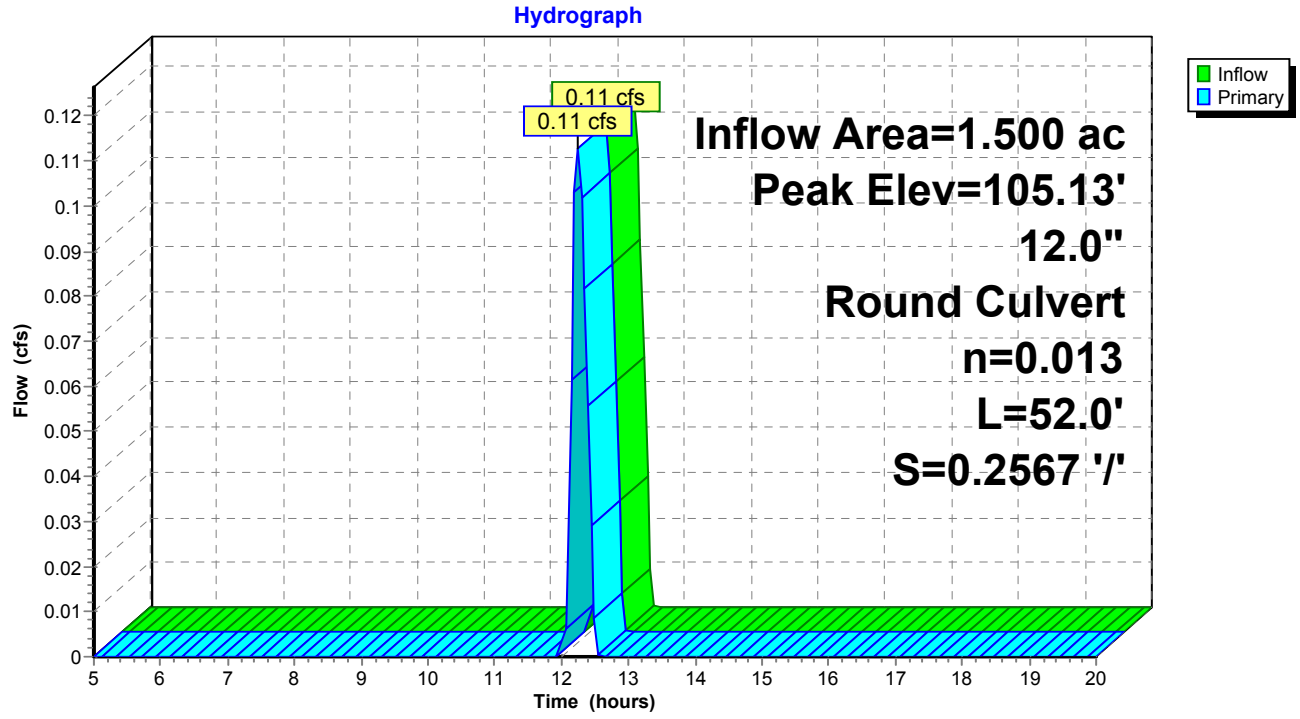
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.02" for 10 YEAR event
Inflow = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af
Outflow = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min
Primary = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 105.13'@ 12.25 hrs
Flood Elev= 112.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 104.95' | **12.0" Round Culvert**<br>L= 52.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 104.95' / 91.60' S= 0.2567 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.11 cfs @ 12.25 hrs HW=105.13' (Free Discharge)
**1=Culvert** (Inlet Controls 0.11 cfs @ 1.14 fps)

## Pond DMH-2: DRAINAGE MANHOLE-2



## Summary for Pond PP-1: POROUS PAVEMENT-1

Inflow Area = 0.411 ac, 91.04% Impervious, Inflow Depth > 3.86" for 10 YEAR event
Inflow = 1.77 cfs @ 12.09 hrs, Volume= 0.132 af
Outflow = 1.44 cfs @ 12.05 hrs, Volume= 0.132 af, Atten= 19%, Lag= 0.0 min
Discarded = 1.44 cfs @ 12.05 hrs, Volume= 0.132 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.78' @ 12.14 hrs Surf.Area= 3,448 sf Storage= 123 cf
Flood Elev= 111.36' Surf.Area= 3,448 sf Storage= 3,682 cf

Plug-Flow detention time=0.6 min calculated for 0.132 af (100% of inflow)
Center-of-Mass det. time=0.5 min ( 745.5 - 745.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.69' | 3,682 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>9,206 cf Overall x 40.0% Voids |

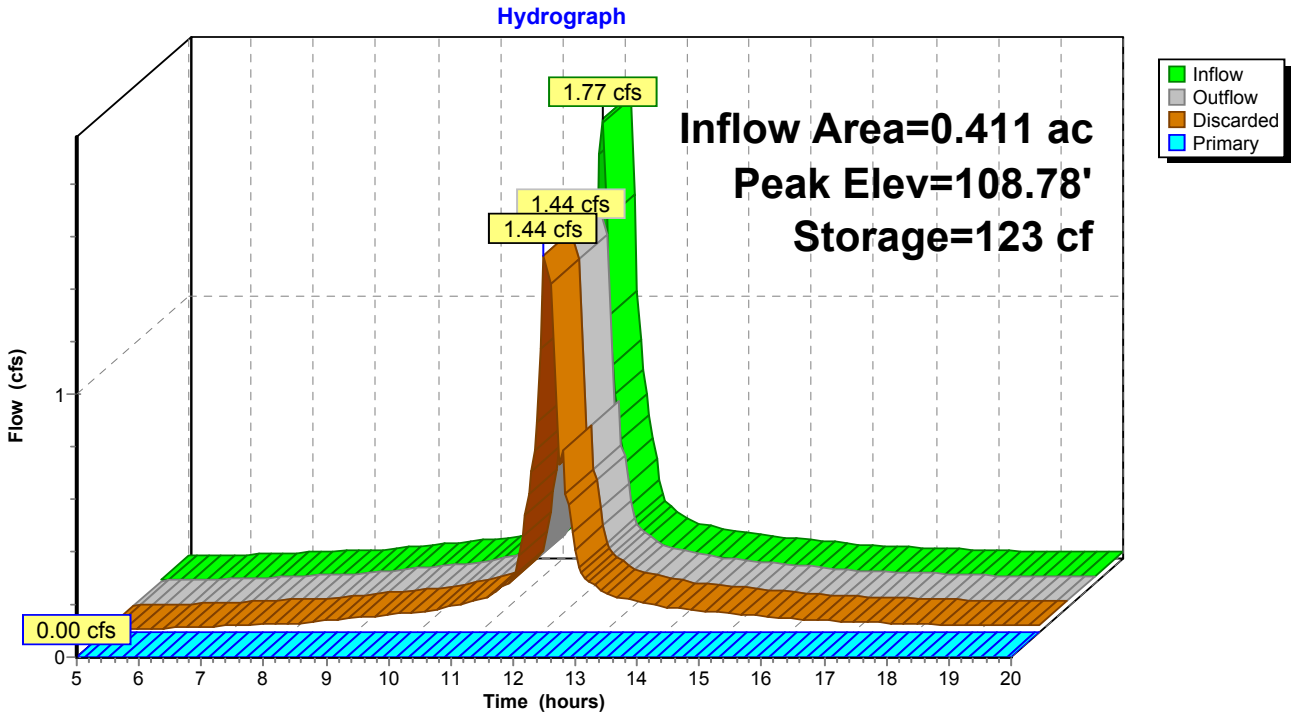
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.69 | 3,448 | 0 | 0 |
| 111.36 | 3,448 | 9,206 | 9,206 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.69' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 109.30' | **0.5" Round Culvert** L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 109.30' / 108.30' S= 0.0149 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.00 sf |

**Discarded OutFlow** Max=1.44 cfs @ 12.05 hrs HW=108.73' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.44 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=108.69' (Free Discharge)
↑—**2=Culvert** ( Controls 0.00 cfs)

## Pond PP-1: POROUS PAVEMENT-1



## Summary for Pond PP-2: POROUS PAVEMENT-1

Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth > 2.51" for 10 YEAR event
Inflow = 4.08 cfs @ 12.09 hrs, Volume= 0.314 af
Outflow = 2.08 cfs @ 12.25 hrs, Volume= 0.314 af, Atten= 49%, Lag= 9.6 min
Discarded = 1.97 cfs @ 12.00 hrs, Volume= 0.312 af
Primary = 0.11 cfs @ 12.25 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.64' @ 12.25 hrs Surf.Area= 6,064 sf Storage= 1,231 cf
Flood Elev= 110.80' Surf.Area= 6,064 sf Storage= 6,476 cf

Plug-Flow detention time=(not calculated: outflow precedes inflow)
Center-of-Mass det. time=2.5 min ( 748.1 - 745.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.13' | 6,476 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>16,191 cf Overall x 40.0% Voids |

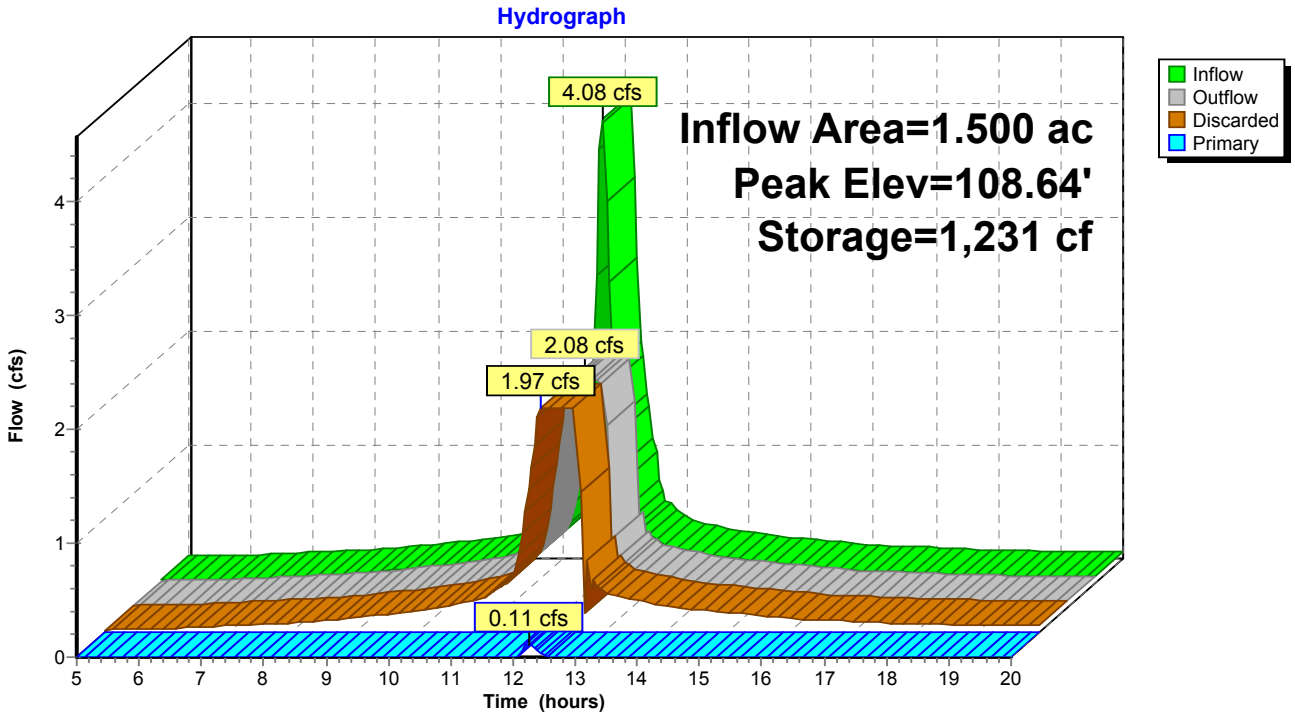
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.13 | 6,064 | 0 | 0 |
| 110.80 | 6,064 | 16,191 | 16,191 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.13' | **14.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 108.30' | **12.0" Round Culvert**<br>L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 104.95' S= 0.0500 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 108.30' | **6.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 108.30' S= 0.0000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Discarded OutFlow** Max=1.97 cfs @ 12.00 hrs HW=108.18' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.97 cfs)

**Primary OutFlow** Max=0.11 cfs @ 12.25 hrs HW=108.64' (Free Discharge)
↑—**2=Culvert** (Passes 0.11 cfs of 0.36 cfs potential flow)
↑—**3=Culvert** (Barrel Controls 0.11 cfs @ 1.13 fps)

## Pond PP-2: POROUS PAVEMENT-1



## Summary for Subcatchment DA-1: DRAINAGE AREA-1

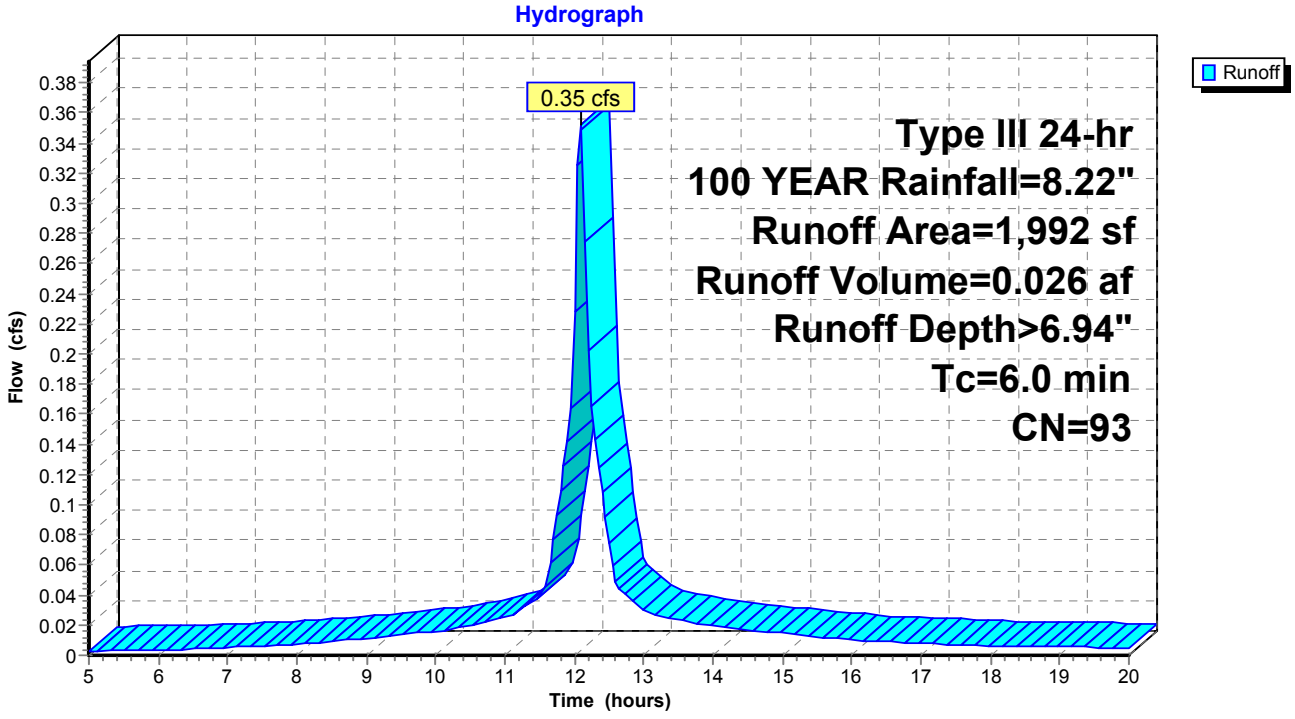
Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.026 af, Depth> 6.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 343 | 69 | 50-75% Grass cover, Fair, HSG B |
| 1,649 | 98 | Paved parking, HSG B |
| 1,992 | 93 | Weighted Average |
| 343 | | 17.22% Pervious Area |
| 1,649 | | 82.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-1: DRAINAGE AREA-1



## Summary for Subcatchment DA-10: DRAINAGE AREA-10

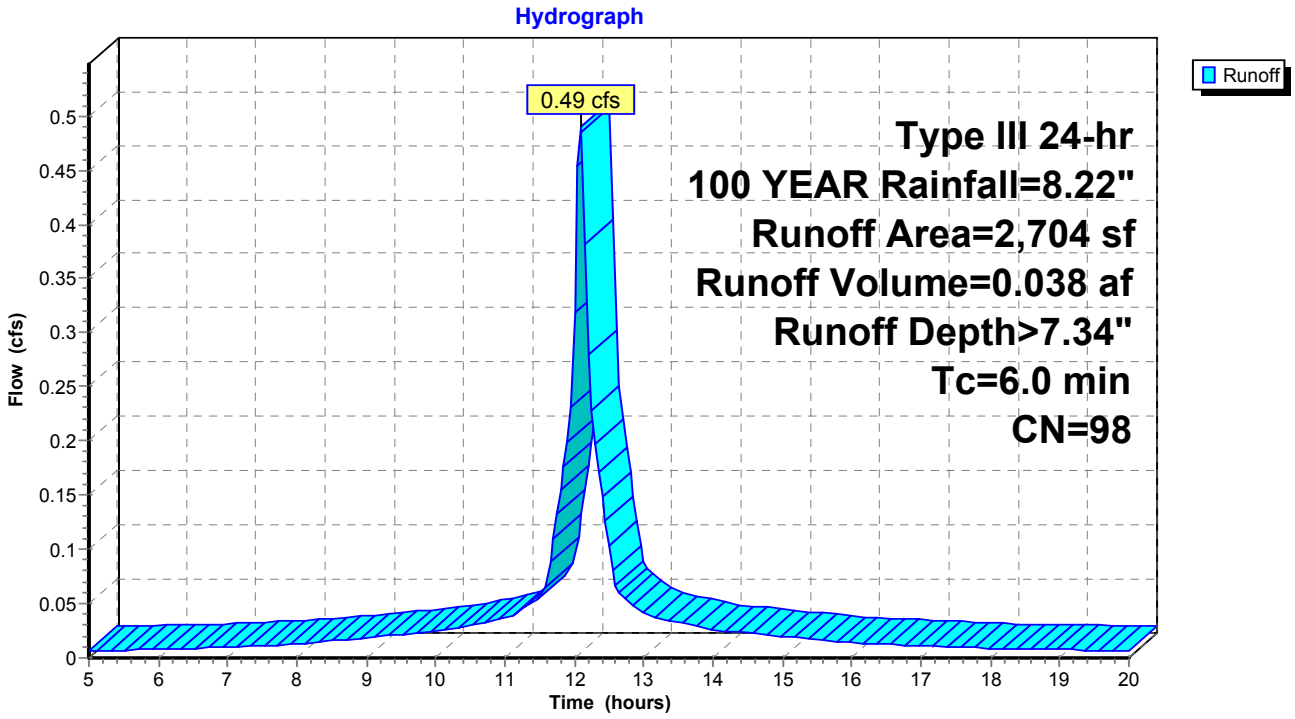
Runoff = 0.49 cfs @ 12.09 hrs, Volume= 0.038 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,704 | 98 | Paved parking, HSG B |
| 2,704 | 98 | Weighted Average |
| 2,704 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-10: DRAINAGE AREA-10



## Summary for Subcatchment DA-11: DRAINAGE AREA-11

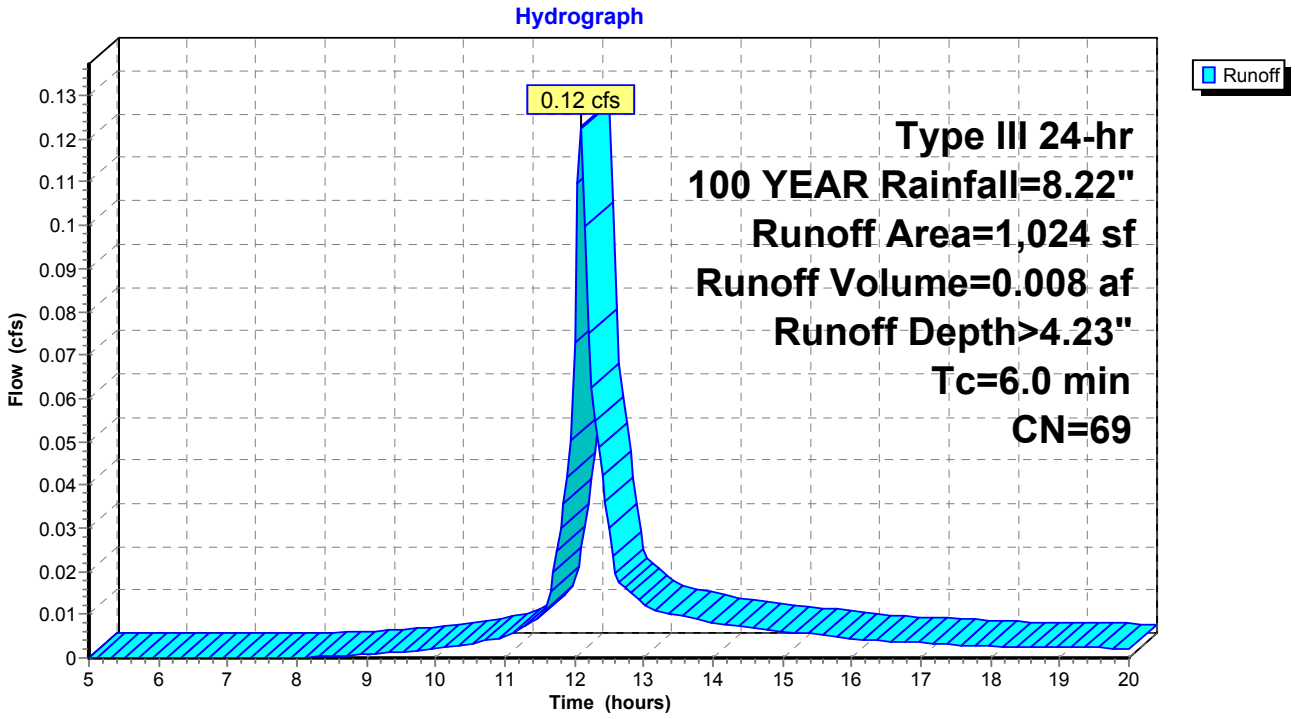
Runoff = 0.12 cfs @ 12.09 hrs, Volume= 0.008 af, Depth> 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 1,024 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 1,024 | 69 | Weighted Average |
| 1,024 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-11: DRAINAGE AREA-11



## Summary for Subcatchment DA-12: DRAINAGE AREA-12

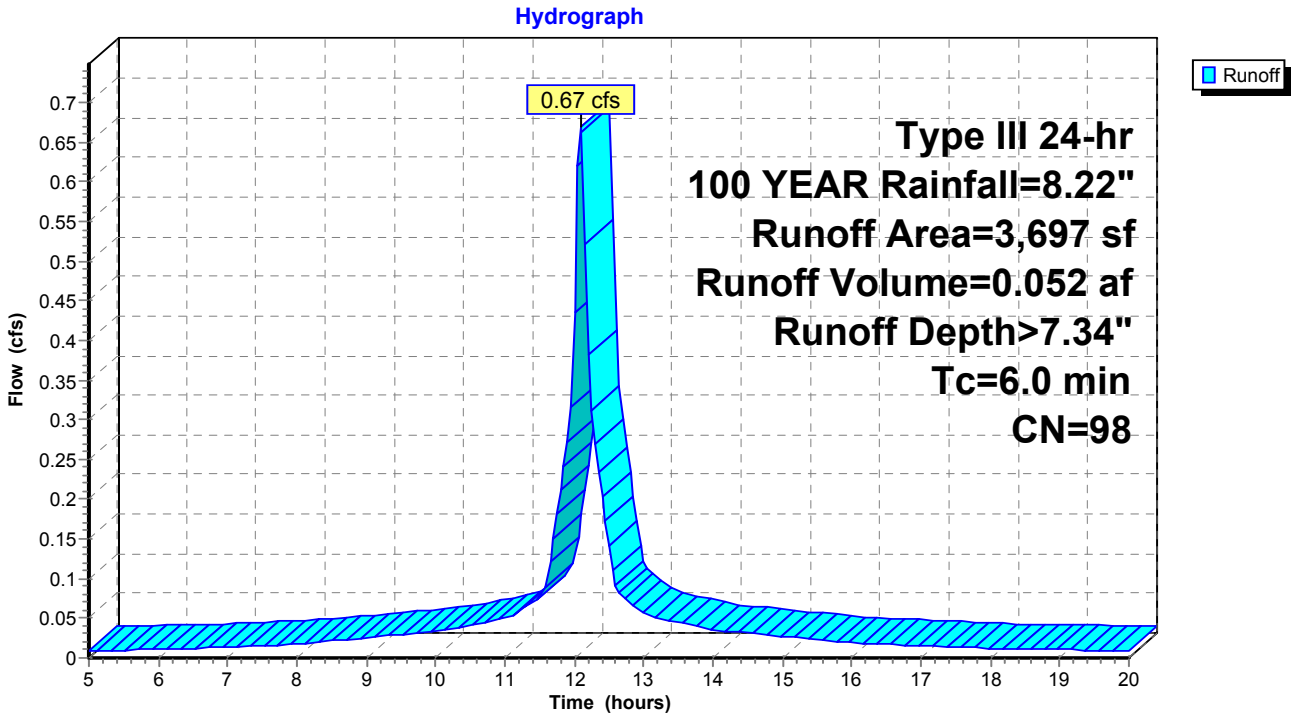
Runoff = 0.67 cfs @ 12.09 hrs, Volume= 0.052 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,697 | 98 | Paved parking, HSG B |
| 3,697 | 98 | Weighted Average |
| 3,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-12: DRAINAGE AREA-12



## Summary for Subcatchment DA-13: DRAINAGE AREA-13

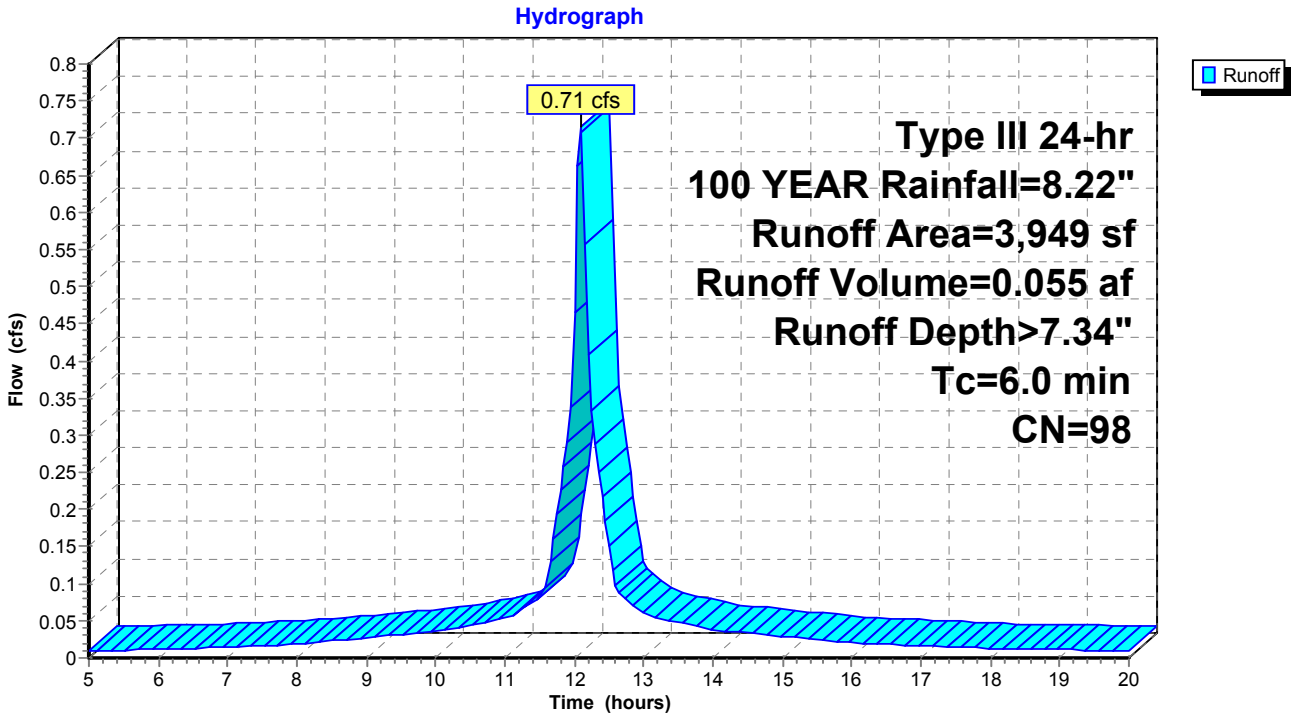
Runoff = 0.71 cfs @ 12.09 hrs, Volume= 0.055 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-13: DRAINAGE AREA-13



## Summary for Subcatchment DA-14: DRAINAGE AREA-14

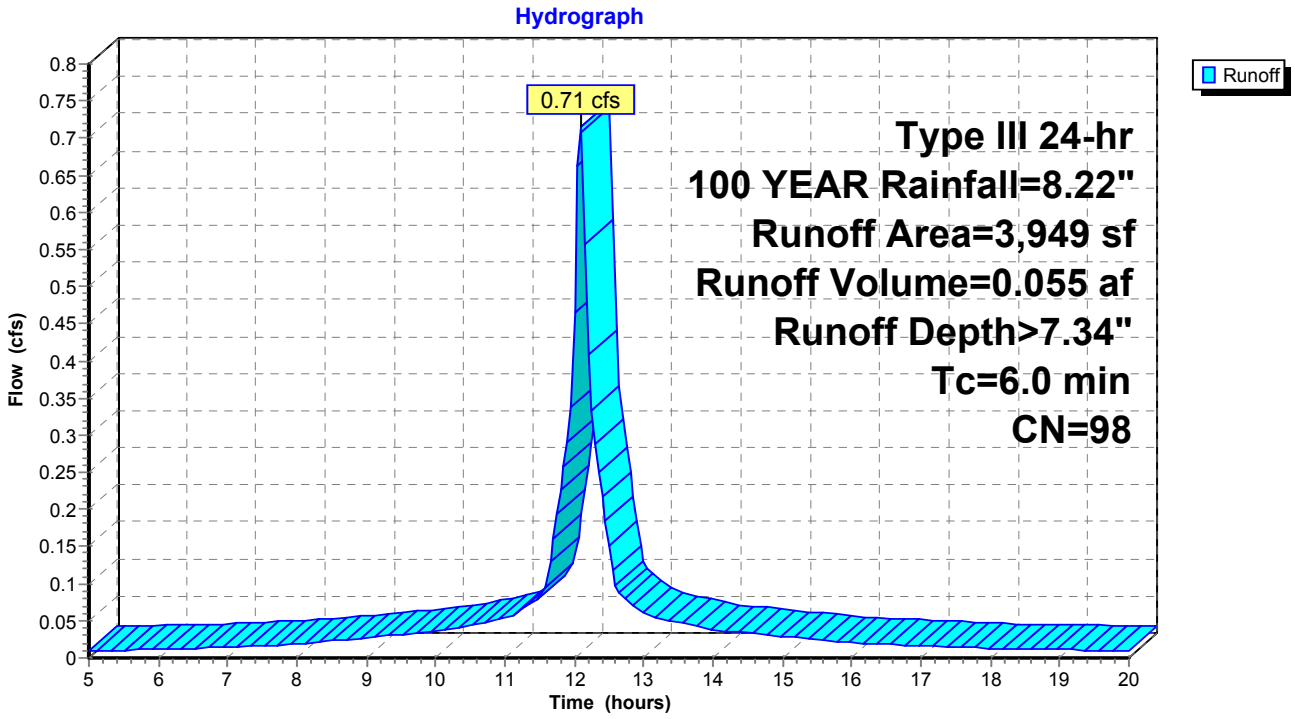
Runoff = 0.71 cfs @ 12.09 hrs, Volume= 0.055 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,949 | 98 | Paved parking, HSG B |
| 3,949 | 98 | Weighted Average |
| 3,949 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-14: DRAINAGE AREA-14



## Summary for Subcatchment DA-15: DRAINAGE AREA-15

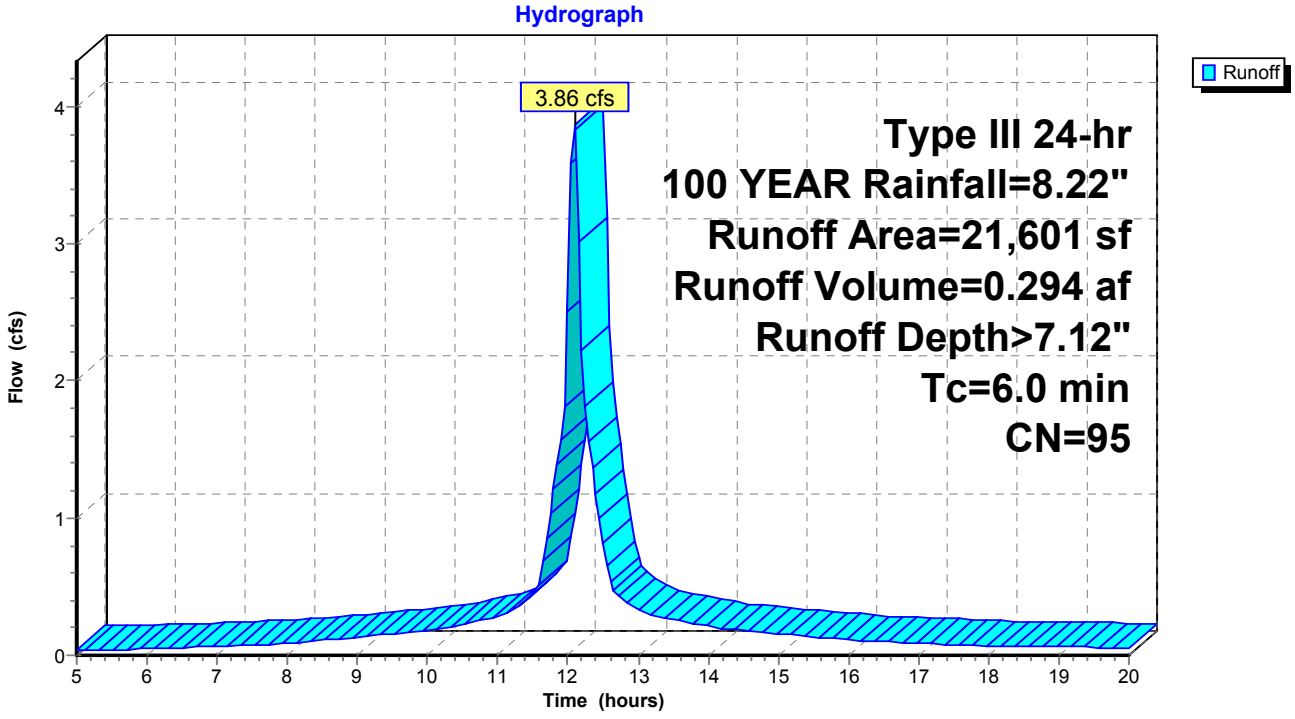
Runoff = 3.86 cfs @ 12.09 hrs, Volume= 0.294 af, Depth> 7.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 2,309 | 69 | 50-75% Grass cover, Fair, HSG B |
| 19,292 | 98 | Paved parking, HSG B |
| 21,601 | 95 | Weighted Average |
| 2,309 | | 10.69% Pervious Area |
| 19,292 | | 89.31% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-15: DRAINAGE AREA-15



## Summary for Subcatchment DA-16: DRAINAGE AREA-16

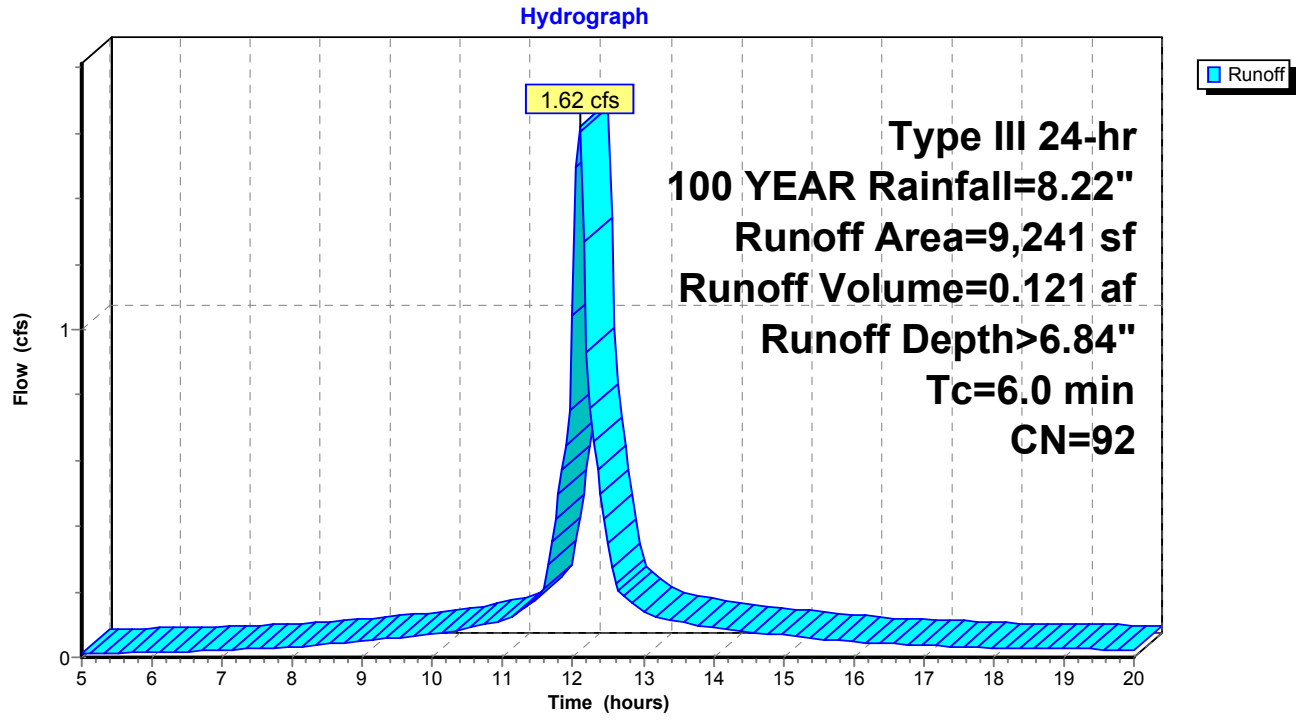
Runoff = 1.62 cfs @ 12.09 hrs, Volume= 0.121 af, Depth> 6.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 1,856 | 69 | 50-75% Grass cover, Fair, HSG B |
| 7,385 | 98 | Paved parking, HSG B |
| 9,241 | 92 | Weighted Average |
| 1,856 | | 20.08% Pervious Area |
| 7,385 | | 79.92% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-16: DRAINAGE AREA-16



## Summary for Subcatchment DA-2: DRAINAGE AREA-2

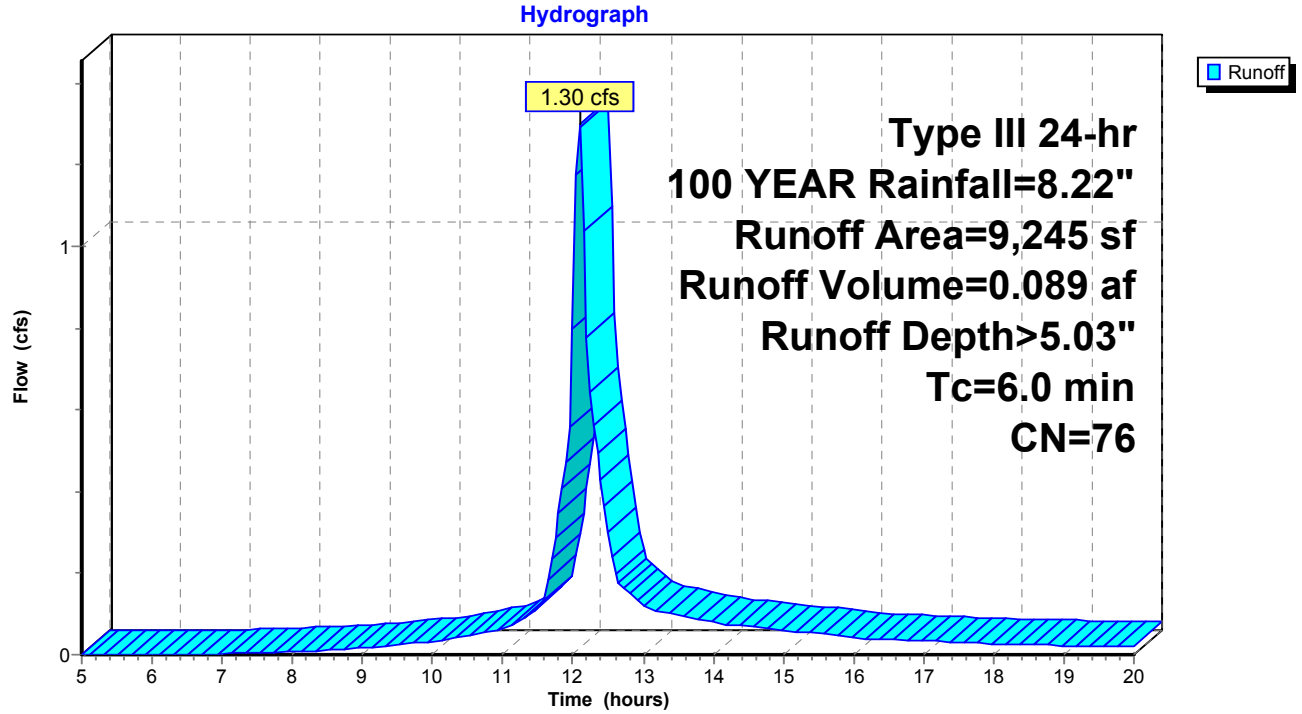
Runoff = 1.30 cfs @ 12.09 hrs, Volume= 0.089 af, Depth> 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 2,617 | 65 | Woods/grass comb., Fair, HSG B |
| 3,909 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,719 | 98 | Paved parking, HSG B |
| 9,245 | 76 | Weighted Average |
| 6,526 | | 70.59% Pervious Area |
| 2,719 | | 29.41% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-2: DRAINAGE AREA-2



## Summary for Subcatchment DA-3: DRAINAGE AREA-3

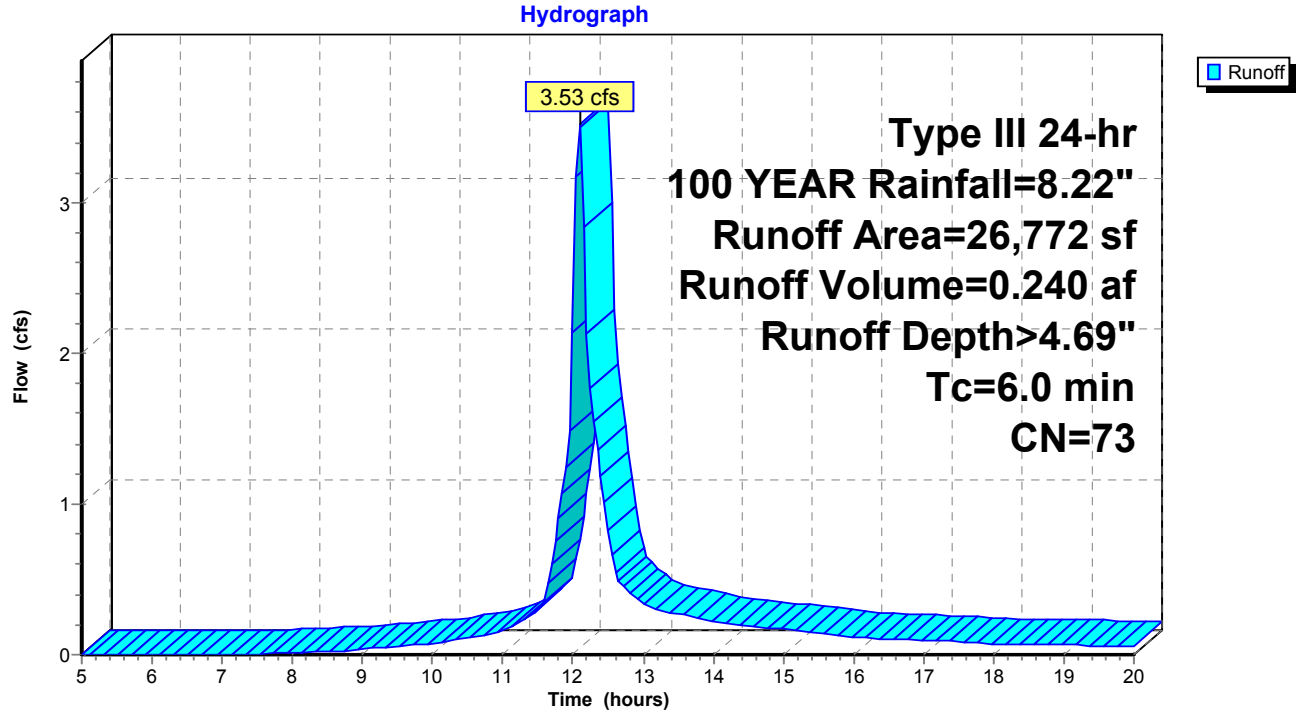
Runoff = 3.53 cfs @ 12.09 hrs, Volume= 0.240 af, Depth> 4.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 11,839 | 65 | Woods/grass comb., Fair, HSG B |
| 9,720 | 69 | 50-75% Grass cover, Fair, HSG B |
| 5,213 | 98 | Paved parking, HSG B |
| 26,772 | 73 | Weighted Average |
| 21,559 | | 80.53% Pervious Area |
| 5,213 | | 19.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-3: DRAINAGE AREA-3



## Summary for Subcatchment DA-4: DRAINAGE AREA-4

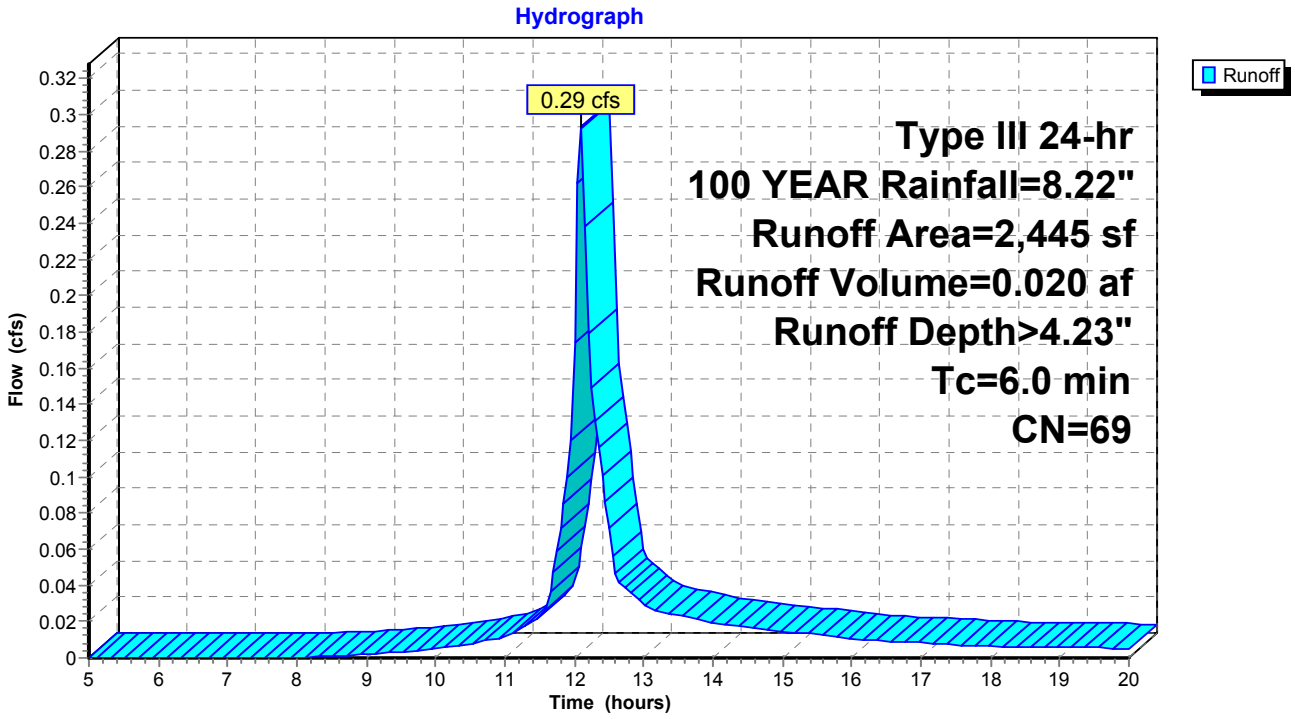
Runoff = 0.29 cfs @ 12.09 hrs, Volume= 0.020 af, Depth> 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 2,445 | 69 | 50-75% Grass cover, Fair, HSG B |
| 0 | 98 | Paved parking, HSG B |
| 2,445 | 69 | Weighted Average |
| 2,445 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-4: DRAINAGE AREA-4



## Summary for Subcatchment DA-5: DRAINAGE AREA-5

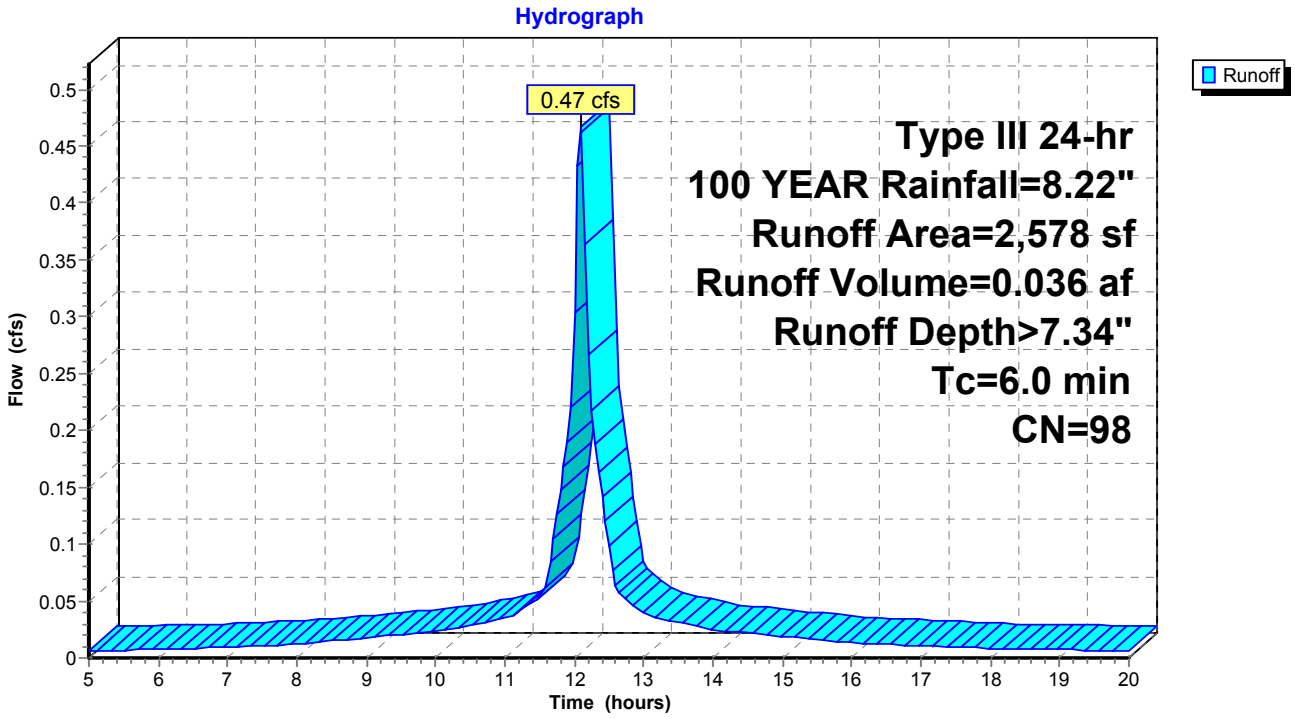
Runoff = 0.47 cfs @ 12.09 hrs, Volume= 0.036 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-5: DRAINAGE AREA-5



## Summary for Subcatchment DA-6: DRAINAGE AREA-6

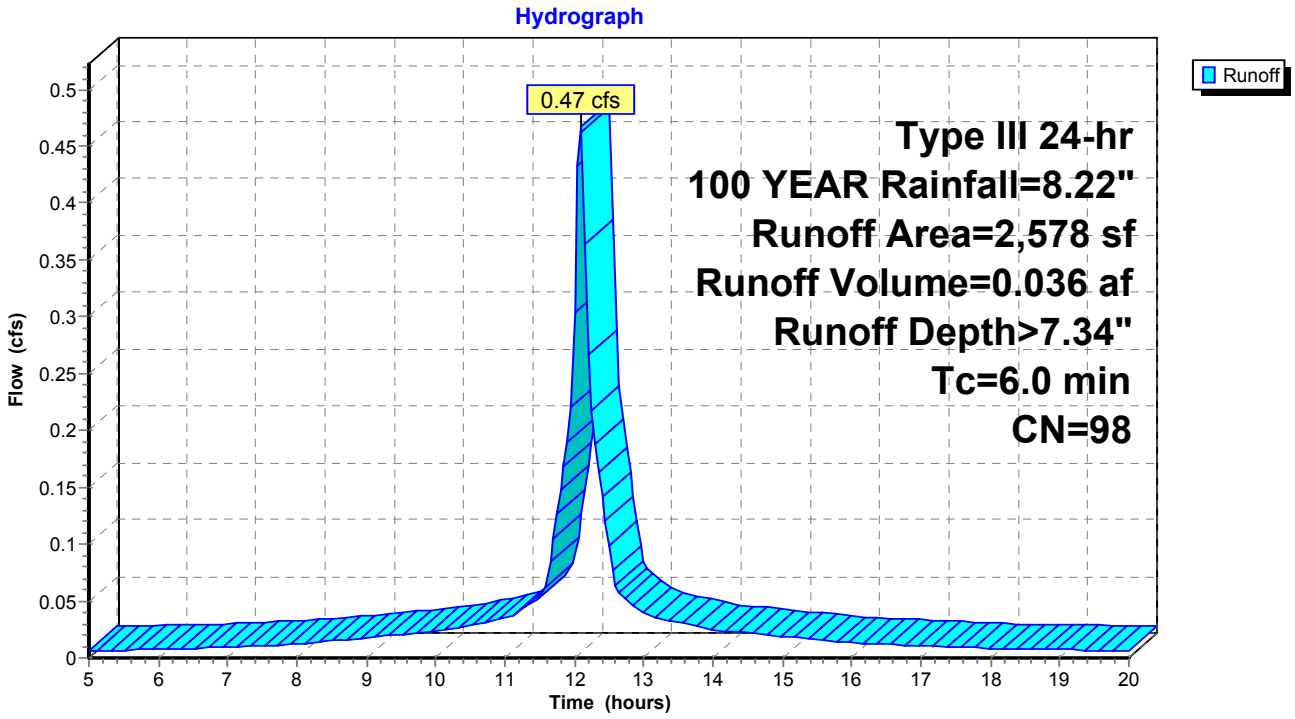
Runoff = 0.47 cfs @ 12.09 hrs, Volume= 0.036 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,578 | 98 | Paved parking, HSG B |
| 2,578 | 98 | Weighted Average |
| 2,578 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-6: DRAINAGE AREA-6



## Summary for Subcatchment DA-7: DRAINAGE AREA-7

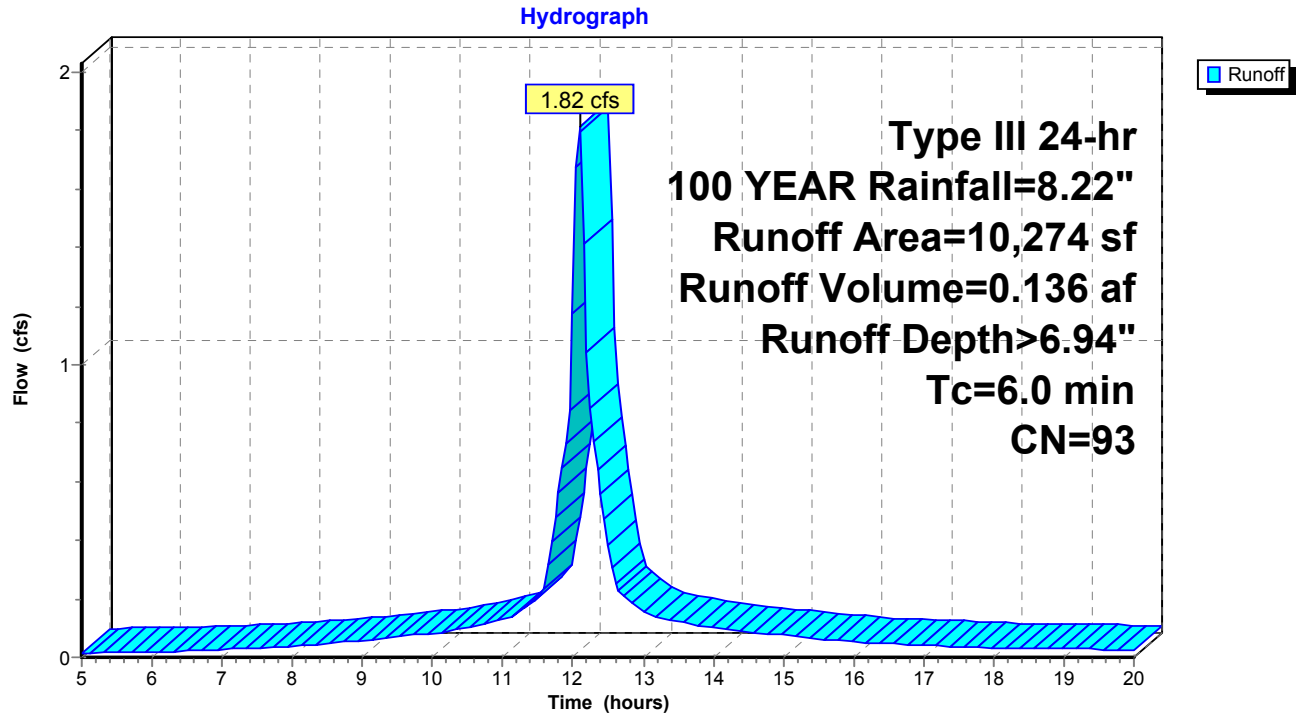
Runoff = 1.82 cfs @ 12.09 hrs, Volume= 0.136 af, Depth> 6.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 1,603 | 69 | 50-75% Grass cover, Fair, HSG B |
| 8,671 | 98 | Paved parking, HSG B |
| 10,274 | 93 | Weighted Average |
| 1,603 | | 15.60% Pervious Area |
| 8,671 | | 84.40% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-7: DRAINAGE AREA-7



## Summary for Subcatchment DA-8: DRAINAGE AREA-8

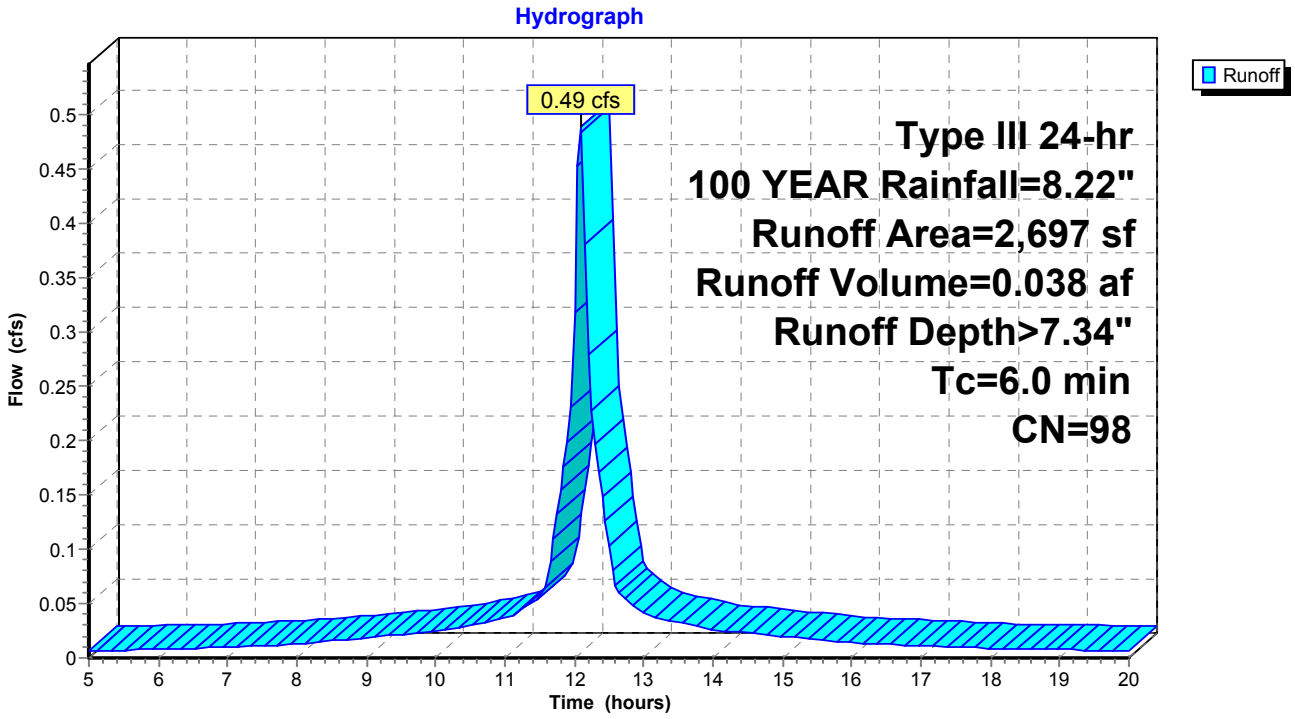
Runoff = 0.49 cfs @ 12.09 hrs, Volume= 0.038 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,697 | 98 | Paved parking, HSG B |
| 2,697 | 98 | Weighted Average |
| 2,697 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-8: DRAINAGE AREA-8



## Summary for Subcatchment DA-9: DRAINAGE AREA-9

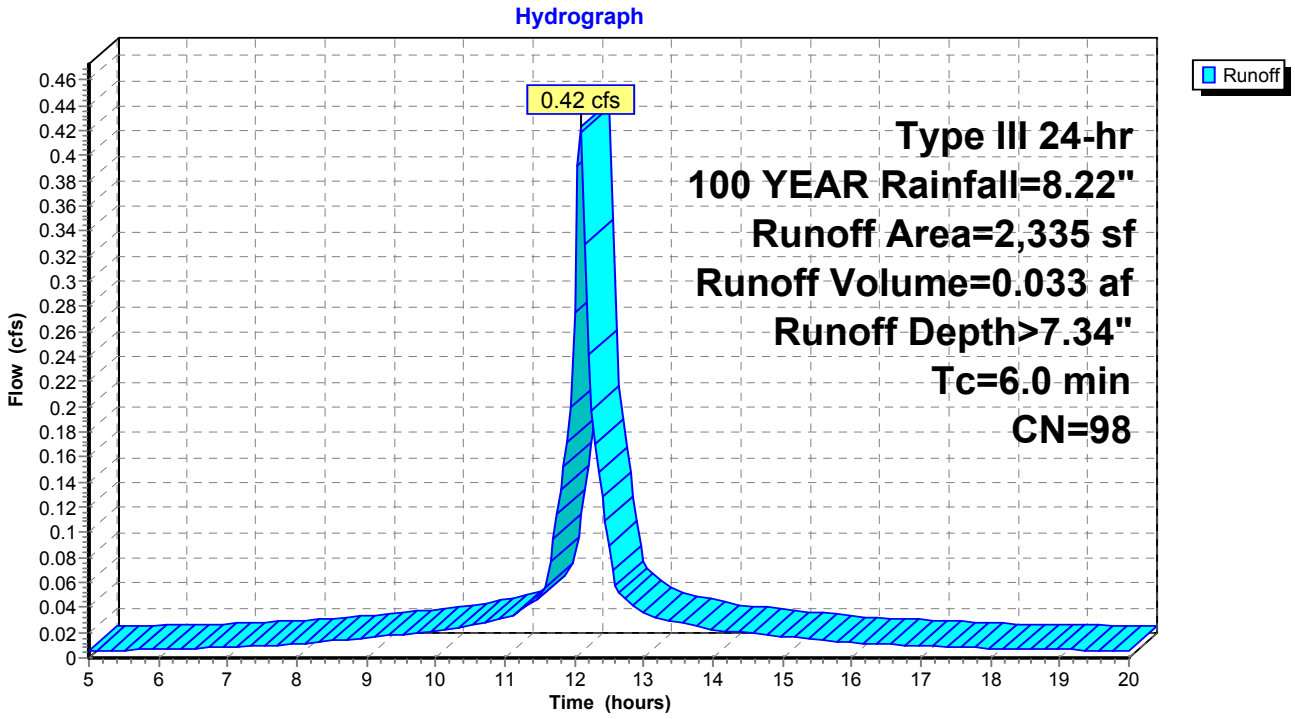
Runoff = 0.42 cfs @ 12.09 hrs, Volume= 0.033 af, Depth> 7.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 0 | 69 | 50-75% Grass cover, Fair, HSG B |
| 2,335 | 98 | Paved parking, HSG B |
| 2,335 | 98 | Weighted Average |
| 2,335 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MIN Tc** |

## Subcatchment DA-9: DRAINAGE AREA-9

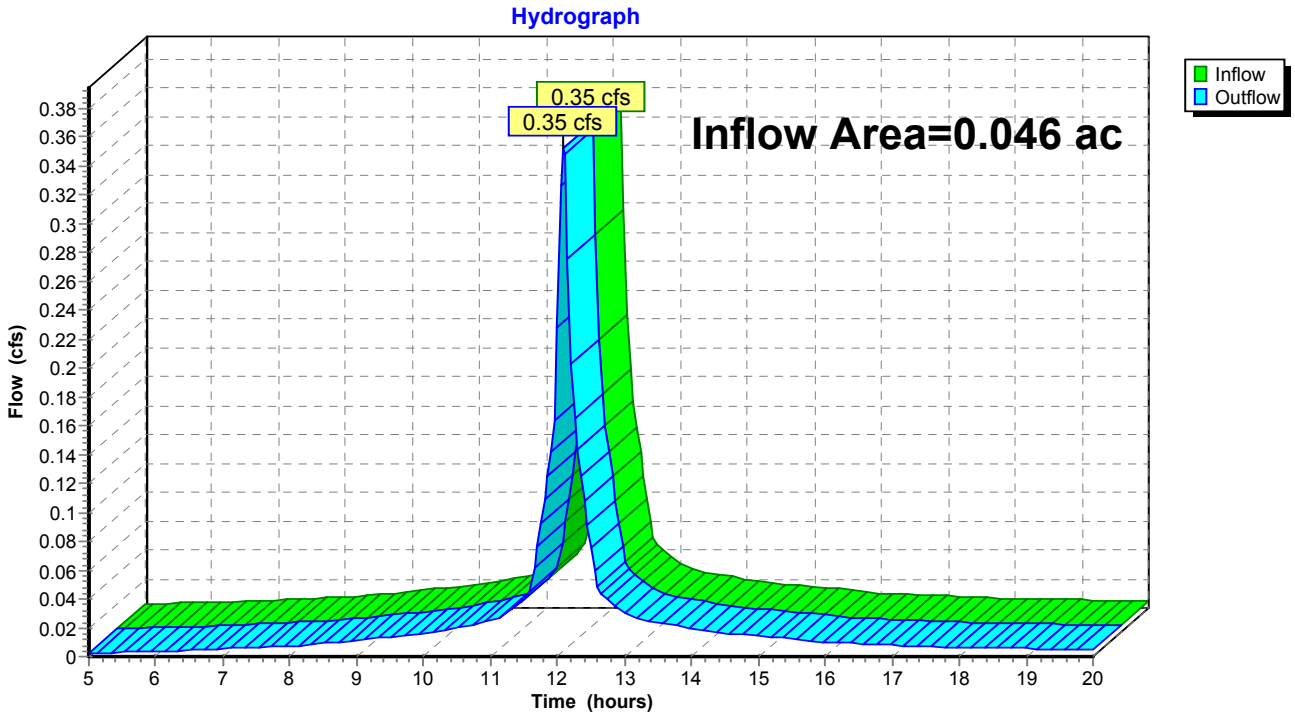


## Summary for Reach DP-1: DESIGN POINT-1

Inflow Area = 0.046 ac, 82.78% Impervious, Inflow Depth > 6.94" for 100 YEAR event
Inflow = 0.35 cfs @ 12.09 hrs, Volume= 0.026 af
Outflow = 0.35 cfs @ 12.09 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-1: DESIGN POINT-1

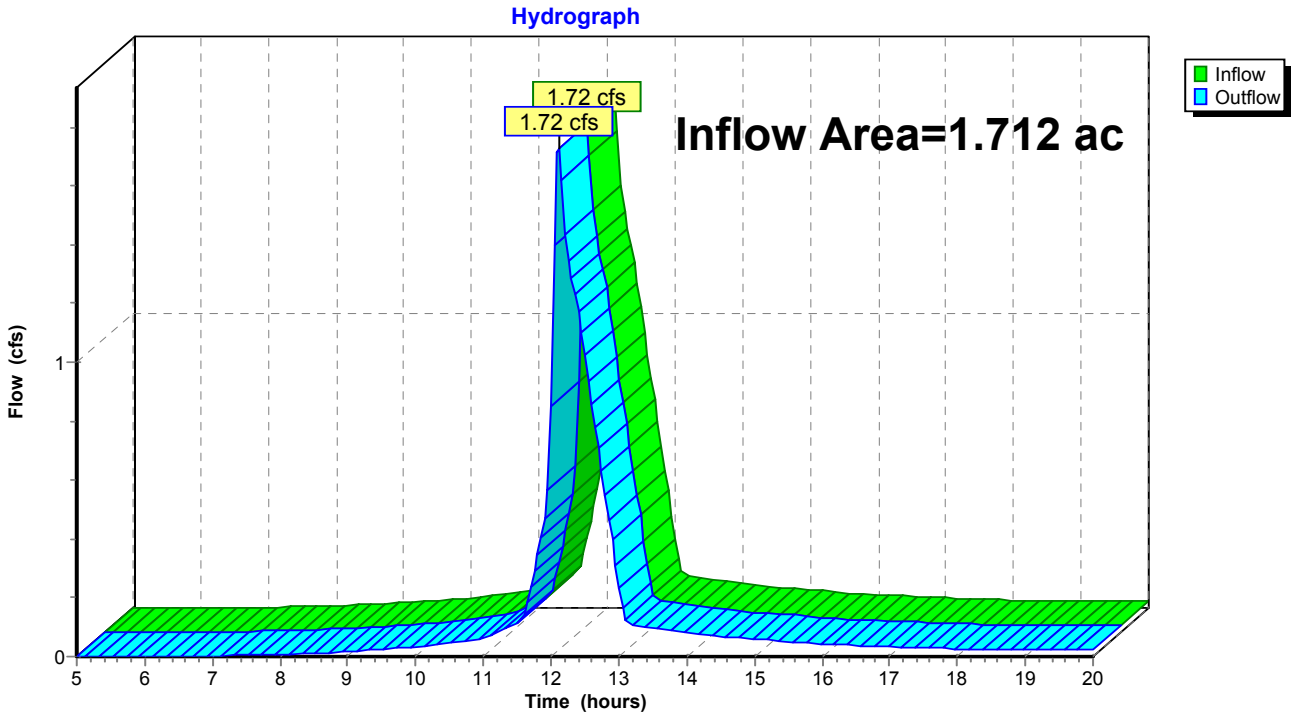


## Summary for Reach DP-2: DESIGN POINT-2

Inflow Area = 1.712 ac, 80.24% Impervious, Inflow Depth > 0.93" for 100 YEAR event
Inflow = 1.72 cfs @ 12.11 hrs, Volume= 0.133 af
Outflow = 1.72 cfs @ 12.11 hrs, Volume= 0.133 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-2: DESIGN POINT-2

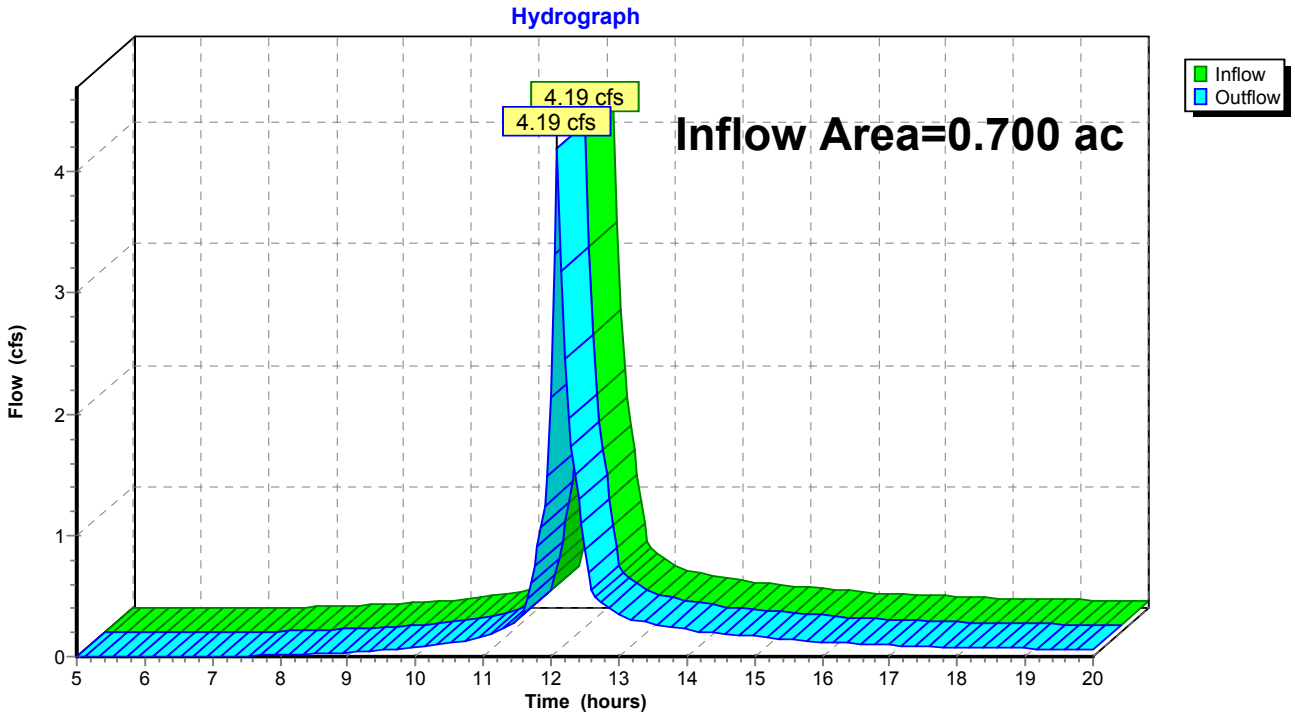


## Summary for Reach DP-3: DESIGN POINT-3

Inflow Area = 0.700 ac, 25.96% Impervious, Inflow Depth > 4.28" for 100 YEAR event
Inflow = 4.19 cfs @ 12.10 hrs, Volume= 0.250 af
Outflow = 4.19 cfs @ 12.10 hrs, Volume= 0.250 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach DP-3: DESIGN POINT-3



## Summary for Pond BIO-1: BIO RETETION 1

Inflow Area = 0.115 ac, 51.32% Impervious, Inflow Depth > 5.83" for 100 YEAR event
Inflow = 0.76 cfs @ 12.09 hrs, Volume= 0.056 af
Outflow = 0.30 cfs @ 12.32 hrs, Volume= 0.056 af, Atten= 60%, Lag= 13.9 min
Discarded = 0.30 cfs @ 12.32 hrs, Volume= 0.056 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 111.89' @ 12.32 hrs Surf.Area= 727 sf Storage= 348 cf

Plug-Flow detention time=5.8 min calculated for 0.056 af (100% of inflow)
Center-of-Mass det. time=5.7 min ( 758.9 - 753.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 111.34' | 841 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

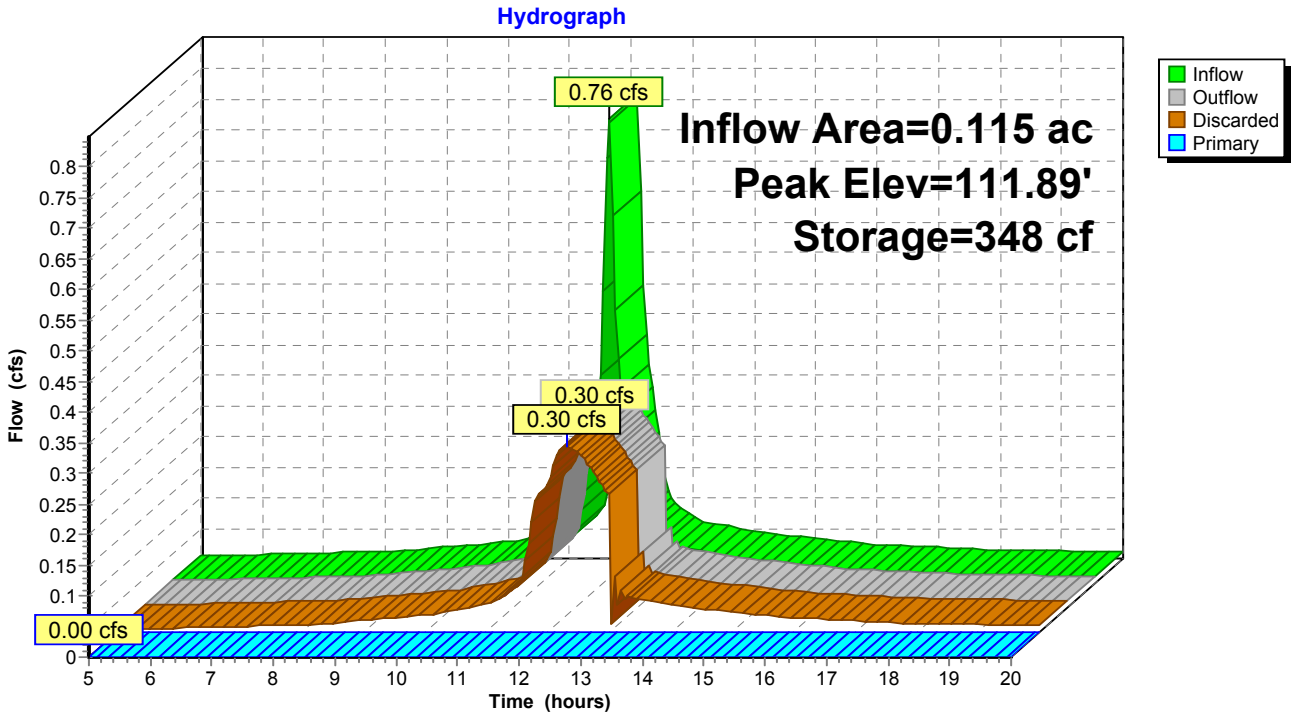
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 111.34 | 534 | 0 | 0 |
| 112.00 | 764 | 428 | 428 |
| 112.50 | 885 | 412 | 841 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 111.34' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 112.00' | **10.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.30 cfs @ 12.32 hrs HW=111.89' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.30 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=111.34' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

## Pond BIO-1: BIO RETETION 1



## Summary for Pond BIO-2: BIO RETENTION-2

Inflow Area = 0.086 ac, 72.53% Impervious, Inflow Depth > 6.49" for 100 YEAR event
Inflow = 0.61 cfs @ 12.09 hrs, Volume= 0.046 af
Outflow = 0.77 cfs @ 12.11 hrs, Volume= 0.046 af, Atten= 0%, Lag= 1.1 min
Discarded = 0.09 cfs @ 12.11 hrs, Volume= 0.037 af
Primary = 0.68 cfs @ 12.11 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 95.07' @ 12.11 hrs Surf.Area= 370 sf Storage= 249 cf

Plug-Flow detention time= 12.4 min calculated for 0.046 af (100% of inflow)
Center-of-Mass det. time= 12.2 min ( 755.4 - 743.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 94.33' | 416 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

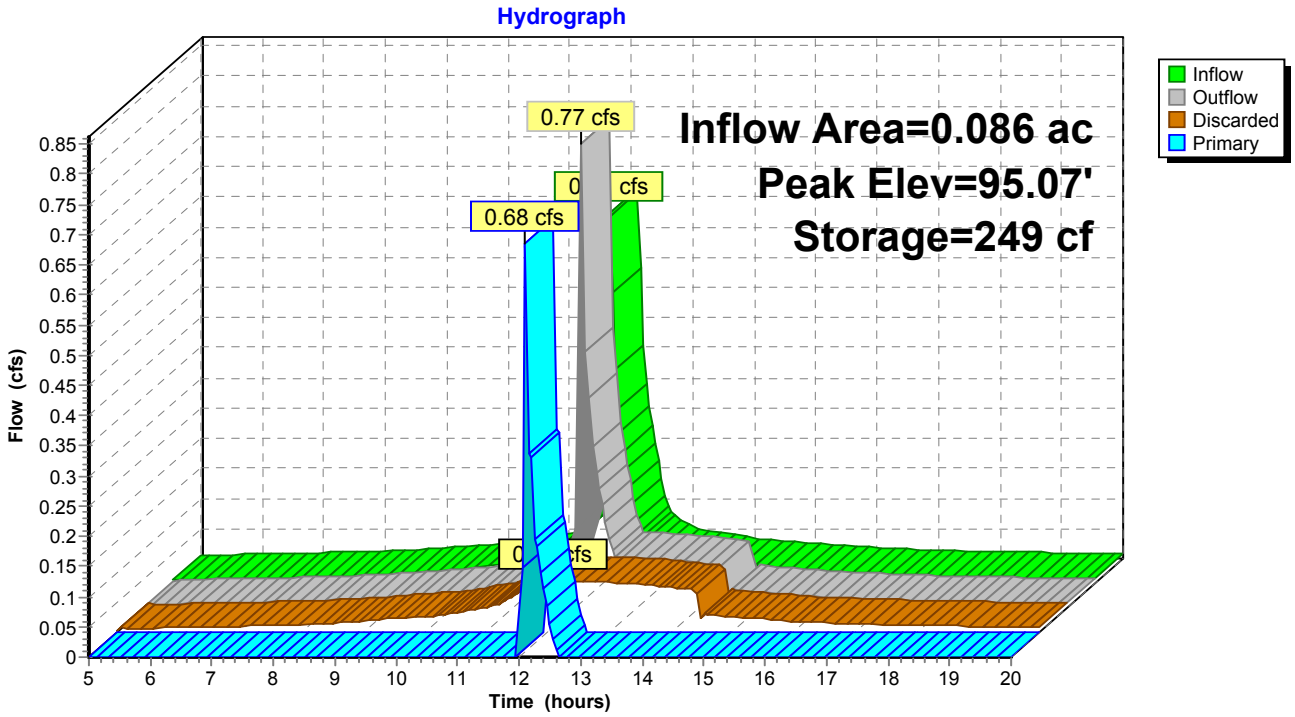
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 94.33 | 305 | 0 | 0 |
| 95.00 | 365 | 224 | 224 |
| 95.50 | 400 | 191 | 416 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 94.33' | **10.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 95.00' | **15.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32 |

**Discarded OutFlow** Max=0.09 cfs @ 12.11 hrs HW=95.06' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

**Primary OutFlow** Max=0.64 cfs @ 12.11 hrs HW=95.06' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.64 cfs @ 0.67 fps)

## Pond BIO-2: BIO RETENTION-2



## Summary for Pond CB-1: CATCH BASIN 1

Inflow Area = 0.327 ac, 69.85% Impervious, Inflow Depth > 4.43" for 100 YEAR event
Inflow = 1.62 cfs @ 12.09 hrs, Volume= 0.121 af
Outflow = 0.87 cfs @ 12.22 hrs, Volume= 0.120 af, Atten= 46%, Lag= 8.0 min
Primary = 0.87 cfs @ 12.22 hrs, Volume= 0.120 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 110.59' @ 12.22 hrs Surf.Area= 1,494 sf Storage= 434 cf
Flood Elev= 109.90' Surf.Area= 8 sf Storage= 28 cf

Plug-Flow detention time=5.3 min calculated for 0.120 af (100% of inflow)
Center-of-Mass det. time=3.5 min ( 748.5 - 745.0 )

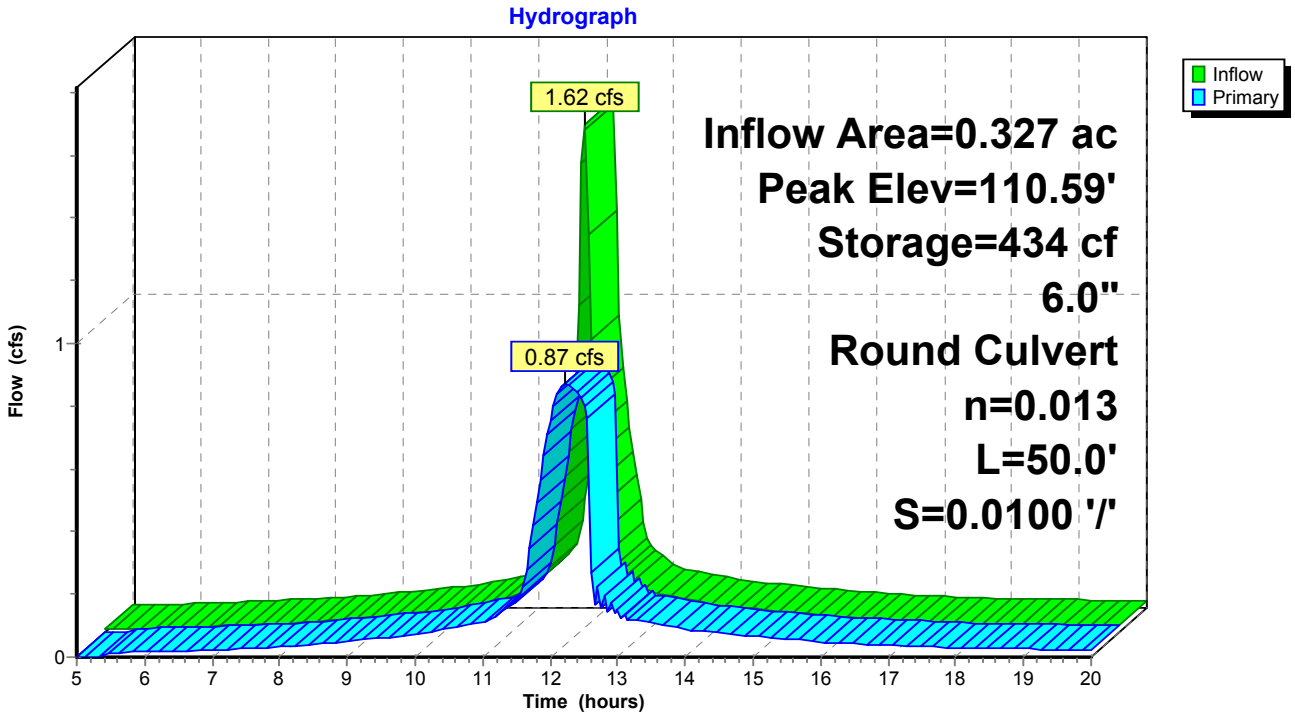
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 106.40' | 455 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 106.40 | 8 | 0 | 0 |
| 109.90 | 8 | 28 | 28 |
| 110.00 | 87 | 5 | 33 |
| 110.50 | 1,074 | 290 | 323 |
| 110.60 | 1,560 | 132 | 455 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 108.80' | **6.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.80' / 108.30' S= 0.0100 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Primary OutFlow** Max=0.87 cfs @ 12.22 hrs HW=110.58' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 0.87 cfs @ 4.43 fps)

## Pond CB-1: CATCH BASIN 1



## Summary for Pond DMH-1: DRAINAGE MANHOLE-1

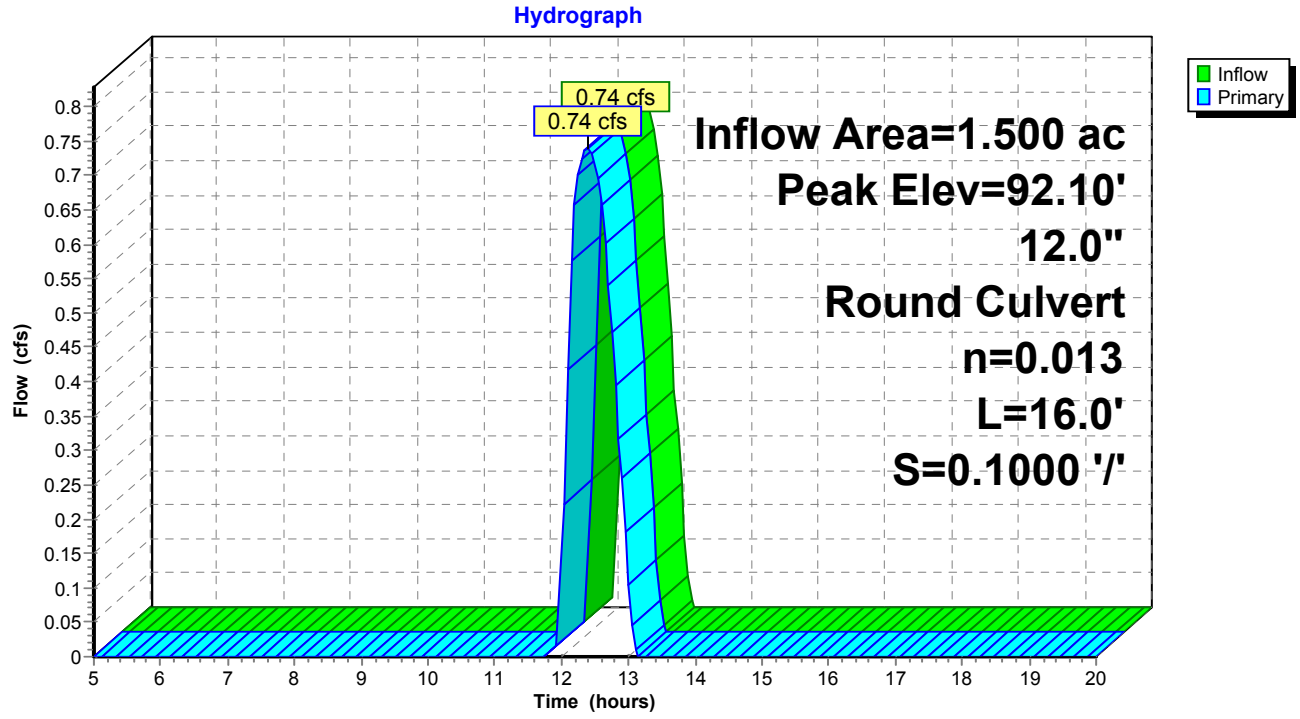
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.35" for 100 YEAR event
Inflow = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af
Outflow = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min
Primary = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 92.10' @ 12.39 hrs
Flood Elev= 96.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 91.60' | **12.0" Round Culvert**<br>L= 16.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 91.60' / 90.00' S= 0.1000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.74 cfs @ 12.39 hrs HW=92.10' (Free Discharge)
**1=Culvert** (Inlet Controls 0.74 cfs @ 1.89 fps)

## Pond DMH-1: DRAINAGE MANHOLE-1



## Summary for Pond DMH-2: DRAINAGE MANHOLE-2

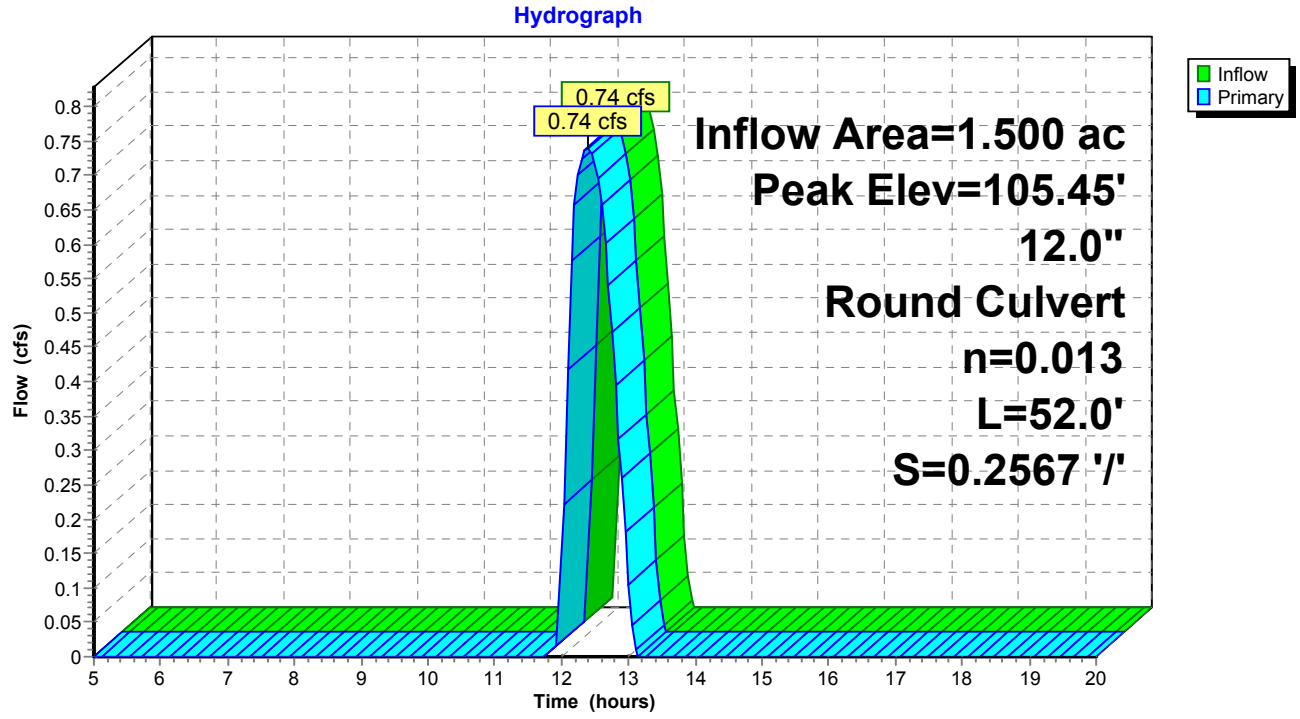
Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth = 0.35" for 100 YEAR event
Inflow = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af
Outflow = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min
Primary = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 105.45'@ 12.39 hrs
Flood Elev= 112.00'

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 104.95' | **12.0" Round Culvert**<br>L= 52.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 104.95' / 91.60' S= 0.2567 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |

**Primary OutFlow** Max=0.74 cfs @ 12.39 hrs HW=105.45' (Free Discharge)
**1=Culvert** (Inlet Controls 0.74 cfs @ 1.89 fps)

## Pond DMH-2: DRAINAGE MANHOLE-2



## Summary for Pond PP-1: POROUS PAVEMENT-1

Inflow Area = 0.411 ac, 91.04% Impervious, Inflow Depth > 7.11" for 100 YEAR event
Inflow = 3.19 cfs @ 12.09 hrs, Volume= 0.243 af
Outflow = 1.44 cfs @ 12.25 hrs, Volume= 0.243 af, Atten= 55%, Lag= 9.8 min
Discarded = 1.44 cfs @ 11.95 hrs, Volume= 0.243 af
Primary = 0.00 cfs @ 12.25 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.42' @ 12.27 hrs Surf.Area= 3,448 sf Storage= 1,011 cf
Flood Elev= 111.36' Surf.Area= 3,448 sf Storage= 3,682 cf

Plug-Flow detention time=(not calculated: outflow precedes inflow)
Center-of-Mass det. time=2.8 min ( 741.3 - 738.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.69' | 3,682 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>9,206 cf Overall x 40.0% Voids |

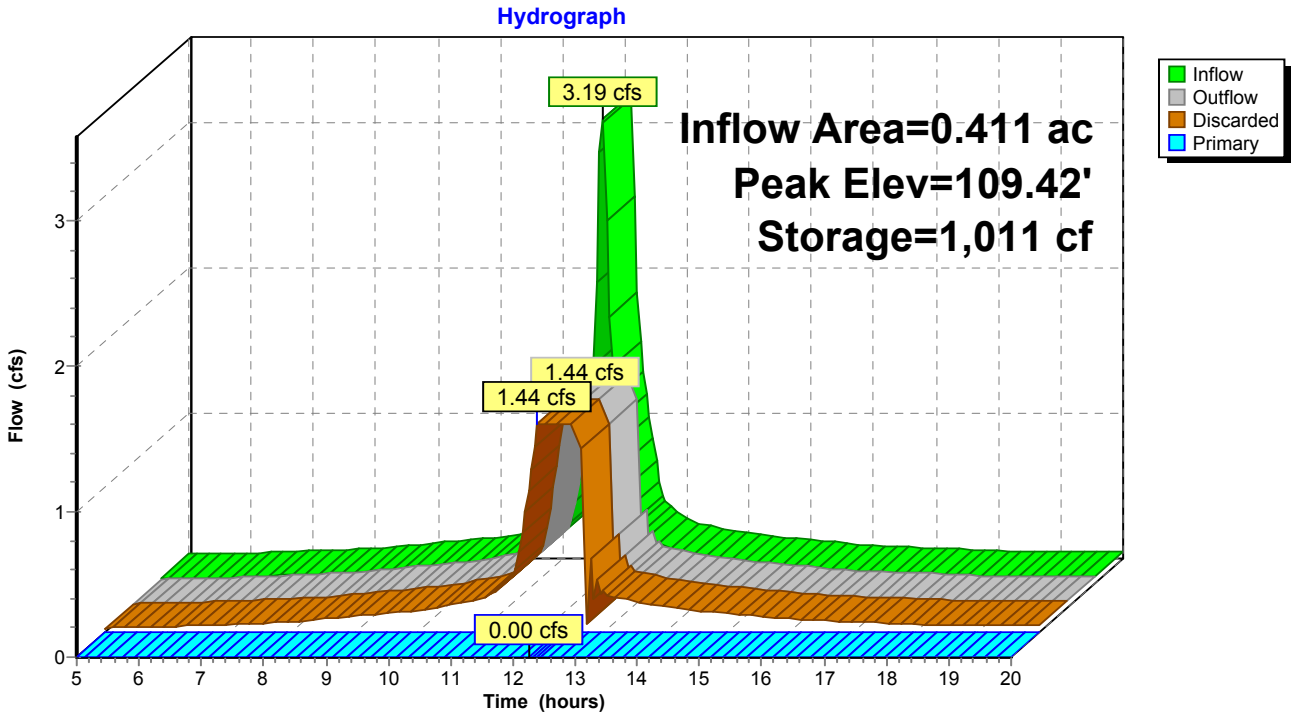
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.69 | 3,448 | 0 | 0 |
| 111.36 | 3,448 | 9,206 | 9,206 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.69' | **18.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 109.30' | **0.5" Round Culvert** L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 109.30' / 108.30' S= 0.0149 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.00 sf |

**Discarded OutFlow** Max=1.44 cfs @ 11.95 hrs HW=108.72' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.44 cfs)

**Primary OutFlow** Max=0.00 cfs @ 12.25 hrs HW=109.42' (Free Discharge)
↑—**2=Culvert** (Barrel Controls 0.00 cfs @ 0.69 fps)

## Pond PP-1: POROUS PAVEMENT-1



## Summary for Pond PP-2: POROUS PAVEMENT-1

Inflow Area = 1.500 ac, 87.43% Impervious, Inflow Depth > 4.62" for 100 YEAR event
Inflow = 6.79 cfs @ 12.09 hrs, Volume= 0.578 af
Outflow = 2.70 cfs @ 12.39 hrs, Volume= 0.578 af, Atten= 60%, Lag= 18.3 min
Discarded = 1.97 cfs @ 11.80 hrs, Volume= 0.534 af
Primary = 0.74 cfs @ 12.39 hrs, Volume= 0.044 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.74' @ 12.39 hrs Surf.Area= 6,064 sf Storage= 3,907 cf
Flood Elev= 110.80' Surf.Area= 6,064 sf Storage= 6,476 cf

Plug-Flow detention time=7.8 min calculated for 0.578 af (100% of inflow)
Center-of-Mass det. time=7.6 min ( 746.7 - 739.1 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 108.13' | 6,476 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc)<br>16,191 cf Overall x 40.0% Voids |

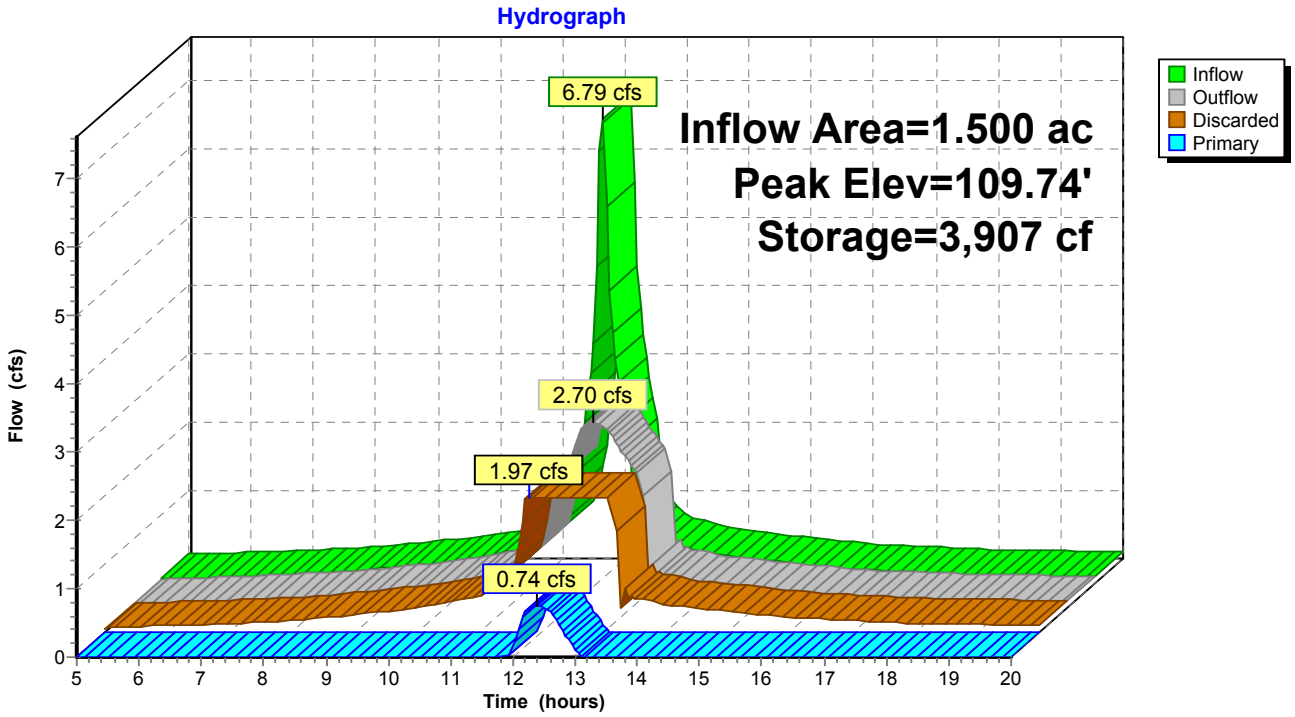
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 108.13 | 6,064 | 0 | 0 |
| 110.80 | 6,064 | 16,191 | 16,191 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 108.13' | **14.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 108.30' | **12.0" Round Culvert**<br>L= 67.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 104.95' S= 0.0500 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 108.30' | **6.0" Round Culvert** L= 30.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 108.30' / 108.30' S= 0.0000 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf |

**Discarded OutFlow** Max=1.97 cfs @ 11.80 hrs HW=108.17' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.97 cfs)

**Primary OutFlow** Max=0.74 cfs @ 12.39 hrs HW=109.74' (Free Discharge)
↑—**2=Culvert** (Passes 0.74 cfs of 2.89 cfs potential flow)
↑—**3=Culvert** (Barrel Controls 0.74 cfs @ 3.76 fps)

## Pond PP-2: POROUS PAVEMENT-1



# APPENDIX K

Rainfall Data and Soil Map

# Extreme Precipitation Tables

## Northeast Regional Climate Center

*Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.*

**Metadata for Point**

| | |
|---|---|
| **Smoothing** | Yes |
| **State** | |
| **Location** | |
| **Latitude** | 41.707 degrees North |
| **Longitude** | 73.936 degrees West |
| **Elevation** | 30 feet |
| **Date/Time** | Thu Aug 03 2023 13:15:52 GMT-0400 (Eastern Daylight Time) |

## Extreme Precipitation Estimates

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.32 | 0.48 | 0.60 | 0.79 | 0.98 | 1.22 | **1yr** | 0.85 | 1.15 | 1.40 | 1.73 | 2.13 | 2.61 | 2.96 | **1yr** | 2.31 | 2.85 | 3.32 | 3.97 | 4.58 | **1yr** |
| **2yr** | 0.38 | 0.58 | 0.72 | 0.95 | 1.20 | 1.50 | **2yr** | 1.03 | 1.38 | 1.72 | 2.11 | 2.59 | 3.16 | 3.57 | **2yr** | 2.80 | 3.43 | 3.92 | 4.62 | 5.25 | **2yr** |
| **5yr** | 0.45 | 0.70 | 0.88 | 1.17 | 1.50 | 1.89 | **5yr** | 1.29 | 1.71 | 2.17 | 2.67 | 3.26 | 3.95 | 4.50 | **5yr** | 3.50 | 4.33 | 4.95 | 5.72 | 6.47 | **5yr** |
| **10yr** | 0.51 | 0.80 | 1.01 | 1.37 | 1.78 | 2.25 | **10yr** | 1.53 | 2.01 | 2.60 | 3.19 | 3.88 | 4.68 | 5.37 | **10yr** | 4.14 | 5.17 | 5.91 | 6.72 | 7.58 | **10yr** |
| **25yr** | 0.60 | 0.95 | 1.21 | 1.67 | 2.23 | 2.85 | **25yr** | 1.92 | 2.49 | 3.29 | 4.05 | 4.90 | 5.85 | 6.79 | **25yr** | 5.18 | 6.53 | 7.47 | 8.32 | 9.35 | **25yr** |
| **50yr** | 0.68 | 1.10 | 1.41 | 1.97 | 2.65 | 3.40 | **50yr** | 2.28 | 2.93 | 3.94 | 4.83 | 5.82 | 6.93 | 8.11 | **50yr** | 6.13 | 7.80 | 8.94 | 9.78 | 10.97 | **50yr** |
| **100yr** | 0.78 | 1.27 | 1.63 | 2.31 | 3.15 | 4.07 | **100yr** | 2.72 | 3.45 | 4.72 | 5.78 | 6.94 | 8.22 | 9.70 | **100yr** | 7.27 | 9.32 | 10.69 | 11.51 | 12.87 | **100yr** |
| **200yr** | 0.90 | 1.46 | 1.90 | 2.72 | 3.75 | 4.87 | **200yr** | 3.24 | 4.07 | 5.65 | 6.92 | 8.27 | 9.74 | 11.60 | **200yr** | 8.62 | 11.15 | 12.79 | 13.55 | 15.11 | **200yr** |
| **500yr** | 1.09 | 1.79 | 2.34 | 3.39 | 4.74 | 6.18 | **500yr** | 4.09 | 5.06 | 7.18 | 8.76 | 10.43 | 12.22 | 14.70 | **500yr** | 10.81 | 14.14 | 16.24 | 16.82 | 18.69 | **500yr** |

## Lower Confidence Limits

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.28 | 0.43 | 0.52 | 0.70 | 0.86 | 1.03 | **1yr** | 0.74 | 1.01 | 1.21 | 1.52 | 1.91 | 2.37 | 2.57 | **1yr** | 2.10 | 2.47 | 3.06 | 3.61 | 4.09 | **1yr** |
| **2yr** | 0.37 | 0.56 | 0.69 | 0.94 | 1.16 | 1.36 | **2yr** | 1.00 | 1.33 | 1.54 | 1.97 | 2.50 | 3.05 | 3.47 | **2yr** | 2.70 | 3.33 | 3.81 | 4.56 | 5.18 | **2yr** |
| **5yr** | 0.41 | 0.64 | 0.79 | 1.08 | 1.38 | 1.59 | **5yr** | 1.19 | 1.56 | 1.80 | 2.32 | 2.88 | 3.66 | 4.14 | **5yr** | 3.24 | 3.99 | 4.68 | 5.41 | 6.14 | **5yr** |
| **10yr** | 0.46 | 0.71 | 0.88 | 1.23 | 1.59 | 1.78 | **10yr** | 1.37 | 1.74 | 2.02 | 2.59 | 3.20 | 4.18 | 4.74 | **10yr** | 3.70 | 4.56 | 5.40 | 6.14 | 6.96 | **10yr** |
| **25yr** | 0.54 | 0.81 | 1.01 | 1.45 | 1.90 | 2.05 | **25yr** | 1.64 | 2.00 | 2.33 | 2.87 | 3.67 | 4.97 | 5.65 | **25yr** | 4.40 | 5.43 | 6.48 | 7.26 | 8.23 | **25yr** |
| **50yr** | 0.60 | 0.91 | 1.14 | 1.64 | 2.20 | 2.27 | **50yr** | 1.90 | 2.22 | 2.62 | 3.18 | 4.09 | 5.68 | 6.45 | **50yr** | 5.03 | 6.20 | 7.40 | 8.25 | 9.34 | **50yr** |
| **100yr** | 0.68 | 1.03 | 1.29 | 1.87 | 2.56 | 2.53 | **100yr** | 2.21 | 2.48 | 2.95 | 3.52 | 4.56 | 6.50 | 7.36 | **100yr** | 5.75 | 7.08 | 8.48 | 9.36 | 10.61 | **100yr** |
| **200yr** | 0.78 | 1.17 | 1.48 | 2.15 | 3.00 | 2.82 | **200yr** | 2.59 | 2.75 | 3.31 | 3.91 | 5.08 | 7.42 | 8.41 | **200yr** | 6.57 | 8.09 | 9.68 | 10.64 | 12.05 | **200yr** |
| **500yr** | 0.94 | 1.40 | 1.80 | 2.61 | 3.71 | 3.26 | **500yr** | 3.20 | 3.19 | 3.89 | 4.50 | 5.86 | 8.88 | 10.03 | **500yr** | 7.86 | 9.64 | 11.57 | 12.60 | 14.28 | **500yr** |

## Upper Confidence Limits

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.35 | 0.53 | 0.65 | 0.88 | 1.08 | 1.31 | **1yr** | 0.93 | 1.28 | 1.46 | 1.87 | 2.35 | 2.88 | 3.21 | **1yr** | 2.55 | 3.09 | 3.63 | 4.23 | 4.87 | **1yr** |
| **2yr** | 0.39 | 0.61 | 0.75 | 1.02 | 1.25 | 1.50 | **2yr** | 1.08 | 1.46 | 1.69 | 2.18 | 2.73 | 3.28 | 3.72 | **2yr** | 2.90 | 3.57 | 4.07 | 4.71 | 5.34 | **2yr** |
| **5yr** | 0.49 | 0.75 | 0.93 | 1.28 | 1.63 | 1.91 | **5yr** | 1.40 | 1.87 | 2.21 | 2.82 | 3.56 | 4.27 | 4.90 | **5yr** | 3.78 | 4.71 | 5.24 | 6.07 | 6.82 | **5yr** |
| **10yr** | 0.58 | 0.89 | 1.10 | 1.54 | 1.99 | 2.33 | **10yr** | 1.72 | 2.28 | 2.70 | 3.46 | 4.37 | 5.25 | 6.06 | **10yr** | 4.65 | 5.83 | 6.44 | 7.36 | 8.24 | **10yr** |
| **25yr** | 0.73 | 1.10 | 1.37 | 1.96 | 2.58 | 3.03 | **25yr** | 2.23 | 2.96 | 3.56 | 4.72 | 5.73 | 6.93 | 8.05 | **25yr** | 6.13 | 7.74 | 8.48 | 9.54 | 10.57 | **25yr** |
| **50yr** | 0.86 | 1.31 | 1.63 | 2.34 | 3.15 | 3.70 | **50yr** | 2.72 | 3.62 | 4.39 | 5.86 | 7.03 | 8.53 | 10.00 | **50yr** | 7.55 | 9.62 | 10.48 | 11.63 | 12.79 | **50yr** |
| **100yr** | 1.02 | 1.55 | 1.94 | 2.80 | 3.84 | 4.54 | **100yr** | 3.32 | 4.44 | 5.41 | 7.29 | 8.64 | 10.51 | 12.43 | **100yr** | 9.31 | 11.96 | 12.97 | 14.18 | 15.48 | **100yr** |
| **200yr** | 1.22 | 1.83 | 2.32 | 3.36 | 4.68 | 5.54 | **200yr** | 4.04 | 5.41 | 6.68 | 9.05 | 10.62 | 12.96 | 15.47 | **200yr** | 11.47 | 14.88 | 16.08 | 17.32 | 18.73 | **200yr** |
| **500yr** | 1.54 | 2.29 | 2.94 | 4.28 | 6.08 | 7.23 | **500yr** | 5.25 | 7.07 | 8.82 | 12.09 | 13.97 | 17.07 | 20.67 | **500yr** | 15.11 | 19.87 | 21.43 | 22.57 | 24.17 | **500yr** |

Powered by ACIS Northeast Regional Climate Center

# APPENDIX L

Supporting Design Calculations

# Performance Summary

**Design Criteria & Performance Summary**

**SUMMARY OF OVERALL WATERSHEDS**

| Design Criteria | *min req'd* | | Performance Summary: | | |
|---|---|---|---|---|---|
| *criteria* | *amount* | *unit* | *Provided* | | *notes/information* |
| WQv: | | | | | |
| total | 5,433<br>0.12 | cft<br>ac-ft | 9,696<br>0.22 | cft<br>ac-ft | Bio Retention and Porous Pavement |
| Cpv: | | | | | |
| volume | NA | cft | NA | cft | NA if 1 yr post is less than pre |
| discharge | 1.7 | cfs | 0.7 | cfs | Pre to Post reduced See Hydro CAD |
| Qp: | | | | | |
| discharge | 5.8 | cfs | 2.2 | cfs | Pre to Post reduced See Hydro CAD |
| Qf | | | | | |
| discharge | 13.8 | cfs | 6.3 | cfs | Pre to Post reduced See Hydro CAD |
| RRv Min: | 2,646<br>0.06 | cft<br>ac-ft | 7,336<br>0.17 | cft<br>ac-ft | |

# Water Quality
# Volume Calculations

| Water Quality Volume Calculations | | | REDEVELOPMENT |
|---|---|---|---|
| Trib Area | 0.55 | ac | |
| Imperv Cover: | 0.33 | ac | |
| Imperv. % | 60.00 | | |
| **Stormwater Management Practice Selection:** | | | |
| Bio Retention and Porous Pavement | | | |
| **Uniform Sizing Criteria:** | | | |
| Water Quality (WQv) | P= | 1.40 | |
| | *I=* | *60.0* | |
| | Rv= | 0.5900 | |
| | A= | 0.55 | |
| | WQv= | 0.04 | AC-FT |
| | | 1,649.1 | CF |
| 25% WQv Redevelopment | | **0.01** | AC-FT |
| | | **412.3** | CF |

| Minimum Runoff Reduction Requirements | | | |
|---|---|---|---|
| RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12 | | | |
| with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA | | | |
| Weighted HSG= | 0.4 | | |
| **Min RRV** = | 0.015 | ac-ft | |
| **Min RRV** = | 637.3 | cu ft | |

| Water Quality Volume Calculations | | | STANDARD |
|---|---|---|---|
| Trib Area | 1.04 | ac | |
| Imperv Cover: | 1.04 | ac | |
| Imperv. % | 100.00 | | |
| **Stormwater Management Practice Selection:** | | | |
| Bio Retention and Porous Pavement | | | |
| **Uniform Sizing Criteria:** | | | |
| Water Quality (WQv) | P= | 1.40 | |
| | *I=* | *100.0* | |
| | Rv= | 0.9500 | |
| | A= | 1.04 | |
| | WQv= | 0.12 | AC-FT |
| | | 5,021.0 | CF |

| Minimum Runoff Reduction Requirements | | | |
|---|---|---|---|
| RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12 | | | |
| with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA | | | |
| Weighted HSG= | 0.4 | | |
| **Min RRV** = | 0.046 | ac-ft | |
| **Min RRV** = | 2,008.4 | cu ft | |

# Porous Pavement Worksheet

| Practice #: | PP-1 |
|---|---|

| Site Data for Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area (acres)** | **Impervious Area (acres)** | **Percent Impervious %** | **Rv** | **Precipiration (in)** | **WQv ($ft^3$)** | **RRv ($ft^3$)** |
| 6 | 0.06 | 0.06 | 100.00 | 0.95 | 1.40 | 286 | 114 |
| 7 | 0.24 | 0.20 | 84.40 | 0.81 | 1.40 | 970 | 384 |
| 8 | 0.06 | 0.06 | 100.00 | 0.95 | 1.40 | 299 | 120 |
| 9 | 0.05 | 0.05 | 100.00 | 0.95 | 1.40 | 259 | 104 |
| TOTAL | 0.41 | 0.37 | 91.04 | | | 1,814 | 722 |

| Soil Information | | | |
|---|---|---|---|
| Soil Infiltration Rate | 21 | in/hour | |

| Required Surface Area | | | | |
|---|---|---|---|---|
| Design Volume | *Vw* | 1,814 | $ft^3$ | |
| Are underdrains being used? | | Yes | - | |
| Porosity of Gravel Bed | *n* | 0.4 | - | |
| Gravel Bed Depth | *dt* | 2 | *ft* | |
| Required Surface Area | *Ap* | 2,267 | *sf* | |
| Surface Area Provided | | 3,448 | *sf* | |
| Storage Volume Provided | | 2,758 | $ft^3$ | |

| Runoff Reduction and Water Quality Volume | | | |
|---|---|---|---|
| **RRv** | **1,814** | $ft^3$ | |
| **WQv** | **2,758** | $ft^3$ | |

# Porous Pavement Worksheet

| Practice #: | PP-2 |
|---|---|

| Site Data for Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area (acres)** | **Impervious Area (acres)** | **Percent Impervious %** | **Rv** | **Precipiration (in)** | **WQv ($ft^3$)** | **RRv ($ft^3$)** |
| 12 | 0.08 | 0.08 | 100.00 | 0.95 | 1.40 | 410 | 164 |
| 13 | 0.09 | 0.09 | 100.00 | 0.95 | 1.40 | 438 | 175 |
| 14 | 0.09 | 0.09 | 100.00 | 0.95 | 1.40 | 438 | 175 |
| 15 | 0.50 | 0.44 | 89.31 | 0.85 | 1.40 | 2,152 | 855 |
| 16 | 0.22 | 0.18 | 80.85 | 0.78 | 1.40 | 879 | 347 |
| TOTAL | 0.98 | 0.89 | 90.29 | | | 4,316 | 1,717 |

| Soil Information | | | |
|---|---|---|---|
| Soil Infiltration Rate | 18.5 | in/hour | |

| Required Surface Area | | | | |
|---|---|---|---|---|
| Design Volume | *Vw* | 4,316 | $ft^3$ | |
| Are underdrains being used? | | Yes | - | |
| Porosity of Gravel Bed | *n* | 0.4 | - | |
| Gravel Bed Depth | *dt* | 2 | *ft* | |
| Required Surface Area | *Ap* | 5,395 | *sf* | |
| Surface Area Provided | | 6,788 | *sf* | |
| Storage Volume Provided | | 5,430 | $ft^3$ | |

| Runoff Reduction and Water Quality Volume | | | |
|---|---|---|---|
| **RRv** | **4,316** | $ft^3$ | |
| **WQv** | **5,430** | $ft^3$ | |

# Bioretention Worksheet

| Practice #: | BIO-1 |
|---|---|

| Site Data for Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area (acres)** | **Impervious Area (acres)** | **Percent Impervious %** | **Rv** | **Precipiration (in)** | **WQv ($ft^3$)** | **RRv ($ft^3$)** |
| 4 | 0.06 | 0.00 | 0.00 | 0.05 | 1.40 | 14 | 0 |
| 5 | 0.06 | 0.06 | 100.00 | 0.95 | 1.40 | 286 | 114 |
| TOTAL | 0.12 | 0.06 | 51.32 | | | 300 | 114 |

| Design Elements | | |
|---|---|---|
| Soil Group | B | |
| Using Underdrains | No | |

| Minimum Filter Area | | | | |
|---|---|---|---|---|
| WQv | | 300 | $ft^3$ | |
| Depth of Soil Media | *df* | 2 | *ft3* | *2.5-4 ft* |
| Hydraulic Conductivity | *k* | 0.5 | *ft/day* | *0.5* |
| Average Ponding Height | *hf* | 0.67 | *ft* | |
| Filter Time | *tf* | 2 | *days* | *2* |
| Required Filter Area | *Af* | 225 | $ft^2$ | |

| Actual Bioretention Area | | | |
|---|---|---|---|
| Filter Area | 764 | $ft^2$ | |
| Volume Provided | 1,020 | $ft^3$ | |

| Runoff Reduction and Water Quality Volume | | | |
|---|---|---|---|
| **RRv** | **816** | **$ft^3$** | ***This is 40% of the storage provided or WQv, whichever is less*** |
| **WQv** | **1,020** | **$ft^3$** | |

# Bioretention Worksheet

| Practice #: | BIO-2 |
|---|---|

| Site Data for Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area (acres)** | **Impervious Area (acres)** | **Percent Impervious %** | **Rv** | **Precipiration (in)** | **WQv ($ft^3$)** | **RRv ($ft^3$)** |
| 10 | 0.06 | 0.06 | 100.00 | 0.95 | 1.40 | 300 | 120 |
| 11 | 0.02 | 0.00 | 0.00 | 0.05 | 1.40 | 6 | 0 |
| TOTAL | 0.09 | 0.06 | 72.53 | | | 306 | 120 |

| Design Elements | | |
|---|---|---|
| Soil Group | B | |
| Using Underdrains | No | |

| Minimum Filter Area | | | | |
|---|---|---|---|---|
| WQv | | 306 | $ft^3$ | |
| Depth of Soil Media | *df* | 2 | *ft3* | *2.5-4 ft* |
| Hydraulic Conductivity | *k* | 0.5 | *ft/day* | *0.5* |
| Average Ponding Height | *hf* | 0.67 | *ft* | |
| Filter Time | *tf* | 2 | *days* | *2* |
| Required Filter Area | *Af* | 229 | $ft^2$ | |

| Actual Bioretention Area | | | |
|---|---|---|---|
| Filter Area | 365 | $ft^2$ | |
| Volume Provided | 487 | $ft^3$ | |

| Runoff Reduction and Water Quality Volume | | | |
|---|---|---|---|
| **RRv** | **390** | **$ft^3$** | ***This is 40% of the storage provided or WQv, whichever is less*** |
| **WQv** | **487** | **$ft^3$** | |

# Runoff Summary Table

| RUNOFF REDUCTION VOLUME AND TREATED VOLUMES | | | | | | |
|---|---|---|---|---|---|---|
| **Runoff Reduction Techniques/Standard SMPs** | | | **Total Contributing Area (acres)** | **Total Contributing Impervious Area (acres)** | **Runoff Reduction (RRv) (cf)** | **Water Quality (WQv) (cf)** |
| Area/Volume Reduction | Conservation of Natural Areas | RR-1 | | | | |
| | Sheetflow to Riparian Buffers/Filter Strips | RR-2 | | | | |
| | Tree Planting/Tree Pit | RR-3 | | | | |
| | Disconnection of Rooftop Runoff | RR-4 | | | | |
| | Vegetated Swale | RR-5 | | | | |
| | Rain Garden | RR-6 | | | | |
| | Stormwater Planter | RR-7 | | | | |
| | Rain Barrel/Cistern | RR-8 | | | | |
| | Porous Pavement | RR-9 | 1.40 | 1.26 | 6,130 | 8,189 |
| | Green Roof (Intensive & Extensive) | RR-10 | | | | |
| Standard SMPs w/RRv Capacity | Infiltration Trench | I-1 | | | | |
| | Infiltration Basin | I-2 | | | | |
| | Dry Well | I-3 | | | | |
| | Underground Infiltration System | I-4 | | | | |
| | Bioretention & Infiltration Bioretention | F-5 | 0.20 | 0.12 | 1,206 | 1,507 |
| | Dry swale | O-1 | | | | |
| | | **Total** | **1.60** | **1.38** | **7,336** | **9,696** |

# Pre Post Flow Analysis

| Peak Flow Discharge Rate DP-1 | | | |
|---|---|---|---|
| Storm Event | Pre (cfs) | Post (cfs) | Net Reduction (cfs) |
| 1 | 0.10 | 0.10 | **0.00** |
| 2 | 0.13 | 0.12 | **-0.01** |
| 10 | 0.21 | 0.19 | **-0.02** |
| 100 | 0.41 | 0.35 | **-0.06** |

| Peak Flow Discharge Rate DP-2 | | | |
|---|---|---|---|
| Storm Event | Pre (cfs) | Post (cfs) | Net Reduction (cfs) |
| 1 | 1.13 | 0.17 | **-0.96** |
| 2 | 1.68 | 0.27 | **-1.41** |
| 10 | 3.37 | 0.57 | **-2.80** |
| 100 | 7.62 | 1.72 | **-5.90** |

| Peak Flow Discharge Rate DP-3 | | | |
|---|---|---|---|
| Storm Event | Pre (cfs) | Post (cfs) | Net Reduction (cfs) |
| 1 | 0.51 | 0.39 | **-0.12** |
| 2 | 0.89 | 0.63 | **-0.26** |
| 10 | 2.19 | 1.42 | **-0.77** |
| 100 | 5.81 | 4.19 | **-1.62** |

| Peak Flow Discharge Rate OVERALL | | | |
|---|---|---|---|
| Storm Event | Pre (cfs) | Post (cfs) | Net Reduction (cfs) |
| 1 | 1.74 | 0.66 | **-1.08** |
| 2 | 2.70 | 1.02 | **-1.68** |
| 10 | 5.77 | 2.18 | **-3.59** |
| 100 | 13.84 | 6.26 | **-7.58** |

# APPENDIX M

Soil Test Information

## Deep Test Log

**Project Name:** Pelton Mount Carmel
**Location:** N 36 Clover Street
**Tax ID:** 6062-75-837228
**Completed By:** AGL
**Dated:** December 19, 2016

| Test Hole | Lot No. | Total Depth | Rock Level | Water Level | Mottling Depth | Soils |
|---|---|---|---|---|---|---|
| 1 | 1 | 4'-3" | 4'-3" | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-4'3" Sandy Gravel w/ Silt |
| | | | | | | 4'3" Rock |
| 2 | 1 | 6'-4" | 6'-4" | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-6'4" Sandy Gravel w/ Silt |
| | | | | | | 6'4" Rock |
| 3 | 1 | 6' | 6' | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-6' Sandy Gravel w/ Silt |
| | | | | | | 6' Rock |
| 4 | 1 | 6' | 6' | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-6' Sandy Gravel w/ Silt |
| | | | | | | 6' Rock |
| 5 | 1 | 4'-1" | 4'-1" | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-4'1" Sandy Gravel w/ Silt |
| | | | | | | 4'1" Rock |
| 6 | 1 | 2' | 2' | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-2' Sandy Gravel w/ Silt |
| | | | | | | 2' Rock |
| 7 | 1 | 2' | 2' | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-2' Sandy Gravel w/ Silt |
| | | | | | | 2' Rock |
| 8 | 1 | 4'-5" | 4'-5" | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-4'5" Sandy Loam w/ Grit |
| | | | | | | 4'5" Rock |
| 9 | 1 | 3' | 3' | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-3' Silty Loam w/ Grit |
| | | | | | | 3' Rock |
| 10 | 1 | 6' | 6' | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-3' Silty Loam |
| | | | | | | 3'-6' Silty Loam w/ Grit |
| | | | | | | 6' Rock |

| Test Hole | Lot No. | Total Depth | Rock Level | Water Level | Mottling Depth | Soils |
|---|---|---|---|---|---|---|
| 11 | 1 | 3'-7" | 3'-7" | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-3'7" Silty Loam |
| | | | | | | 3'7" Rock |
| 12 | 1 | 6' | 6' | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-6' Gritty Loam w/ Silt |
| | | | | | | 6' Rock |
| 13 | 1 | 4'-5" | 4'-5" | NA | NA | 0-8" Topsoil |
| | | | | | | 8"-4'5" Sillty Clay |
| | | | | | | 4'5" Rock |
| 14 | 1 | 6' | 6' | NA | NA | 0-10" Topsoil |
| | | | | | | 10"-6' Gritty Loam w/ Silt |
| | | | | | | 6' Rock |

## Infiltration Test Log

**Project Name:** Pelton Mount Carmel
**Location:** N 36 Clover Street
**Tax ID:** 6062-75-837228
**Completed By:** AGL
**Dated:** December 19, 2016

| Test Hole | Total Depth | Run 1 (in/hr) | Run 2 (in/hr) | Run 3 (in/hr) | AVG (in/hr) |
|---|---|---|---|---|---|
| 2 | 36" | 22 | 23 | 24 | 23 |
| 4 | 36" | 14 | 14 | 14 | 14 |
| 10 | 36" | 17 | 18 | 19 | 18 |
| 12 | 36" | 23 | 24 | 25 | 24 |

Location of Infiltration Tests shown on DA-1

# APPENDIX N

NYSOPRHP Correspondence

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

**ANDREW M. CUOMO**
Governor

**ROSE HARVEY**
Commissioner

December 7, 2015

Mr. Christopher Pestas
City Council Chairman
City of Poughkeepsie City Council
City Hall, PO box 300
Poughkeepsie, NY 12601

Re: SEQR
Pelton Manor Rehabilitation and Development
36 North Clover Street, Poughkeepsie, NY 12601
15PR06519

Dear Mr. Pestas:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We have reviewed your submission dated December 2, 2015 for the Pelton Manor Rehabilitation and Development project. We note that Pelton Manor is listed on the National Register of Historic Places as a contributing member to the Mill Street- North Clover Street Historic District. We understand that the proposed project will include restoration and rehabilitation of the historic Hill House (Pelton Manor) and the construction of four townhouses on the approximately 2.8 acre site. We note that the project is in the preliminary phase at this time and our office is reviewing this portion of the project in accordance with the SEQRA requirements only.

Based on this review, we have no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site. We are encouraged by plans to rehabilitate Hill House in a historically appropriate manner. The most recently updated site plan appears to be compatible with the historic building, site and historic district. We look forward to our continued consultation as construction documents become available and we proceed with the State level 14.09 review.

As noted, if this project will involve state or federal permitting, funding or licensing, it may require a more rigorous review for potential impacts to architectural and archaeological

resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.
If you have any questions, I can be reached at (518)268-2164.

Plans, specifications, and other documentation requested in this letter should be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/. Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address.

Sincerely,



Weston Davey
Historic Site Restoration Coordinator
e-mail: weston.davey@parks.ny.gov

via e-mail only

# APPENDIX O

Map Packet: Pre & Post Development Drainage Area Maps




## LEGEND

- EXISTING MAJOR CONTOUR LINE (120)
- EXISTING MINOR CONTOUR LINE (123)
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- TIME OF CONCENTRATION LINE (A → B)
- TEST PIT LOCATION
- MgB — SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

| Revisions | | | |
|---|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |
| 3 | 06/04/18 | REVISED PER COMMENTS |
| 2 | 03/27/18 | REVISED PER COMMENTS |
| 1 | 10/05/17 | ISSUED TO PLANING BOARD |


LRC GROUP
● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
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85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.


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

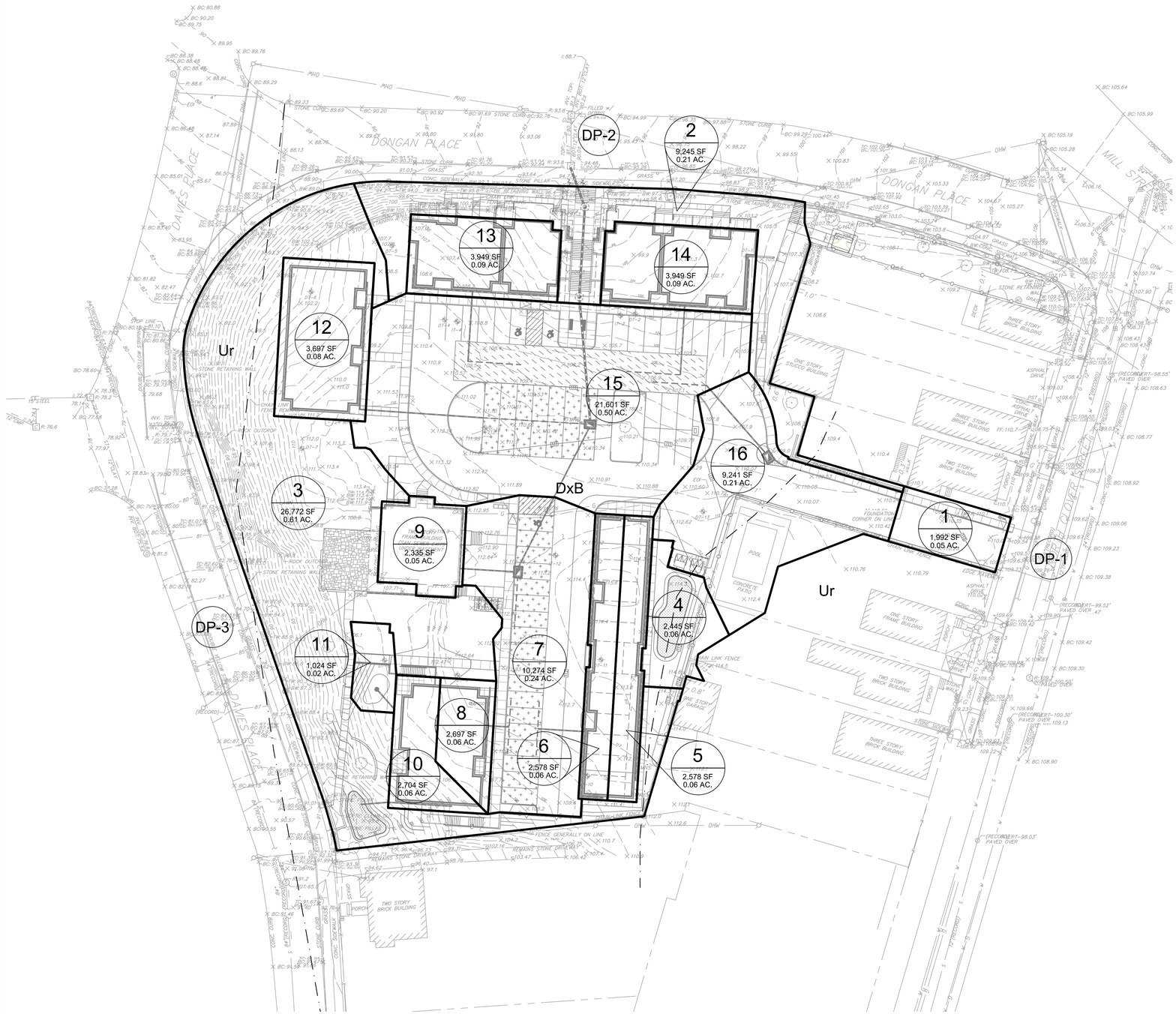
# DRAINAGE AREA MAP (PRE-CONDITIONS)

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | DA23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | DA-1 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | 1"=30' | |

X:_JOBS\Jobs 2023\23-3076-Tinkelman-Pelton Manor\DWG\DA23307601.dwg 8/23/2023 9:31 AM Bshakley




LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- TIME OF CONCENTRATION LINE
- TEST PIT LOCATION
- MgB — SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

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

| Revisions | | | |
|---|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES | |
| 3 | 06/04/18 | REVISED PER COMMENTS | |
| 2 | 03/27/18 | REVISED PER COMMENTS | |
| 1 | 10/05/17 | ISSUED TO PLANNING BOARD | |

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Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

# DRAINAGE AREA MAP (POST-CONDITIONS)

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | DA23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | DA-2 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | 1"=30' | |

X:\JOBS\Jobs 2023\23-3076-Tinkelman-Pelton Manor\DWG\DA23307601.dwg 8/23/2023 9:31 AM Bshalley

# BUILDING DEPARTMENT

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

**Eric Philipp**
**Building Inspector**

## SITE PLAN REVIEW

**DATE:** 5-18-23

**PROJECT ADDRESS:** 36 N Clover St

**PROJECT NAME:** Pelton Manor

**OWNER:**

**ENGINEER/ARCHITECT:**

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

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

_____

_____

_____

_____

_____

_____

**Eric Philipp**
**Building Inspector**

# 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): **8372280000**

Project Name: **Pelton Manor Apartment Complex**

Applicant: **TINKELMAN ARCHITECTURE, PLLC**

Address of Property: **36 Clover 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: **Rt 9**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/11/2023**

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**

Date Received: **7/19/2023**

Date Requested: **8/11/2023**

Date Required: **8/17/2023**

Date Transmitted: **8/4/2023**

Notes: **Updated packet/info submitted 7/19, dates adjusted accordingly.**

☐ Major Project

Referral #: **ZR23-204**

☐ Also mailed hard copy

Reviewer: Heather M. LaVigne

# THE CITY OF POUGHKEEPSIE

**DEPARTMENT OF PUBLIC WORKS & ENGINEERING**
**SITE PLAN REVIEW**
Form #2

1. Date: July 19, 2023

2. Name of Site Plan: Pelton Manor

3. Address or Location: 36 North Clover Street

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

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

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

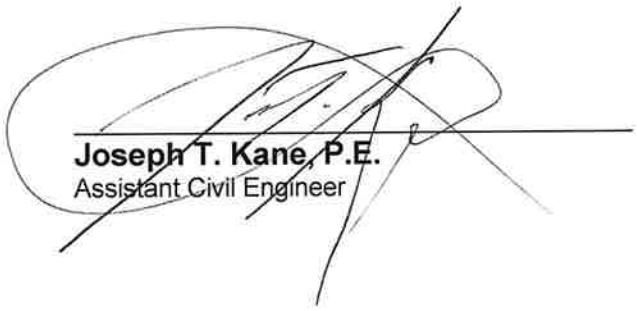
**ENGINEERING SITE PLAN REVIEW COMMENTS:**

1. Comment #3 on Engineering Review Form #1 partially outstanding. Provide condition report, to include CCTV of 12" VCT storm sewer from City catch basin to outfall at Fallkill Creek wall.
2. Comment #5 on Engineering Review Form #1, LRC response indicates overflow of bioretention to sheet flow across level grass overflow weir. Overflow and contours suggest flow in overflow state is directed toward adjoining property and City ROW. How is slope stability impacted during overflow? Engineer shall certify routing of all flows not to travel off site to adjoining properties.
3. Comment #6 on Engineering Review Form #1, LRC response indicates existing waterline inadequate. Please provide abandonment detail at City watermain for this water service.
4. Comment #8 on Engineering Review Form #1, LRC response indicates correspondence with City Engineer regarding sanitary sewer design in City ROW. Please submit plan and profile. Owner to provide as-built drawing to City Engineering Department.
5. Comment #12 on Engineering Review Form #1, LRC response indicates further coordination regarding sidewalk condition survey. Please submit sidewalk condition survey to determine sidewalks to be replaced by developer.
6. Comment #13 on Engineering Review Form #1, LRC response indicates American Darling B-62-B-5 fire hydrant to be installed in City ROW if required. Extend this comment to the fire hydrant located on site. Remove "Mueller Centurion" hydrant detail and notations. Replace all notations and include City Standard Hydrant detail on Site Plan.
7. Comment #14 on Engineering Review Form #1, TA response indicates coordination with City Corporation Council to follow. Please provide update.
8. Comment #15 on Engineering Review Form #1, TA response indicates coordination with City Corporation Counsel and City Engineer. Please provide update.
9. Expand limits of silt fence continuously along contour of downslope of property.
10. Coordinate with City FD regarding adequacy of fire flow. Developer to demonstrate what is being requested is achieved.

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**SWPPP REVIEW COMMENTS:**

1. Update SWPPP as necessary to reflect update to Site Plan as Civil drawings progress.
2. Provide City Engineering with MS4 SWPPP Acceptance Form for signature once Engineering comments have successfully been addressed and development approved by City of Poughkeepsie Planning Department.
3. Provide NOI Acknowledgement letter to City of Poughkeepsie Engineering Department when received from NYSDEC.



**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

I. **PROPERTY ADDRESS:** 36 North Clover Street, Poughkeepsie NY 12601

| OFFICE USE ONLY |
|---|
| CODE: PLSF |
| ID # _____ |
| FEE: _____ Total, from: $500, plus $_____ ($150 per 1000 square feet of floor area), plus $_____ ($35 per number of required parking spaces), plus $_____ ($500 for special permit, if applicable) |

II. **PROPERTY OWNER:** Pelton Partners LLC
**ADDRESS:** 33 Arlington Avenue - Suite 8
Poughkeepsie
New York 12603 (state and zip code)
**PHONE NUMBER:** (845)473-0200 (include area code)

III. **NAME OF APPLICANT:** Pelton Partners LLC
**ADDRESS:** 33 Arlington Avenue - Suite 8
Poughkeepsie
New York 12603 (state and zip code)
**PHONE NUMBER:** (845)473-0200 (include area code)
**EMAIL ADDRESS:** tink@tinkarch.com

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

IV. **CONSULTANT:** LRC Group
**ADDRESS:** 85 Civic Center Plaza - Suite 204
Poughkeepsie
New York 12601 (state and zip code)
**PHONE NUMBER:** (845)243-2880 (include area code)

V. **PROPOSED USE ~~or FAÇADE CHANGE~~** (Summarize proposed use or uses):
Multi-Family Residence

VI. **ZONING DISTRICT:** R-40 (Medium High-Density Residential District

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

Revised January 2018: Previous Editions Obsolete

## PROJECT INFORMATION

New construction: X (yes)_____ (no)

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

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

Alteration: X (yes) _____ (no)

Cost of Construction: $ TBD

**LOT AND BULK INFORMATION:**

Lot area: 2.46 (acres) 107,290.00 (square feet)

Building Footprint: 17,512 (proposed square feet for new construction)

2,017 (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

19,529 (total building footprint, square feet)

Lot Coverage: 18.2% (percentage, building coverage only)

Gross Floor Area: 45,440 (proposed square feet for new construction)

7,956 (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

53,396 (total gross floor area, square feet)

Building Height: 3 (stories) 35'-1 1/2" (feet)

Floor Area Ratio: 0.497 (ratio of gross floor area divided by lot area)

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 69

B) Number of Off-Street Parking Spaces provided: 67

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

*Variance for the 67 spaces was approved on April 11, 2018*

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

If yes, name all such municipal facilities: Parking associated with the Poughkeepsie Train Station - Conrail

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

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

n/a (Yes) n/a (No)

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

## IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multi-Family Residential - Rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 14

Number of one (1) bedroom units: 19

Number of two (2) bedroom unit's 13

Number with three or more bedrooms: n/a

Total number of units: 46

C) Is funding public? X Yes ____ No

If yes, describe funding source: IDA Tax Exemption is being requested

## X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business) *(n/a)*

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

**XI. SERVICE BUSINESS PROPOSALS** *(n/a)*

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

**XII. MERCANTILE PROPOSALS** (Retail _____ Wholesale _____) *(n/a)*

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

**XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS** *(n/a)*

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

**XVI. PROPOSALS NOT MENTIONED ABOVE** (Please be specific):
*(n/a)*

**XVII. APPLICANT CERTIFICATION**

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

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

Signature of Applicant

April 24, 2023
Date

Revised January 2018: Previous Editions Obsolete

August 29, 2023

Joseph T. Kane P.E.
Assistant Civil Engineer
City of Poughkeepsie Department of Public Works & Engineering
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: Pelton Manor, 36 North Clover Street**

Dear Mr. Kane:

Please accept this letter and accompanying revised copies of the plan set as our resubmission for the above referenced project.

**Please find below our summary of responses to the Comments received from Joseph T. Kane, Department of Public Works and Engineering in a letter dated July 19, 2023:**

## ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Comment #3 on Engineering Review Form #1 partially outstanding. Provide condition report, to include CCTV on 12" VCT storm sewer from City catch basin to outfall at Fallkill Creek wall.

   ***LRC Response: On August 11, 2023 the storm line connection point on Dongan Place was accessed with the City of Poughkeepsie Engineering department present to capture CCTY of the line. The existing line appears to be in acceptable physical condition, with no evidence of clogging or debris in the line all the way to the Fallkill Creek outlet.***

2. Comment #5 on Engineering Review Form #1, LRC response indicates overflow of bioretention to sheet flow across level grass overflow weir. Overflow and contours suggest flow in overflow state is directed toward adjoining property and City ROW. How is slope stability impacted during overflow? Engineer shall certify routing of all flows not to travel off site to adjoining properties.

***LRC Response: The existing drainage area flows off site to adjoining properties. The proposed conditions are keeping the same flow patterns but decreasing the amount of flow that is leaving the property. The overflow elevations is for larger frequency storm events.***

3. Comment #6 on Engineering Review Form #1, LRC response indicates existing waterline inadequate. Please provide abandonment detail at City watermain for this water service.

   ***LRC Response: Comment noted, a city of Poughkeepsie Water Disconnect detail has been provided on detail sheet DN-2.***

4. Comment #8 on Engineering Review Form #1, LRC response indicates correspondence with City Engineer regarding sanitary sewer design in City ROW. Please submit plan and profile. Owner to provide as-built drawing to City Engineering Department.

   ***LRC Response: A plan and profile sheet PP-1 and PP-2 for both water and sanitary has been provided in this submission package.***

5. Comment #12 on Engineering Review Form #1, LRC response indicates further coordination regarding sidewalk condition survey. Please submit sidewalk condition survey to determine sidewalks to be replaced by developer.

   ***LRC Response: A memorandum noting the existing condition of the sidewalks around the site has been provided to the developer.***

6. Comment #13 on Engineering Review Form #1, LRC response indicates American Darling B-62-B-5 fire hydrant to be installed in City ROW if required. Extend this comment to the fire hydrant located on site. Remove "Mueller Centurion" hydrant detail and notations. Replace all notations and include City Standard Hydrant detail on Site Plan.

   ***LRC Response: The previous fire hydrant "Mueller Centurion" has been replaced on Detail Sheet DN-2 with an American Darling Hydrant as requested.***

7. Comment #14 on Engineering Review Form #1, TA response indicates coordination with City Corporation Council to follow.

   ***Response: Commented noted, see response from developer.***

8. Comment #15 on Engineering Review Form #1, TA response indicates coordination with City Corporation Counsel and City Engineer. Please provide update.

   ***Response: Commented noted, see response from developer.***

9. Expand limits of silt fence continuously along contour of downslope of property.

   ***LRC Response: The downslope of the project has had additional silt fence placed for erosion protection.***

10. Coordinate with City FD regarding adequacy of fire flow. Developer to demonstrate what is being requested is achieved.

    ***Response: Commented noted, see response from developer.***

11. Email dated 06/28/2023 from Robert Turner with TA indicates adjustments to development have been addressed per comment from Planning Board and HDLPC and updated Civil drawings are to be provided after residential approval granted by the City. Once updated plans are received, City Engineering reserves the right to generate and transmit further comments. Such comments are to be fully addressed to the satisfactory of the Engineering Department prior to final site plan review.

    ***LRC Response: Comment noted.***

**SWPPP Review Comments:**

1. Update SWPPP as necessary to reflect update to Site Plan as Civil drawings progress.

    ***LRC Response: SWPPP has been updated accordingly.***

2. Provide City Engineering with MS4 SWPPP Acceptance Form for signature once Engineering comments have successfully been addressed and development approved by City of Poughkeepsie Planning Department.

    ***LRC Response: Comment noted.***

3. Provide NOI Acknowledgement letter to City of Poughkeepsie Engineering Department when received from NYSDEC.

    ***LRC Response: Comment noted.***

We appreciate your efforts to review our revised plans, and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,
LRC Group

Shawn Curran, Project Manager

TINKELMAN ARCHITECTURE

August 29, 2023

**City of Poughkeepsie Planning Board**
**62 Civic Center Plaza – 3rd Floor**
**Poughkeepsie, New York 12601**

**Attention:** **Ms. Anne Saylor**
**Planning Board Chairperson**

**Subject:** **Pelton Mount Carmel**
**36 N. Clover Street, Poughkeepsie NY 12601**
**Parcel No. 134001-7057-13-224427**

Dear Ms. Saylor:

On behalf of Pelton Partners, LLC ("Property Owner"), Tinkelman Architecture, PLLC ("Project Architect") respectfully provides this revised letter and the enclosures for the amended site plan intended for the parcel that is located at 36 North Clover Street (the "Project Site"). This letter and the attached drawings and documents are being provided to the City of Poughkeepsie Planning Board for the reapproval of the current Amended Site Plan whose earlier unanimous approval has presently elapsed. The requested approval will be for the restoration and repurposing of the existing Pelton Mansion and the development of the Property into multi-family residences. This will result in the construction of forty-six (46) multi-family dwelling units that will be located within the existing Mansion and (5) five proposed new buildings.

For this resubmission, we are including the comprehensive drawing set which includes all drawings that have been part of the Amended Site Plan Review. This work includes the stipulations that were established as part of the Certificate of Appropriateness that was granted by HDLPC.

We are providing for your review and approval the following drawings:

2023.06.30 – Site Plan Submission Drawings:

Architectural Drawings

| | |
|---|---|
| TS-01 – | Cover Sheet – Revision date – 8/29/2023 |
| PZ-01 – | Charts & Tables – Revision date - 6/30/2023 |
| PZ-02 - | Adjoining Property Owners – Revision date - 6/25/2019 |
| PZ-03 – | Site Development Plan – Revision date – 6/25/2019 (Currently approved) |
| PZ-03 – | Site Development Plan – Revision Date – 8/29/2023 (Proposed) |
| PZ-04 – | Site Sections – Revision Date – 6/25/2019 |
| PZ-04.1 – | Site Sections – Revision Date – 5/31/2023 |
| PZ-04.2 – | Site Sections – Revision Date – 5/31/2023 |
| PZ-05 – | Site Details – Revision date – 8/29/2019 |
| PZ-06 – | Site Details– Revision date – 8/29/2019 |
| PZ-08 – | Preliminary Elevations – Pelton Manor – Revision date – 8/29/2019 |
| PZ-08.1 – | Material Callouts – Pelton Manor – Revision date - 11/01/2019 |

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| | |
|---|---|
| PZ-08.2 – | Rendered Views – Revision Date – 5/31/2023 |
| PZ-10 – | Preliminary Elevations – Fallkill – Revision Date – 6/25/2019 |
| PZ-12 – | Preliminary Elevations – Dongan – Revision Date – 6/25/2019 |
| PZ-14 – | Preliminary Elevations - River– Revision date – 6/25/2019 |
| PZ-14.1 – | River Elevations – Revision Date – 5/31/2023 |
| PZ-16 – | Preliminary Elevations – Station – Revision date – 6/25/2019 |
| PZ-16.1 – | Station Elevations– Revision Date – 5/31/2023 |
| PZ-18 – | Preliminary Elevations – Carriage House– Revision date – 6/25/2019 |
| PZ-19 – | Street Elevations– Revision date – 6/25/2019 |
| PZ-20 – | Enlarged Monumental Stair Plan & Elevations– Revision date – 6/25/2019 |
| PZ-21 – | Enlarged Pelton Terrace& View Shed Plan and Elevations– Revision date – 6/25/2019 |
| PZ-22 – | Front Entrance Sign– Revision Date – 6/25/2019 |
| PZ-23 – | Dongan Place Patio Plan, Elevation and Sections – Revision date – 6/25/2019 |
| PZ-24 – | Entrance Driveway Plan and Walkway Ramp Plan and Section – Revision Date – 8/29/2023 |
| PZ-25 - | Photometric Plan & Schedule – Revision date – 8/29/2023 |
| PZ-26 – | Fallkill & Dongan Elevations– Revision Date – 5/31/2023 |
| PZ-26.1 – | Fallkill & Dongan Elevations– Revision Date – 5/31/2023 |
| PZ-27 – | Fallkill & Dongan Patios – Revision Date – 5/31/2023 |

Landscape Drawings

| | |
|---|---|
| L1 – | Landscape Planting Plan – Revision date – 6/27/2023 |
| L2 – | Planting Specifications & Notes – Revision date – 2/23/2018 |
| L3 – | Plant Table – Revision date – 6/27/2023 |
| L4 – | Plant Photographs/Images – Revision date - 6/26/2023 |
| L5 – | Existing Tree Inventory – Revision date – 3/23/2018 |

Civil Drawings

| | |
|---|---|
| SG-1 – | Site Grading – Revision date – 8/29/2023 |
| SD-1 - | Site Drainage – Revision date – 8/29/2023 |
| UT-1 – | Site Utilities – Revision date – 8/29/2023 |
| EC-1 – | Erosion & Sediment Control Plan – Revision date – 8/29/2023 |
| TT-1 - | Truck Turning Plan – Revision date – 8/29/2023 |
| PP-1 - | Water Plan & Profile – Revision date – 8/29/2023 |
| PP-2 - | Sewer Plan & Profile – Revision date – 8/29/2023 |
| NS-1 – | Notes Sheet – Revision date – 8/29/2023 |
| DN-1 – | Sanitary Details – Revision date – 8/29/2023 |
| DN-2 – | Water Details – Revision date – 8/29/2023 |
| DN-3 – | Stormwater Details – Revision date – 8/29/2023 |

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The following documents are included as part of this resubmission of the Amended Site Plan Application:

- This Response Letter which addresses the current questions and comments from the Planning Board and other reviewing agencies.
- The Response Letter prepared by The LRC Group addressing the questions and comments from the City of Poughkeepsie Engineering Department.
- The revised Stormwater Pollution Prevention Plan (SWPPP) dated August 29, 2023.
- A Sidewalk Condition Survey

The stipulations that were included as part of the granting of the Certificate of Appropriateness included the following items which have been divided into two categories:

1. Stipulations to be part of the current reapproval of the site plan.
2. Stipulations that will be included as part of a future amended site plan application.

Stipulations for the current site plan approval:

1. Relocation and the adjustment to the massing of the River Building and the Station Building so that they are equidistant from the Pelton Mansion as to enhance the prominence of the Pelton Mansion. This was accomplished by reducing the length of the Station Building and lengthening the River Building. This adjustment to the massing of these two buildings was achieved through the relocation of dwelling units from one building to the other. This modification to both the River and the Station Buildings has created a balanced setback of approximately 50'-6" from each of these buildings to the Pelton Mansion. This provides an open space around the structure which enhances the prominence of the Pelton Mansion on the property. Also, this has allowed for the development of two viewing areas to be provided on the property and delineated through the use of the robust landscaping. Refer to Sheet PZ-03 which indicates the setback of the River and the Station Buildings from the Pelton Mansion. Also, refer to the Landscape Plan L1 for the modifications that were made to the landscape design which accommodates the modifications of the two buildings and the viewing areas.

2. The HVAC condensers for the Fallkill Building, the Dongan Building, the River Building, the Station Building and the Carriage House are to be removed from the ground plane and placed on the roofs of the respective buildings so that they are not visible. The condensers for the Pelton Mansion will remain on the ground adjacent to the building allowing the Mansion to remain unaltered, which otherwise might not be possible. These units will be screened from view via landscaping. New landscaping has also been incorporated into the former locations of the HVAC condensers, thus increasing the extent of the plantings on the property, Refer to L1, the Landscaping Plan.

3. The tower forms for the Fallkill and the Dongan Buildings that flank both sides of the monumental stair, are to be raised to the height as they originally were conceived to be. This allows for a third-floor level to exist in these two buildings as well as creates a more dynamic pedestrian connection between Dongan Place and the Project Site. Sheets PZ-10 & PZ-12 show the respective building elevations for each of the individual buildings. PZ-26 provides the street view elevations for the Fallkill and the Dongan Buildings as they are seen from Dongan Place.

4. The exterior elevation drawings have been modified for the River and Station Buildings to show the changes in the massing of the buildings. This can be seen on the specific drawings for each of the buildings (PZ-14.1 & PZ-16.1) as well as the various site sections provided within the application package.

5. The included drawings of the elevations and massing of the new buildings to be constructed on the site demonstrate that they will not overshadow the Pelton Mansion or the immediate surrounding neighborhood. The section drawings through the site indicate the average heights for the proposed buildings and the Pelton Mansion demonstrate this. These sections also allow the buildings to be viewed together, thus reinforcing the prominence that the Pelton Mansion has over the proposed new buildings in relation to its height as well as in regard to the open space around it.

6. It is through the modifications that are made to the River and Station Buildings which result in more open space occurring within the Pelton Property and specifically around the Pelton Mansion. This open space enhances the prominence of the Mansion. This stipulation is evident when reviewing the site plan (PZ-03 dated 8/29/2023) as well as the site sections included within this application package.

Stipulations to be part of the future amended site plan application:

The following items are not part of this application but are an indication of what is anticipated in the future. There are projected modifications that are being proposed to the current City Charter and Zoning Code which will allow for the potential uses to be considered as part of the site development.

1. In order for the Pelton Mansion to be used as a potential Artist & Performance Building, access to the building must be brought into conformance with current ADA Regulations. For this, a handicap ramp will be added to the north side of the building. This provides an accessible path that connects the currently proposed sidewalk at the edge of the drive lane to the front porch of the Mansion. Refer to Sheets PZ-03 (revision date of 8/29/2023), which indicates the location of the handicap ramp and PZ-08.2 which provides rendered views of the Pelton Mansion with the handicap ramp.

2. The exterior lower-level elevations and outdoor patios of the Fallkill and the Dongan Buildings facing Dongan Place will be modified so to allow for potential commercial use in each of these two buildings. This will produce a subtle change to the exterior of the buildings and patios. Larger windows, ones that are more consistent with a commercial use, will replace the residential style windows that are smaller. Also, the exterior siding material will be changed from the clapboard style to a flush panel to highlight these areas, differentiating them from that of the surrounding residential use. These flush panels will be divided with a grid pattern which relates to the window openings for the commercial space. Refer to Sheets PZ-26, PZ-26.1 and PZ-27 that shows this information.

3. The patios that accompany the commercial uses will be increased in depth from those of the adjacent residential dwelling units. These larger patios will provide space for customers to gather

or can provide outdoor seating or product display, both being functions that are more fitting for a commercial use. Sheet PZ-27 shows the comparison of the patios between the fully residential buildings and the building design that accommodates the commercial spaces on the lower level of each of the buildings.

Included within this Amended Site Plan Application the Architectural, the Lighting, the Landscape and the Civil Drawings have all been included. These all show the modified site development plan that reflects the stipulations that have been established as part of the granting of the Certificate of Appropriateness. Also, as requested by the City of Poughkeepsie Engineering Department, a flash drive has been included that contains the video of the exploratory work that was conducted on the stormwater pipe below Dongan Place. This work started at the catch basin on the south side of Dongan Place and went north to terminate at the Fallkill Creek. The existing stormwater pipe was found to be in good condition and was clear of any debris.

A review was conducted of the letter prepared by Joeseph Kane, Department of Public Works & Engineering, which is dated July 19, 2023. The following are the responses that are associated with the work that was conducted by this office.

- Comment 5. Comment #12 on Engineering Review Form #1, LRC response indicates further coordination regarding sidewalk condition survey. Please submit a sidewalk condition survey to determine sidewalks to be replaced by developer.

  *Response: The LRC Group has conducted a survey of the condition of the sidewalks that surround the proposed development. Refer to the Sidewalk Survey Plan and photographs which have been included with this submission. There has not been a previous request by the Planning Board for the Developer to make repairs to sidewalks that adjoin the property.*

- Comment 7. Comment #14 on Engineering Review Form #1, TA response indicates coordination with City Corporation Council to follow. Please provide update.

  *Response: With the sale of the property at 36 N. Clover Street to Pelton Partners LLC on March 29, 2022, there are no current deed restrictions pertaining to the operation and the maintenance of the in-place privately owned sewer mitigation system, sanitary sewer and water utilities. If there is a need to establish maintenance and operation agreements for these systems, the Owner will comply with this request.*

- Comment 8. Comment #15 on Engineering Review Form #1, TA response indicates coordination with City Corporation Counsel and City Engineer. Please provide update.

  *Response: The Owner will consent to the conveyance of the ownership of the portion of the sanitary sewer as it is proposed within the Davies Place ROW. This will consist of the sanitary sewer that is planned from the proposed Sanitary Manhole #7 to the proposed Sanitary Manhole #8. This is a total length of 88 LF.*

- Comment 10. Coordinate with City FD regarding adequacy of fire flow. Developer to demonstrate what is being requested is achieved.

  *Response: During a conference call between Joe Donat, Joe Franco of the City's Fire Department and yourself, Joe Franco confirmed that there is sufficient water flow and pressure off of the existing main along N. Clover Street to accommodate the needs of both domestic water use as well as the required fire suppression systems that are to be part of this development.*

Through the discussion that were held between Pelton Partners LLC and the Members of the Planning Board, the existing retaining wall surrounding the property along Dongan Place and Davies Place is another important characteristic of the site. The review of the current condition of the retaining wall will be a condition of the Amended Site Plan and that the applicant agrees to restore, as may be required, the perimeter stone wall that defines the property boundaries on the north and west sides of the parcel. This work shall be completed prior to requesting a final Certificate of Occupancy for all work to be completed in the development of the property. The restoration work on the wall will also include any damage that may occur during the construction process, if any.

Also, with the new 50'+/- distance separation between the Pelton Mansion and the adjacent River and Station buildings, protection of this historic building during the construction process shall be easily accomplished given this distance separation on both sides of the structure. Notwithstanding, the applicant is committing to the adaptive reuse of this structure as per the drawings made as part of the Stipulation Agreement with the HDLPC.

The separation distance that has been provided between the River Building and the Pelton Mansion provides for a large lawn area that has been established as a viewing area. Maintaining the current views of the western shore of the Hudson River, the Mid-Hudson Bridge and the Walkway Over the Hudson are an important part of the development of the site plan. There is also a smaller more intimate grassy area between the River and the Dongan Building that also provides views looking northwest towards the Walkway Over the Hudson. These lawn areas can be seen on the Landscaping Plan L1.

To provide additional information on the project landscaping, new trees are proposed along Dongan Place that will be planted within the grass strip between the sidewalk and the road, see the included Landscape Plan L1. These are to be American Hornbeam trees and will reach a height at maturity of 20 to 30 feet and will have a mature width ranging from 20 to 30 feet. These will be similar in character to the trees currently found on the north side of Dongan Place. Also, the plantings that have been selected for the steep slope that rises up to the River Building will consist of a low shrub that is used for mass plantings which will provide vibrant colors Spring through the Fall. Foundation shrubs with a mature height of 5 feet are used at the base of the River Building. Also, to provide additional height on this sloped area, taller flowering shrubs have been grouped together at various locations. These will reach a mature height of 8 feet. The use of larger and fuller trees was avoided because of the shallow rock condition that occurs in this area.

TINKELMAN ARCHITECTURE

Regarding the construction of the proposed buildings and the selection of the materials and colors that have been discussed and commented on during previous meetings with the Planning Board, the following responses are provided pertaining to the building materials and colors. The design of the exterior facades of the new buildings is a modern interpretation of building elements and characteristics that are found within the surrounding neighborhood, as well as the Mansion. This is the same with the use of colors on these buildings. The subdued grays and muted green tone proposed for the new buildings offsets the white color planned for the Pelton Mansion. The siding is monotone in color comprised of two shades of gray. A third shade of gray is found in the use of a panel that accents the entry areas and the ends of the buildings. A muted green cornice & brackets which occur below the soffit of the new buildings provide a connection back to the Mansion, mimicking the existing cornice band and brackets found on the Mansion. This muted green tone is also used on the Mansion's window and porch trim, as well as the shutters. Also included on the new buildings is the use of a rust/terra cotta red Trespa Panel (M-4). This material is meant to feature specific architectural elements on the new buildings and is specifically applied to areas facing public spaces and to highlight the procession through the site at entry locations. This color is a modern interpretation of the orange/terra cotta brick red that is found on existing buildings throughout the surrounding neighborhood. It is with the use of these forms and colors that the project is paying homage to the past and the existing neighborhood yet celebrating the time in which we live in.

As requested, a material and color board will be brought to the Planning Board Meeting.

With notification that the "Completeness Review" of this application by the Planning Department has been finished, we ask that this Project be included on the agenda for the upcoming September meeting of the City of Poughkeepsie Planning Board. It is our goal to obtain Final Site Plan Approval at this meeting. Please circulate this information as may be required to the other reviewing departments and agencies. Should you need additional materials or documents, do not hesitate to contact me (845)473-0200.

Kind Regards,

**TINKELMAN ARCHITECTURE, PLLC.**

Robert E. Turner, RA
Project Architect




1 AREA LOCATION MAP
NOT TO SCALE

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# Pelton Mount Carmel

## 36 NORTH CLOVER STREET

## POUGHKEEPSIE, DUTCHESS COUNTY NY

PROPERTY OWNER
(CONTRACT VENDEE):

**Pelton Partners LLC**
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

**Tinkelman Architecture PLLC**
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

**The Michael Boice Collaboration**
11 South Fowlerhouse Road
Wappingers Falls, New York 12590

CIVIL ENGINEER:

**LRC Group**
85 Civic Center Plaza, Suite 204
Poughkeepsie, New York 12601

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
**SITE PLAN APPROVAL**
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
**OFFICIALLY APPROVED** at the Planning Board
meeting held the ____ day of _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

NOTE: ALL MATERIAL AND FINISH PRODUCTS/MANUFACTURERS MAY BE SUBSTITUTED WITH SIMILAR SELECTED BY ARCHITECT

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.


TINKELMAN ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com



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REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

| NO. | SUBMISSION DESCRIPTION | DATE |
|---|---|---|
| | ISSUED TO PLANNING BOARD | 08/29/2023 |
| | ISSUED TO HDLPC | 08/29/2019 |
| | ISSUED TO PLANNING BOARD | 06/25/2019 |
| | ISSUED TO PLANNING BOARD | 06/04/2018 |
| | ISSUED TO PLANNING BOARD | 03/26/2018 |
| | ISSUED TO PLANNING BOARD | 11/09/2017 |
| | ISSUED TO PLANNING BOARD | 10/5/2017 |

CLIENT NAME:
**Pelton Partners LLC**
33 Arlington Avenue, Suite 8
Poughkeepsie, New York 12603

PROJECT NAME:
**Pelton Mount Carmel**
36 N. Clover Street
Poughkeepsie, New York 12601

COVER SHEET

Date: 05 October, 2017

Project number: P1022.20

TS-01

| BUILDING GROSS AREAS | |
|---|---|
| FALLKILL GROSS AREA: | |
| LOWER LEVEL | 3,828 SF |
| FIRST FLOOR | 3,979 SF |
| SECOND FLOOR | 3,640 SF |
| THIRD FLOOR | 1,228 SF |
| TOTAL GROSS AREA | 12,667 SF |
| DONGAN GROSS AREA: | |
| LOWER LEVEL | 1,934 SF |
| FIRST FLOOR | 3,124 SF |
| SECOND FLOOR | 2,859 SF |
| THIRD FLOOR | 1,149 SF |
| TOTAL GROSS AREA | 9,066 SF |
| RIVER GROSS AREA: | |
| LOWER LEVEL | 1,885 SF |
| FIRST FLOOR | 2,963 SF |
| SECOND FLOOR | 2,963 SF |
| TOTAL GROSS AREA | 7,811 SF |
| PELTON MANOR GROSS AREA: | |
| LOWER LEVEL | 1,949 SF |
| FIRST FLOOR | 2,338 SF |
| SECOND FLOOR | 1,970 SF |
| THIRD FLOOR | 1,699 SF |
| TOTAL GROSS AREA | 7,956 SF |
| STATION GROSS AREA: | |
| LOWER LEVEL | 1,631 SF |
| FIRST FLOOR | 2,796 SF |
| SECOND FLOOR | 2,796 SF |
| TOTAL GROSS AREA | 7,223 SF |
| CARRIAGE HOUSE GROSS AREA: | |
| FIRST FLOOR | 4,311 SF |
| SECOND FLOOR | 4,311 SF |
| THIRD FLOOR | 811 SF |
| TOTAL GROSS AREA | 9,433 SF |
| BUILDING GROSS AREAS: | |
| FALLKILL | 12,667 SF |
| DONGAN | 9,066 SF |
| RIVER | 7,811 SF |
| PELTON MANOR | 7,956 SF |
| STATION | 7,223 SF |
| CARRIAGE HOUSE | 9,433 SF |
| GRAND TOTAL | 54,156 SF |

## DWELLING UNITS:

**FALLKILL:**
STUDIO = 0
ONE BEDROOM = 7
TWO BEDROOM = 2
**SUB-TOTAL = 9**

**DONGAN:**
STUDIO = 2
ONE BEDROOM = 3
TWO BEDROOM = 4
**SUB-TOTAL = 9**

**RIVER HOUSE:**
STUDIO = 0
ONE BEDROOM = 0
TWO BEDROOM = 8
**SUB-TOTAL = 8**

**CARRIAGE HOUSE:**
STUDIO = 2
ONE BEDROOM = 4
TWO BEDROOM = 0
**SUB-TOTAL = 6**

**PELTON MANOR:**
STUDIO = 2
ONE BEDROOM = 3
TWO BEDROOM = 1
**SUB-TOTAL = 6**

**STATION:**
STUDIO = 8
ONE BEDROOM = 0
TWO BEDROOM = 0
**SUB-TOTAL = 8**

**TOTAL FOR PROJECT:**
**STUDIO = 14**
**ONE BEDROOM = 17**
**TWO BEDROOM = 15**
**TOTAL DWELLING UNITS = 46**

## ADA COMPLIANT DWELLING UNITS:

**FALLKILL:**
TYPE "B" UNITS = 0
**DONGAN:**
TYPE "B" UNITS = 2
**RIVER HOUSE:**
TYPE "B" UNITS = 0
**CARRIAGE HOUSE:**
TYPE "B" UNITS = 0
**PELTON MANOR:**
TYPE "B" UNITS = N/A
**STATION:**
TYPE "B" UNITS = 3

**TOTAL FOR PROJECT:**
TYPE "B" UNITS = 5

| PARKING SCHEDULE: | | |
|---|---|---|
| USES: | MIN. No. OF OFF-STREET PARKING SPACES: | SPACES REQUIRED: |
| RESIDENTIAL TENANTS | 1 SPACE FOR EA. STUDIO APARTMENT<br>1.5 SPACES FOR EA. 1 BEDROOM APARTMENT<br>2 SPACES FOR EA. 2 BEDROOM APARTMENT | 14 UNITS X 1 = 14 SPACES<br>17 UNITS X 1.5 = 25.5 SPACES<br>15 UNITS X 2 = 30 SPACES<br>SUB-TOTAL = 69.5 SPACES |
| RESIDENTIAL VISITORS | NOT REQUIRED | 0 SPACES |
| TOTAL SPACES REQUIRED: | | 70 SPACES, *67 SPACES WITH VARIANCE GRANTED |
| SPACES PROVIDED - 9 FT X 20 FT:<br>PARKING LOT: 59 SPACES<br>CARRIAGE HOUSE: 8 SPACES<br>TOTAL: 67 SPACES | | |

*VARIANCE WAS GRANTED ON 4/11/18 TO ALLOW FOR THE REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES FROM 70 TO 67. - SECTION19.43(11)(a) OFF-STREET PARKING & LOADING.

| IMPERVIOUS LOT COVERAGE | |
|---|---|
| ZONING DISTRICT - R-4 | |
| LOT SIZE = 107,290 SF | |
| BUILDING FOOTPRINT (LOT COVERAGE): | |
| FALLKILL | 3,979 S.F. |
| DONGAN | 3,124 S.F. |
| RIVER HOUSE | 2,963 S.F. |
| PELTON MANOR | 1,949 S.F. |
| STATION | 2,796 S.F. |
| CARRIAGE HOUSE | 4,311 S.F. |
| TOTAL | 19,123 S.F. |
| LOT COVERAGE = 19,123 / 107,290 = 17.8% | |
| WALKWAYS/SITE STEPS | 10,381 S.F. |
| PARKING SPACES | 11,188 S.F. |
| DRIVEWAY | 18,675 S.F. |
| PATIOS | 1,646 S.F. |
| DUMPSTER ENCLOSURE | 234 S.F. |
| CONCRETE PAD | 320 S.F. |
| STONE RETAINING WALLS | 1,721 S.F. |
| MASONRY RETAINING WALLS | 310 S.F. |
| STONE PATIOS | 1,329 S.F. |
| AC CONDENSERS | 30.1 S.F. |
| TRANSFORMERS | 64 S.F. |
| TOTAL IMPERVIOUS | 65,021 S.F. |
| 65,021 / = 107,290 = .606 = 60.6% | |
| IMPERVIOUS LOT COVERAGE = 60.6% | |

PERVIOUS PAVEMENT AREA = 6,444 SF

## ZONING & LAND USE REGULATIONS

| | REQUIRED/ MINIMUM | PROPOSED |
|---|---|---|
| ZONING DISTRICT | R-4 | R-4 |
| MINIMUM LOT AREA. (ACRES) | 104,000 SF | 2.46 ACRES<br>107,290 SF |
| MINIMUM LOT WIDTH (FEET) | 30 ft | 32 ft |
| MINIMUM LOT FRONTAGE (FEET) | 30 ft | 32 ft |
| MINIMUM FRONT YARD | 20 ft | 175'-8 3/4" |
| MINIMUM EACH SIDE YARD | 15 ft or 1/2 Bldg. Hgt. | 8'-8 3/4"/ 17'-11" |
| TOTAL (2) SIDE YARD | 30 ft or 1/2 Bldg. Hgt. X 2 | 17'-3 1/2"/ 35'-10" |
| MINIMUM REAR YARD | 15 ft or 1/2 Bldg. Hgt. | 34'-1 1/2" |
| MAXIMUM BUILDING HEIGHT (STORIES) | 3 Stories or 40 ft | 35'-1 1/2" |
| MAXIMUM LOT COVERAGE | 40%<br>42,916 SF | 17.8%<br>19,123 SF |
| BUILDING FLOOR AREA RATIO | N/A | N/A |
| MINIMUM USABLE OPEN SPACE | *13,900 SF | 14,470 SF |
| PARKING (w/ stacking)<br>Based on 9x18 Stall Dimensions | 70 Spaces | 67 Spaces |

SETBACK NOTE:
- VARIANCE WAS GRANTED ON 4/11/18 FOR THE CARRIAGE HOUSE SIDE YARD SETBACK REDUCTION FROM 15'-0" TO 8'-8 3/4". SECTION 19-3.15(4)(e)2 - MEDIUM HIGH - DENSITY RESIDENTIAL DISTRICT R-4.
- VARIANCE WAS GRANTED 4/11/18 FOR A REDUCTION IN THE MINIMUM LOT AREA. CONFORMING A VARIANCE OF 2,110 SF WAS APPROVED.

* USABLE OPEN SPACE CALCULATION:
STUDIO: 19 x 200 SF = 3,800 SF
1 BEDROOM: 15 x 300 SF = 4,500 SF
2 BEDROOM: 14 x 400 SF = 5,600 SF
TOTAL REQUIRED USABLE OPEN SPACE = 13,900 SF

REVISIONS:
6/30/2023 ISSUED TO PLANNING BOARD
5/31/2023 ISSUED TO PLANNING BOARD
8/29/2019 ISSUED TO HDLPC
7/30/2019 ISSUED TO PLANNING BOARD
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
2/6/2018 ISSUE FOR REVIEW
11/9/2017 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

CHARTS & TABLES

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-01

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P:\TA Jobs\P1022.20 – Pelton – 36 N. Clover – 2023\Drawings\CAD Drawings\01 – Schematic Design\Sheets\CHARTS AND TABLES.dwg

| TABLE - AD□OINING PROPERTY OWNERS : | | |
|---|---|---|
| PARCEL NUMBER: | PARCEL ADDRESS: | OWNERS ADDRESS: |
| 131300-6062-67-842251 | 48 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602 |
| 131300-6062-68-887266 | 135 MILL ST<br>POUGHKEEPSIE, NY 12601 | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-67-873252 | 137 MILL ST<br>POUGHKEEPSIE, NY 12601 | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-68-884258 | 139 MILL ST<br>POUGHKEEPSIE, NY 12601 | MICHAEL L. REED<br>135 MILL ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-76-881247 | 145 MILL ST<br>POUGHKEEPSIE, NY 12601 | STRIPPOLI HOLDINGS LLC<br>145 MILL ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-68-927260 | 21 CHARLES ST<br>POUGHKEEPSIE, NY 12601 | EASTMAN & BIXBY REDEV CO LLC<br>22 MONTGOMERY ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-76-878231 | 144 MILL ST<br>POUGHKEEPSIE, NY 12601 | ANTONIO & MARIA MAZZARELLI<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603 |
| 131300-6062-76-876226 | 39 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | ROBERT C. CIFONE<br>321 VINEYARD AVENUE<br>HIGHLAND, NY 12528 |
| 131300-6062-76-878222 | 37 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603 |
| 131300-6062-76-877219 | 35 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603 |
| 131300-6062-76-876214 | 31 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GIULIO & GIOVANNI MAZZARELLI TRUSTEE<br>32 SCHOOLHOUSE LANE<br>POUGHKEEPSIE, NY 12603 |
| 131300-6062-76-875209 | 29 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | ELEANOR M. LOMORIELLO<br>GRACE & TERESA MOSCHETTO<br>9 EAST ARNOLD ROAD<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-874205 | 27 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | □UDITH ALEYDA QUI□ADA-GUERRA<br>27 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-861236 | 44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GCAABB LLC<br>44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-860233 | 42 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GCAABB LLC<br>44 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-859231 | 40 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | T □ASSOCIATES INC<br>PO BOX 5310<br>POUGHKEEPSIE, NY 12602 |
| 131300-6062-75-859227 | 38 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | PASQUALE & CONCETTA PROVENZANO<br>18 MT. CARMEL PL<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-856219 | 32 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | WARREN & SHELLY □ONES<br>20 MT. CARMEL PL<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-854216 | 30 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | RALPH A VILLANO<br>30 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-853212 | 28 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GUISEPPINA & CONSTANTINO TROCINO<br>MARTINA MILEA<br>585 SALT POINT TPKE<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-852209 | 26 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | GUISEPPINA & CONSTANTINO TROCINO<br>MARTINA MILEA<br>585 SALT POINT TPKE<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-851200 | 18 NORTH CLOVER ST<br>POUGHKEEPSIE, NY 12601 | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602 |
| 131300-6062-75-837201 | 18 DAVIS PL<br>POUGHKEEPSIE, NY 12601 | HOLY COMFORTER CHURCH<br>18 DAVIS PL<br>POUGHKEEPSIE, NY 12601 |
| 131300-6062-75-820200 | 19 DAVIS PL<br>POUGHKEEPSIE, NY 12601 | L D Z PROPERTIES INC<br>4 BRISTOL DR<br>PLEASANT VALLEY, NY 12569 |
| 131300-6062-75-819210 | DAVIS PL<br>POUGHKEEPSIE, NY 12601 | CITY OF POUGHKEEPSIE<br>PO BOX 300<br>POUGHKEEPSIE, NY 12602 |
| 131300-6061-27-794956 | 41 MAIN ST<br>POUGHKEEPSIE, NY 12601 | CONRAIL<br>580 WALNUT ST □9W<br>CINCINNATI, OH 45202 |




1 AD□OINING PROPERTY OWNERS MAP
NOT TO SCALE

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

ADJOINING PROPERTY OWNERS

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ-02

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P:\TA Jobs\Y1022 – 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-02 ADJOINING PROPERTY OWNERS.dwg

GENERAL SITE PLAN NOTES:

1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
4. STREET/ PARKING SIGNS, REFER TO DWG. PZ-06.
5. CURB DETAILS, REFER TO DWG. PZ-06.
6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05,
8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

SITE DEVELOPMENT NOTES:

1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PLAN ', SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/1/2018 | ISSUED TO HDLPC |
| 8/3/2018 | ISSUED TO HDLPC |
| 6/4/2018 | ISSUED TO PLANNING BOARD |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 2/13/2018 | ISSUED TO PLANNING BOARD |
| 1/29/2018 | ISSUED TO SCENIC HUDSON |
| 1/24/2018 | ISSUED TO HDLPC |
| 11/9/2017 | ISSUED TO PLANNING BOARD |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Bottini Properties
18 Clinton Street
Wappingers Falls, NY 12590

PROJECT NAME:
Pelton Mount Carmel
300 Westage Business Center Drive
Fishkill, NY 12524

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

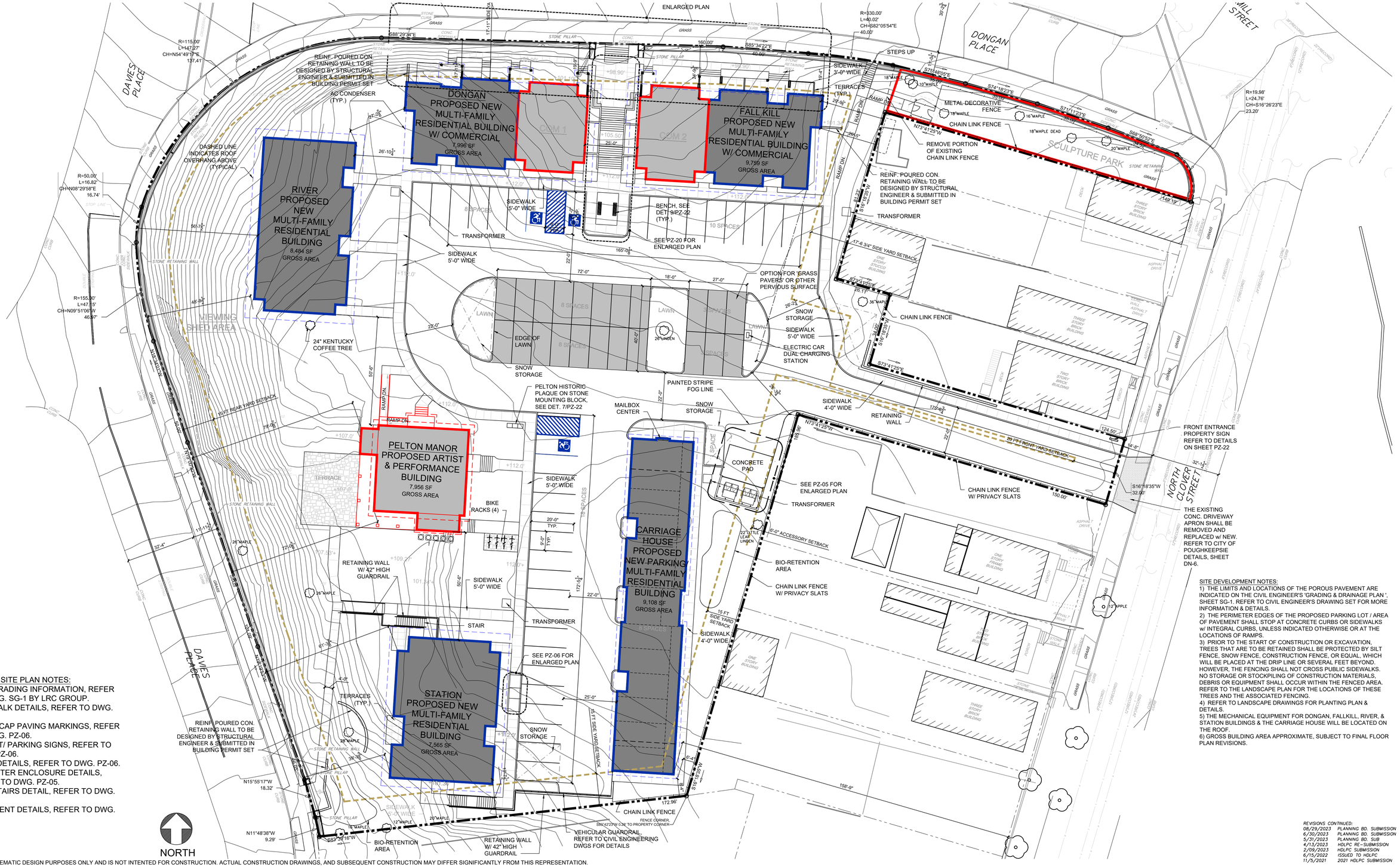
SITE DEVELOPMENT PLAN

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17

PZ-03

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GENERAL SITE PLAN NOTES:

1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
4. STREET/ PARKING SIGNS, REFER TO DWG. PZ-06.
5. CURB DETAILS, REFER TO DWG. PZ-06.
6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

SITE DEVELOPMENT NOTES:

1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PLAN ', SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MORE INFORMATION & DETAILS.
2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AREA OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALKS w/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA. REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER, & STATION BUILDINGS & THE CARRIAGE HOUSE WILL BE LOCATED ON THE ROOF.
6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FLOOR PLAN REVISIONS.

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

REVISIONS CONTINUED:

| | |
|---|---|
| 08/29/2023 | PLANNING BD. SUBMISSION |
| 6/30/2023 | PLANNING BD. SUBMISSION |
| 5/31/2023 | PLANNING BD. SUB |
| 4/13/2023 | HDLPC RE-SUBMISSION |
| 2/09/2023 | HDLPC SUBMISSION |
| 6/15/2022 | ISSUED TO HDLPC |
| 11/5/2021 | 2021 HDLPC SUBMISSION |

TINKELMAN ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com

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REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

| NO. | SUBMISSION DESCRIPTION | DATE |
|---|---|---|
| | ISSUED TO HDLPC | 08/29/2019 |
| | ISSUED TO PLANNING BOARD | 06/25/2019 |
| | PRE-SUBMISSION - HDLPC | 03/28/2019 |
| | ISSUED TO HDLPC | 11/07/2018 |
| | ISSUED TO HDLPC | 08/03/2018 |
| | ISSUED TO PLANNING BOARD | 06/04/2018 |
| | ISSUED TO PLANNING BOARD | 03/26/2018 |
| | ISSUED TO PLANNING BOARD | 02/13/2018 |
| | ISSUED TO SCENIC HUDSON | 01/29/2018 |
| | ISSUED TO PLANNING BOARD | 11/09/2017 |
| | ISSUED TO PLANNING BOARD | 10/5/2017 |

CLIENT NAME:
# Pelton Partners LLC
33 Arlington Avenue, Suite 8
Poughkeepsie, New York 12603

PROJECT NAME:
# Pelton Mount Carmel
36 N. Clover Street
Poughkeepsie, New York 12601

SITE DEVELOPMENT PLAN

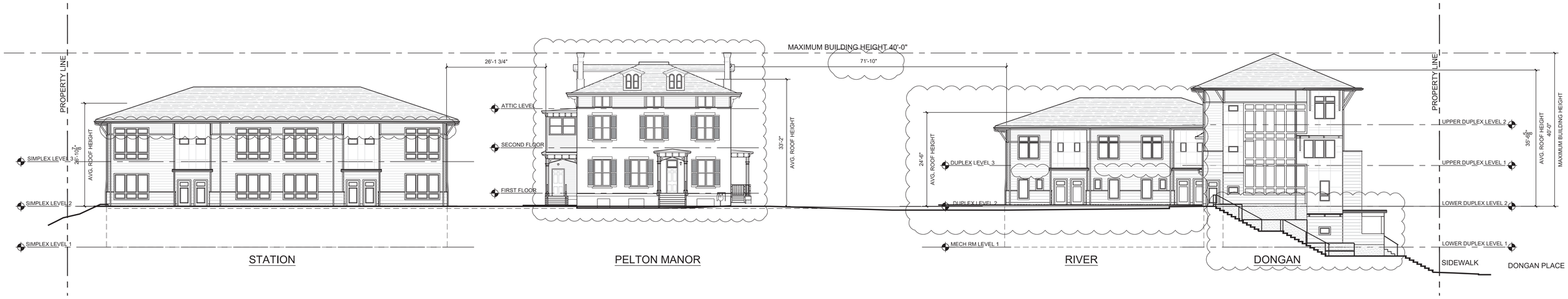
Date: 05 October, 2017

Project number: P1022.20

PZ-03



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1 SITE SECTION
NTS

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION – HDLPC |
| 11/07/2018 | ISSUED TO HDLPC |
| 8/03/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 1/24/2017 | ISSUED TO HDLPC |
| 12/18/2017 | PRESENTED TO PLANNING BOARD |
| 12/08/2017 | ISSUED TO MASS DESIGN |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

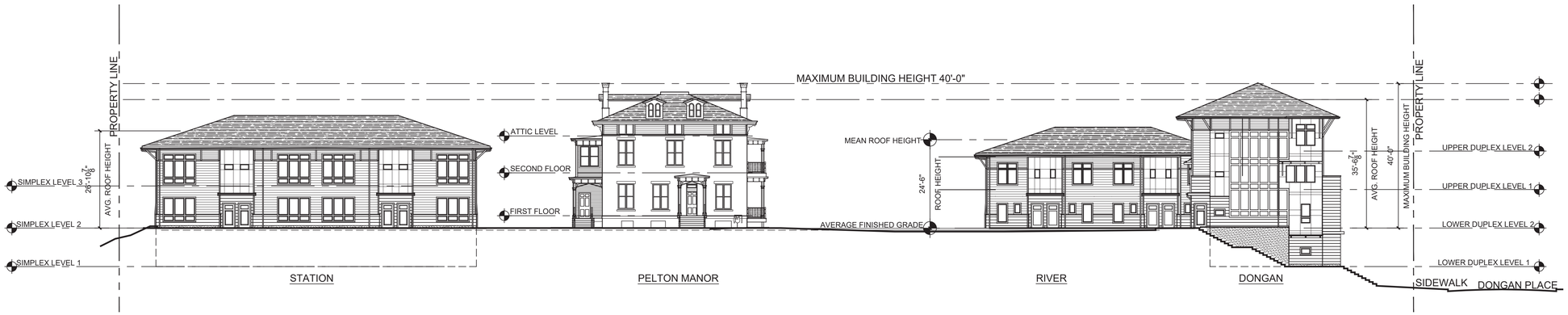
SITE SECTION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 9/18/17

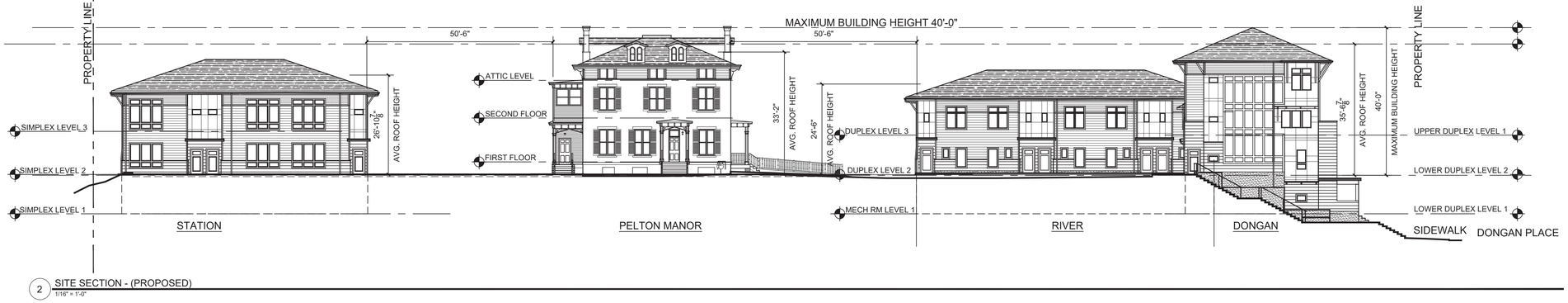
PZ-04

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1 SITE SECTION - (CURRENTLY APPROVED)
1/16" = 1'-0"




2 SITE SECTION - (PROPOSED)
1/16" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

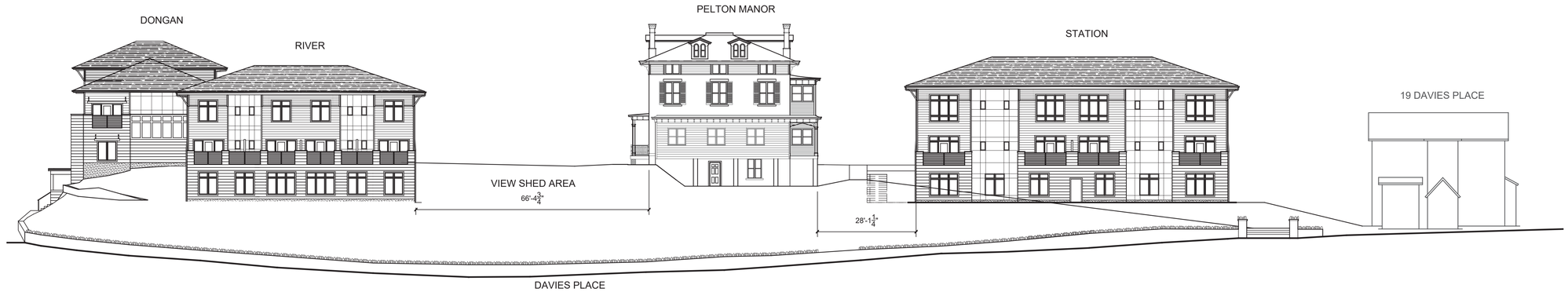
SITE SECTIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

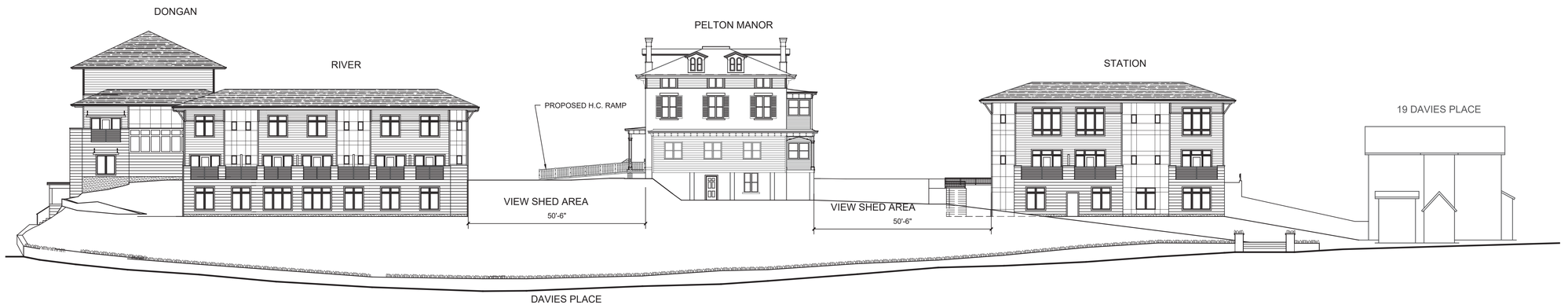
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1 STREET VIEW - DAVIES PLACE (CURRENTLY APPROVED)
1/8" = 1'-0"




2 STREET VIEW - DAVIES PLACE (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

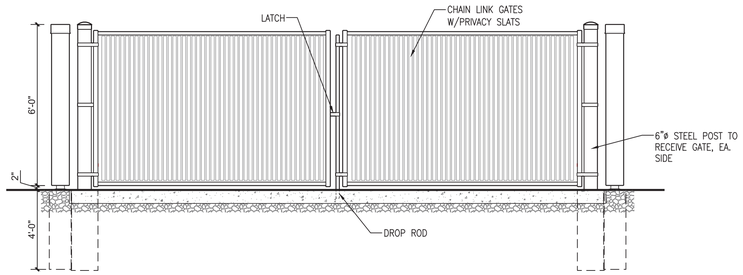
SITE SECTIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

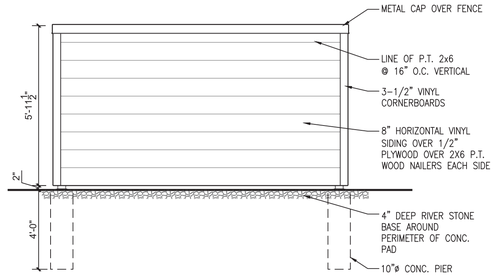
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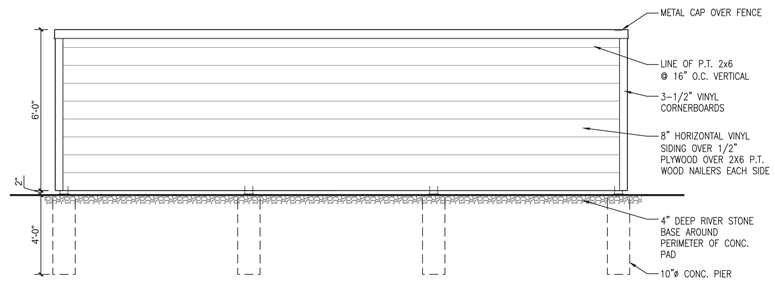
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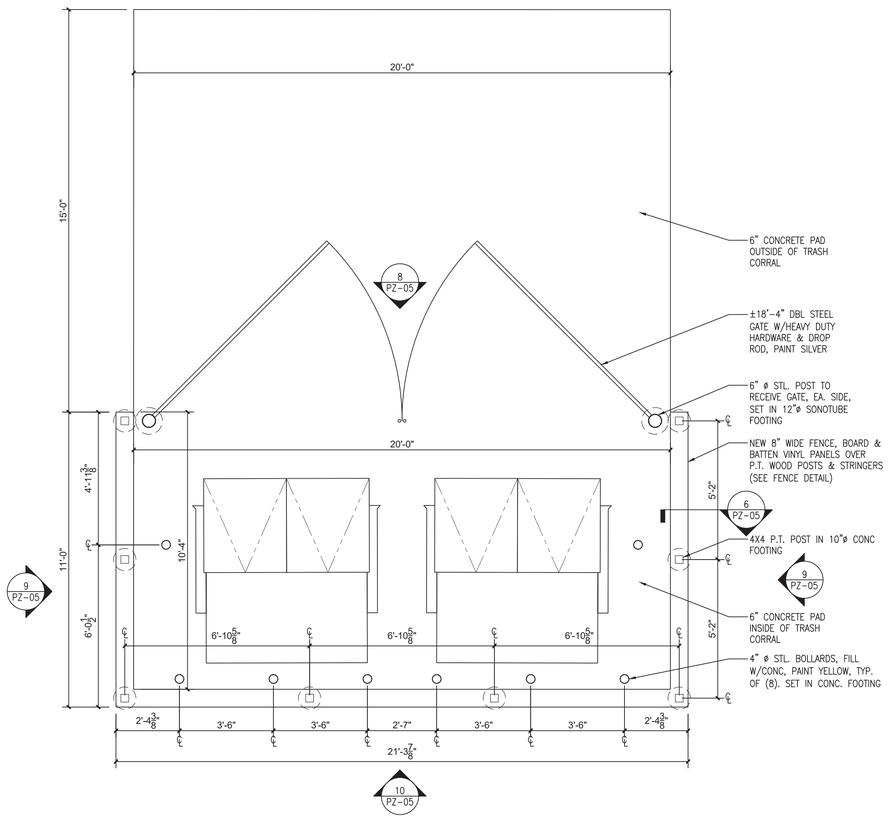

8 FRONT ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



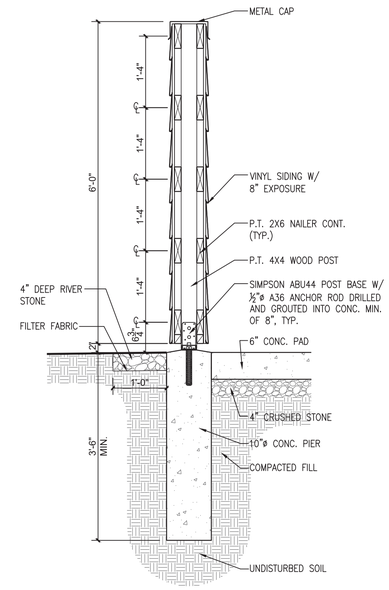

9 LEFT & RIGHT ELEVATIONS - DUMPSTER ENCLOSURE
3/8" = 1'-0"



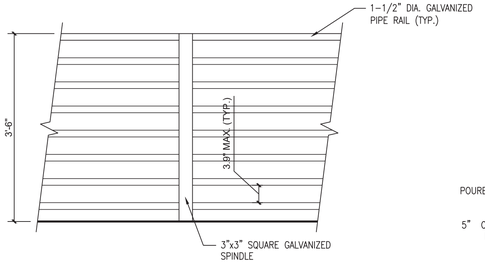

10 REAR ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"




7 FLOOR PLAN - DUMPSTER ENCLOSURE
3/4" = 1'-0"



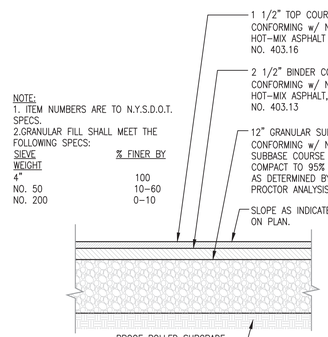

6 DUMPSTER - WALL SECTION
3/4" = 1'-0"




11 TYPICAL GUARDRAIL DETAIL
3/4" = 1'-0"

NOTE:
1. ITEM NUMBERS ARE TO N.Y.S.D.O.T. SPECS.
2.GRANULAR FILL SHALL MEET THE FOLLOWING SPECS:

| SIEVE WEIGHT | % FINER BY |
|---|---|
| 4" | 100 |
| NO. 50 | 10–60 |
| NO. 200 | 0–10 |




3 PAVEMENT SECTION DETAIL
3/4" = 1'-0"

PAVING NOTES:
1. MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE w/ THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, & ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.

2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND TYPE CALLED OUT IN THESE DRAWINGS.

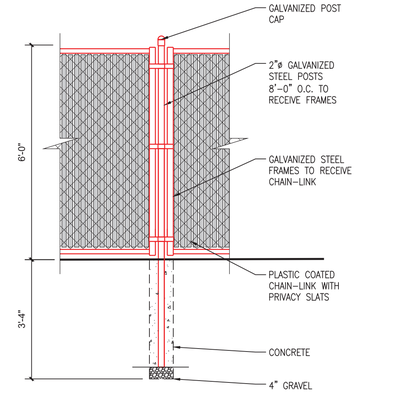
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM w/ SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS & THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THESE CONTRACT SHALL BE SPECIFIED UNDER SECTION 40–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.

4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM w/ SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

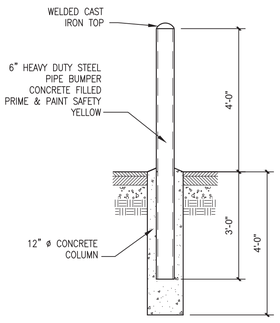
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE w/ SECTION 203–EXCAVATION & EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.



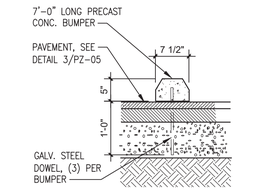

2 CONCRETE STAIR & RAILING DETAIL
3/4" = 1'-0"




4 CHAINLINK FENCE DETAIL
1/2" = 1'-0"




1 BOLLARD DETAIL
1/2" = 1'-0"




5 WHEEL STOP ANCHORING DETAIL
3/4" = 1'-0"

REVISIONS:
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

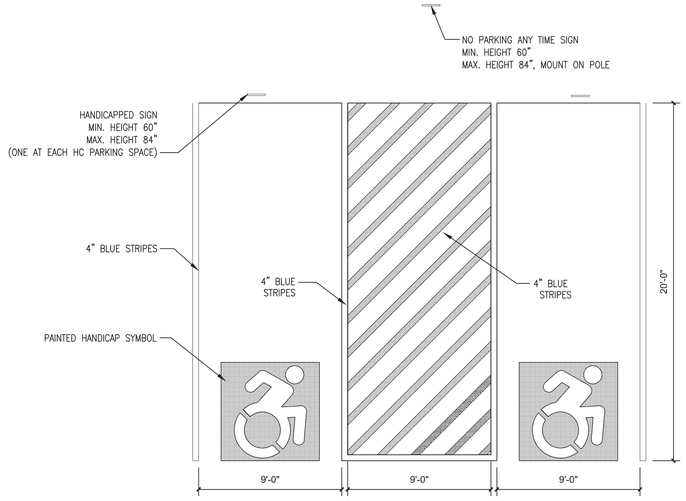
REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

SITE DETAILS

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ–05

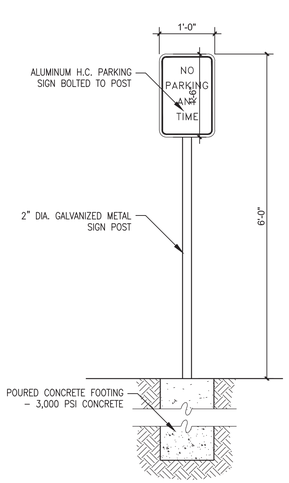
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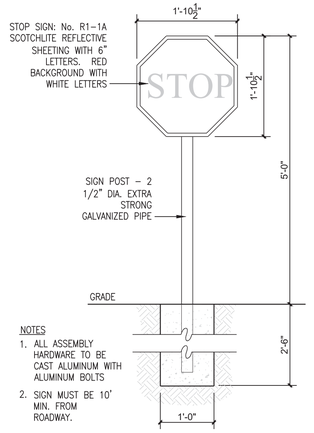



NOTE:
- SIGNS NOT TO INTERFERE WITH ACCESSIBLE ROUTE FROM AN ACCESS LANE
- ALL SIGN ELEMENTS TO BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- PAINT COLOR: BLUE

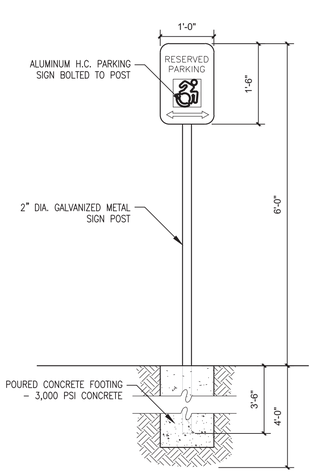
1 PAVING MARKINGS - HANDI-CAP PARKING STALLS
1/4" = 1'-0"



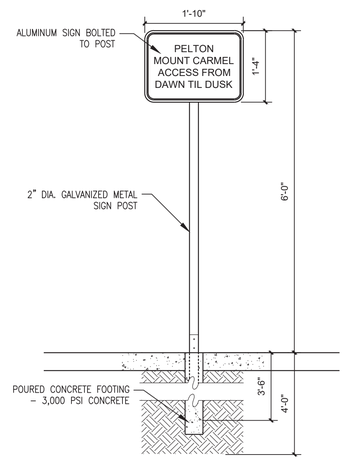

5 NO PARKING SIGN
3/4" = 1'-0"



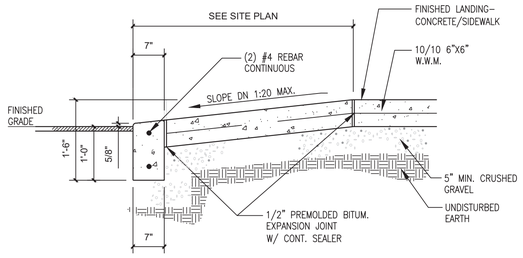

3 STOP SIGN DETAIL
3/4" = 1'-0"



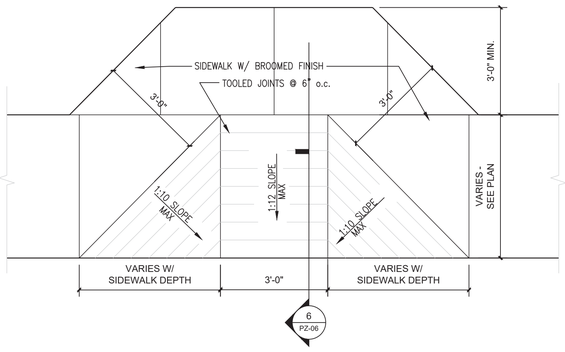

4 HC PARKING SIGN DETAIL
3/4" = 1'-0"



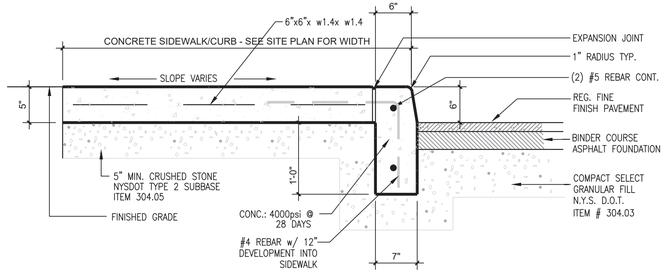

13 PUBLIC ACCESS SIGN DETAIL
3/4" = 1'-0"




6 HANDI-CAP RAMP - SECTION
3/4" = 1'-0"

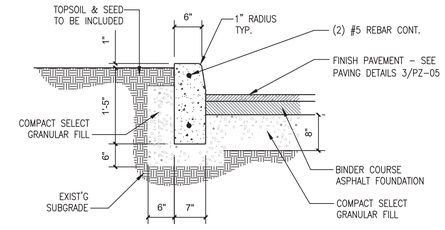



7 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"

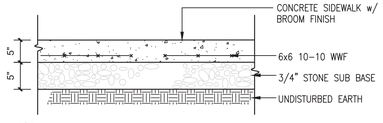



NOTE: 1) INSTALL SAW CUT CONTROL JOINTS @ 5'-0" o.c.
2) EXPANSION JOINTS SHALL BE PLACED AT SIDEWALK INTERSECTIONS, CURBS, OR AT ANY PENETRATIONS THROUGH SIDEWALK.
3) SURFACE SHALL BE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.

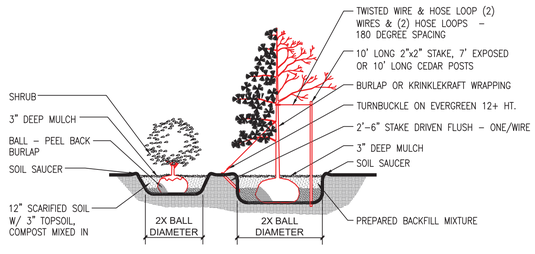
8 POURED CONCRETE SIDEWALK & CURB SECTION
1" = 1'-0"




9 POURED CONCRETE CURB DETAIL
3/4" = 1'-0"

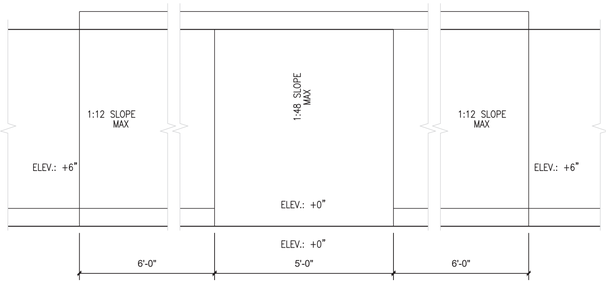



10 POURED CONCRETE SIDEWALK SECTION
3/4" = 1'-0"

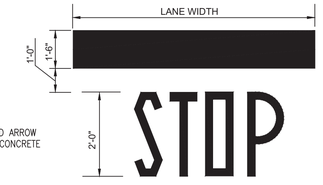



NOTE: OPPOSITE HALF OF DECIDUOUS AND EVERGREEN SIMILAR

11 TREE & SHRUB PLANTING DETAILS
NOT TO SCALE




12 HANDI-CAP RAMP - PLAN
1/2" = 1'-0"




NOTES:
1. PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.

2 PAVING MARKINGS - DIRECTIONAL
3/8" = 1'-0"

REVISIONS:
8/29/2019 ISSUED TO HDLPC
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

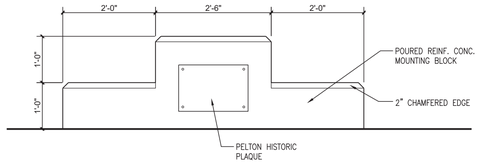
REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

SITE DETAILS

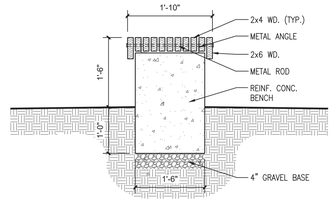
DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ–06

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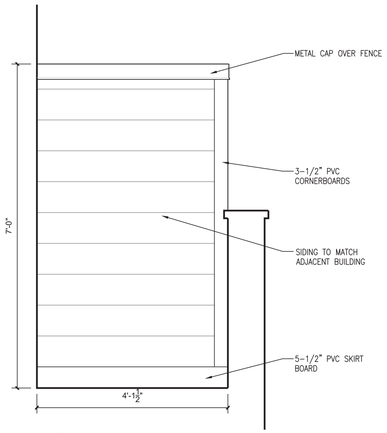
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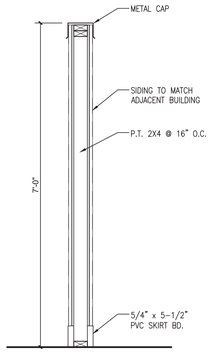

7 MOUNTING BLOCK ELEVATION
3/4" = 1'-0"



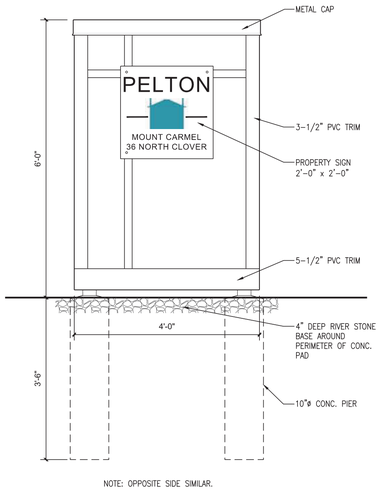

9 BENCH DETAIL
3/4" = 1'-0"



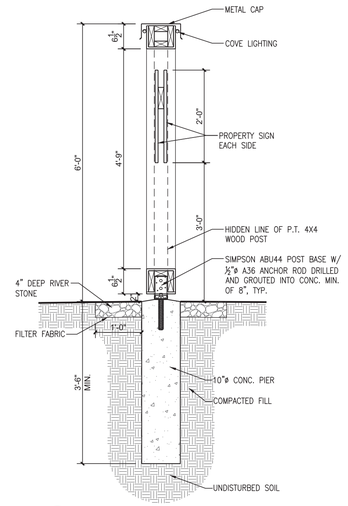

5 PRIVACY WALL ELEVATION
3/4" = 1'-0"



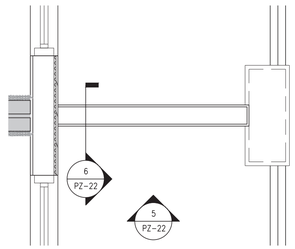

6 PRIVACY WALL SECTION
3/4" = 1'-0"



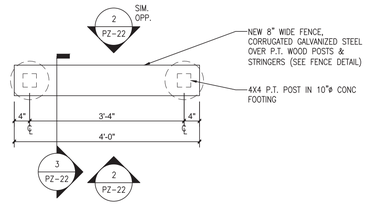

2 FRONT ENTRANCE SIGN ELEVATION
3/4" = 1'-0"




3 FRONT ENTRANCE SIGN SECTION
3/4" = 1'-0"




4 PRIVACY WALL PLAN
3/4" = 1'-0"




1 FRONT ENTRANCE SIGN PLAN
3/4" = 1'-0"

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

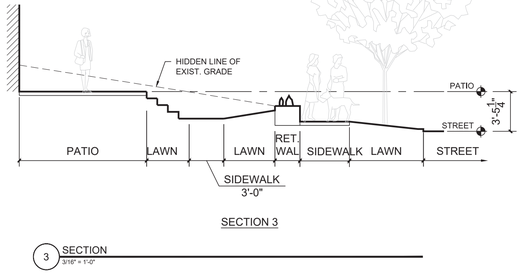
REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

FRONT ENTRANCE SIGN

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 19 Nov. 2015
PZ-22

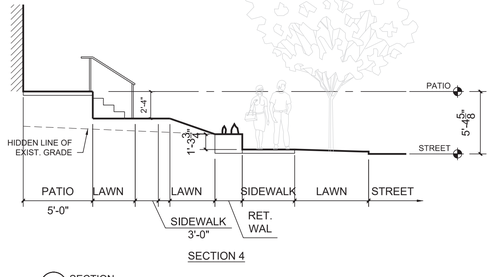
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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-22 FRONT ENTRANCE SIGN.dwg



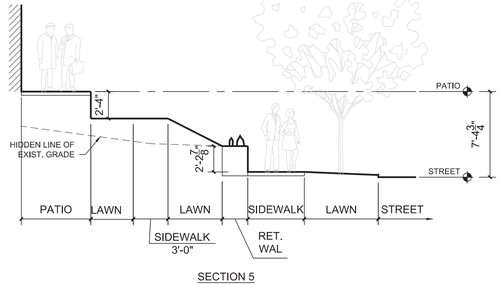

SECTION 3

3 SECTION 3/16" = 1'-0"



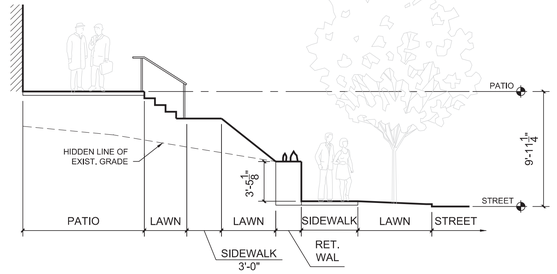

SECTION 4

4 SECTION 3/16" = 1'-0"



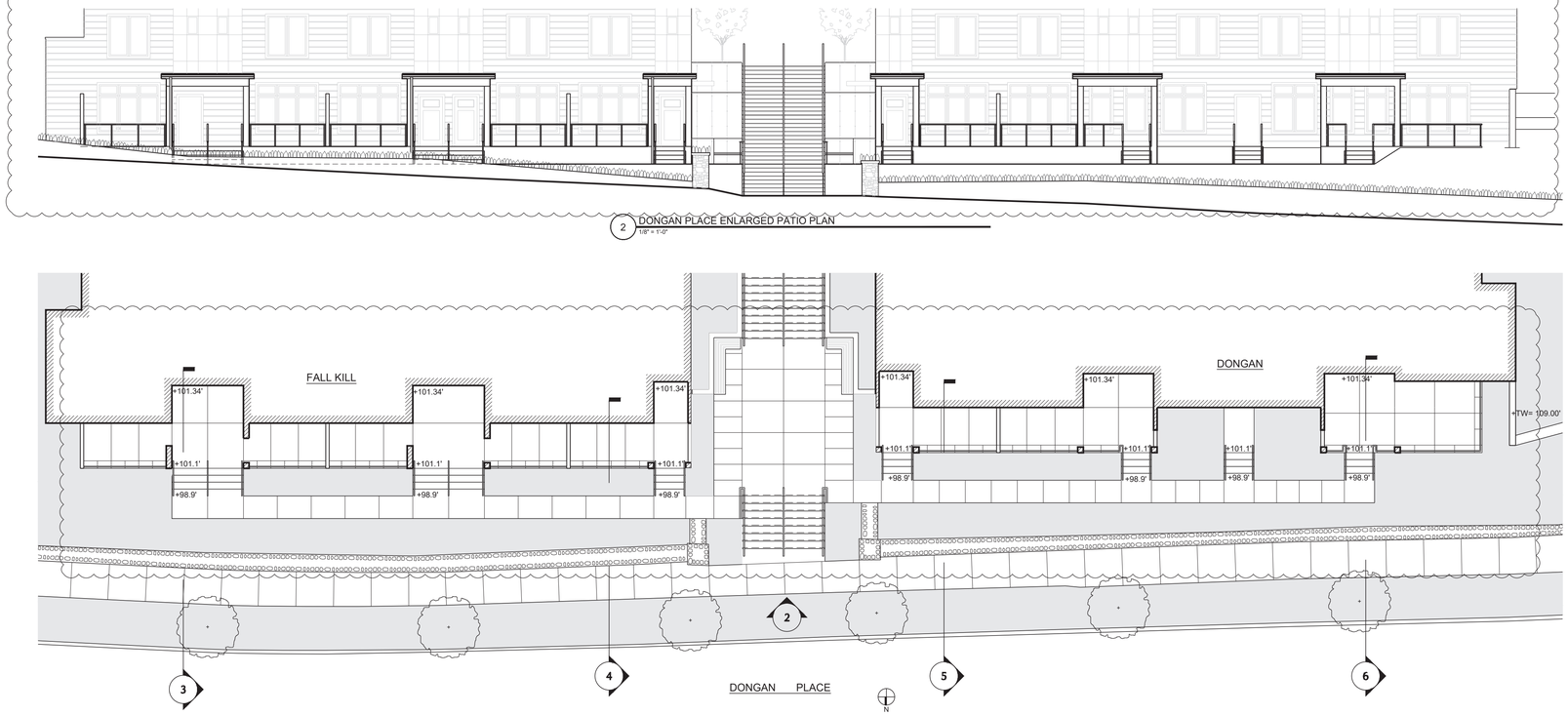

SECTION 5

5 SECTION 3/16" = 1'-0"




SECTION 6

6 SECTION 3/16" = 1'-0"




2 DONGAN PLACE ENLARGED PATIO PLAN 1/8" = 1'-0"

1 DONGAN PLACE ENLARGED PATIO PLAN 1/8" = 1'-0"

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

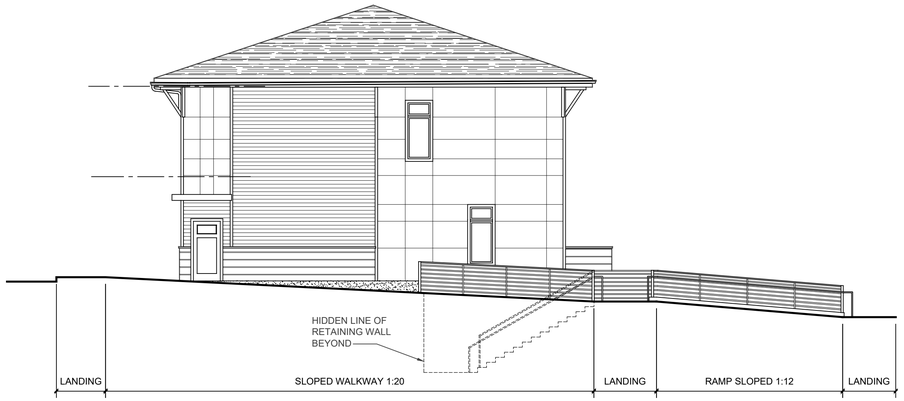
DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS

DRAWN BY: M.L.L.
JOB No. Y1022
DATE: 4/19/18

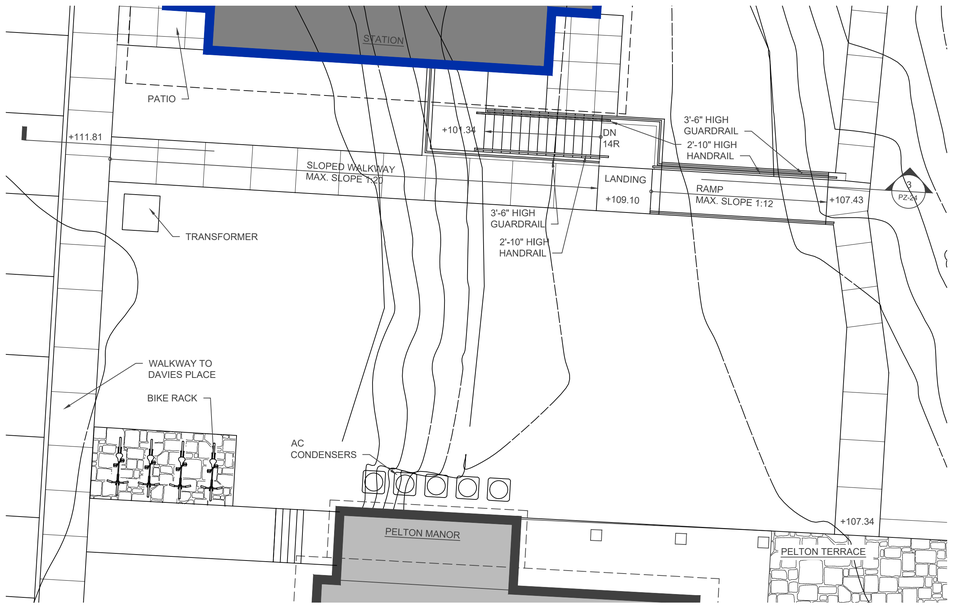
PZ-23

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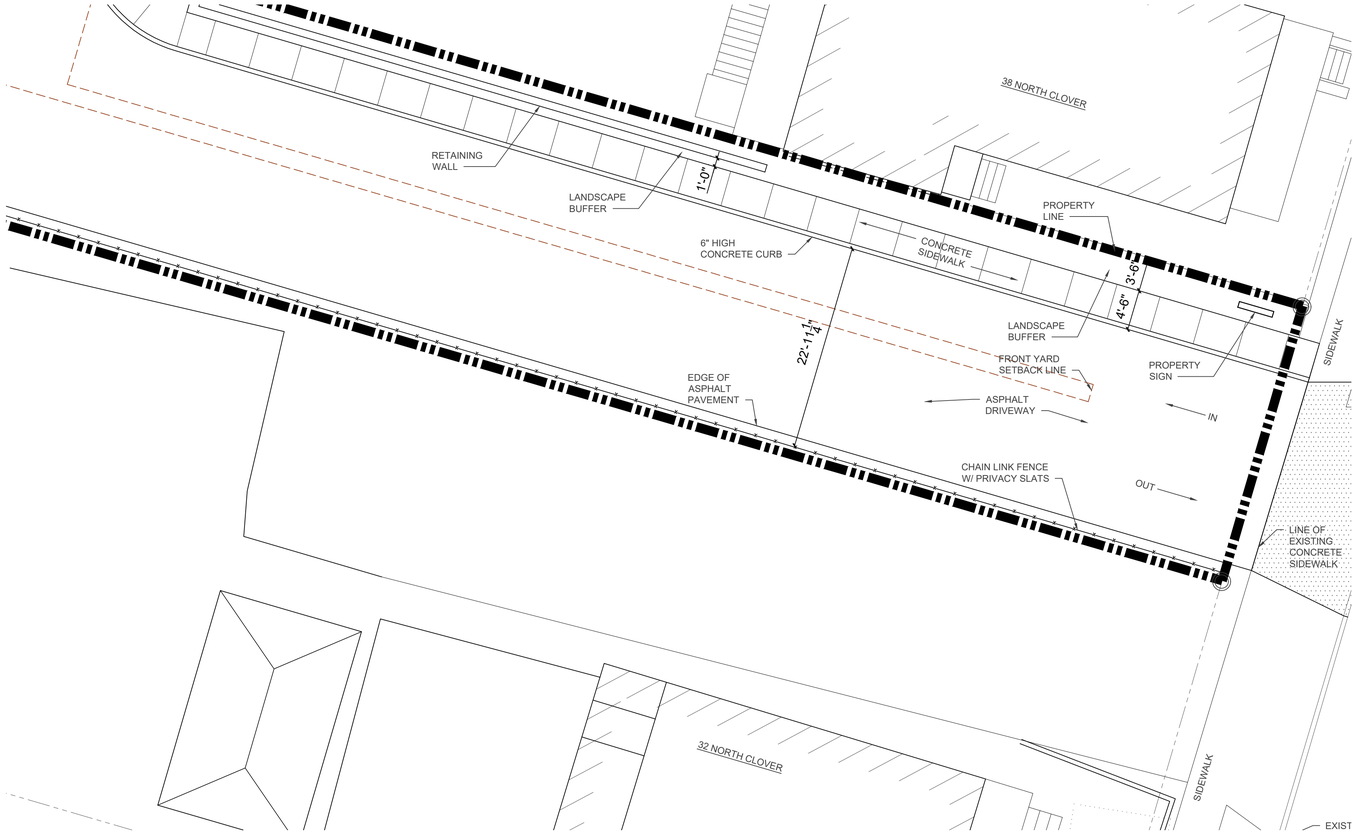
P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-23 DONGAN PLACE PATIO PLAN.dwg




3 WALKWAY/RAMP SECTION
1/8" = 1'-0"




2 ENLARGED WALKWAY/RAMP PLAN
1/8" = 1'-0"




1 ENLARGED DRIVEWAY ENTRANCE PLAN
1/8" = 1'-0"

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com

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REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

| NO. | SUBMISSION DESCRIPTION | DATE |
|---|---|---|
| | ISSUED TO PLANNING BOARD | 08/29/2023 |
| | ISSUED TO PLANNING BOARD | 06/25/2019 |
| | ISSUED TO PLANNING BOARD | 03/26/2018 |

CLIENT NAME:
Pelton Partners LLC
33 Arlington Avenue, Suite 8
Poughkeepsie, New York 12603

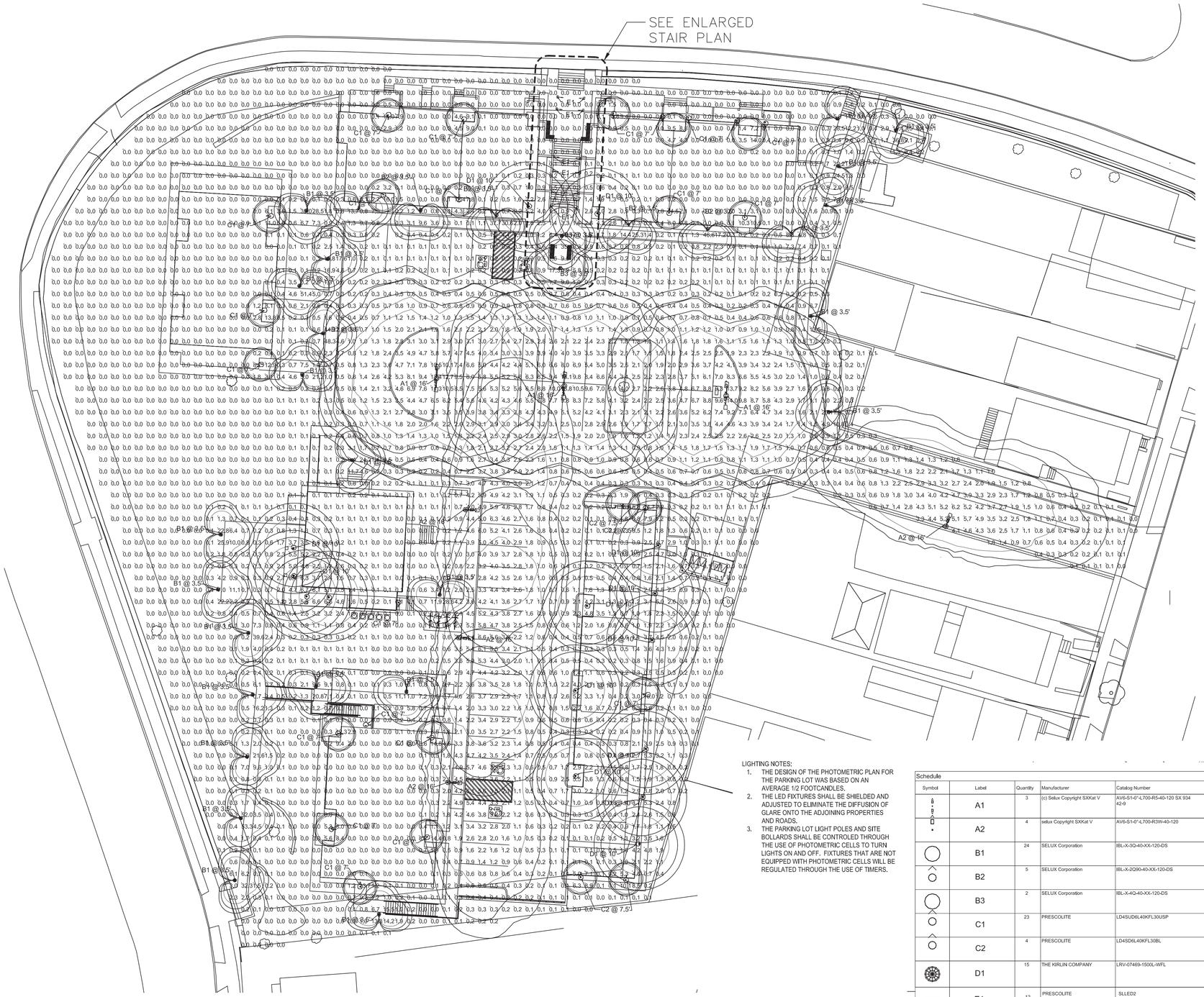
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover Street
Poughkeepsie, New York 12601

ENTRANCE DRIVEWAY PLAN & WALKWAY RAMP PLAN & SECTION

Date: 26 March, 2018

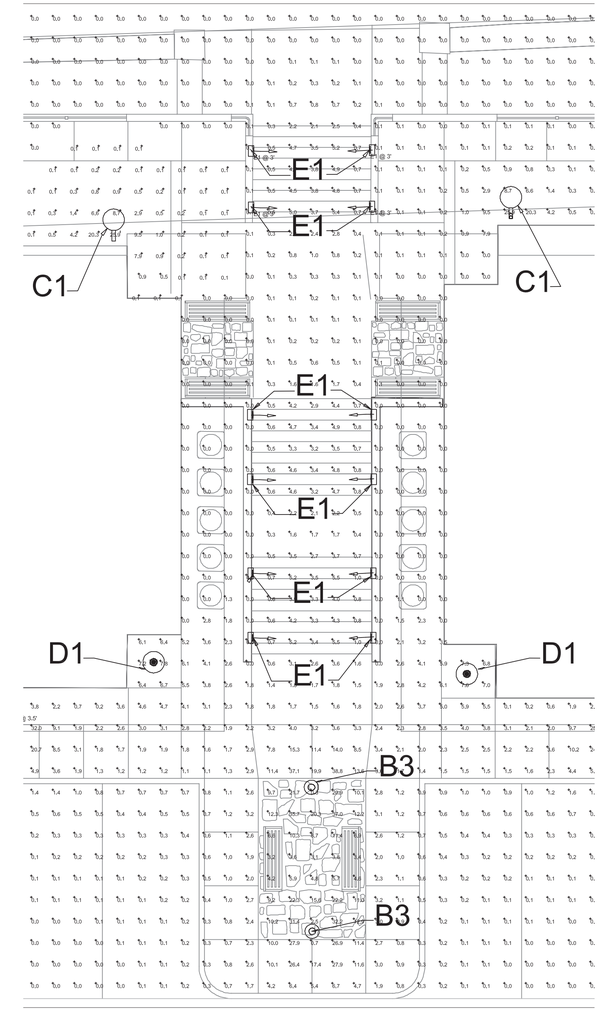
Project number: P1022.20

PZ-24




LIGHTING NOTES:

1. THE DESIGN OF THE PHOTOMETRIC PLAN FOR THE PARKING LOT WAS BASED ON AN AVERAGE 1/2 FOOTCANDLES.
2. THE LED FIXTURES SHALL BE SHIELDED AND ADJUSTED TO ELIMINATE THE DIFFUSION OF GLARE ONTO THE ADJOINING PROPERTIES AND ROADS.
3. THE PARKING LOT LIGHT POLES AND SITE BOLLARDS SHALL BE CONTROLED THROUGH THE USE OF PHOTOMETRIC CELLS TO TURN LIGHTS ON AND OFF. FIXTURES THAT ARE NOT EQUIPPED WITH PHOTOMETRIC CELLS WILL BE REGULATED THROUGH THE USE OF TIMERS.




2 PHOTOMETRIC PLAN - ENLARGED STAIR PLAN
NOT TO SCALE

Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A1 | 3 | (c) Selux Copyright SXKat V | AV6-S1-0°-L700-R5-40-120 SX 934 42-9 | Avanza 600 Typ V w/ 0° Tilt | 4953 lm, 72 W | 1 | AV6-S1-0-L700-R5-40-120.ies | 4952 | 0.9 | 144 |
| | A2 | 4 | selux Copyright SXKat V | AV6-S1-0°-L700-R3W-40-120 | Avanza 600 w/ 0° Tilt | 5605 lm, 71 W | 1 | AV6-S1-0-L700-R3W-40-120.ies | 5605 | 0.9 | 71 |
| | B1 | 24 | SELUX Corporation | IBL-X-3Q-40-XX-120-DS | Cast gray aluminum housing, clear plastic enclosure | Four white LEDs with frosted patterned optics below each | 1 | IBL-X-3Q-40-XX-120-DS.ies | 1570 | 0.9 | 20.58 |
| | B2 | 5 | SELUX Corporation | IBL-X-2Q90-40-XX-120-DS | Cast gray aluminum housing, clear plastic enclosure | Four white LEDs with frosted patterned optics below each | 1 | IBL-X-2Q90-40-XX-120-DS.ies | 1077 | 0.9 | 14.19 |
| | B3 | 2 | SELUX Corporation | IBL-X-4Q-40-XX-120-DS | Cast gray aluminum housing, clear plastic enclosure | Four white LEDs with frosted patterned optics below each | 1 | IBL-X-4Q-40-XX-120-DS.ies | 2088 | 0.9 | 27.06 |
| | C1 | 23 | PRESCOLITE | LD4SUD6L40KFL30USP | 4inch Cylinder, LED, Spot Uplight and Flood Downlight, 5000K | 12- NICHIA 4000K LEDs | 1 | LD4SUD6L40KFL30USP.ies | 1402 | 0.9 | 15.3 |
| | C2 | 4 | PRESCOLITE | LD4SD6L40KFL30BL | 4" LiteForm LED WALL-MOUNT DOWN-LIGHT CYLINDER - FLOOD | NICHIA 4000K Rnn LEDS | 1 | LD4SD6L40KFL30BL.ies | 695 | 0.9 | 8.4 |
| | D1 | 15 | THE KIRLIN COMPANY | LRV-07469-1500L-WFL | 7" DOWNLIGHT | FOUR WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION. | 1 | LRV-07469-1500L-WFL.IES | 1321 | 0.9 | 21 |
| | E1 | 12 | PRESCOLITE | SLLED2 | LED STEP LIGHT | EMITTING DIODE | 1 | SLLED2.ies | 95 | 0.9 | 12.4 |

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TINKELMAN ARCHITECTURE
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Poughkeepsie,
New York 12603
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REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

| NO. | SUBMISSION DESCRIPTION | DATE |
|---|---|---|
| | ISSUED TO PLANNING BOARD | 08/29/2023 |
| 1 | FIXTURE RELOCATION | 05/07/2018 |

CLIENT NAME:
Pelton Partners LLC
33 Arlington Avenue, Suite 8
Poughkeepsie, New York 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover Street
Poughkeepsie, New York 12601

PHOTOMETRIC PLAN & SCHEDULE

Date: 03 April, 2018
Project number: P1022.20

PZ-25

Designs Are The Property of The Michael Boice Collaboration. Un-authorized Use of Plans is Strictly Prohibited

68 Adiantum pedatum Maiden Hair Fern

709 Athyrium X 'Ghost' Ghost Fern

70 Blue Gramma Grass Bouteloua gracilis 'Blonde Ambition'

273 Forsythia viridissima 'Bronxensis'

Remove existing Kentucy Coffee Tree

147 Rhus aromatica 'Low Grow

404 Rhus aromatica 'Low Grow' Gragrant Sumac

15 Thuja occidentalis 'American Pillar'

Symbol for Existing Tree to Remain

Rain Garden/Dention Area
3 Cornus amomum Silky Dogwood
15 Panicum virgatum Switch Grass
31 Iris versicolor Blue Flag Iris
13 Rudbeckia laciniata Green Headed Cone Flower

84 Bouteloua gracilis 'Blonde Ambition'

Rain Garden Plants
26 Eutrochium purpureum Joe Pye Weed
21 Echinacea palida Pale Cone Flower
17 Lobelia cardinalis Cardinal Flower
21 Aesclepias incarnata Swamp Weed
13 Rudbeckia laciniata Green Headed Cone Flower

L1

The Michael Boice Collaboration
DESIGNERS AND MAKERS OF FINE LANDSCAPES

845-702-1004
11 South Fowlerhouse Road Wappinger Falls, New York 12590

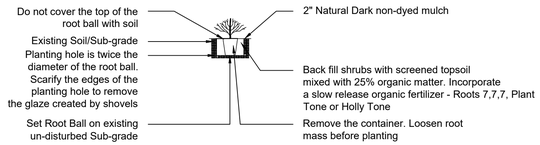
Tinkelman Architects - Pelton Mount Carmel Planting Plan
36 North Clover Street Poughkeepsie, New York

Scale | 1" = 30' - 0" Date | Sept. 17, 2017

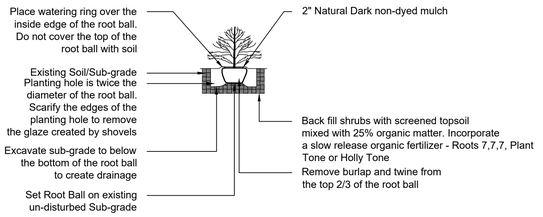
Revisions |
mab September 25, 2017 planting, Lyon Shed
mab October 2, 2017 planting, rain gardens, Lyon shed
mab October 4, 2017 planting, rain gardens, living walls, AC pads
mab October 23, 2017 planting
mab October 25, 2017 grades by Roger Mayda and Station House
mab March 15, 2018 walls and terrace between River and Pelton
mab March 16, 2018 walls and terrace between River and Pelton
mab March 19, 2018 walls and terraces between River and Pelton
mab March 20, 2018 walls and terraces between River and Pelton
mab March 22, 2018 planting
mab March 23, 2018 planting
mab June 24, 2019 planting
mab July 22, 2019 planting
mab July 30, 2019 overall planting
NE corner

# LANDSCAPING NOTES

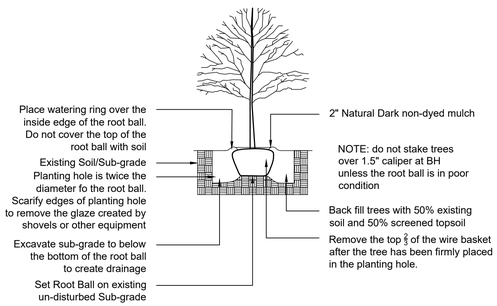
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CONTAINER PLANTING SPECIFICATIONS




SHRUB PLANTING SPECIFICATIONS




TREE PLANTING SPECIFICATION

**1.** All plant material must conform to American Standard for Nursery Stock ANSI Z60.1-2014

**2.** Voluntary Alternates/Plant substitutions must be approved by the Designer/Landscape Architect

3. All plant material delivered to the site and or planted must be maintained by the Landscape Contractor until the scope of agreed Landscape work is complete

**4.** All wire baskets must be either removed from the root ball or cut from the root ball after placing the plant in the planting hole

**5.** All burlap must be removed from root balls or cut away from the root ball after placing the plant in the planting hole. All planting holes must be 50% wider than the root ball or container root mass

**6a.** The indigenous soil or back fill for major trees must be conditioned with 50% screened topsoil and Roots 7-7-7 with Mycorrhizae. Do not use additional planting media. Remove rocks and bris from planting hole

**6b.** Incorporate 50% organic soil media, Pro Mix HP, and Roots 7-7-7 slow release fertilizer with Mycorrhizae per instructions into indigenous soil used to back fill shrubs, perennials and ground cover. ***All*** bed areas to receive Ornamental Grasses and Fern ***MUST*** be mechanically tilled in an effort to create a friable soil texture

**6c.** Any soil glazing created by the back of the shovel shall be removed by reversing the shovel and caving in the planting hole

**7.** A Sub-soil soil pH test is highly recommended before planting begins

**8.** All existing unwanted plant material and weeds and their roots systems must be completely removed from planting beds prior to installing new plant material. The use of Round-Up may be required to eliminate invasive/stoloniferous weeds. Only a licensed professional may apply Round-Up

**9.** Only non-dyed natural mulch may be used. Mulch shall not be made from construction debris, shall not contain plastics, large roots or any toxic chemicals or pressure treated lumber. The mulch shall have been created in the year of or the season of the proposed work installation. Install mulch to a depth of 2" - 3" in all shrubs beds and tree rings.

**10.** Anchor any trees or plants that may be affected by high wind loads. Use only Duck Bill Earth Anchor Series **II** Model 40 DTS for 1"-3" caliper and Model 68 DTS for 3" - 6" caliper

**11.** It is the Landscape Contractor's responsibility to comply with all local and state codes. Any permits required for the Landscape Contractor's work must be obtained by the Landscape Contractor

**12.** It is the Landscape Contractor's responsibility to coordinate the planting schedule with the owner or the owner's representative. The Landscape contractor shall notify the owner about any deviations from the agreed schedule immediately

**13.** Any deviations from the design/plans due to unknown site conditions must be brought to the attention of the owner, the owner's representative and or the Designer/Landscape Architect

**14.** All sub-grades brought to within 6" of finished grade by site contractor

**15.** The site contractor shall de-compact any planting or lawn areas to 12" below sub-grade that have been compacted by equipment during the construction phase

**16.** All areas to receive seed or sod shall be covered with 6" of screened topsoil meeting ASTM D-422 Specifications: 60% sand, 25% Silt, 15% Clay, pH 6.8 - 7.2, organic content between 5% - 10% not to exceed 10%. The screened topsoil shall not contain stones greater than 1/2" in any dimension, be free from roots, weeds, clay clods, Litter, toxic chemicals or any materials harmful to plant growth.

**17.** The topsoil shall not be worked when wet or back-bladed with any equipment which will create a compacted glaze on the surface.

**18.** The topsoil shall be placed in seeded or sodded areas to a uniform and smooth depth of 6"

**19.** All Grasses and perennials must be cut back either in fall or early spring - before new foliage emerges. Bouteloua must not be pruned lower than 6". Sedum spirium 'Fuldglut' is an evergreen perennial and does not require any winter maintenance.

**20.** Annabelle Hydrangea and St. John's Wort can be pruned to 12" - 18" each fall or spring - before new foliage emerges

**21.** Boxwood do not require pruning...prune as desired for shape

**22.** Prune the Juglans, Gymnocladus, Quercus and Gleditsia tree species for structure and open habit for the first 3-5 seasons.

23. Remove existing water sprouts and suckers from trees that are to remain, specifically from Large Leaf Lindens.

24. It is advised that the contractor install a silt fence along the entire length of the existing walls along Dongon and Daves Place.

25. Any deviations from the plans, whether in plant material choices, availability, timing, coordination must be brought to the owner's attention or the owner's representatives or Designer

The Michael Boice Collaboration
DESIGNERS AND MAKERS OF FINE LANDSCAPES
845-702-1004
11 South Fowlerhouse Road Wappinger Falls, New York 12590

Tinkelman Architects - Pelton Mount Carmel Planting Specs and Notes
36 North Clover Street Poughkeepsie, New York

Date | October 4, 2017 Revisions |
Scale | ...

revised March 21, 2018 notes
revised March 21, 2018 notes

L2

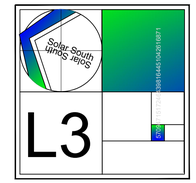
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## PLANTING LIST

| GENUS SPECIE | COMMON NAME | SIZE | KEY | QUANTITY | NOTES | Zone |
|---|---|---|---|---|---|---|
| Gymnocladus dioica | Kentucky Coffee Tree | 3" - 3.5" Cal | KCT | 2 | Native | 3-8 |
| Juglans nigra | Black Walnut | 3" - 3.5" Cal | BW | 2 | Native | 4-9 |
| Quercus alba | White Oak | 3" - 3.5" Cal | WO | 2 | Native | 3-9 |
| Quercus rubra | Red Oak | 3" - 3.5" Cal | RO | 2 | Native | 4-9 |
| Carpinus caroliniana | American Hornbeam | 3" - 3.5" Cal | AHB | 6 | Native | 3-9 |
| Amelacnhier canadensis | Shadblow Serviceberry | 8'-10' B&B Multi-Stem | SBS | 2 | Native | 5-7 |
| Thuja occidentalis 'American Pillar' | American Pillar Arborvitea | 4'-5' | Labeled | 15 | Native | 2-7 |
| Buxus 'Green Mountain' | Green Mountain Boxwood | 30"-36" x 30"-36" B&B | BGM | 4 | Introduced Evergreen | 4-9 |
| Hydrangea macrophylla 'Annabelle' | Annabelle Hydrangea | 3 gal | AH | 103 | Native - White Flowers | 3-9 |
| Hydrangea macrophylla 'Invincible Spirit' | Invincible Spirit Hydrangea | 3 gal | HVS | 65 | Annabelle Hybrid - Pink Flowers | 3-9 |
| Hypericum inodorum 'Magical Beauty' | Magical Beauty St John's Wort | 2 gal | MBSW | 82 | Yellow flowers, drought tolerant | 4-8 |
| Forsythia viridissima 'Bronxensis' | Bronx Forsythia | 2 gal | Labeled | 273 | Dwarf variety, yellow spring flowers, China | 5-8 |
| Rhus aromatica 'Low Grow' | Fragrant Sumac | 2 gal | FS | 551 | Native, fragrant when bruised, stoniferous | 4-8 |
| Sedum spurium 'Fuldaglut' | Sedum Fuldaglut | 1 gal or 4" pot | Labeled | 484 | Drought and Salt Tolerant | 3-9 |
| Viburnum dentatum | Arrowwood Viburnum | 3'-4' B&B | AV | 13 | Native | 5-10 |
| Calycanthus floridus | Carolina Allspice | 3'-4' B&B | CA | 31 | Native, drought tolerant, | 5-9 |
| Cornus amomum | Solky Dogwood | 3 gal | SD | 3 | Native | 5-8 |
| Spirea betulifolia 'Tor' | Birch Leaf Spirea | 2 gal | SBC | 16 | Introduced | 4-8 |
| Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama Grass | 1 gal | Labeled | 254 | Native, showy seed heads | 3-10 |
| Athyrium X Ghost | Ghost Fern | 1 gal | Labeled | 709 | Introduced - Sage colored leaves | 4-8 |
| Pteridinum aquilinum | Braken Fern | 1 gal | Labeled | 172 | Native Northern Hemispere | 3-10 |
| Adiantum pedetum | Maiden Hair Fern | 1 gal | Labeled | 68 | Native | 3-9 |
| Eutrochium purpureum | Jow Pye Weed | 1 gal | Labeled | 26 | Native | 4-9 |
| Echinacea palida | Pale Cone Flower | 1 gal | Labeled | 21 | Native | 3-10 |
| Lobelia cardinalis | Cardinal Flower | 1 gal | Labeled | 17 | Native | 3-9 |
| Aesclepias incarnata | Swamp Weed | 1 gal | Labeled | 21 | Native | 3-6 |
| Panicum virgatum | Switch Grass | 1 gal | Labeled | 15 | Native | 5-9 |
| Iris versicolor | Blue Flag Iris | 1 gal | Labeled | 31 | Native | 3-9 |
| Rudbeckia laciniata | Green Headed Cone Flower | 1 gal | Labeled | 26 | Native | 3-9 |

* No Mow Seed Mix: 20% Hard, 20% Sheep, 20% Chewings, 20% Red and 20% Creeping Fescue blend
* Apply seed by hydroseeding and included a starter fertilizer along with hydro-seeding mulch. Follow the engineer's specifications for steep slope stabilization
* Follow the engineer's specifications for steep slope stabilization

NOTE: Plant table quantities govern total quantities of all plant materials



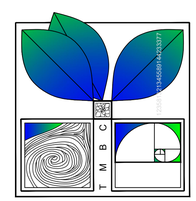

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Revisions
red October 17, 2017 move fromthe
reb March 21, 2018 american hornbeam,
assorted plant quantities
reb April 30, 2018 plant varieties, quantities
and notes
reb June 26, 2023
reb July 24, 2019 plant quantities
reb August 29, 2023
reb June 27, 2023
Mulchmat item quantity

Date October 4, 2017

Scale | ...

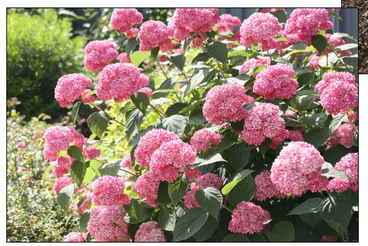
Tinkelman Architects - Pelton Mount Carmel Plant Table
36 North Clover Street Poughkeepsie, New York



Annabelle Hydrangea



Invincible Spirit Hydrangea





Braken Fern

Carolina Allspice



American Pillar Arborvitea



American Hornbeam



Ghost Fern

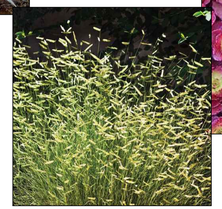


Arrow Wood Viburnum





Sedum Fuldaglut



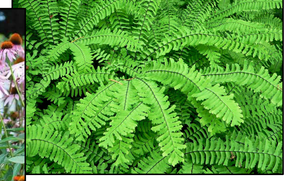
Blue Gramma Grass



Kentucky Coffee Tree



Pale Cone Flower



Maiden Hair Fern

Switch Grass





Jow Pye Weed

Cardinal Flower





White Oak

Silky Dogwood





Magical Beauty St John's Wort

Green Mountain Boxwood



Swamp Weed





Red Oak Fall

Fragrant Sumac





Fragrant Sumac Fall



Bronx Forsythia



Blue Flag Iris



Green Headed Cone Flower



Serviceberry



Black Walnut


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11 South Fowlerhouse Road Wappinger Falls, New York 12590
845-702-1004


Revisions | mob March 21, 2018 american hornbeam mob May 22, 2023 scenery photos mob June 26, 2023 update photos

Date | October 4, 2017

Scale | ...

Tinkelman Architects - Pelton Mount Carmel Plant Photos

36 North Clover Street Poughkeepsie, New York

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12 Gymnocladus dioicus Kentucky Coffee Tree
. Native to Central and Northeast America
. In a medium state of decline due to 2015 - 2016 drought stress



11 Acer saccharum Sugar Maple
. Native to Eastern North America
. In decline due to 2015 and 2016 drought stress



10 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. In slight decline due to 2015 - 2016 drought stress



9 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe cankers



8 Acer platanoides Norway Maple
. Native to Northwestern Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Numerous Burls



7 Tilia platyphyllos Large Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In slight decline



6 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In slight drought decline



5 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe softwood and heart wood decay
. Structurally dangerous



4 Ailanthus altissima Tree of Heaven
. Native to Northern China
. Extremely invasive; each plant contains both male and female flowers and will also spread asexually through vegetative sprouting



3 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe softwood and heartwood decay
. Structurally dangerous



14 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Several large dead branches



13 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Spotty crown



2 Aesculus hippocastanum Horse Chestnut
. Native to Balkens
. On Early Detection and Distribution map
. Sever leaf scorch
. Very poor condition - cover with English Ivy



16 Acer platanoides Norway Maple
. Native to NW Europe and Caucuces
. Invasive
. Tar Spot
. Anthracnose



15 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Missing crown



17 Acer platanoides Norway Maple
. Native to NW Europe and caucuses
. Invasive
. Tar Spot
. Anthracnose



18 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Girdling Root
. Good condition



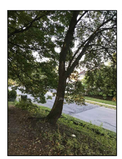
19 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



20 Acer platanoides Norway Maple
. Native to NW Europe and caucuses
. Invasive
. Tar Spot
. Anthracnose



21 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



22 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe basil softwood and heartwood decay
. Structurally dangerous



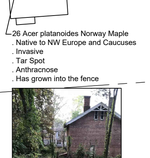
23 Fraxinus pennsylvanica Green Ash
. Native to North America
. Severe Ash Decline - Ash Yellows and Verticillium Wilt
. Disfigured
. Cankers



24 Acer saccharum Sugar Maple
. To remain
. Native to Eastern North America
. In good condition



25 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Severe cankers
. Crown has died off



26 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Has grown into the fence



27 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Sun cracks



28 Acer saccharum Sugar Maple
. Native to Eastern North America
. In good condition



29 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Sun cracks



30 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose



31 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnose
. Poor visual condition



32 Acer platanoides Norway Maple
. Native to NW Europe and Caucuses
. Invasive
. Tar Spot
. Anthracnos



1 Tilia cordata Little Leaf Linden
. To remain
. Native to Europe and SW Asia
. Naturalized in NE and Midwest through introduction
. In very good condition



35 Picea pungens Green Spruce
. Native to Southern Rocky Mountains
. In decline



34 Tilia cordata Little Leaf Linden
. Native to Europe and SW Asia
. Naturalized in NE and Midwest
. Poor visual condition



33 Morus alba Mulberry
. Native to China
. Invasive
. Poor visual condition

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Tinkelman Architects - Pelton Mount Carmel Existing Tree Inventory
36 North Clover Street Poughkeepsie, New York Scale | 1" = 40' - 0" Date | Sept. 30, 2017

Revisions |
mod October 3, 2017 existing tree
mod March 21, 2018 new site plan received
mod March 21, 2018 added significant
save Kentucky Coffee Tree
mod March 23, 2018

L5

## GRADING AND DRAINAGE NOTES

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

## LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED YARD DRAIN
- PROPOSED INLINE DRAIN
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- EXISTING CURBLESS CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED ROOF LEADER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

| No. | Revisions |
|---|---|
| 1 | 10/05/17 ISSUED TO PLANNING BOARD |
| 2 | 03/27/18 REVISED PER COMMENTS |
| 3 | 06/04/18 REVISED PER COMMENTS |
| 4 | 08/29/23 SUBMIT FOR SIGNATURES |


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


# SITE GRADING

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | |
|---|---|---|---|
| Design/Calcs | LRC | CAD File | SG23307601.dwg |
| Drawn | LRC | Project No. | 23-3076 |
| Checked | KFC | Date | 08-29-2017 |
| Approved | REM | Scale | 1"=20' |

Sheet No. SG-1

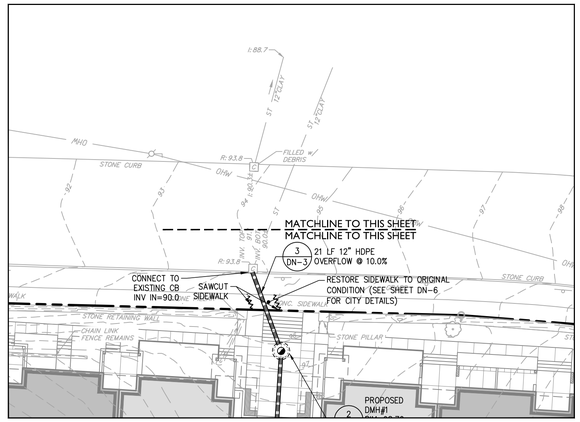
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## GRADING AND DRAINAGE NOTES

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

## LEGEND

- PROPERTY LINE
- 160 — EXISTING MAJOR CONTOUR
- 162 — EXISTING MINOR CONTOUR
- ×163.25 — EXISTING SPOT GRADE
- ×163.25 — PROPOSED SPOT GRADE
- 160 — PROPOSED MAJOR CONTOUR LINE
- 162 — PROPOSED MINOR CONTOUR LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED YARD DRAIN
- PROPOSED INLINE DRAIN
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- EXISTING CURBLESS CATCH BASIN
- PROPOSED CATCH BASIN
- RL — PROPOSED ROOF LEADER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STONE RECHARGE AREA
- PROPOSED POROUS PAVEMENT




DRAINAGE CONNECTION AREA

SCALE: 1"=20'

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

| Revisions | | |
|---|---|---|
| 1 | 10/05/17 | ISSUED TO PLANNING BOARD |
| 2 | 03/27/18 | REVISED PER COMMENTS |
| 3 | 06/04/18 | REVISED PER COMMENTS |
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |


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LRC Environmental Services, Inc.


# SITE DRAINAGE

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | SD23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | SD-1 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | 1"=20' | |



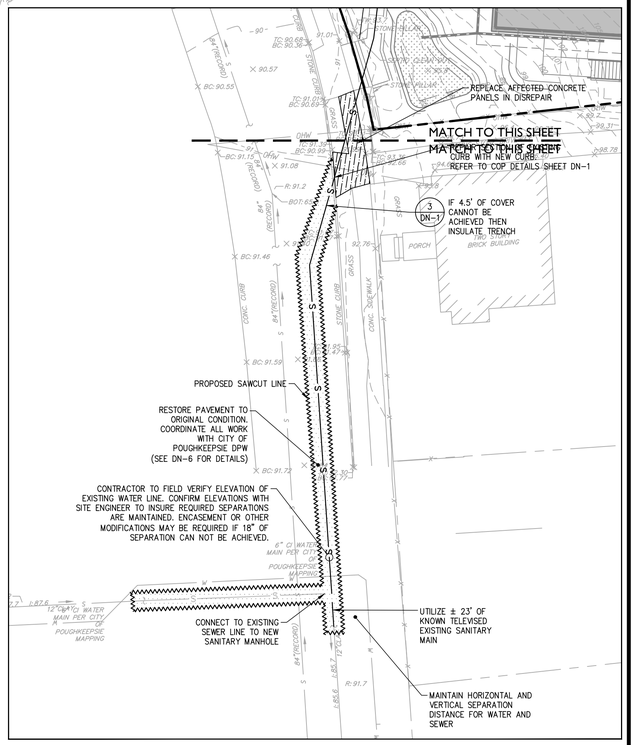
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## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| E | EXISTING ELECTRIC LINE |
| E | PROPOSED ELECTRIC LINE |
| G | EXISTING GAS LINE |
| G | PROPOSED GAS LINE |
| S | EXISTING SANITARY SEWER LINE |
| S | PROPOSED SANITARY SEWER LINE |
| T | EXISTING TELEPHONE LINE |
| T | PROPOSED TELEPHONE LINE |
| W | EXISTING WATER MAIN |
| W | PROPOSED WATER MAIN |
| CO | PROPOSED CLEANOUT |
| DCO | PROPOSED DOUBLE CLEANOUT |
| FDC | PROPOSED FIRE DEPARTMENT CONNECTION |
| GV | PROPOSED GAS VALVE |
| HYD | EXISTING FIRE HYDRANT |
| HYD | PROPOSED FIRE HYDRANT |
| | EXISTING UTILITY POLE |
| | PROPOSED UTILITY POLE |
| S | EXISTING SANITARY MANHOLE |
| S | PROPOSED SANITARY MANHOLE |
| W | EXISTING WELL |
| W | PROPOSED WELL |
| WV | EXISTING WATER VALVE |
| WV | PROPOSED WATER VALVE |

## 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. CONTRACTOR TO VERIFY ALL CITY WATER ELEVATIONS AND SEWER INVERTS AT CROSSINGS TO DETERMINE IF THERE ARE ANY CONFLICTS. BRING ANY CONFLICTS TO SITE ENGINEER ATTENTION IMMEDIATELY.
6. EXISTING WATER AND SEWER DATA COMPLIED FROM CITY MAPPING AND MAY VARY FROM ACTUAL ELEVATION DATA.
7. MAINTAIN 18" MINIMUM SEPARATION BETWEEN SEWER/WATER/STORM AT ALL CROSSINGS OR ENCASE PER DETAIL SHEET DN-1.
8. ANY PROPOSED FIRE HYDRANTS WITHIN THE CITY ROW MUST BE AMERICAN DARLING B-62-B, NO EXCEPTIONS, IF APPLICABLE.




GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

| Revisions | | |
|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |
| 3 | 06/04/18 | REVISED PER COMMENTS |
| 2 | 03/27/18 | REVISED PER COMMENTS |
| 1 | 10/05/17 | ISSUED TO PLANING BOARD |


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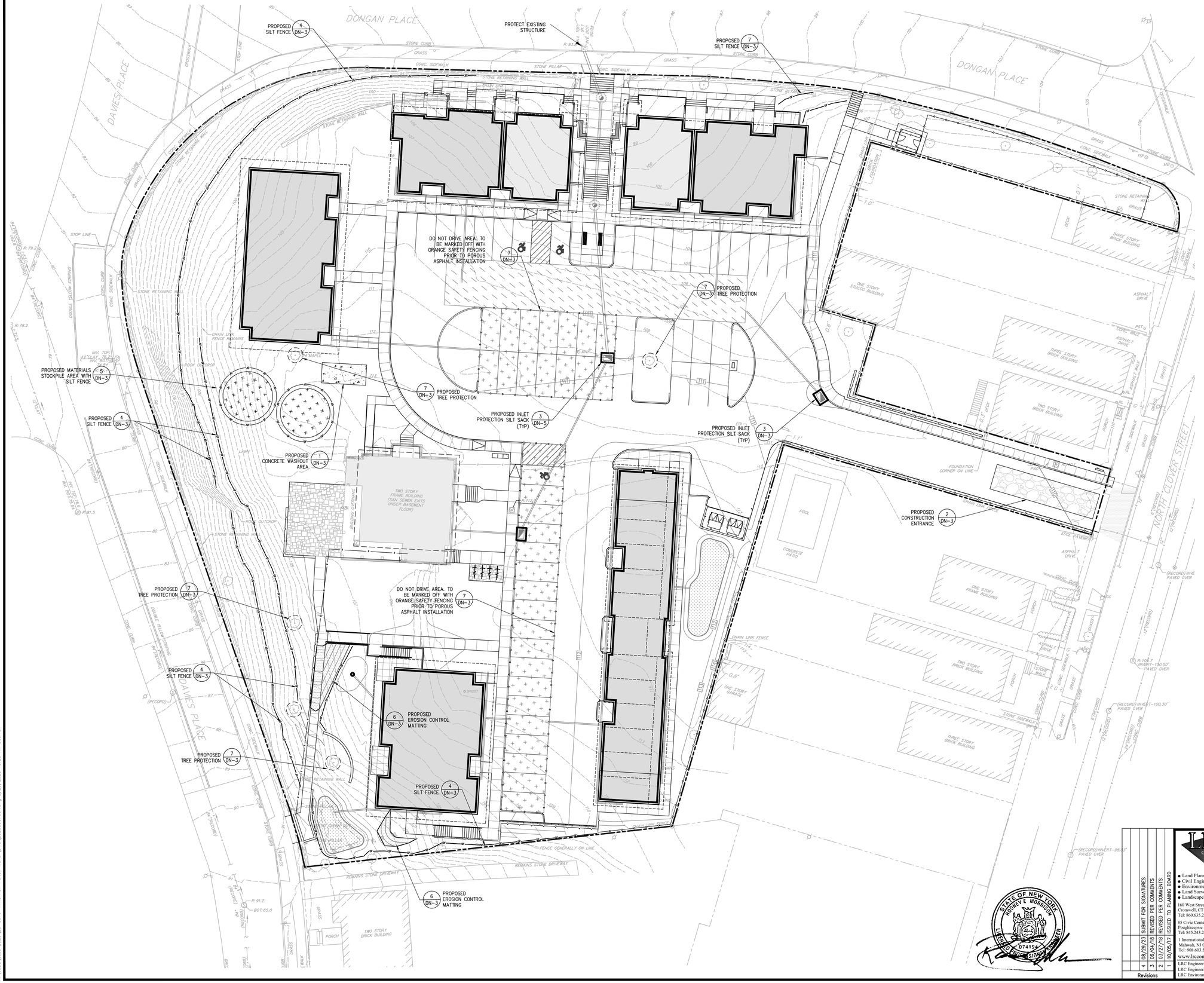
# SITE UTILITIES

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | UT23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | UT-1 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | 1"=20' | |

X:\JOBS\Jobs 2023\23-3076-Tinkelman-Pelton Manor\DWG\UT23307601.dwg 8/23/2023 10:24 AM SCurran




SEE NOTES SHEET NS-1 FOR EROSION CONTROL NOTES

## LEGEND

- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED EROSION CONTROL MATTING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED TREE PROTECTION
- PROPOSED ORANGE SAFETY FENCE

GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074154

| Revisions | | |
|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |
| 3 | 06/04/18 | REVISED PER COMMENTS |
| 2 | 03/27/18 | REVISED PER COMMENTS |
| 1 | 10/05/17 | ISSUED TO PLANING BOARD |


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# EROSION AND SEDIMENTATION CONTROL PLAN

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | |
|---|---|---|---|
| Design/Calcs | LRC | CAD File | |
| Drawn | LRC | Project No. | 23-3076 |
| Checked | KFC | Date | 08-29-2017 |
| Approved | REM | Scale | NONE |

Sheet No. EC-1

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FIRE DEPARTMENT (APPARATUS) MOVEMENTS

REFUSE MOVEMENTS

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| No. | Date | Revisions |
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| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |
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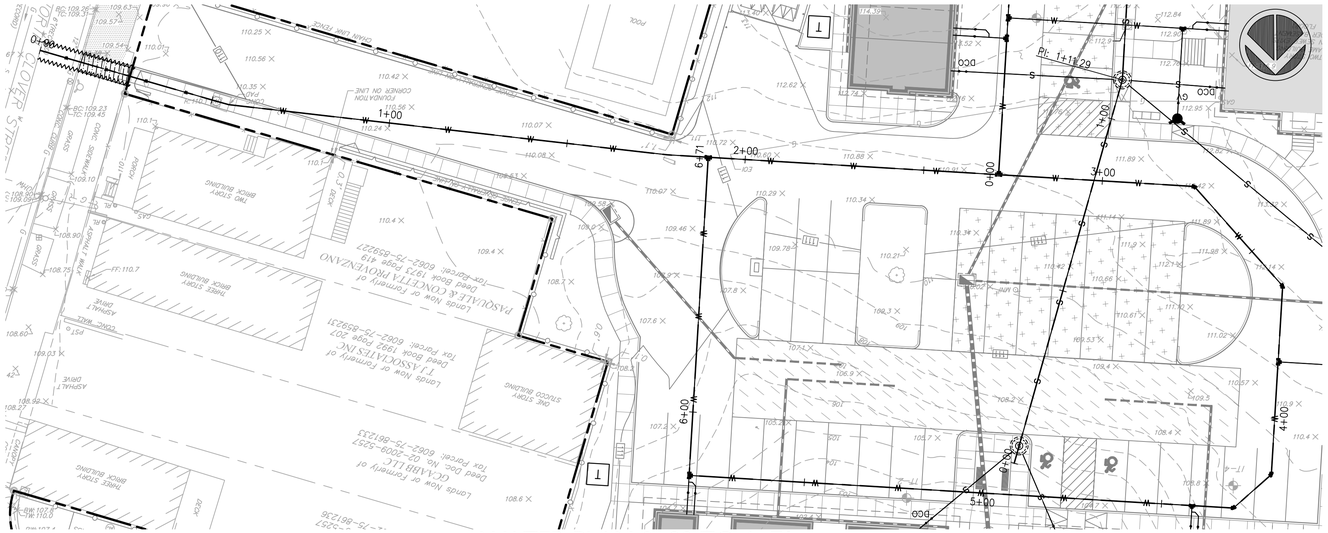
# TRUCK TURNING PLAN

## PELTON MOUNT CARMEL

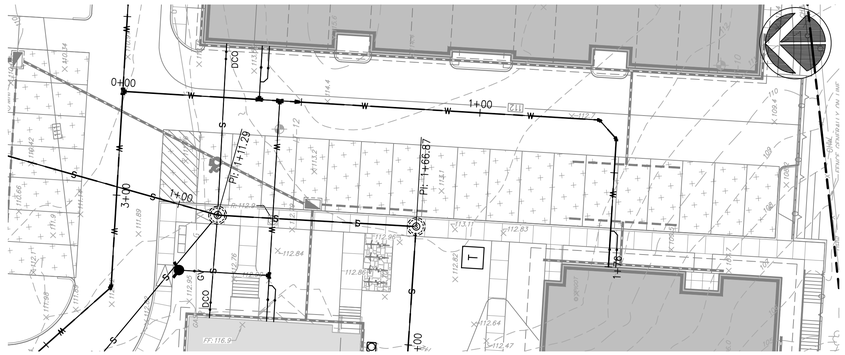
36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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| Design/Calcs | LRC | CAD File | TT23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | TT-1 |
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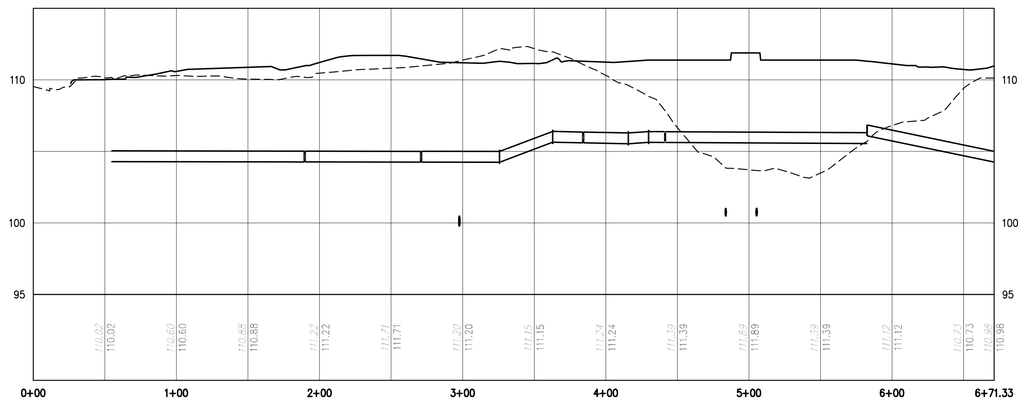
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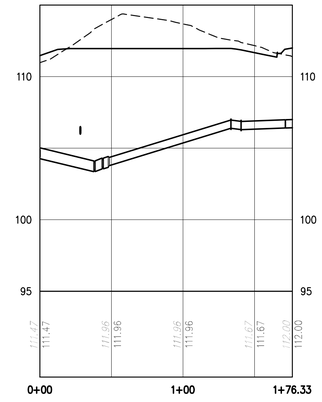

WATER PLAN 0+00 TO 6+71




WATER PLAN 0+00 TO 1+76




WATER PROFILE 0+00 TO 6+71




WATER PROFILE 0+00 TO 1+76

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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# WATER PLAN AND PROFILE

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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| Design/Calcs | LRC | CAD File | PP23307601.dwg | Sheet No. |
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SEWER PLAN 0+00 TO 5+20




SEWER PROFILE 0+00 TO 5+20

GRAPHIC SCALE
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SCALE IN FEET

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# SEWER PLAN AND PROFILE

## PELTON MOUNT CARMEL

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CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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| Design/Calcs | LRC | CAD File | PP23307602.dwg | Sheet No. |
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| Checked | KFC | Date | 08-29-2017 | |
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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 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.

## 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. ALL STREET NAMES AND BUILDING NUMBERING AS REQUIRED BY DUTCHESS COUNTY LAW. STREET SIGNS TO BE INSTALLED PRIOR TO ANY BUILDING CONSTRUCTION. APPROVED STREET NAMES TO BE SHOWN ON FINAL (SIGNED) SITE PLAN.
3. 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.
4. ALL FIRE PROTECTION SYSTEMS AND NOTIFICATION DEVICES TO BE DESIGNED, INSTALLED, TESTED AND MAINTAINED ACCORDING TO NYS CODE AND/OR THE APPROPRIATE NFPA STANDARD.
5. 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.
6. AN EMERGENCY APPARATUS/TRUCK MOVEMENT PLAN SHALL BE DEPICTED ON THE PROPOSED PLAN, USING APPARATUS SPECIFICATIONS PROVIDED BY THE FD.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL APPARATUS ACCESS ROADS AND/OR FIRE LANES TO BE EITHER BLACKTOP, CONCRETE OR AS APPROVED BY THE APPROPRIATE FD.
14. ALL ELEVATORS TO BE OF SUFFICIENT SIZE AND CAPACITY TO ACCOMMODATE A RECUMBENT PATIENT ON AN AMBULANCE STRETCHER, ATTENDED BY AN EMS CREW.
15. 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.

## 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 OF 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-1) 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.

## 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

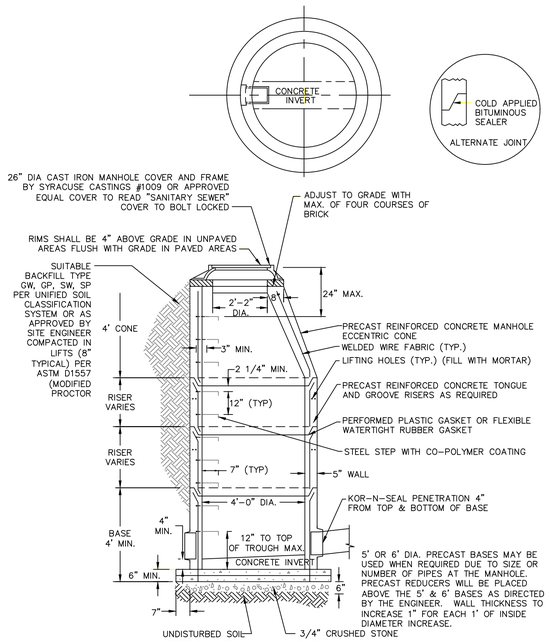
ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

III. 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.

## TEMPORARY VEGETATIVE STABILIZATION

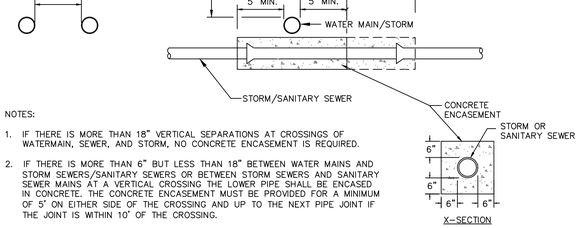
1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED 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




1 DN-1 **SANITARY MANHOLE**

NOT TO SCALE

(MANHOLE TO BE H-20 LOAD FOR VEHICULAR TRAFFIC)
(MANUFACTURER TO BE WOODARDS OR APPROVED EQUAL)

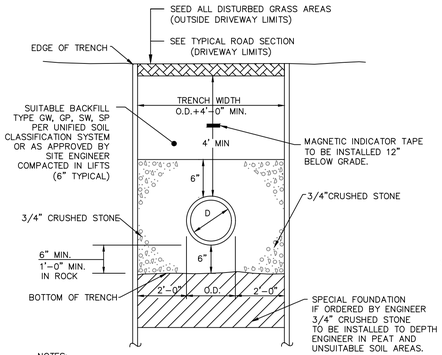



NOTES:

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 SEPERATION REQUIRMENTS OR IT MUST BE ENCASED FOR THE ENTIRE LENGTH WHERE THESE SEPERATIONS 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 MUST BE 25 FEET FROM STORMWATER INFILTRATION, STORMWATER MANAGEMENT PRACTICES, OR OPEN DRAINAGE DITCHES.
   - SEWER LINES MUST BE 25 FEET FROM CULVERT OPENINGS.

4 DN-1 **WATER MAIN/SEWER/STORM CONCRETE ENCASEMENT**

NOT TO SCALE
(REQUIRED IF SEPARATION REQUIREMENTS CANNOT BE MET)

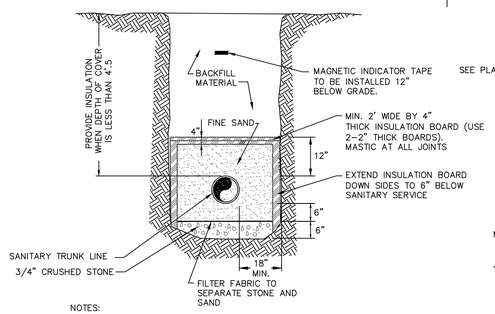



NOTES:

1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.
2. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

2 DN-1 **SANITARY SEWER TRENCH SECTION**

NOT TO SCALE




NOTES:

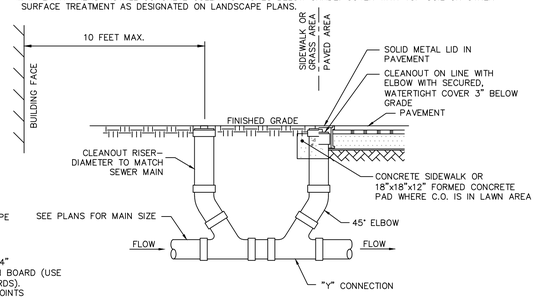
1. INSULATION TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40 PSI COMPRESSING STRENGTH
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOTS, ORGANIC MATTER, OR OTHER INJURIOUS MATERIALS.
3. OVERLAP ALL INSULATION JOINTS.
4. INSULATION TO BE PROVIDED FOR SANITARY LINES WITH LESS THAN 4.5' OF COVER

3 DN-1 **INSULATED TRENCH DETAIL**

NOT TO SCALE

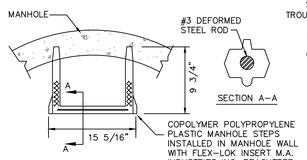
NOTES:

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.



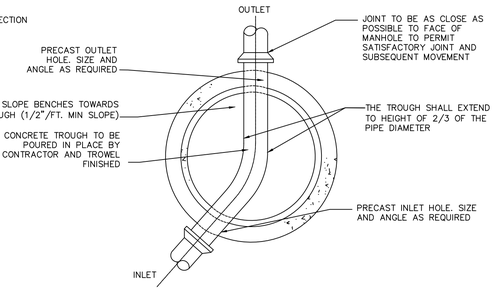

7 DN-1 **DOUBLE SEWER CLEANOUT DETAIL**

NOT TO SCALE



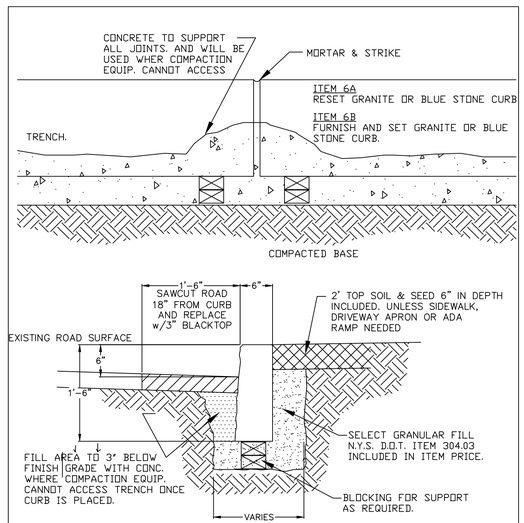

4 DN-1 **TYPICAL MANHOLE STEP DETAIL**

NOT TO SCALE



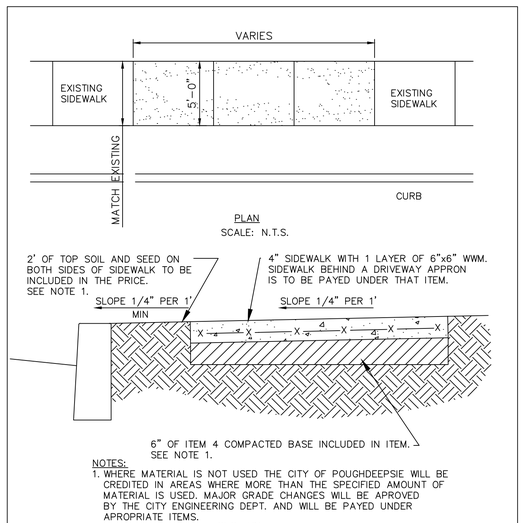

5 DN-1 **MANHOLE TROUGH DETAIL**

NOT TO SCALE




## GRANITE OR BLUESTONE CURB DETAIL

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



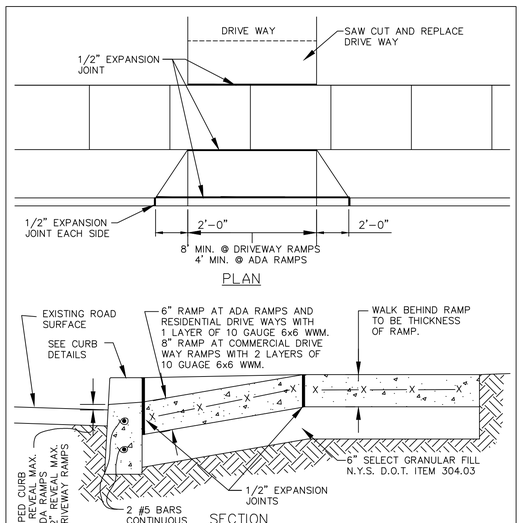

NOTES:

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<br>DATE: 5-16-00<br>SCALE: AS NOTED<br>DRAWN BY: JP | SIDEWALK DETAIL |
|---|---|---|




## DRIVEWAY RAMPS & ADA RAMP

SCALE: 1"=1'-0"

| CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602 | FILE NO.: 001-DET<br>DATE: 3-6-00<br>SCALE: AS NOTED<br>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.*




| Revisions | | |
|---|---|---|
| 1 | 10/05/17 | ISSUED TO PLANNING BOARD |
| 2 | 01/27/18 | REVISED PER COMMENTS |
| 3 | 06/04/18 | REVISED PER COMMENTS |
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |

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- Civil Engineering
- Environmental Services
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- Landscape Architecture

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

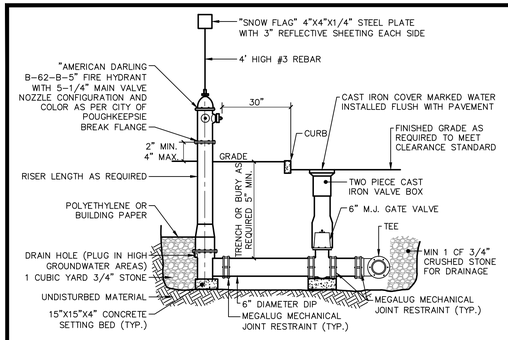
# SANITARY DETAILS

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

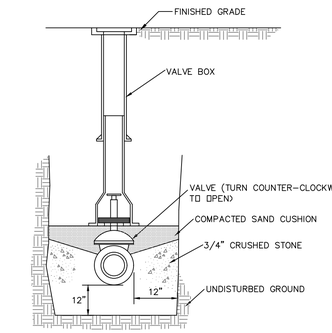
| Design/Calcs | LRC | CAD File | | Sheet No. |
|---|---|---|---|---|
| Drawn | LRC | Project No. | 23-3076 | DN-1 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | NONE | |

X:\CAD\Jobs 2023\23-3076-Tinkelman-Pelton Manor\DWG\UN2330760l.dwg 8/23/2023 10:15 AM SCurran

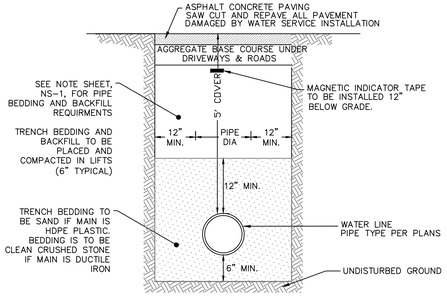



NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE 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.
5. HYDRANTS TO BE MUELLER CENTURION OR APPROVED EQUAL.

## HYDRANT AND VALVE ASSEMBLY DETAIL
SCALE: 1/2" = 1'-0"

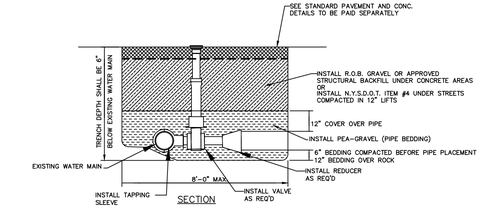


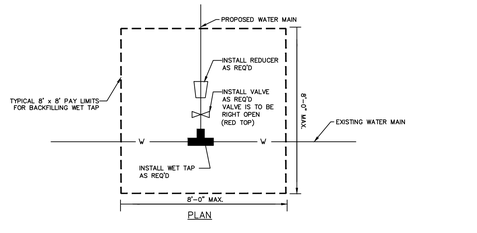

2 / DN-2 VALVE AND VALVE BOX DETAIL
NOT TO SCALE




NOTES:
1. SEE NOTE SHEET NS-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIRMENTS.
2. SEE WATER NOTES ON SHEET NS-1 FOR ADDITIONAL DETAILS.

3 / DN-2 WATER MAIN TRENCH
NOT TO SCALE

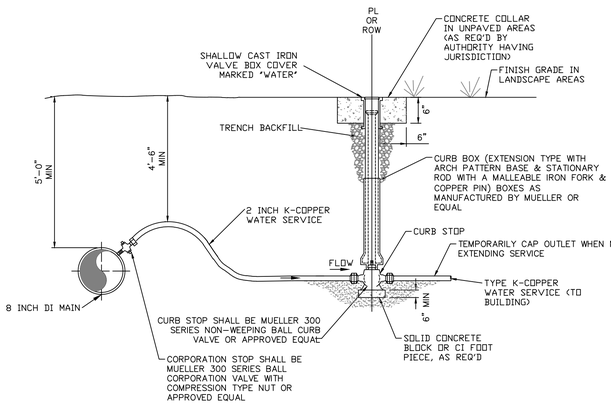



NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

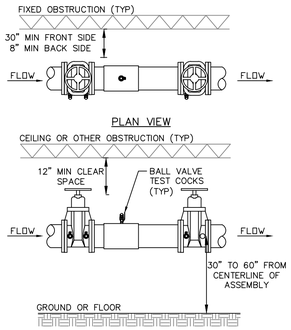
## TAPPING SLEEVE & VALVE
SCALE: N.T.S.

| 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 | | |



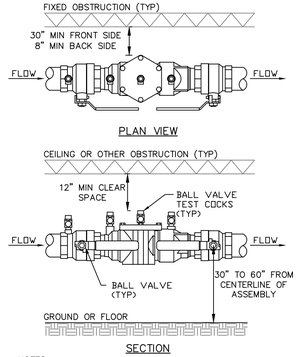

NOTES:
1. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED IN ACCORDANCE WITH REGULATORY AGENCY.
2. THE WATER SERVICE TAP SHALL BE 30°-45° FROM TOP OF PIPE.

5 / DN-2 WATER SERVICE DETAIL
NOT TO SCALE



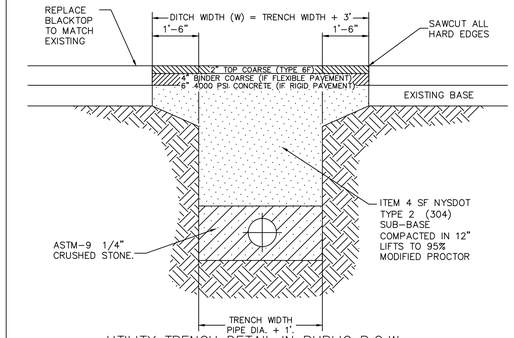

NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. AMES COLT SERIES LFC200 4" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE DEPARTMENT OF PUBLIC WORKS, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

6 / DN-2 FIRE SUPPLY DOUBLE CHECK VALVE DETAIL
NOT TO SCALE




NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. AMES SERIES LF2000B 2" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
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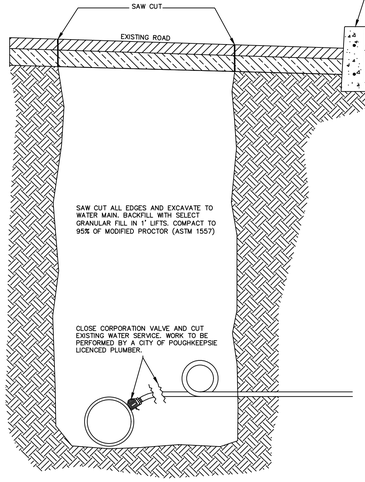
7 / DN-2 DOMESTIC SUPPLY DOUBLE CHECK VALVE DETAIL
NOT TO SCALE




## 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 | 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
SIDNEY E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

| Revisions | | | |
|---|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES | |
| 3 | 06/04/18 | REVISED PER COMMENTS | |
| 2 | 03/27/18 | REVISED PER COMMENTS | |
| 1 | 10/05/17 | ISSUED TO PLANNING BOARD | |

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

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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

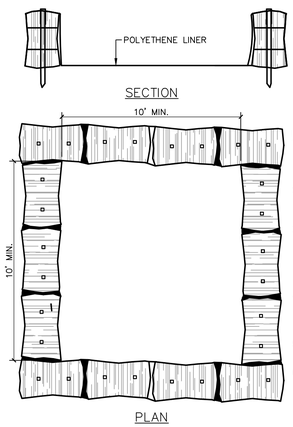
# WATER DETAILS

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

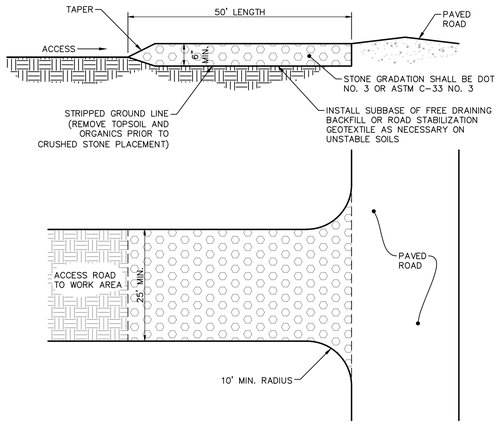
| Design/Calcs | LRC | CAD File | | Sheet No. |
|---|---|---|---|---|
| Drawn | LRC | Project No. | 23-3076 | DN-2 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | NONE | |

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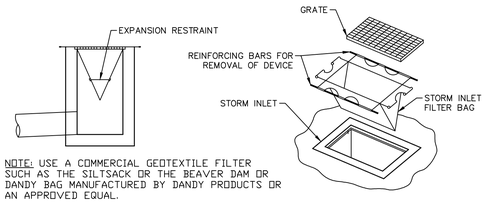



NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

1 ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL
SCALE: 1/4"=1'-0"

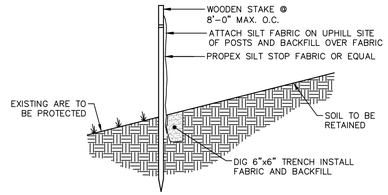



2 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



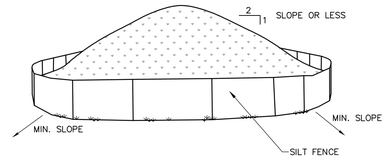

NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

3 SILT SACK DETAIL
SCALE: N.T.S.



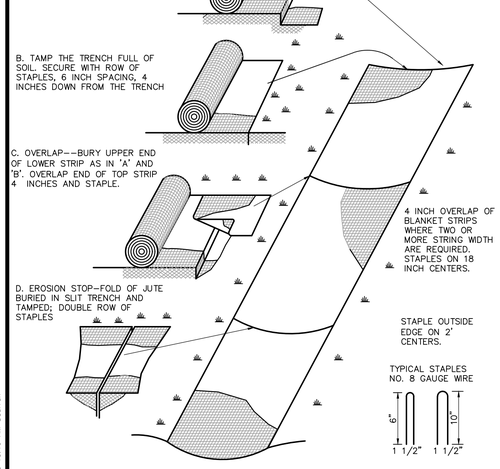

NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

4 SILT FENCE DETAIL
SCALE: N.T.S.




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.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

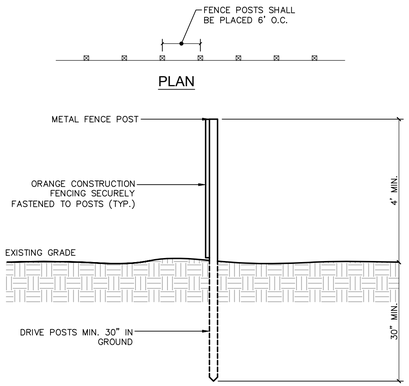
5 MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.




NOTES:
1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 4:1 OR GREATER.
2. 4:1 SLOPES OR STEEPER WHERE INDICATED ON THE CONTRACT 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.

6 EROSION CONTROL BLANKET DETAIL
SCALE: N.T.S.




7 ORANGE CONSTRUCTION FENCE DETAIL
SCALE: 1/2" = 1'-0"




| Revisions | | |
|---|---|---|
| 4 | 08/29/23 | SUBMIT FOR SIGNATURES |
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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

# EROSION CONTROL DETAILS

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | | Sheet No. DN-3 |
| Drawn | LRC | Project No. | 23-3076 | |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | NONE | |

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1 AREA LOCATION MAP
NOT TO SCALE

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| PZ-01 | CHARTS & TABLES - Package 3 |
| PZ-02 | ADJOINING PROPERTY OWNERS - Package 3 |
| PZ-03 | SITE DEVELOPMENT PLAN - CURRENTLY APPROVED - Package 3 |
| PZ-03 | SITE DEVELOPMENT PLAN - PROPOSED - Package 3 |
| PZ-04 | SITE SECTION - Package 3 |
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| PZ-04.2 | SITE SECTION - Package 3 |
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| SD-1 | SITE DRAINAGE - Package 3 |
| UT-1 | SITE UTILITIES - Package 3 |
| EC-1 | EROSION & SEDIMENT CONTROL PLAN - Package 3 |
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# Pelton Mount Carmel

## 36 NORTH CLOVER STREET

## POUGHKEEPSIE, DUTCHESS COUNTY NY

PROPERTY OWNER
(CONTRACT VENDEE):

**Pelton Partners LLC**
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

ARCHITECT / LAND PLANNER:

**Tinkelman Architecture PLLC**
33 Arlington Ave, Suite 8
Poughkeepsie, New York 12603

LANDSCAPE ARCHITECT:

**The Michael Boice Collaboration**
11 South Fowlerhouse Road
Wappingers Falls, New York 12590

CIVIL ENGINEER:

**LRC Group**
85 Civic Center Plaza, Suite 204
Poughkeepsie, New York 12601

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
**SITE PLAN APPROVAL**
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
**OFFICIALLY APPROVED** at the Planning Board
meeting held the ____ day of _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

NOTE: ALL MATERIAL AND FINISH PRODUCTS/MANUFACTURERS MAY BE SUBSTITUTED WITH SIMILAR SELECTED BY ARCHITECT

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.


TINKELMAN ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com



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REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

| NO. | SUBMISSION DESCRIPTION | DATE |
|---|---|---|
| | ISSUED TO PLANNING BOARD | 08/29/2023 |
| | ISSUED TO HDLPC | 08/29/2019 |
| | ISSUED TO PLANNING BOARD | 06/25/2019 |
| | ISSUED TO PLANNING BOARD | 06/04/2018 |
| | ISSUED TO PLANNING BOARD | 03/26/2018 |
| | ISSUED TO PLANNING BOARD | 11/09/2017 |
| | ISSUED TO PLANNING BOARD | 10/5/2017 |

CLIENT NAME:
**Pelton Partners LLC**
33 Arlington Avenue, Suite 8
Poughkeepsie, New York 12603

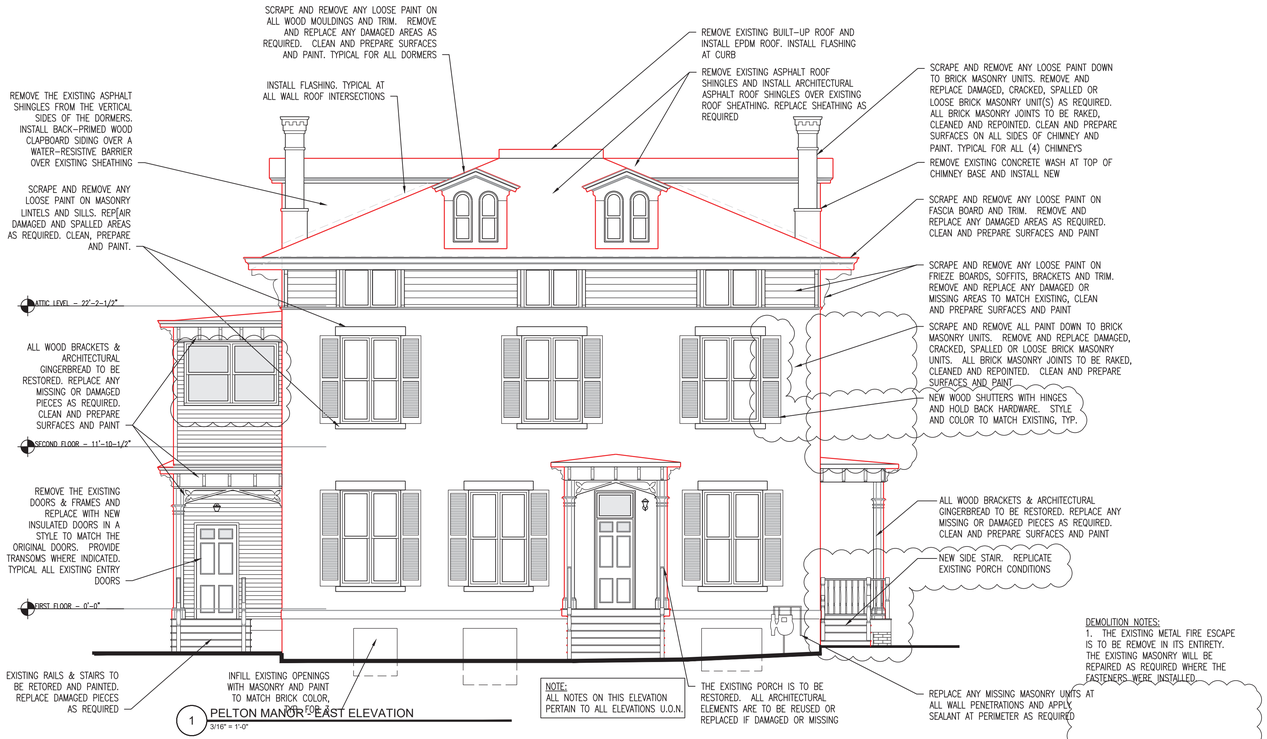
PROJECT NAME:
**Pelton Mount Carmel**
36 N. Clover Street
Poughkeepsie, New York 12601

COVER SHEET

Date: 05 October, 2017

Project number: P1022.20

TS-01




1 PELTON MANOR - EAST ELEVATION
3/16" = 1'-0"

DEMOLITION NOTES:
1. THE EXISTING METAL FIRE ESCAPE IS TO BE REMOVE IN ITS ENTIRETY. THE EXISTING MASONRY WILL BE REPAIRED AS REQUIRED WHERE THE FASTENERS WERE INSTALLED.

GENERAL NOTES:
1. REMOVE AND REPLACE DAMAGED ROOF SHEATHING AS REQUIRED.
2. NEW BRICK MASONRY UNITS TO MATCH ORIGINAL'S SIZE, COLOR AND PROFILE. JOINT MORTAR TO MATCH ORIGINAL'S STRENGTH AND COLOR. ALL FINISH AND MATERIAL COLORS TO BE APPROVED BY OWNER AND ARCHITECT.
3. CONTRACTOR TO DETACH AND REMOVE AND MISCELLANEOUS ANCHORS/STEEL BRACKETS AND RESTORE DAMAGED AREAS TO MATCH ADJACENT SURFACES.

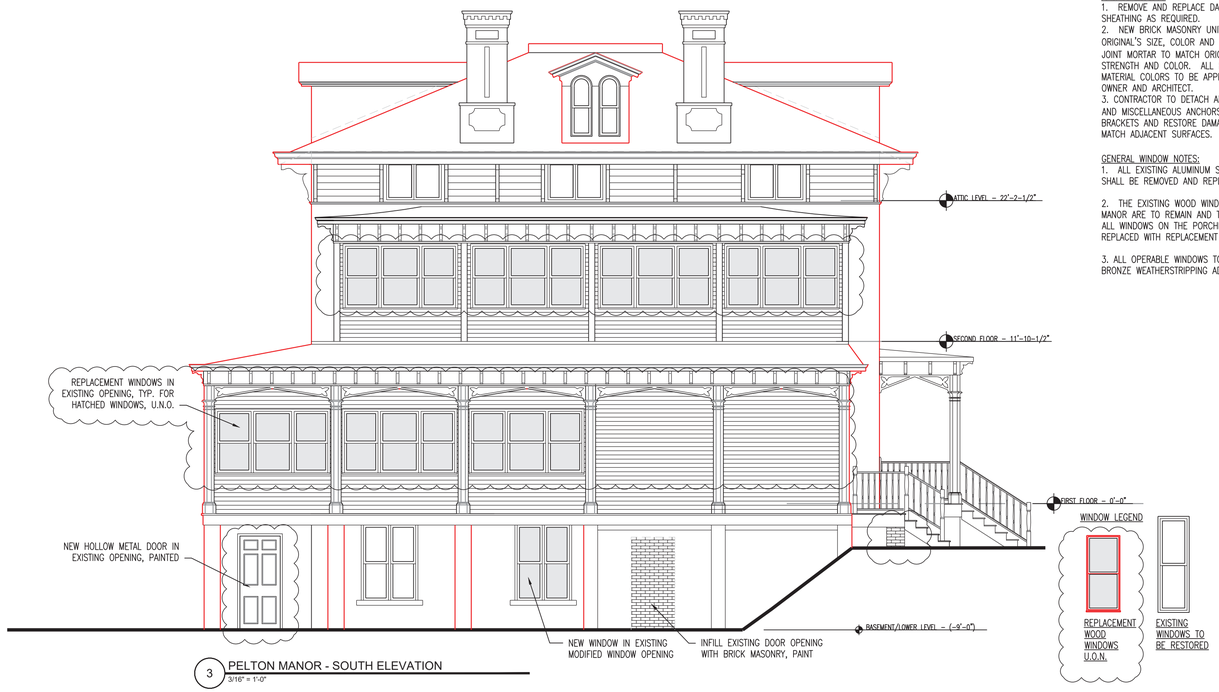
GENERAL WINDOW NOTES:
1. ALL EXISTING ALUMINUM STORM WINDOWS SHALL BE REMOVED AND REPLACED

2. THE EXISTING WOOD WINDOWS ON THE MANOR ARE TO REMAIN AND TO BE RESTORED. ALL WINDOWS ON THE PORCHES SHALL BE REPLACED WITH REPLACEMENT WOOD WINDOWS.

3. ALL OPERABLE WINDOWS TO HAVE NEW BRONZE WEATHERSTRIPPING ADDED




2 PELTON MANOR - WEST ELEVATION
3/16" = 1'-0"




3 PELTON MANOR - SOUTH ELEVATION
3/16" = 1'-0"




4 PELTON MANOR - NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

| | |
|---|---|
| 8/29/2019 | ISSUED TO HDLPC |
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/07/2018 | ISSUED TO HDLPC |
| 8/03/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - PELTON MANOR

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/2017
PZ-08

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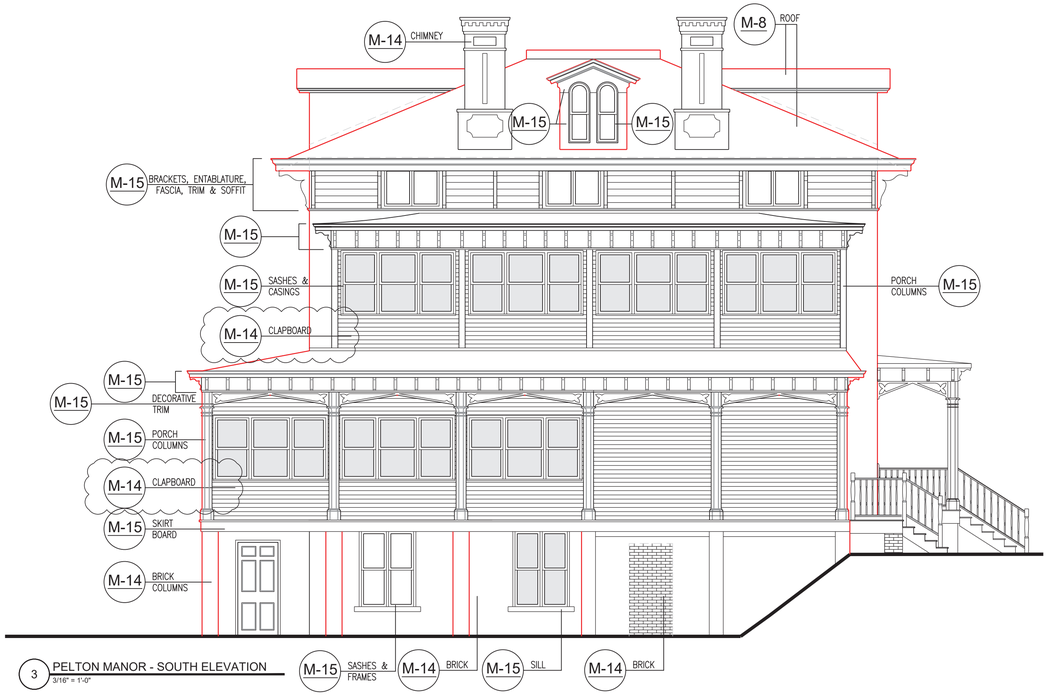
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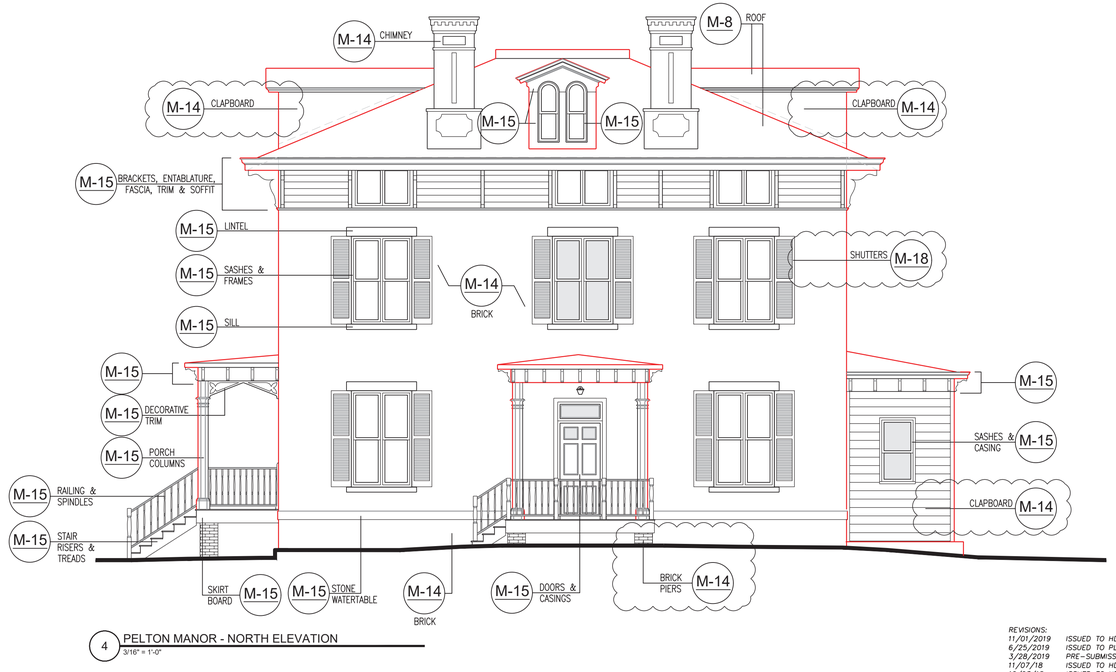

1 PELTON MANOR - EAST ELEVATION
3/16" = 1'-0"




2 PELTON MANOR - WEST ELEVATION
3/16" = 1'-0"




3 PELTON MANOR - SOUTH ELEVATION
3/16" = 1'-0"




4 PELTON MANOR - NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

| | |
|---|---|
| 11/01/2019 | ISSUED TO HDLPC |
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/07/18 | ISSUED TO HDLPC |
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| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 016526 STATE OF NEW YORK

MATERIAL CALLOUTS PELTON MANOR

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/2017

PZ-08.1

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1 PELTON MANOR RENDER 01
NTS



2 PELTON MANOR RENDER 02
NTS

TINKELMAN
ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:

Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT
STEVEN TINKELMAN
16528
STATE OF NEW YORK

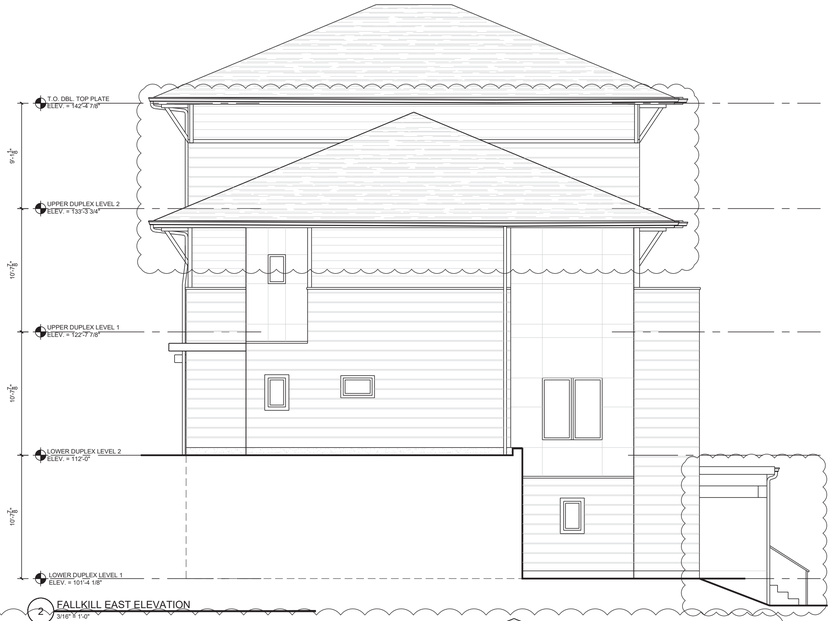
RENDERED VIEWS

DRAWN BY: D.H
JOB No. P1022.20
DATE: 5/31/2023

PZ-08.2




1 FALLKILL SOUTH ELEVATION
3/16" = 1'-0"




2 FALLKILL EAST ELEVATION
3/16" = 1'-0"




3 FALLKILL WEST ELEVATION
3/16" = 1'-0"




4 FALLKILL NORTH ELEVATION
3/16" = 1'-0"

| REVISIONS | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/27/2018 | ISSUED TO HDLPC |
| 8/03/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 11/9/2017 | ISSUED TO PLANNING BOARD |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - FALLKILL

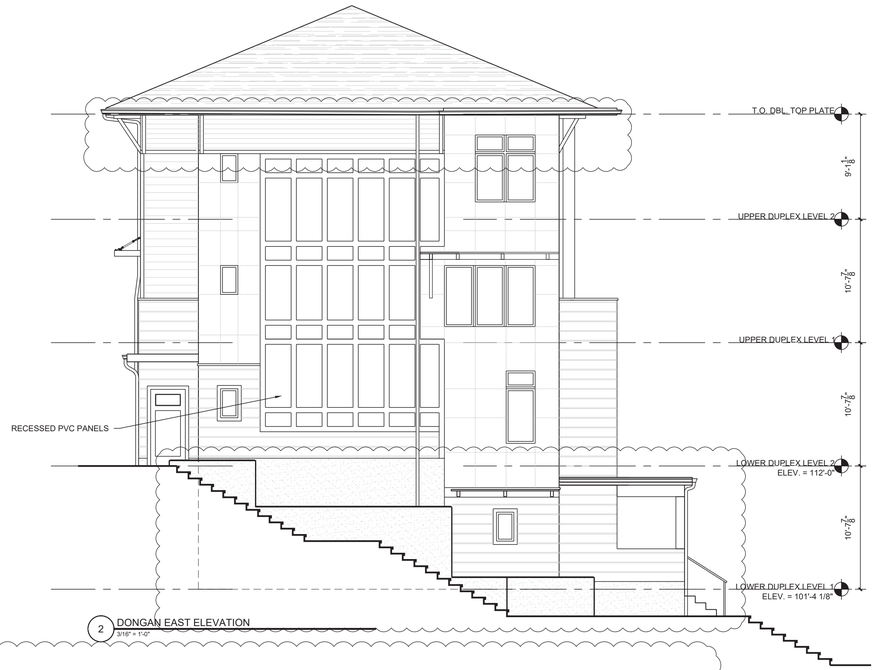
DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-10

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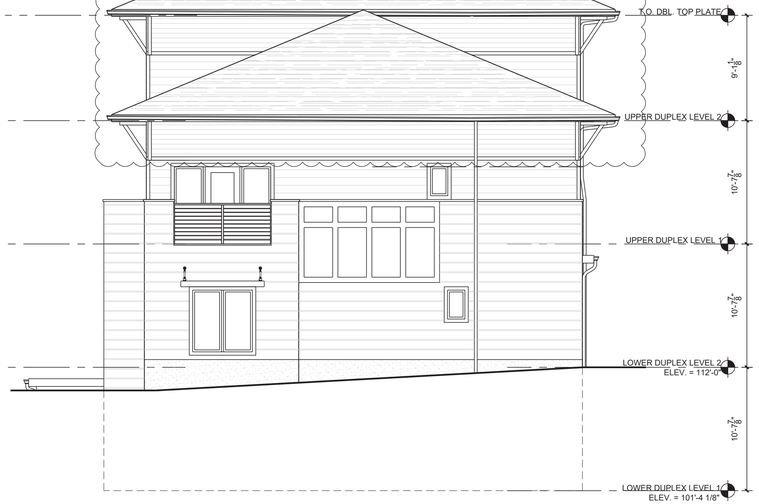
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1 DONGAN SOUTH ELEVATION
3/16" = 1'-0"




2 DONGAN EAST ELEVATION
3/16" = 1'-0"




3 DONGAN WEST ELEVATION
3/16" = 1'-0"




4 DONGAN NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/07/2018 | ISSUED TO HDLPC |
| 3/28/2018 | ISSUED TO PLANNING BOARD |
| 11/9/2017 | ISSUED TO PLANNING BOARD |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:

Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - DONGAN

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-12

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1 RIVER EAST ELEVATION
3/16" = 1'-0"




2 RIVER NORTH ELEVATION
3/16" = 1'-0"




3 RIVER SOUTH ELEVATION
3/16" = 1'-0"




2 RIVER WEST ELEVATION
3/16" = 1'-0"

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
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| 3/26/2018 | ISSUED TO PLANNING BOARD |
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| 11/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

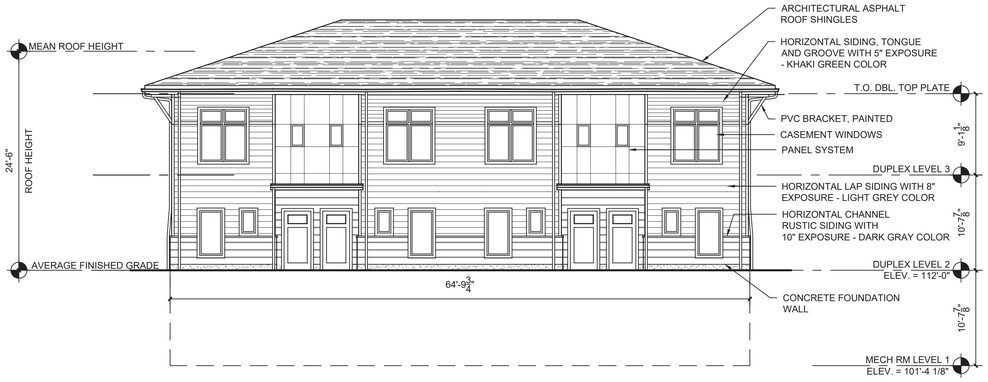
REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - RIVER

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-14

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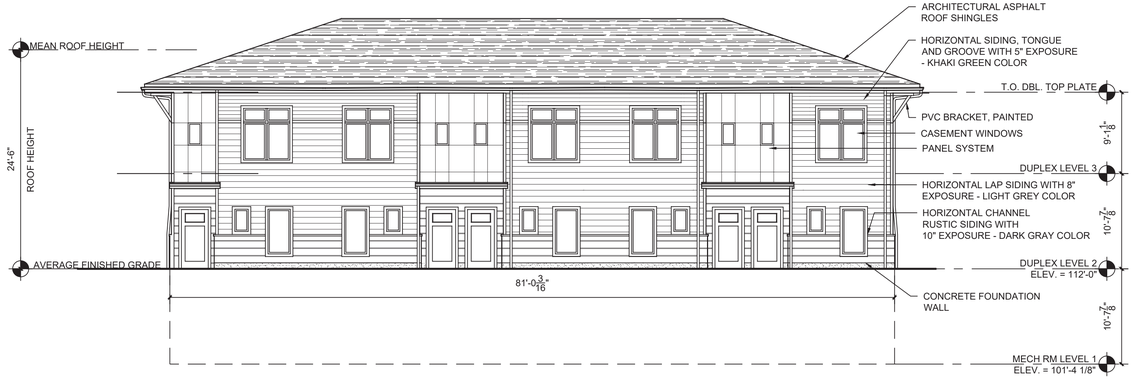
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1 RIVER BUILDING - EAST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"




2 RIVER BUILDING - WEST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"




3 RIVER BUILDING - EAST ELEVATION (PROPOSED)
1/8" = 1'-0"




4 RIVER BUILDING - WEST ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

RIVER ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-14.1




1 STATION EAST ELEVATION
3/16" = 1'-0"




2 STATION NORTH ELEVATION
3/16" = 1'-0"




3 STATION SOUTH ELEVATION
3/16" = 1'-0"




4 STATION WEST ELEVATION
3/16" = 1'-0"

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
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| 11/07/2018 | ISSUED TO HDLPC |
| 8/03/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 11/9/2017 | ISSUED TO PLANNING BOARD |
| 10/5/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

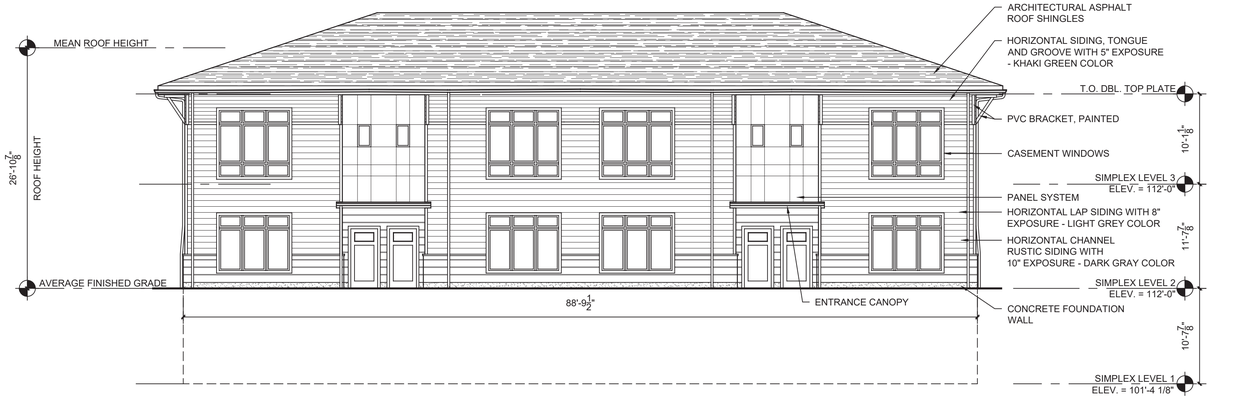
REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - STATION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-16

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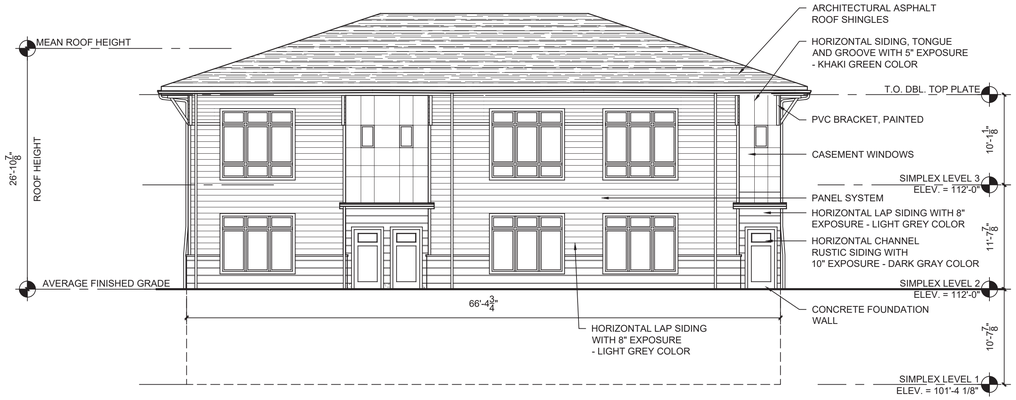
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1 STATION BUILDING - EAST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"




2 STATION BUILDING - WEST ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"




3 STATION BUILDING - EAST ELEVATION (PROPOSED)
1/8" = 1'-0"




4 STATION BUILDING - WEST ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

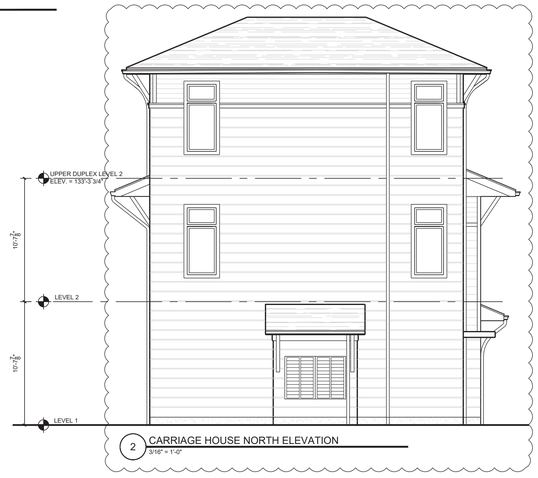
STATION ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

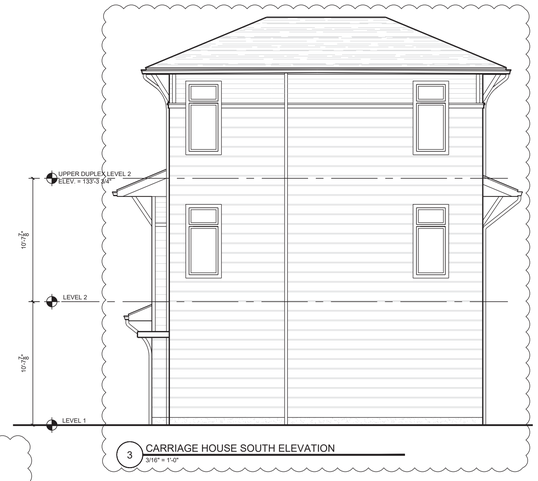
PZ-16.1




1 CARRIAGE HOUSE WEST ELEVATION
3/16" = 1'-0"




2 CARRIAGE HOUSE NORTH ELEVATION
3/16" = 1'-0"




3 CARRIAGE HOUSE SOUTH ELEVATION
3/16" = 1'-0"




4 CARRIAGE HOUSE EAST ELEVATION
3/16" = 1'-0"

REVISIONS:
6/28/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
10/5/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

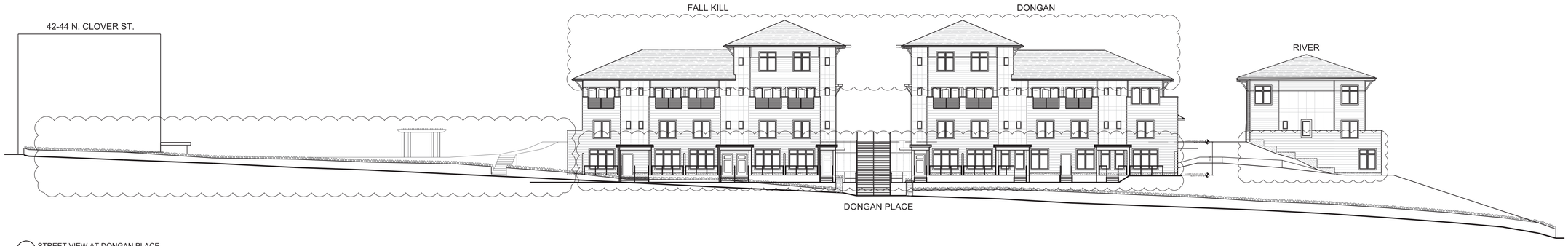
REGISTERED ARCHITECT STEVEN TINKELMAN 18529 STATE OF NEW YORK

PRELIMINARY ELEVATIONS - CARRIAGE HOUSE

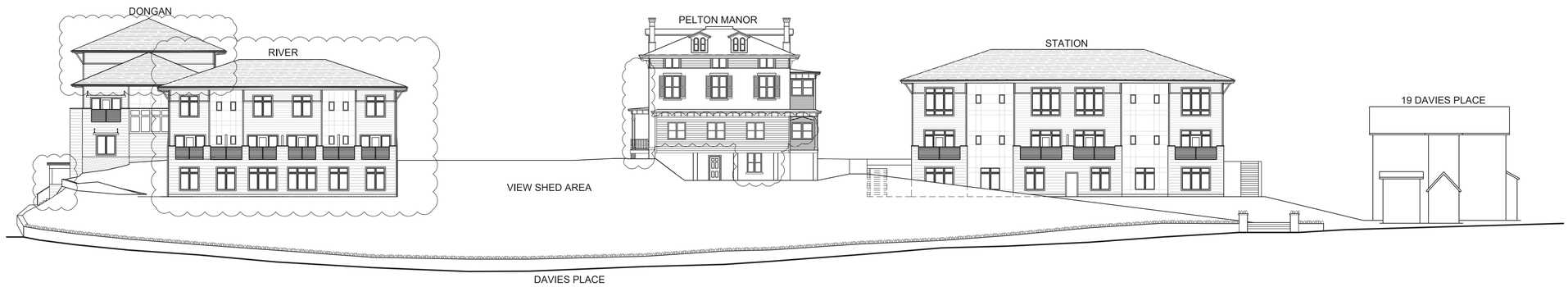
DRAWN BY: J.D.
JOB No. Y1022
DATE: 7/5/17
PZ-18

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1 STREET VIEW AT DONGAN PLACE
NTS




2 STREET VIEW AT DAVIES PLACE
NTS

REVISIONS:

| | |
|---|---|
| 6/25/2019 | ISSUED TO HDLPC |
| 3/28/2019 | PRE-SUBMISSION - HDLPC |
| 11/01/2018 | ISSUED TO HDLPC |
| 8/03/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 1/24/2017 | ISSUED TO HDLPC |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD, POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

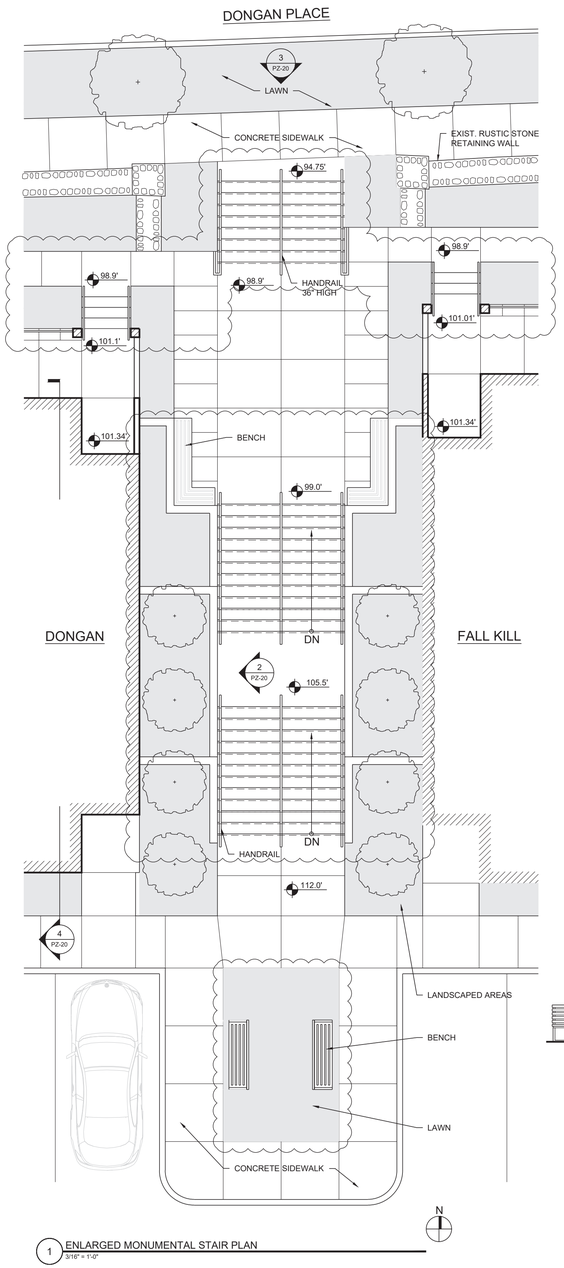
REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

STREET ELEVATIONS

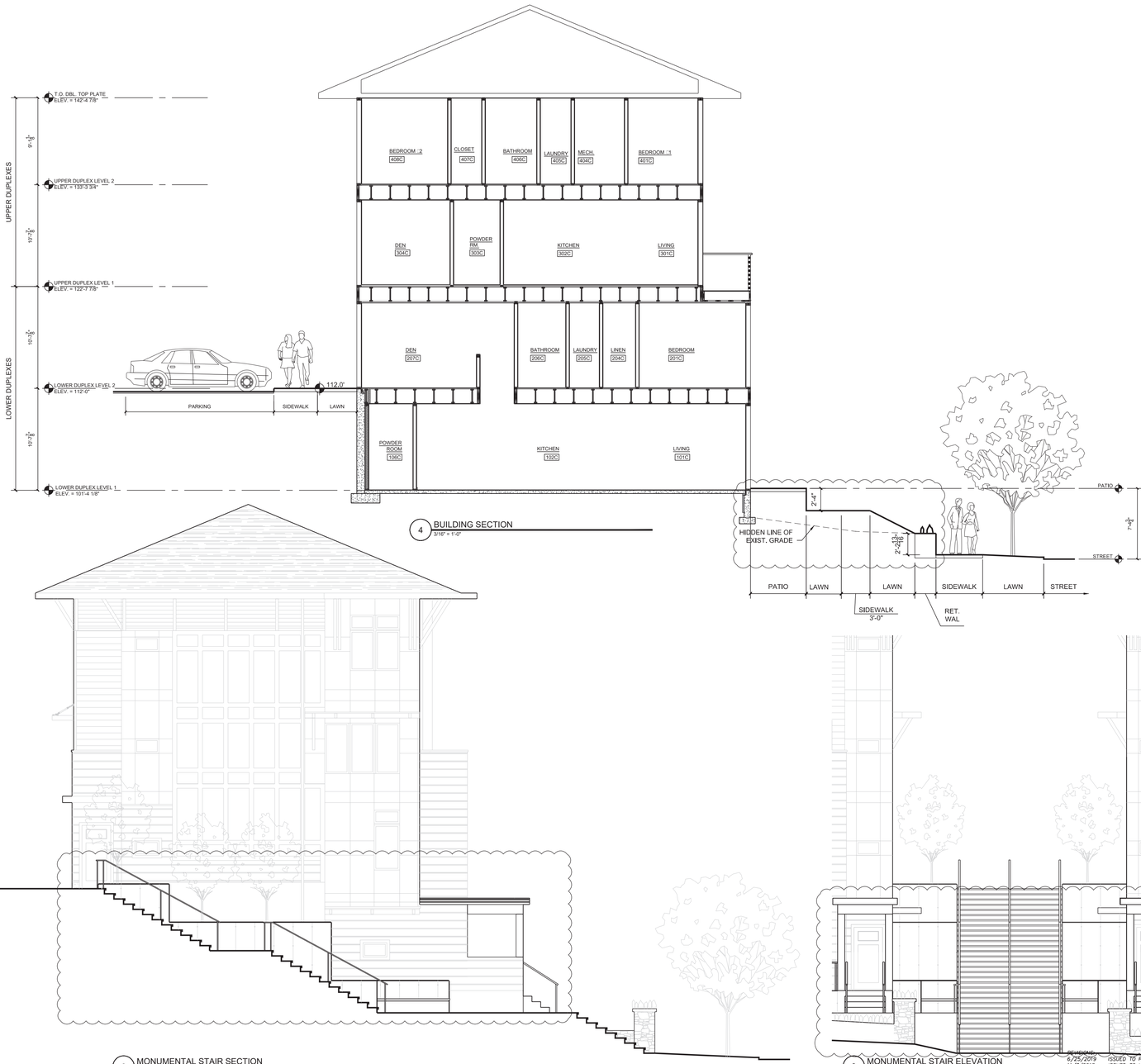
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| DRAWN BY: M.L.L. | PZ-19 |
| JOB No. Y1022 | |
| DATE: 19 Nov 2015 | |

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1 ENLARGED MONUMENTAL STAIR PLAN
3/16" = 1'-0"




4 BUILDING SECTION
3/16" = 1'-0"






2 MONUMENTAL STAIR SECTION
3/16" = 1'-0"



3 MONUMENTAL STAIR ELEVATION
3/16" = 1'-0"

| REVISIONS: | |
|---|---|
| 6/25/2019 | ISSUED TO PLANNING BOARD |
| 11/7/2018 | ISSUED TO HDLPC |
| 3/26/2018 | ISSUED TO PLANNING BOARD |
| 11/9/2017 | ISSUED TO PLANNING BOARD |

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

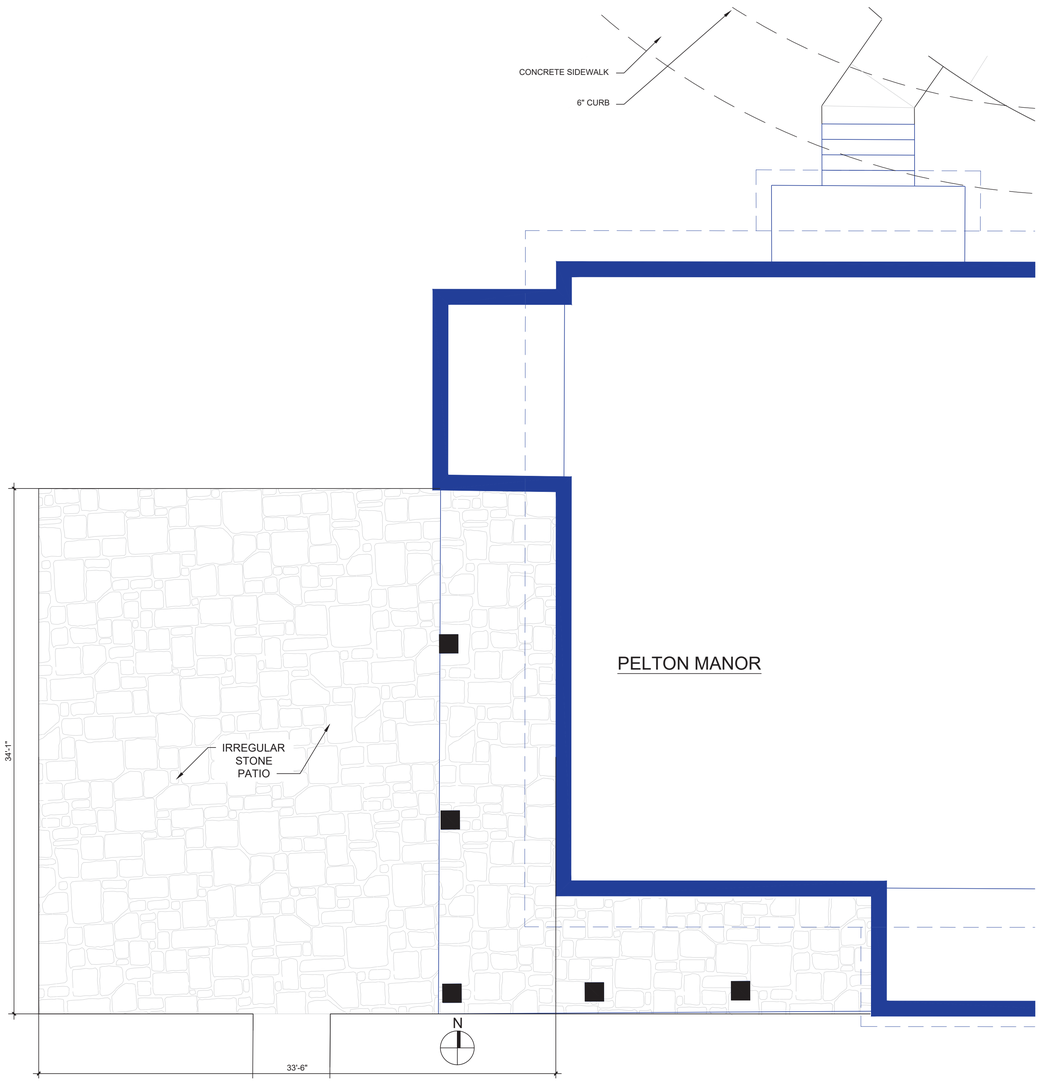
REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS

| | |
|---|---|
| DRAWN BY: M.L.L. | PZ-20 |
| JOB No. Y1022 | |
| DATE: 19 Nov. 2015 | |

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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-20 ENLARGED MONUMENTAL STAIR PLAN & ELEVATIONS.dwg




1 ENLARGED PELTON TERRACE/VIEW SHED PLAN
1/4" = 1'-0"

REVISIONS:
6/25/2019 ISSUED TO PLANNING BOARD
3/28/2019 PRE-SUBMISSION - HDLPC
11/07/2018 ISSUED TO HDLPC
8/03/2018 ISSUED TO HDLPC
3/26/2018 ISSUED TO PLANNING BOARD
11/9/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE
25 VAN WAGNER RD POUGHKEEPSIE, NY

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

ENLARGED PELTON TERRACE & VIEW SHED PLAN AND SECTION

DRAWN BY: J.D.
JOB No. Y1022
DATE: 8/29/17
PZ-21

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P:\TA Jobs\Y1022 - 36 N Clover\Drawings\Sheets\2019.03.12 Planning Board 2nd Approval\Y1022-PZ-21 ENLARGED PELTON TERRACE PLAN.dwg




1 FALLKILL BUILDING - NORTH ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"

2 DONGAN BUILDING - NORTH ELEVATION (CURRENTLY APPROVED)
1/8" = 1'-0"




1 FALLKILL BUILDING - NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

2 DONGAN BUILDING - NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

TINKELMAN ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

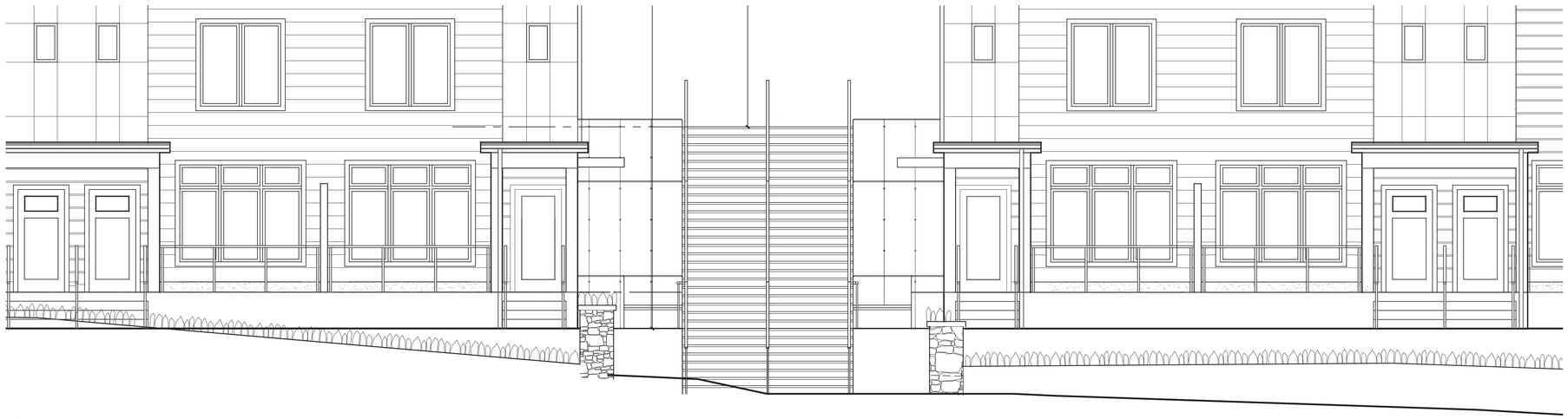
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

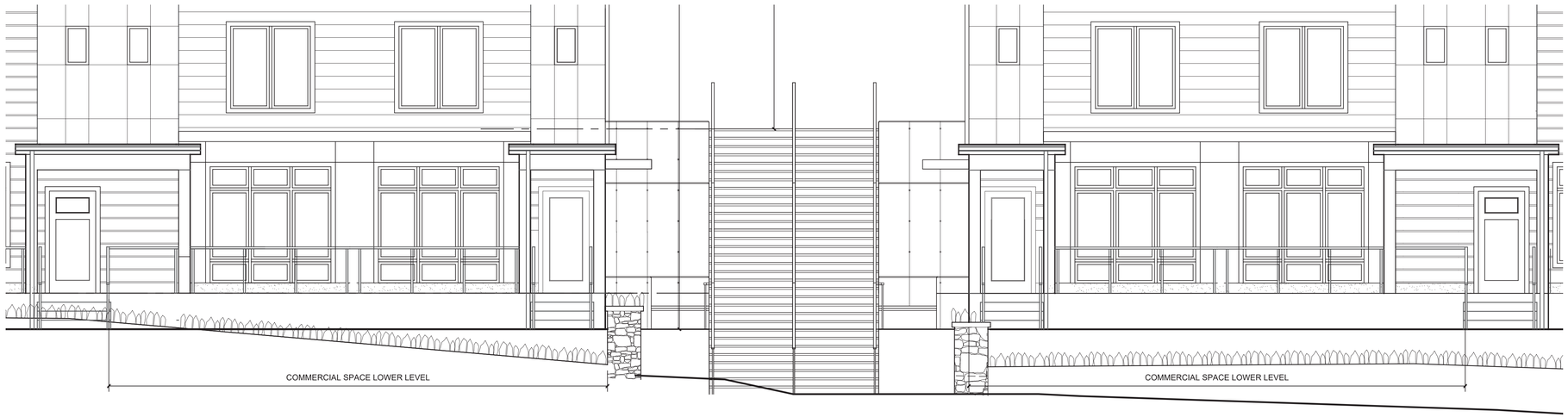
FALLKILL & DONGAN ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-26



1 FALLKILL & DONGAN BUILDING - ENLARGED NORTH ELEVATION (CURRENTLY APPROVED)
1/4" = 1'-0"




1 FALLKILL & DONGAN BUILDING - ENLARGED NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"

TINKELMAN
ARCHITECTURE
33 Arlington Ave,
Poughkeepsie, NY 12603

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

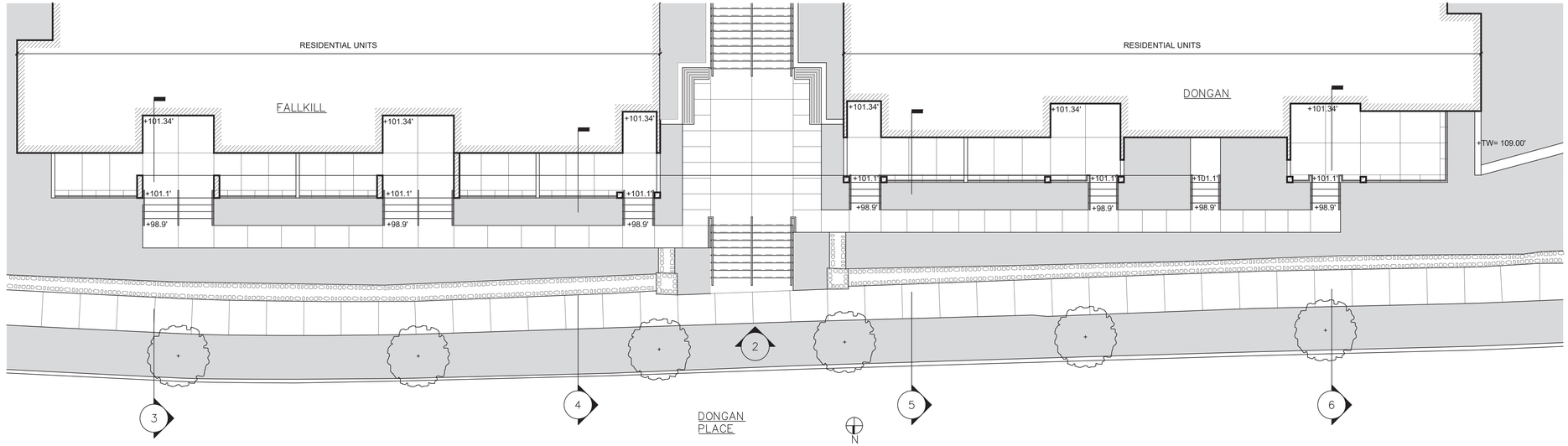
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

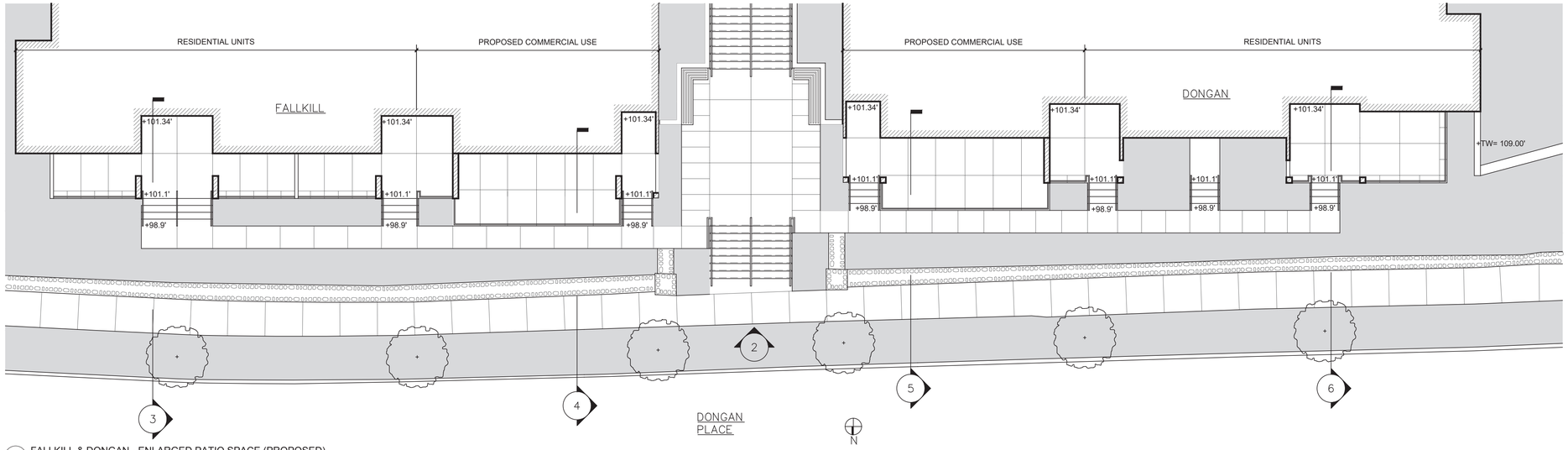
FALLKILL & DONGAN ELEVATIONS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-26.1




1 FALLKILL & DONGAN - ENLARGED PATIO SPACE (CURRENTLY APPROVED)
1/8" = 1'-0"




2 FALLKILL & DONGAN - ENLARGED PATIO SPACE (PROPOSED)
1/8" = 1'-0"

TINKELMAN
ARCHITECTURE
33 Arlington Ave,
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PROJECT NAME:
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36 N. Clover St.
Poughkeepsie, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

FALLKILL & DONGAN PATIOS

DRAWN BY: D.H.
JOB No. P1022.20
DATE: 5/31/2023

PZ-27

**PELTON MANOR PROJECT**
**36 North Clover Street, City of Poughkeepsie**

**STATE ENVIRONMENTAL QUALITY REVIEW**
**COMPARISON OF IMPACTS**
**Concept Plan Reviewed for Negative Declaration Adopted 12-21-2015**
**vs**
**Currently Proposed Amended Site Plan**

On December 21, 2015, the City of Poughkeepsie Common Council, as Lead Agency for State Environmental Quality Review (SEQR), determined that the proposed Pelton Manor project located at 36 North Clover Street in the City of Poughkeepsie would not have a significant adverse environmental impact and that a Draft Impact Statement would not be prepared. The project is situated on a 2.46-acre parcel identified as parcel number 134001-7057-13-224427 on the City of Poughkeepsie official tax map. As the design of the project was further developed, a revised Site Development Plan was prepared in 2018. On June 18, 2018, the City of Poughkeepsie Planning Board determined that the 2018 site plan was consistent with and within the thresholds of the 2015 EAF and adopted negative declaration, and that an amended negative declaration was not required. The Planning Board also granted site plan approval on June 18, 2018.

The Applicant has further revised the site plan and is now seeking amended site plan approval. This document provides a comparison of the current amended site plan with the 2015 concept plan, Full Environmental Assessment Form (FEAF), and SEQRA Negative Declaration. A comparison of the amended site plan to the approved 2018 site plan is also provided.

## SUMMARY OF FINDINGS

The Chazen Companies ("Chazen") has reviewed the FEAF revised December 14, 2015 (with supporting information including the concept plan dated October 14, 2015), and the State Environmental Quality Review (SEQR) Negative Declaration adopted December 21, 2015. The plan was conceptual at that time; therefore, the project was anticipated to change slightly as the design was developed. The currently proposed amended site plan dated June 25, 2019, was reviewed and compared to the 2015 FEAF, Negative Declaration, and October 14, 2015, concept plan. Chazen concludes that the current amended site plan is consistent with and within the thresholds of the 2015 FEAF and Negative Declaration, and that the Negative Declaration adopted in 2015 remains applicable to the amended project. Additionally, the amended site plan represents only minor changes from the 2018 approved site plan.

6 NYCRR Part 617 Section 617.7(e)(1) indicates that a lead agency may amend a negative declaration when "*substantive (i) changes are proposed for the project; or (ii) new information is discovered; or (iii) changes in circumstances related to the project arise; that were not previously considered and the lead agency determines that no significant adverse environmental impacts will occur*". However, the proposed changes are not considered substantial, no new information has been discovered, and no changes in circumstances have arisen; therefore, the original Negative Declaration would remain valid for the amended site plan.

## BACKGROUND

*2015 Concept Plan*

The Applicant, Pelton Partners, LLC, proposed to acquire the 2.46-acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street - North Clover Street Historic District (90NR00369). The building (USN #02740.000702) is designated as "listed" in the NYSOPRHP building survey for this district, and the NYSOPRHP survey record for 36 Clover Street states that contributing landscape features include the stone wall and stone gate posts that line the property. The City of Poughkeepsie Common Council designated 36 North Clover Street as a local landmark on July 29, 2010. The proposed renovations and construction project required site plan approval by the Planning Board, approval of area variances by the Zoning Board of Appeals, and a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units. The Pelton Manor development included a community garden and Carriage House that included tenant parking. An area for limited public access for passive recreation consistent with private use of the property was proposed. In addition to the proposed development, the Applicant proposed to make a monetary donation to the City toward the potential future creation of a "pocket park" with a fountain on the corner across Davies Place from the site, or for other recreational investment.

Three concept plans were considered as part of the original SEQR review. Concept Plan B showed 39 apartment units which included 33 two-bedroom units and 6 one-bedroom units. Since the plan was conceptual at that time, the number of bedrooms were anticipated to change slightly as the design was developed.

The proposed action for the purpose of SEQR included the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board; potential future construction of the pocket park; a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission; and area variances, including a parking variance, from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consisted of the project parcel plus the estimated 0.02-acre area of disturbance for the potential future construction of the pocket park. The potential future pocket park area was located on a 0.02-acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

*2018 Site Plan*

The site plan was refined in 2018, resulting in an increase in the number of dwelling units from 39 to 44, and a reduction in the number of bedrooms from 72 to 65. Other modifications included the addition of a gymnasium, 26 individual tenant storage facilities, bicycle storage, and a dog wash within a Carriage House, and the provision of 800 SF of meeting space within the Pelton Mansion, all for use by residents. The Carriage House was to contain two of the proposed studio apartments and two of the proposed one-bedroom apartments. The "viewing area" was relocated to an area between the River Building and the Pelton Manor. The "pocket park" was eliminated from the site plan, since the Conrail property was not available to the City for this use. However, the Applicant's pledge of $25,000 would continue to be honored and provided to the City of Poughkeepsie for future recreational investment.

On June 18, 2018, the City of Poughkeepsie Planning Board determined that the 2018 project was consistent with and within the thresholds of the 2015 EAF and the adopted negative declaration, and that an amended negative declaration was not required. The Planning Board also granted site plan approval on June 18, 2018. Required area variances were granted by the City of Poughkeepsie Zoning Board of Appeals on April 11, 2018.

## CURRENTLY PROPOSED PROJECT

The Applicant is now in front of the Planning Board for amended site plan review, and has made modifications to the site plan which include an increase in the number of dwelling units from 44 (in 2018) to 46 and a reduction in the number of bedrooms from 65 (in 2018) to 59. The Carriage House would now contain two studio apartments and four one-bedroom apartments.

Table 1 provides a comparison of the concept plan reviewed for the 2015 Neg Dec, the approved 2018 site plan, and the current amended site plan.

**Table 1: Comparison of 2015 Concept Plan, 2018 Approved Site Plan and Current Amended Site Plan**

| Parameter | Concept Plan Reviewed for 2015 SEQR Neg Dec | 2018 Approved Site Plan | Current Amended Site Plan | Change from 2015 Concept Plan and SEQR Neg Dec | Change from 2018 Approved Site Plan |
|---|---|---|---|---|---|
| Total # of apartments | 39 units | 44 units | 46 units | +7 units | +2 units |
| Loft/studio units | 0 units | 13 units | 14 units | +14 units | +1 unit |
| 1-bedroom units | 6 units | 10 units | 19 units | +13 units | +9 units |
| 2-bedroom units | 33 units | 21 units | 13 units | -20 units | -8 units |
| Total # of bedrooms | 72 bedrooms | 65 bedrooms | 59 bedrooms | -13 bedrooms | -6 bedrooms |
| Parking Spaces | 72 provided (75 required per zoning, 59 required with City contract) | 67 provided (69 required per zoning, 66 required with City contract) | 67 provided (69 required per zoning and per City contract) | 5 less provided spaces | no change |
| Carriage House | 10 spaces | 8 spaces plus gymnasium, individual storage, bicycle storage, and dog wash for resident use | same as 2018 site plan | Reduction of 2 spaces; addition of gymnasium, individual storage, bicycle storage, and dog wash for resident use | no change |
| Area of disturbance | 1.65 acres | 2.08 acres | same as 2018 site plan | increase of 0.43 acre | no change |

| Parameter | Concept Plan Reviewed for 2015 SEQR Neg Dec | 2018 Approved Site Plan | Current Amended Site Plan | Change from 2015 Concept Plan and SEQR Neg Dec | Change from 2018 Approved Site Plan |
|---|---|---|---|---|---|
| Impervious surface | 1.2 acres | 1.5 acres (includes 0.149 acre of porous pavement) | same as 2018 site plan | increase of 0.3 acre | no change |
| Minimum required lot area (based on 2,200 SF per efficiency or one-bedroom unit and 2,800 SF per two-bedroom unit) | 105,600 SF (parcel is 107,290 SF) | 109,400 SF (parcel is 107,290 SF); area variance granted by ZBA | 109,000 SF (parcel is 107,290 SF) | increase in required lot area of 3,400 SF; area variance of 3,800 SF granted in 2018 | decrease in required lot area of 400 SF |
| Use of Pelton Mansion | 5 dwelling units | 5 dwelling units and 800 SF of meeting space for residents | 6 dwelling units and 800 SF of meeting space for residents | provision of meeting space | +1 dwelling unit in Pelton Mansion |
| Potential Vest Park | $25,000 donation for potential vest park on 0.02-acre Conrail property | Vest Park eliminated since Conrail property is not available to the City for this use. Applicant's pledge of $25,000 will still be donated to the City. | same as 2018 site plan | no change (pledge will be donated to City for recreational investment) | no change (pledge will be donated to City for recreational investment) |
| Water usage/wastewater generation (110 gpd per bedroom) | 7,920 gpd | 7,150 gpd | 6,490 gpd | reduction of 1,430 gpd | reduction of 660 gpd |
| Traffic Generation (added to adjacent street) | 20 trips during weekday am peak and 24 trips during weekday pm peak (based on ITE Trip Generation 9th Edition) | 20 trips during the weekday am peak hour and 25 trips during the weekday pm peak hour (based on ITE Trip Generation 10th Edition) | 21 trips during the weekday am peak hour and 25 trips during the weekday pm peak hour | increase of 1 trip in am and 1 trip in pm | increase of 1 trip in the am and no change in pm |

As shown in Table 1, the amended site plan results in a slight increase of 2 dwelling units and a reduction in the number of bedrooms as compared to the 2018 approved site plan, and no change in disturbance area or impervious surface from 2018.

## 6 NYCRR PART 617 SECTION 617-7 CRITERIA

Per Section 617-7 of the SEQR regulations, the following criteria were used to determine that the 2015 proposed Pelton Manor project would not have a significant adverse impact on the environment. Each of these criteria was examined for the amended site plan. The previous reasoning is included below, along with an evaluation of the proposed modifications.

*(i) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.*

2015 Concept Plan:

The proposed development will not affect air quality. During construction, a small amount of dust may be generated as a result of vehicle movement on unpaved areas and disturbance of surface soils. Mitigation measures to avoid impacts on air quality during construction are principally designed to prevent blowing of dust off-site. The majority of soil dust emissions are expected to settle out within a few feet of the area of disturbance. Smaller dust particles may, however, become airborne for longer periods of time and, depending on wind velocity and turbulence, could be carried off-site. The following measures will be undertaken to avoid blowing of dust off-site:

- Placement of any removed topsoil into a topsoil storage area which would be seeded with quick cover vegetation to prevent erosion.
- Watering all exposed soil and rapidly stabilizing the regraded areas with topsoil, loam and/or seeding.
- Wetting of the roadways with water as needed.

The project site does not contain any State regulated wetlands or streams or NWI wetlands. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. The proposed project is not expected to adversely impact any wetlands or streams.

A Traffic Assessment was prepared which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted (Attachment C of the FEAF). Traffic generated by the proposed project is expected to be less than traffic generated by the former day nursery facility.

The existing Pelton Mansion is connected to municipal water and sewer service. The proposed project will also connect to municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Correspondence from the City of Poughkeepsie Commissioner of Public Works dated October 26, 2015, and Ed Steeprock, Project Manager of the City water plant operations dated October 28, 2015, indicate that the City has sufficient capacity to provide water and sewer service to the proposed project (Attachment B of FEAF). The City Water and Sewer Departments will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

The proposed project will result in a slight increase in solid waste generation at the site; however, the amount is expected to be insignificant and will not result in any adverse impacts to the Dutchess County Resource Recovery Agency's ability to handle the additional waste.

The Proposed Action requires a NYSDEC SPDES General Permit GP-0-15-002. The proposed project will comply with water quality standards and effluent discharge requirements established by NYSDEC with no significant impacts to surface or groundwater.

Current Amended Site Plan:

The determination regarding air quality, ground or surface water quality or quantity, or potential for erosion, flooding, leaching or drainage problems does not change as a result of the proposed modifications to the site plan, since the development area of the proposed project is similar to the 2015 concept plan and 2018 approved site plan, and there are no wetlands or streams on the project site.

The 2015 project was expected to generate 20 vehicle trip ends (vte's) during the weekday a.m. peak hour of adjacent street traffic and 24 vte's during the weekday p.m. peak hour of adjacent street traffic, based on the Traffic Assessment, which utilized the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The ITE Trip Generation, 9th Edition, estimated 0.51 vte's per dwelling unit per weekday a.m. peak hour of adjacent street traffic and 0.62 vte's per dwelling unit per weekday p.m. peak hour of adjacent street traffic for Land Use Code 220, Apartment.

A Land Use Code for general "apartment" no longer exists in the 10th Edition of the ITE Trip Generation. Land Use Code 220 for "Multifamily Housing Low-Rise" in the 10th Edition estimates 0.46 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 0.56 vehicle trips during the weekday p.m. peak hour of adjacent street traffic, which is slightly lower than the previous estimates for "Apartment". Traffic anticipated for 46 dwelling units is 21 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 25 vehicle trips during the weekday p.m. peak hour of adjacent street traffic, which is similar to the 2015 estimates and to the 2018 site plan estimated traffic generation of 20 vehicle trips during the weekday a.m. peak hour of adjacent street traffic and 25 vehicle trips during the weekday p.m. peak hour of adjacent street traffic. Traffic generation continues to be significantly less than that of the former day nursery use.

The amended site plan results in a further reduction in the number of bedrooms, and thus, number of residents, as compared to the 2015 concept plan and 2018 approved site plan; therefore, it is anticipated that water usage, wastewater generation, and solid waste generation will be reduced from that of the 2015 project (the FEAF does not require an analysis of solid waste generation for residential projects).

The proposed project requires a NYSDEC SPDES General Permit GP-0-15-002, and will comply with water quality standards and effluent discharge requirements established by NYSDEC, with no significant impacts to surface or groundwater.

Therefore, the proposed amended site plan will not affect the project's previous determination, and will not result in any adverse impacts.

*(ii) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.*

2015 Concept Plan:

The project site consists of lawn and landscaped areas with scattered mature trees, including Linden, Red Maple, Norway Maple, Sugar Maple, and one Coffee tree. The project has been designed to preserve mature trees along Davies Place on the west side of the site that are determined to be healthy by a certified arborist. Although some trees will need to be removed for the proposed construction, the site plan will include significant new landscaping with tree species similar in variety to existing trees on the site and in the neighborhood, resulting in a net gain of trees. Detailed landscaping plans will be developed during the site plan approval process.

According to the NYSDEC Environmental Resource Mapper, there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is considered a Significant Natural Community, a tidal river. According to the US Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for two endangered and one threatened species in the vicinity of the project site. The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. The project site is located in an urban area, and most of the proposed development is in previously disturbed areas. The project site is located approximately 1,000 feet from the Hudson River, so no impacts to the Tidal River Significant Natural Community are anticipated. The project will include the removal of some trees; however, all tree clearing will occur between November 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite.

Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the proposed project.

Current Amended Site Plan:

The current USFWS IPaC Resource List for the project area indicates no change in the species of concern that are known to occur in the vicinity of the site. The proposed modifications are minor. An evaluation of the existing trees on the site indicate that there are 33 trees on the site, only 5 of which are in good condition. Twenty-four (24) of these trees are noted to be in a state of decline, and 6 are in very poor condition. Twenty-three (23) of the trees are invasive species.

The amended site plan continues to require the removal of 28 trees which are either in a state of decline or poor condition, or are located in areas that require regrading for new buildings, parking lots, sidewalks, and stormwater structures. Trees to be removed include 5 trees that were determined to be in very poor, structurally dangerous condition, 21 trees that are in a state of decline, and 2 trees that are in good condition. Seven (7) trees will be preserved, including 3 of which are in good condition, 3 in a state of decline, and 1 that is in very poor condition. New landscaping will be added to replace the overgrown ground cover and shrubs that currently exist throughout the site. All new trees and shrubs will be native species that are well-suited for a dry rock site. Ground cover plantings will be species that are adaptable to the sloping conditions that exist on the property. Tree removal will occur between November 1st and March 31st to ensure no

potential take of the Indiana Bat or Northern Long-Eared Bat. Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the project with the proposed modifications.

*(iii) The impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part.*

There are no designated Critical Environmental Areas in the vicinity of the project site.

*(iv) The creation of a material conflict with a community's current plans or goals as officially approved or adopted.*

2015 Concept Plan:

The project site is located in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district and with the City's maximum density per Section 19-3.15(4)(c). The number of parking spaces proposed does not meet the City's required parking per Section 19-4.3(11) of the City of Poughkeepsie Zoning Code. The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required. The central location of the Pelton Manor project is conducive to pedestrian and transit-oriented travel, with City bus and railroad transportation available and parks and the Walkway Over the Hudson within walking distance. The adjacent parcel to the west is part of the Conrail parcel which contains the Poughkeepsie Railroad Station with Metro North and Amtrak service. The City of Poughkeepsie "Main Street" and "Special" bus routes pass by the site along Davies Place, and the "Shoppers Special" bus route is only a block away. Thus, it is anticipated that many of the future residents of the project will utilize public transportation or walk to nearby destinations. The reduction in the number of parking spaces on the site allows for an increase in the amount of green space.

The project is located in close proximity to the City's new Waterfront Transit Oriented District (WTOD), which is located approximately 200 feet west of the site. The purpose of this district is to "*encourage a pedestrian-friendly, urban mix of public, recreational, residential, and compatible commercial uses within walking distance of waterfront parks, the Walkway Over the Hudson elevator, and the Railroad Station.*" The proposed residential development is ideally located to support this goal, and the project includes features to promote walking and bicycling such as sidewalks, bicycle racks, and an area in the northwest corner of the site for limited public access for passive recreation which will contain an overlook with benches for public use. The Applicant also proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site or toward improvements at other City parks, which is consistent with the new district's streetscape standards and site standards. The WTOD site standards also recommend the adaptive reuse of existing buildings, with which the project is also consistent. The parking standard for a residential dwelling in the WTOD is only 0.5 space per dwelling unit, which is less than the 1.5 spaces per dwelling unit provided on the proposed concept plan.

The City of Poughkeepsie Comprehensive Plan adopted in 1998 does not provide specific recommendations for the project site, other than recommending "*a downtown core surrounded by*

*professional offices, neighborhood commercial uses, and a mix of office and residential uses surrounding the linear Main Street corridor*". The proposed project is consistent with this recommendation.

According to the City of Poughkeepsie Local Waterfront Revitalization Plan (LWRP), the project site is not located within the designated Coastal Zone. The proposed project is consistent with the coastal policies listed in the LWRP.

Therefore, the proposed project is consistent with the City's current plans and goals.

Current Amended Site Plan:

The amended site plan results in an increase in the number of dwelling units from 39 to 46, which represents an increase of 7 dwelling units over the 2015 concept plan and increase of 2 dwelling units over the 2018 approved site plan. The amended site plan results in a reduction in the total number of bedrooms from 72 to 59, which represents a reduction of 13 bedrooms compared to the 2015 concept plan and a reduction of 6 bedrooms from the 2018 approved site plan. The following table provides the minimum required lot area in the R-4 zoning district based on the new total number of dwelling units and the proposed mix of units. The minimum required lot area for the amended site plan is increased from 105,600 SF to 109,000 SF, which is slightly less than the minimum required lot area of 109,400 SF for the 2018 approved site plan.

| **Residential Units** | **Minimum Required Lot Area in R-4 District** |
|---|---|
| Efficiency and one-bedroom units (33) | 2,200 SF per unit = 72,600 SF |
| Two-bedroom units (13) | 2,800 SF per unit = 36,400 SF |
| Total required lot area | 109,000 SF |
| Total lot area of parcel | 107,290 SF |

The 2018 approved site plan required a minimum lot area of 109,400 SF. An area variance to allow a lot area that is 2,110 SF less than the minimum required lot area was granted by the City of Poughkeepsie Zoning Board of Appeals in 2018. The amended site plan slightly reduces the minimum required lot area; thus, the previously granted area variance is sufficient for the amended project.

The amended site plan with 14 loft/studio apartments, 19 one-bedroom apartments, and 13 two-bedroom apartments would require 69 parking spaces, based on Section 19-4.3(11) of the zoning regulations. The purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units, which would also result in 69 required parking spaces. The current amended site plan provides 67 parking spaces, which is less than the required number of parking spaces, similar to the 2015 concept plan and 2018 approved site plan. An area variance was granted by the City of Poughkeepsie Zoning Board of Appeals on April 11, 2018, to allow 67 spaces, when 70 spaces were required for the 2018 approved site plan. Thus, the area variance granted in 2018 is sufficient for the current amended site plan

Additional area variances were granted on April 11, 2018, from the minimum required side yard of 15 feet, to allow the approved Carriage House building to be located 8' 8 ¾" from the eastern property line, and 10' 7 7/8" from the southern property line. The current amended site plan does not result in any change to these setbacks.

The amended site plan continues to provide an area for limited public access for passive recreation which will contain an overlook with benches for public use. The "pocket park" was eliminated from the 2018 approved site plan since the Conrail property is not available to the City for this use. However, the Applicant's pledge of $25,000 will continue to be honored and provided to the City of Poughkeepsie for future recreational investment.

The amended site plan continues to be consistent with the City's current plans and goals.

*(v) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.*

2015 Concept Plan:

The project parcel contains the Pelton Mansion, AKA Hill House, which was originally constructed in 1859 and is in the National Register listed Mill Street-North Clover Street Historic District (Listing 90NR00369), and the project site is within a known archeologically sensitive area. The Applicant is determining whether the site is located within a City of Poughkeepsie created historic district. If the site is determined to be located within a City-created historic district, a Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey (Attachment D of the FEAF) indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A finds that no National Register eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Pelton Mansion (also known as the Hill House and former Poughkeepsie Day Nursery) was prepared by Hudson Valley Cultural Resource Consultants, Ltd (HVCRC). This Assessment finds that the proposed undertaking, including the renovations to the Pelton Mansion, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor project. The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments (including the revised concept plan) were provided to the Common Council on December 7, 2015 as a supplement to the SEQR documentation. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has

no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and windows;
9. Removal of the existing shutters (note: current project would include repair or replacement of existing shutters);
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the new buildings will be compatible with the Pelton Mansion building and other existing buildings in the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding

neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources or neighborhood character.

Current Amended Site Plan:

The City of Poughkeepsie Common Council designated the 36 Clover Street property as a local historic site on July 29, 2010. A Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. The contract of sale does not include a façade easement; however, the exterior of the Pelton Mansion building will be restored in a historically appropriate manner and maintained in the future as discussed above. The Applicant will continue to consult with NYSOPRHP as appropriate, and architectural plans will be reviewed and approved by the City of Poughkeepsie. Therefore, the amended site plan will not adversely impact any architectural or aesthetic resources or neighborhood character.

*(vi) A major change in the use of either the quantity or type of energy.*

2015 Concept Plan:

The proposed action will not result in a major change in the quantity or type of energy used. The proposed new buildings will be designed with new and green technology. Water fixtures will be installed with modern water-saving features, and existing windows will be replaced with new energy efficient, design-compatible windows. A temporary increase in energy usage may occur as a result of the operation of construction equipment.

Current Amended Site Plan:

The current amended site plan results in an increase of seven apartment units and a reduction of 13 bedrooms as compared to the 2015 concept plan, and an increase of 2 dwelling units but a further reduction of 6 bedrooms as compared to the 2018 approved site plan. This reduction in the number of bedrooms is expected to result in fewer anticipated residents. Therefore, the proposed project is likely to result in a decrease in energy usage over the 2015 concept plan and 2018 approved site plan.

*(vii) The creation of a hazard to human health.*

2015 Concept Plan:

The proposed action will not create any hazards to human health. Correspondence from Ronald Knapp, City of Poughkeepsie Police Chief, dated October 23, 2015, indicates that he finds no concerns regarding this project having a negative impact on the operations of the Police Department, and that the Police Department has the capacity to support the advancement of the proposed development plan. Correspondence from Mark Johnson, Chief of the City of Poughkeepsie Fire Department, indicates that he has been involved in the review of the proposed project from the initial stages, and it is his opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of the project as proposed. This correspondence is provided as Attachment B of the FEAF. The City Fire Department and Police Department will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

Current Amended Site Plan:

The City Police Department and Fire Department were given the opportunity to review and comment on the 2018 site plan prior to approval. The proposed modifications to the approved site plan are minor and will not result in any hazards to human health, and will not affect the ability of the City Police Department or Fire Department to provide services and protection to the site.

*(viii) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.*

2015 Concept Plan:

The proposed action will change the current use of the property from a former day nursery to apartments, which are a permitted use in the R-4 zoning district. The adoption of new legislation by New York State (Bill S5812A) authorizes the City of Poughkeepsie to discontinue the use of certain lands as parklands, including the Pelton Mansion site, and to sell and convey such lands to a private entity for a public benefit and economic development, with the dedication of an amount equal to or greater than the fair market value of the property for the acquisition of additional parklands and/or for capital improvements to existing park and recreational facilities. The proposed project includes an area in the northwest corner of the site for limited public access for passive recreation consistent with private use of the property which includes an overlook with benches for public use. Rules related to time of use and conduct will be determined during the site plan approval process. Additionally, as part of the proposed project, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner

across Davies Place from the site or for improvements at an existing City park. There are no agricultural uses in the vicinity of the project site.

Therefore, the proposed project will not have a significant adverse effect on land use, open space, or recreational resources.

Current Amended Site Plan:

The amended site plan does not change the proposed use of the site, and continues to provide an area for limited public access for passive recreation which will contain an overlook with benches for public use. The 2018 approved site plan eliminated the "pocket park", since the Conrail property is not available to the City for this use. However, the Applicant's pledge of $25,000 will continue to be honored and provided to the City of Poughkeepsie for future recreational investment. The amended site plan continues to include the provision of a gymnasium within the Carriage House structure for use by residents, which represents a positive impact on recreational resources. Thus, the amended site plan will not negatively affect land use, open space, or recreational resources.

*(ix) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.*

2015 Concept Plan:

The proposed action will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

Current Amended Site Plan:

The site plan with the proposed modifications will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

*(x) The creation of a material demand for other actions that would result in one of the above consequences.*

2015 Concept Plan:

The proposed action will not result in a material demand for other actions.

Current Amended Site Plan:

The site plan with the proposed modifications will not result in a material demand for other actions.

*(xi) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.*

2015 Concept Plan:

The proposed action will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

Current Amended Site Plan:

The site plan with the proposed modifications will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

*(xii) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.*

2015 Concept Plan:

There are no other actions being undertaken that are related to the proposed action.

Current Amended Site Plan:

There are no other actions being undertaken that are related to the proposed action.

## CONCLUSION

The October 14, 2015, plan on which the December 21, 2015, Negative Declaration was based was conceptual and was anticipated to change slightly as the design of the project was developed. The current amended site plan dated June 25, 2019, was reviewed and compared to the 2015 FEAF, Negative Declaration, and concept plan. Chazen concludes that the current amended site plan is consistent with and within the thresholds of the 2015 FEAF and Negative Declaration, and that an amended negative declaration is not required, in accordance with 6 NYCRR Part 617 Section 617.7(e)(1).

*Full Environmental Assessment Form*

# PELTON MANOR

## 36 North Clover Street

City of Poughkeepsie

Duchess County, New York

October 30, 2015
Revised December 14, 2015

THE Chazen COMPANIES®
*Proud to be Employee Owned*

Engineers
Land Surveyors
Planners
Environmental Professionals
Landscape Architects

Prepared for:
Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

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*Full Environmental Assessment Form*

# PELTON MANOR

## 36 North Clover Street

## City of Poughkeepsie

## Duchess County, New York

October 30, 2015
Revised December 14, 2015

THE Chazen COMPANIES®
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Engineers
Land Surveyors
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Prepared by:

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*(518) 812-0513*

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# PROJECT DESCRIPTION

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*

## PROJECT DESCRIPTION

The Applicant, Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street-North Clover Street Historic District. The 36 North Clover Street property was designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. An area for limited public access for passive recreation consistent with private use of the property will be provided. In addition to the proposed development, the Applicant proposes to make a donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site. The Applicant will seek financial assistance from the City of Poughkeepsie Industrial Development Agency (IDA).

Three concept plans are provided in Attachment A. Concept Plan A shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 1,500 SF of non-profit/government space. In the event that a non-profit or governmental agency is not available for occupancy, Concept Plan B shows 39 apartment units (33 two-bedroom and 6 one-bedroom) with no non-profit/governmental space. Concept Plan C shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 4,500 SF of non-profit/government space (entire Pelton Mansion). Since the plan is conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Based on a review by the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP), a fourth plan has been developed. At the recommendation of NYSOPRHP, the new buildings have been relocated along the western edge of the site in adjusted locations and sizes. The two structures adjacent to the Pelton Mansion house are reduced in size to be smaller than the two buildings facing Dongan Park. The southernmost building facing Davies Place has been relocated to allow greater visibility of the Pelton Mansion when viewing from this structure from the south, and so more specimen trees can remain intact. The multifamily building on the north side of the manor house has also been reduced in size to allow the public sitting area to be larger.

The proposed action for the purpose of this Full Environmental Assessment Form (FEAF) includes the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board for the proposed Pelton Manor residential development with potential non-profit/governmental agency space; potential future construction of the pocket park; Certificate of Appropriateness from the City of Poughkeepsie Historic District and Landmark Preservation Commission, and a parking variance from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consists of the 2.45 acre project parcel plus the 0.02 acre area of disturbance for the potential future construction of the pocket park, for a total of 2.47 acres. The project parcel is identified as 131300-6062-75-837228 on the City of Poughkeepsie Tax Map. The potential future pocket park area is located on a 0.02 acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

The project area is situated in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district. The following table shows the project's compliance with the City's maximum density per Section 19-3.15(4)(c).

| Residential Units | Minimum Required Lot Area in R-4 District |
|---|---|
| One-bedroom units (6) | 2,200 SF per unit = 13,200 SF |
| Two-bedroom units (33) | 2,800 SF per unit = 92,400 SF |
| Total required lot area | 105,600 SF |
| Total lot area of parcel | 106,722 SF |

According to Section 19-4.3(11) of the City of Poughkeepsie Zoning Code, a multifamily use requires 1.5 parking spaces for each one-bedroom apartment, and 2.0 spaces for each two-bedroom apartment, plus an additional 10% of the total required spaces for visitor parking. Required parking for an office use is 1 space per 300 SF of gross floor area. Therefore, required parking for Concept Plan Option A is 86 spaces (72 are provided), required parking for Concept Plan Option B is 83 spaces (72 are provided), and required parking for Concept Plan Option C is 96 spaces (78 are provided). The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required.

The site is served by municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Calculations for water usage/wastewater generation are provided in the Endnotes section of this document. Correspondence from the City of Poughkeepsie DPW indicates that the City has adequate capacity to provide water and sewer service to the site (Attachment B).

The proposed project is expected to result in a slight reduction in traffic generation as compared to the former use of the site as a day nursery. A Traffic Assessment was performed for the project (Attachment C) which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted.

The FEAF was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. Endnotes are provided for certain responses to provide clarification of or reference used for the response.

# FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) WITH ENDNOTES

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

**A. Project and Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project:<br>Pelton Manor | | |
| Project Location (describe, and attach a general location map):<br>36 North Clover Street, City of Poughkeepsie, Dutchess County, NY; Tax Parcel Number 131300-6062-75-837228 (Refer to Figures 1 and 2). | | |
| Brief Description of Proposed Action (include purpose or need):<br>Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsi Mill Street-North Clover Street Historic District. The 36 North Clover Street property was designated as a local historic site by the City of Poughkeepsie in 2010. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential occupancy by a non-profit or governmental agency. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. An area for limited public access for passive recreation consistent with private use of the property will be provided. The Applicant proposes to make a donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site. Three concept plans are provided in Attachment A. Concept Plan A shows 38 apartment units and 1,500 SF of non-profit/government space; Concept Plan B shows 39 apartment units with no non-profit/space; and Concept Plan C shows 38 apartments and 4,500 SF of non-profit/government space (entire Pelton Mansion). A fourth concept plan was developed in response to NYSOPRHP comments. | | |
| Name of Applicant/Sponsor:<br>Pelton Partners, LLC (Steven Tinkleman) | Telephone: 845-473-0200<br>E-Mail: tink@tinkarch.com | |
| Address: 25 Van Wagner Road | | |
| City/PO: Poughkeepsie | State: NY | Zip Code: 12603 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Same as Applicant | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):<br>City of Poughkeepsie (Mayor John C. Tkazyik) | Telephone: 845-451-4073<br>E-Mail: mayor@cityofpoughkeepsie.com | |
| Address:<br>PO Box 300 | | |
| City/PO: Poughkeepsie | State: NY | Zip Code: 12602 |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No | City Council approval of property sale | Oct 2015 |
| b. City, Town or Village Planning Board or Commission ☑Yes ☐No | Planning Board (Site Plan Approval, tree removal permit) | To be determined |
| c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No | ZBA (parking variance) | To be determined |
| d. Other local agencies ☑Yes ☐No | City IDA (financial assistance); City Historic District and Landmarks Preservation Commission | To be determined (Certificate of Appropriateness) |
| e. County agencies ☑Yes ☐No | Potential DCDOH (water/sewer connection); DC Dept of Planning & Development (239m review) | To be determined |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYSDEC GP-0-15-002 SPDES General Permit; potential NYSDOS Coastal Consistency review | To be determined |
| h. Federal agencies ☐Yes ☑No | | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Medium High-Density Residential (R-4)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site? Refer to correspondence from City Police Dept in Attachment B.
City of Poughkeepsie Police Department with support from Dutchess County Sheriff Law Enforcement Division and NYS Police

c. Which fire protection and emergency medical services serve the project site? Refer to correspondence from City Fire Dept in Attachment B.
City of Poughkeepsie Fire Department (North Clover Street Station)

d. What parks serve the project site?
Dongan Park, Waryus Park, Kaal Rock Park, Eastman Park, College Hill Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and potential non-profit/governmental agency

b. a. Total acreage of the site of the proposed action? 2.45 acres plus 0.02 acre portion of adjacent parcel to west for future potential pocket park
b. Total acreage to be physically disturbed? 1.65 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.45 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☐ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 12 months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | _____ | _____ | _____ | 39 maximum per concept plans |
| At completion of all phases | _____ | _____ | _____ | 39 maximum per concept plans |

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

(Project includes restoration of the exterior of the existing Pelton Mansion building, all or a portion of which may be used for non-profit/governmental space).

*i.* Total number of structures _____

*ii.* Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

*iii.* Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

_____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

*i* .What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

*v.* What is the total area to be dredged or excavated? _____acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

*iii.* Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

*iv.* Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

*v.* Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

*i.* Total anticipated water usage/demand per day: 7,920+/- gallons/day (Refer to Endnote 1.)

*ii.* Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? Refer to correspondence in Attachment B. ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

*v.* If a public water supply will not be used, describe plans to provide water supply for the project:

*vi.* If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

*i.* Total anticipated liquid waste generation per day: 7,920+/- gallons/day (Refer to Endnote 1.)

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary sewage

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie WWTP
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.2+/- acres (impervious surface)

_____ Square feet or 2.45 acres (parcel size) plus 0.02 acre portion of adjacent parcel to west for future potential pocket park.

*ii.* Describe types of new point sources. Stormwater runoff from new impervious surfaces.

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be handled in accordance with the required Stormwater Pollution Prevention Plan (SWPPP) and will be directed to the City of Poughkeepsie municipal stormwater system .

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

*iv.* Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

*ii.* In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? (Refer to Endnote 2.) ☐Yes ☑No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of semi-trailer truck trips/day: _____

*iii.* Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

*iv.* Does the proposed action include any shared use parking? ☐Yes ☐No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

To be determined

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric Corporation

*iii.* Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

Residential portion = 24 hours

*i.* During Construction:

- Monday - Friday: Maximum 6:30 AM to 9:00 PM
- Saturday: Maximum 6:30 AM to 9:00 PM
- Sunday: NA
- Holidays: NA

*ii.* During Operations: Potential non-profit/governmental portion:

- Monday - Friday: approx. 8:00 am to 6:00 pm
- Saturday: approx. 8:00 am to 6:00 pm
- Sunday: NA
- Holidays: NA

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

*i.* Provide details including sources, time of day and duration:

The proposed construction activities may result in temporary noise that exceeds local ambient noise levels. These activities will be limited to the hours of 6:30 AM to 9:00 PM in accordance with City of Poughkeepsie Code Chapter 13.5, Noise.

*ii.* Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

To be determined. All outdoor lighting will be designed to preclude the diffusion of glare onto adjoining properties and streets.

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

_____

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? NA (Refer to Endnote 3.) ☐ Yes ☐ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

## E. Site and Setting of Proposed Action

### E.1. Land uses on and surrounding the project site

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site. Refer to Figure 3.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Railroad, community services, religious

*ii.* If mix of uses, generally describe:

Residential, Poughkeepsie Railroad Station, playground, Fire Department, commercial (restaurant, small businesses, auto body), office, religious

b. Land uses and covertypes on the project site. (2.45 acre Pelton Manor site plus 0.02 acre potential future pocket park site)

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.43+/- | 1.20+/- acres | +0.77+/- |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: lawn/landscaped area with scattered trees | 2.04+/- | 1.27+/- | -0.77+/- |

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

*i.* Identify Facilities:

Senior residence, Cunneen Hacket Cultural Center, St Joseph's Rehab Center, Childrens' Museum, Astor Home for Children

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☑ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures:_____

NA

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): C314070, 314071, 546031, C314081

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

C314070 = Central Hudson (Pok MGP) on Water Street - Classification of "A"; 314071 = Central Hudson (Pok MGP) on Bayeaux St - Classification of "C"; 546031 = Hudson River PCB Sediments - Classification of "02"; C314081 = AC Dutton Lumber Yard on Dutchess Ave - Classification = "C".

*v.* Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site** Refer to Figure 4 and Endnote 4.

a. What is the average depth to bedrock on the project site? 1.6 to >6 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

c. Predominant soil type(s) present on project site:

| | |
|---|---|
| Dutchess-Cardigan-Urban land (DxB) | 95 % |
| Urban land (Ur) | 5 % |
| | % |

d. What is the average depth to the water table on the project site? Average: >6 feet

e. Drainage status of project site soils:

| | | |
|---|---|---|
| ☑ | Well Drained: | 100 % of site |
| ☐ | Moderately Well Drained: | % of site |
| ☐ | Poorly Drained | % of site |

f. Approximate proportion of proposed action site with slopes:

| | | |
|---|---|---|
| ☑ | 0-10%: | 80 % of site |
| ☑ | 10-15%: | 10 % of site |
| ☑ | 15% or greater: | 10 % of site |

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? Refer to Figure 5 and Endnote 5. ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Fallkill Creek located across Dongan Pl to north (H-114) Classification C
- Lakes or Ponds: Name NA Classification NA
- Wetlands: Name NA Approximate Size NA
- Wetland No. (if regulated by DEC) NA

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
common urban species _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
*i.* Describe the habitat/community (composition, function, and basis for designation): _____
_____
*ii.* Source(s) of description or evaluation: _____
*iii.* Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Refer to Figure 6 and Endnote 6.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
*i.* If Yes: acreage(s) on project site? _____
*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
*i.* CEA name: _____
*ii.* Basis for designation: _____
*iii.* Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Refer to Figure 7 and Endnote 7. ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

*ii.* Name: Union Street Historic District, Mill Street-North Clover Street Historic District (Boundary Increase), Church of the (Holy Comforter, Poughkeepsie Railroad Station, Pelton Mill, Old St. Peter's Roman Catholic Church and Rectory.

*iii.* Brief description of attributes on which listing is based: various

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Refer to Figure 7 and Endnote 7. ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes: Refer to Figure 7 and Endnote 7.

*i.* Describe possible resource(s):

*ii.* Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: Refer to Figure 8.

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): various

*iii.* Distance between project and resource: 0 miles. Site is in Mill Street-North Clover Street Historic District.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation:

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

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

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

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Pelton Partners, LLC Date December 14, 2015

Signature Title

PRINT FORM




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




| | |
|---|---|
| B.i.i [Coastal or Waterfront Area] | Yes |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | C314070, 314071, 546031, C314081 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | Yes |

| | |
|---|---|
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National Register of Historic Places] | Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook. |
| E.3.e.ii [National Register of Historic Places - Name] | Union Street Historic District, Mill Street-North Clover Street Historic District (Boundary Increase), Church of the Holy Comforter, Poughkeepsie Railroad Station, Pelton Mill, Old St. Peter's Roman Catholic Church and Rectory |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |

**ENDNOTES**

1. Water Usage/Wastewater Generation

According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems,* March 2014, an apartment results in 110 gallons per day (gpd) per bedroom, an office use results in 15 gpd per employee, and a day care facility results in 20 gpd per child plus 15 gpd per employee per shift.

The following table show the water usage/wastewater calculations for each of Concept Plans A, B, and C.

| USE | PROPOSED | WATER USAGE/WASTEWATER GENERATION RATE | TOTAL |
|---|---|---|---|
| **Concept Plan A:** | | | |
| Apartments 1-BR | 6 (6 bedrooms) | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 32 (64 bedrooms) | 110 gpd per bedroom | 7,040 gpd |
| Non-Profit/Governmental Space in former Pelton Mansion | 1,500 SF; 3± employees (1 shift) | 15 gpd per employee per shift | 45 gpd |
| TOTAL for Concept Plan A: | | | 7,745 gpd |
| **Concept Plan B:** | | | |
| Apartments 1-BR | 6 (6 bedrooms) | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 33 (66 bedrooms) | 110 gpd per bedroom | 7,260 gpd |
| Non-Profit/Governmental Space in former Pelton Mansion | 0 | NA | 0 gpd |
| TOTAL for Concept Plan B: | | | 7,920 gpd |
| **Concept Plan C:** | | | |
| Apartments 1-BR | 6 (6 bedrooms | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 32 (64 bedrooms) | 110 gpd per bedroom | 7,040 gpd |
| Non-Profit/Governmental Space in former Pelton Mansion | 4,500 SF; 9± employees (1 shift) | 15 gpd per employee per shift | 135 gpd |
| TOTAL for Concept Plan C: | | | 7,835 gpd |

Concept Plan B would result in the most water usage/wastewater generation at 7,920 gpd. Since the plans are conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Assuming approximately 15 children and two employees, the former day care facility would be expected to result in 330 gpd water usage and wastewater generation.

Therefore, the proposed project may result in an increase of up to 7,590 gpd water usage and wastewater generation based on the proposed concept plans.

2. Traffic Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, 2012, estimates 0.51 vehicle trip ends (vte's) per dwelling unit per weekday a.m. peak hour of adjacent street traffic and 0.62 vte's per dwelling unit per weekday p.m. peak hour of adjacent street traffic for Land Use Code 220, *Apartment*, and 1.56 vte's per 1,000 SF per weekday a.m. peak hour of adjacent street traffic and 1.49 vte's per 1,000 SF per weekday p.m. peak hour of adjacent street traffic for Land Use Code 710, *General Office Building*. The following table provides the ITE trip generation for each of the three concept plans.

| USES | PROPOSED | TRIP GENERATION AM PEAK HOUR OF ADJACENT STREET TRAFFIC | TRIP GENERATION PM PEAK HOUR OF ADJACENT STREET TRAFFIC |
|---|---|---|---|
| **Concept Plan A:** | | | |
| Apartments | 38 | 19.38 | 23.56 |
| Non-Profit/Governmental Space in former Pelton Mansion | 1,500 SF | 2.34 | 2.24 |
| TOTAL for Concept Plan A: | | 21.72 | 25.80 |
| **Concept Plan B:** | | | |
| Apartments | 39 | 19.89 | 24.18 |
| Non-Profit/Governmental Space in former Pelton Mansion | 0 | 0.00 | 0.00 |
| TOTAL for Concept Plan B: | | 19.89 | 24.18 |
| **Concept Plan C:** | | | |
| Apartments | 38 | 19.38 | 23.56 |
| Non-Profit/Governmental Space in former Pelton Mansion | 4,500 SF | 7.02 | 6.71 |
| TOTAL for Concept Plan C: | | 26.40 | 30.27 |

Concept Plan C results in the highest traffic generation of the three concept plans at 26 trips during the weekday a.m. peak hour of adjacent street traffic and 30 trips during the weekday p.m. peak hour of adjacent street traffic.

The 2.45 acre site contains a 4,500 SF former day care facility. According to the ITE Trip Generation Report, Land Use Code 565, a *Day Care Center* generates an estimated 12.18 vte's per 1,000 SF gross floor area per weekday a.m. peak hour of adjacent street traffic and 12.34 vte's per 1,000 SF gross floor area per weekday p.m. peak hour of adjacent street traffic, which results in 55± vte's per weekday a.m. peak hour of adjacent street traffic and 56 vte's per weekday p.m. peak hour of adjacent street traffic for the former day care facility.

Therefore, the proposed project may result in a slight reduction in traffic generation at the site of 29± vte's during the a.m. peak hour and 26± vte's during the p.m. peak hour as compared to the former use of the site as a day care facility.

A Traffic Assessment was prepared and is included as Attachment C. This Assessment finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted.

3. The proposed apartments and potential non-profit/governmental space will generate a small amount of solid waste. However, this project is not a commercial or industrial project; therefore, question D.2.r. is not applicable to the project.

4. Soils

According to available Geographic Information Systems (GIS) information (Figure 4) and the USDA Natural Resources Conservation Service website (http://efotg.sc.egov.usda.gov/treemenuFS.aspx), the site contains the Dutchess-Cardigan-Urban land complex (DxB) and Urban land (Ur) soil types. The following table provides the soil characteristics for these soil types.

| SOIL SYMBOL | SOIL TYPE | SLOPES | DRAINAGE | DEPTH TO WATER TABLE (FT) | DEPTH TO BEDROCK (INCHES) |
|---|---|---|---|---|---|
| DxB | Dutchess-Cardigan-Urban Land complex, undulating, rocky | 1 to 6% | | | |
| | Dutchess (25%) | | well | >6 | >60 |
| | Cardigan (25%) | | well | >6 | 20 to 40 |
| | Urban Land (25%) | | well | >2 | >10 |
| Ur | Urban Land | 0 to 8% | well | >2 | >10 |

Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for this portion of the site. These areas are considered to be well drained since stormwater drainage from these areas is controlled.

5. Wetlands and Surface Waters

According to NYSDEC EAF Mapper and Environmental Resource Mapper (http://www.dec.ny.gov/imsmaps/ERM/viewer.htm), the site does not contain any State regulated wetlands or streams. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. According to National Wetland Inventory information available through GIS, the property does not contain nor is contiguous to a NWI wetland. Please refer to Figure 5, *Wetland and Stream Map*, and Figure 6, *NYSDEC Environmental Resource Map*.

6. Endangered, Threatened, and/or Rare Species and Significant Natural Communities

According to the NYSDEC Environmental Resource Mapper (Figure 6), there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is considered a Significant Natural Community, a tidal river. According to the US

Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for the following species on or in the vicinity of the project site: Dwarf wedgemussel (endangered), Indiana bat (endangered), and Northern long-eared bat (threatened). The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. It is recommended that tree clearing occur between October 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite. If any clearing is proposed outside of this range, additional consultation with USFWS and NYSDEC may be required.

7. Cultural/Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project parcel contains the Pelton Mansion, AKA Hill House, which is in the Mill Street-North Clover Street Historic District and was constructed in 1859. The 36 North Clover Street property was also designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010; therefore, the proposed renovations and construction will require a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The CRIS mapping indicates that the project site is within a known archeologically sensitive area. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey were conducted by Hudson Valley Cultural Resource Consultants, Ltd. (HVCRC) and are provided as Attachment D.

The Phase 1A report indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A lists numerous National Register eligible properties in the vicinity of the project area, and finds that none of these eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Hill House, which evaluates the structure using the National Register Evaluation Criteria for historic significance, was conducted by the HVCRC (Appendix A of the HVCRC's report). This Assessment finds that the proposed undertaking, including the renovations to the Hill House, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor Project.

The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments, including the revised concept

plan, were provided to the Common Council on December 7, 2015. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House (Pelton Manor) in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and modification of the window types and locations;
9. Removal of the existing shutters;
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the new buildings will be compatible with the Pelton Mansion building and other existing buildings in

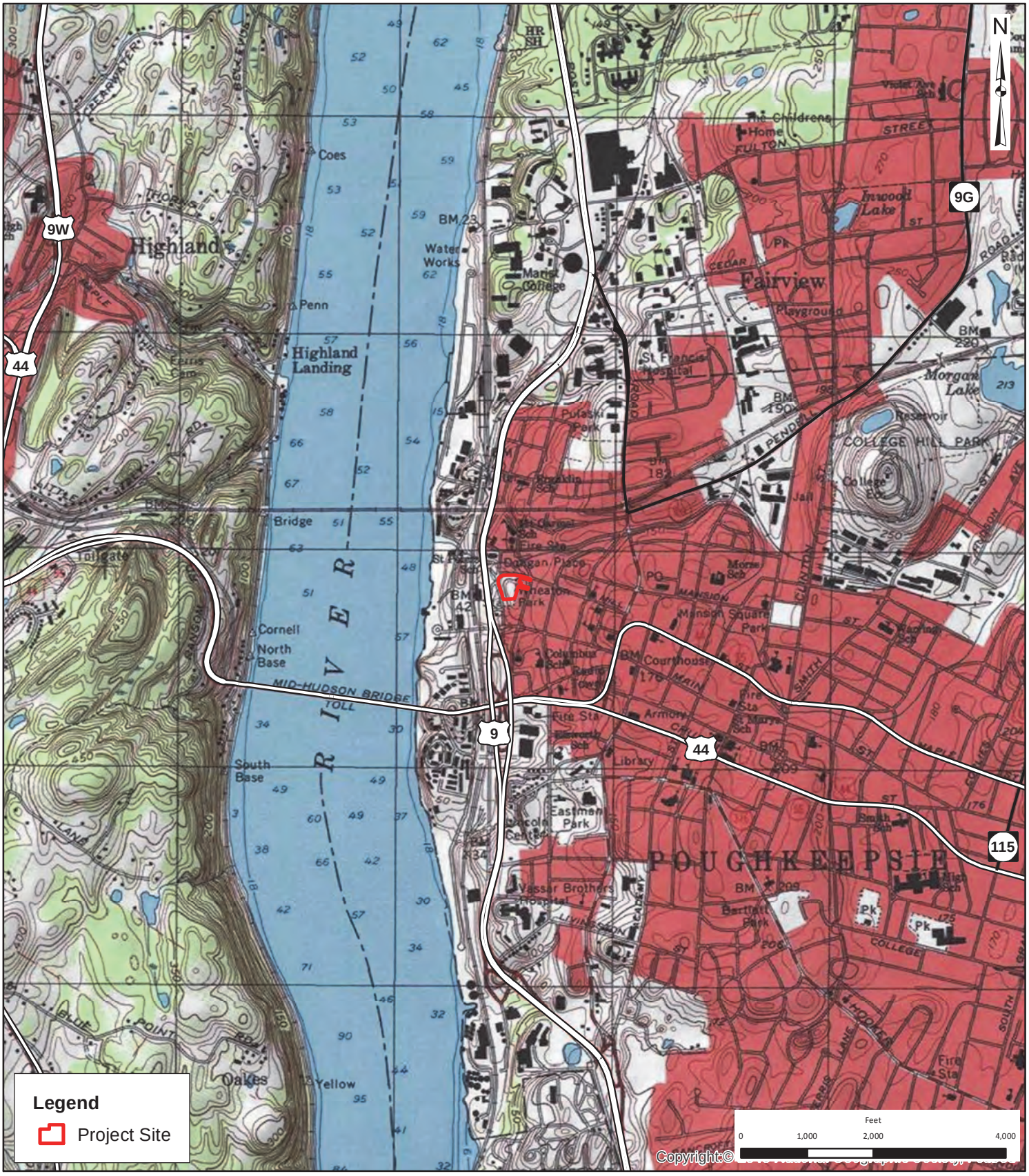
the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Common Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf-on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources and will be consistent with neighborhood character.

# FIGURES




THE Chazen COMPANIES
ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS

***Dutchess County Office:***
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

***Capital District Office:***
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

***North Country Office:***
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

*Pelton Manor*

## USGS Location Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 2,000 ft |
| Project: | 81549.00 |
| Figure: | 1 |




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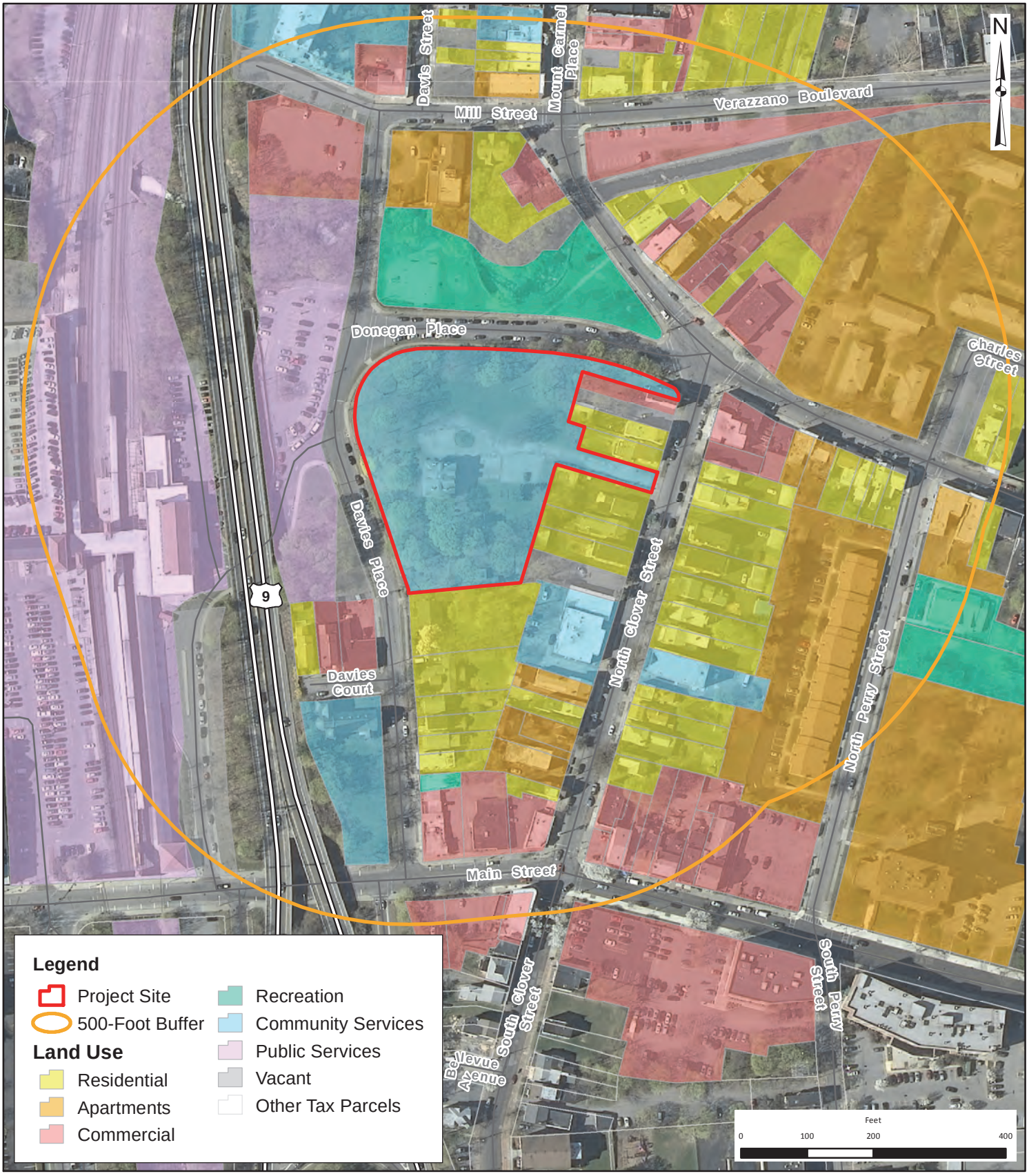
*North Country Office:*
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Phone: (518) 812-0513

***Pelton Manor***

## Orthophoto Tax Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| Drawn: | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 120 feet |
| Project: | 81549.00 |
| Figure: | 2 |




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Phone: (518) 812-0513

***Pelton Manor***

## Land Use Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| Drawn: | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 200 feet |
| Project: | 81549.00 |
| Figure: | 3 |




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Phone: (518) 812-0513

***Pelton Manor***

## Soils Map

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| Drawn: | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 120 feet |
| Project: | 81549.00 |
| Figure: | 4 |




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Phone: (518) 812-0513

***Pelton Manor***

## Wetlands and Streams Map

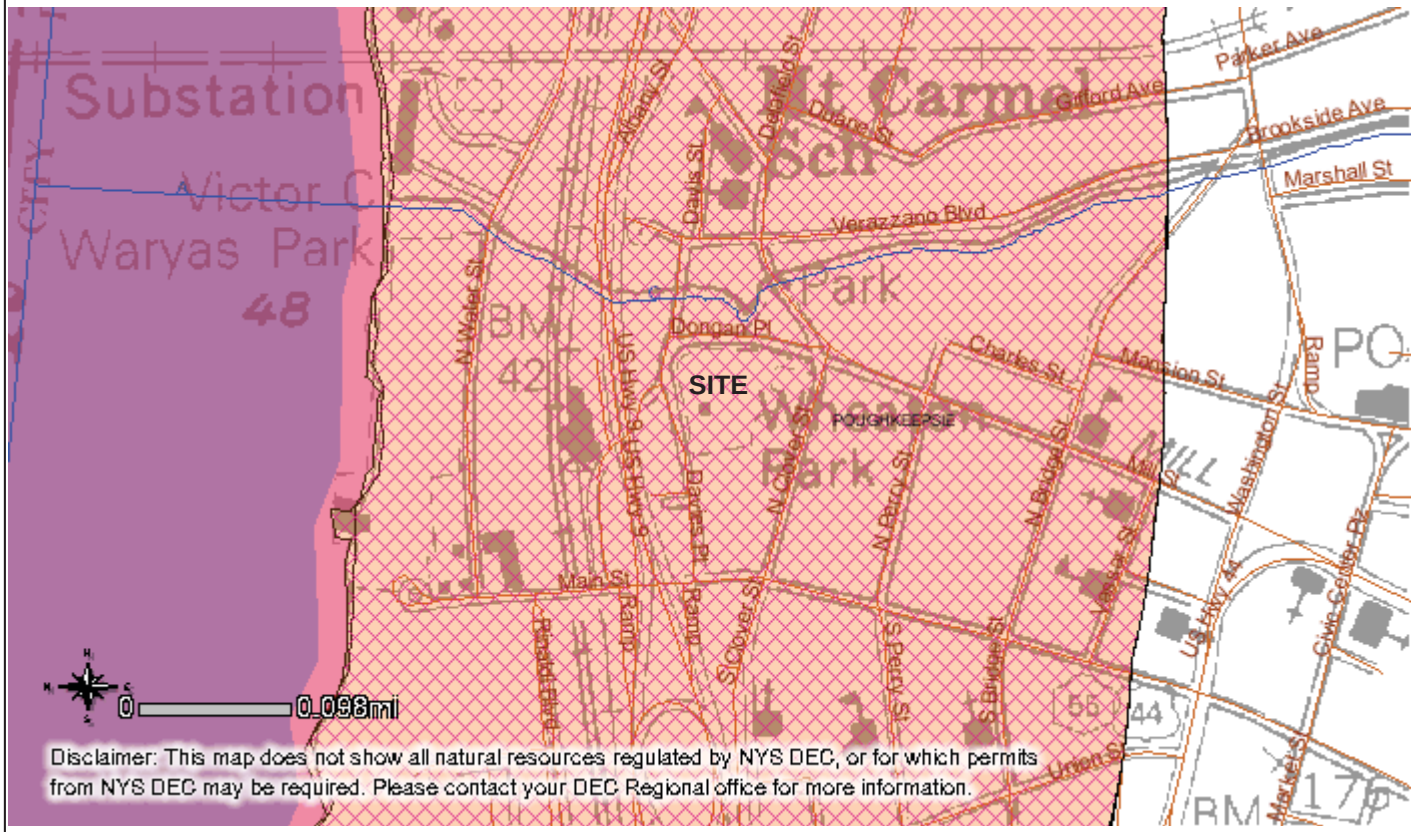
36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| Drawn: | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 120 feet |
| Project: | 81549.00 |
| Figure: | 5 |

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**Please set your printer orientation to "Landscape".**

## NYSDEC Environmental Resource Map



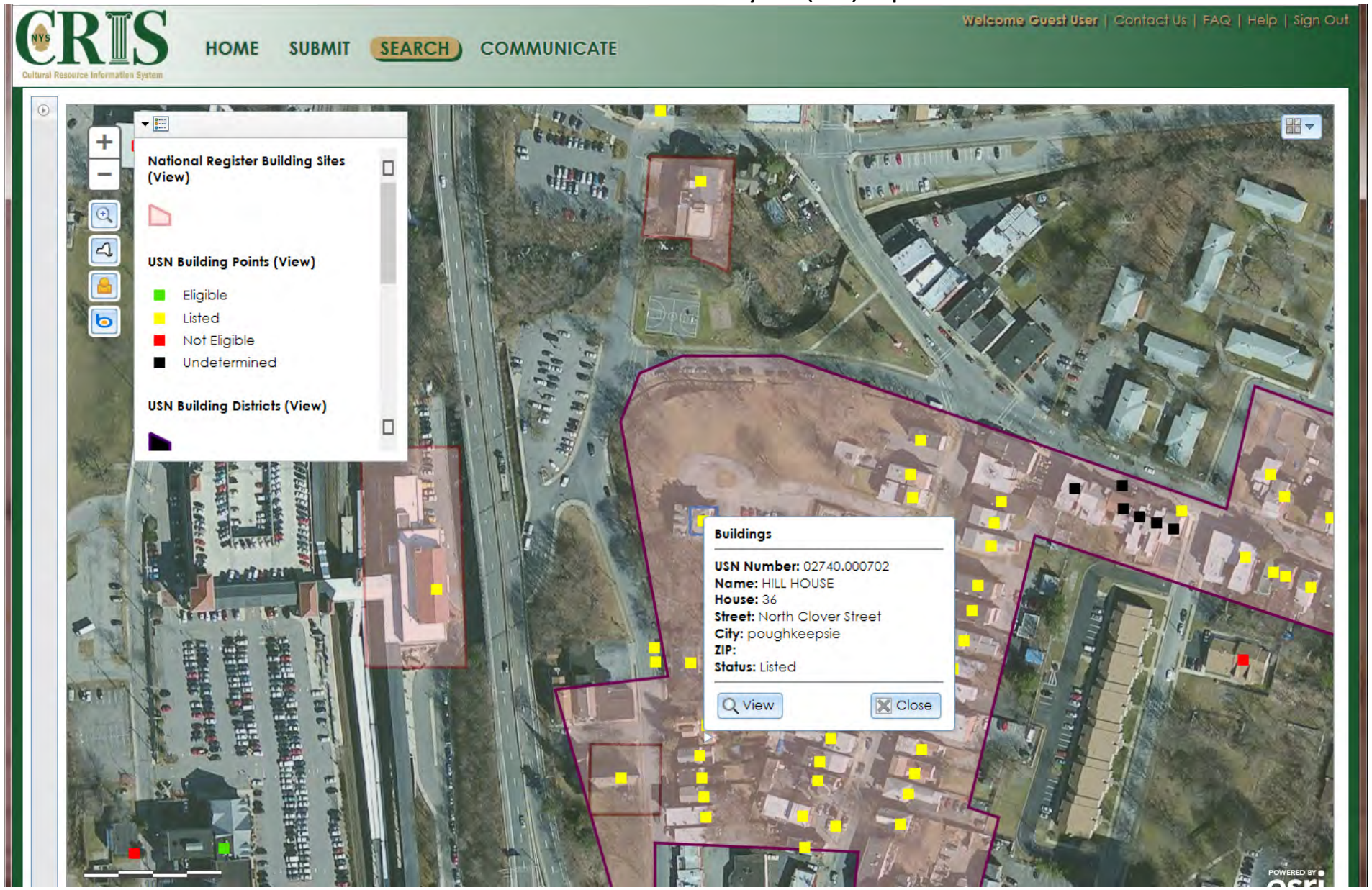

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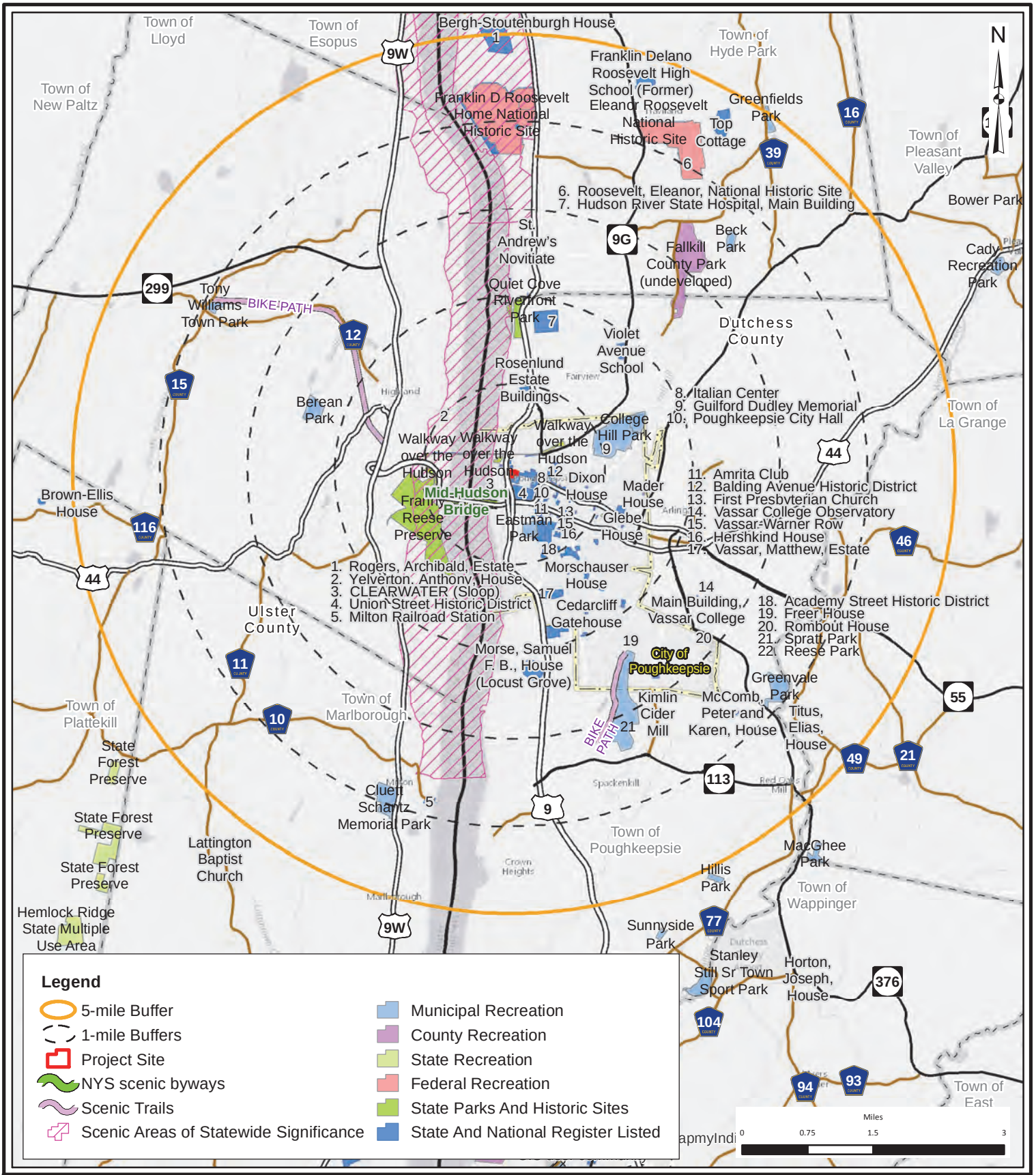
### Visible Layers

- Classified Streams
- Classified Ponds
- State-Regulated Freshwater Wetlands
- Wetland Checkzone
- State-Regulated Freshwater Wetlands
- Rare Plants and Rare Animals
- Significant Natural Communities Buffered
- Natural Communities Nearby
- Significant Natural Communities
- Interstate Highways
- Adirondack Park Boundary
- Counties

**Figure 6**

**Figure 7**
**NYS Office of Parks, Recreation, & Historic Preservation (NYSOPRHP)**
**Cultural Resource Information System (CRIS) Map**






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*Pelton Manor*

# Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

36 North Clover Street, City of Poughkeepsie - Dutchess County, NY

| | |
|---|---|
| Drawn: | RLB |
| Date: | 10/9/2015 |
| Scale: | 1 in = 1.5 miles |
| Project: | 81549.00 |
| Figure: | 8 |

# ATTACHMENT A
# Concept Plans

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*




TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN A

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN A
SP04

© TINKELMAN ARCHITECTURE PLLC, 2015

P:\TA Jobs\11022 - 36 N Clover\Drawings\Sheets\11022-SP04 SITE PLAN 2015-03-11.dwg




TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN B

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN B
SP04

© TINKELMAN ARCHITECTURE PLLC, 2015

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TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
CONCEPT SITE PLAN C

PROJECT NAME:
Pelton Manor
36 N. Clover St.
Poughkeepsie, NY 12601

SITE PLAN
CONCEPT PLAN C
SP04

© TINKELMAN ARCHITECTURE PLLC, 2015

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# ATTACHMENT B
# Correspondence

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*

## Debbie Hubbard

**From:** Debbie Hubbard
**Sent:** Wednesday, October 28, 2015 8:19 AM
**To:** Debbie Hubbard
**Subject:** FW: Wheaton Park/Pelton Mansion

**From:** Knapp, Ron
**Sent:** Friday, October 23, 2015 1:34 PM
**To:** 'Wayne Nussbickel'
**Subject:** RE: Wheaton Park/Pelton Mansion

I have reviewed the specifics of your proposal (below) and find no concerns regarding this project having a negative impact on the operations of the Police Department. We have the capacity to support the advancement of this development plan.

Ronald J. Knapp, Chief of Police
City of Poughkeepsie Police Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

**(845) 451-4182 (Fax: 845-451-4133)**

*This e-mail is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address.*

---

**From:** Wayne Nussbickel [mailto:wnussbickel@nssupply.com]
**Sent:** Friday, October 23, 2015 1:04 PM
**To:** Knapp, Ron
**Subject:** Wheaton Park/Pelton Mansion

October 23, 2015

Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

Mr. Ronald Knapp
Chief of Police
City of Poughkeepsie Police Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Chief Knapp,

Steve Tinkelman and I responded to a City of Poughkeepsie Request for Proposal (RFP) in the fall of 2014 to purchase the city owned property known as Wheaton Park, located at 36 North Clover Street. The Common Council has selected our proposal and we are in the process of creating a contract of sale. Steve and I formed an entity called Pelton Partners LLC. to bring the proposed project to fruition.

The Mount Carmel neighborhood is in decline and has experienced little or no new investment in decades. This neighborhood is rich in history and has tremendous character. We feel that an investment in the Pelton property will go a long way in rebuilding not just the neighborhood but also have a very positive impact for the City of Poughkeepsie as a whole.

Our proposal includes the restoration and repurposing of the former Pelton Mansion so that it may house appropriate non-profit organizations, or failing this, return it to residential use. The plan also calls for us to construct approx. 38 market rate rental housing units on the 2.4 acre site. The dwellings will be modern in feel, but will be in keeping with the history and character of the Mt. Carmel historic district. The project calls for the creation of a welcoming "pocket park" across the street adjacent to the entry to the Poughkeepsie Train Station, where we will reintroduce the beehive fountain that once graced the Main Mall. We will be donating funds for the revitalization of Donegan Park and Steve Tinkelman's firm, Tinkelman Architecture will provide designs for that revitalization. Public space will be available on the site for residents and neighbors to enjoy the sweeping views.

We feel this project will have a lasting, positive "game changing" impact on the neighborhood and the City. It has received overwhelming support from both residents and the business community.

As a component of the contract of sale, Pelton Partners is required to provide the City with an Environmental Assessment Form (EAF). One component of the EAF is that we obtain from the City of Poughkeepsie Police Department a positive response stating that your department has the capacity to service the development.

I've attached a copy of the proposed conceptual site plan for your review. Although this may not necessarily be the exact configuration of the site it is close to what we envision. The maximum proposal includes 4 newly constructed buildings which include 32 – 2 Bedroom apartments, 6 - 1 bedroom apartments and approx. 4500 sq. ft. of government/non-profit office space in the Mansion.

Chief Knapp, if you are of the opinion that the City of Poughkeepsie Police Department has the adequate capacity to safely service this development, we respectfully ask that you return this email with positive comment in order for us to complete our EAF application. By doing so you would be confirming that the conceptual site plan was reviewed, the proposal is for 38 apartments and 4500 sq. ft. of government / non-profit office space and that your department has adequate capacity to safely service this development.

The Pelton Manor Revitalization Project has received the support of the Mayor, City Council, the Dutchess County Regional Chamber of Commerce and the Poughkeepsie Journal, along with many members of the community. We truly believe this is a sound project that will serve as a benchmark for the turnaround of the Mt Carmel neighborhood as well as the City of Poughkeepsie.

Please feel free to call either Steve or myself if you have any questions. Steve can be reached at (845) 473-0200 and I can be reached at (914) 456-9200.

We would greatly appreciate it if you could respond as soon as possible. We thank you in advance for your assistance in this matter!

Respectfully yours,



Wayne Nussbickel
Pelton Partners, LLC

## Debbie Hubbard

**From:** Debbie Hubbard
**Sent:** Wednesday, October 28, 2015 8:22 AM
**To:** Debbie Hubbard
**Subject:** FW: Wheaton Park/Pelton Mansion

**From:** Johnson, Mark
**Sent:** Friday, October 23, 2015 2:00 PM
**To:** Wayne Nussbickel
**Subject:** RE: Wheaton Park/Pelton Mansion

Mr. Nussbikel,
I have been involved in reviewing this project from the initial stages of your proposal to the City .
It is my opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of your project as proposed.
Good luck and if you need anything further please do not hesitate to contact me.

Mark W Johnson
Chief of Department
City of Poughkeepsie Fire Department
845-451-4079
mjohnson@cityofpoughkeepsie.com

---

**From:** Wayne Nussbickel [mailto:wnussbickel@nssupply.com]
**Sent:** Friday, October 23, 2015 1:35 PM
**To:** Johnson, Mark <MJohnson@cityofpoughkeepsie.com>
**Subject:** Fw: Wheaton Park/Pelton Mansion

October 23, 2015

Pelton Partners, LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

Mr. Mark W Johnson, Fire Chief
City of Poughkeepsie Fire Department
505 Main Street, Second Floor
Poughkeepsie, NY 12603

Dear Chief Johnson,

Steve Tinkelman and I responded to a City of Poughkeepsie Request for Proposal (RFP) in the fall of 2014 to purchase the city owned property known as Wheaton Park, located at 36 North Clover Street. The Common Council has selected our proposal and we are in the process of creating a contract of sale. Steve and I formed an entity called Pelton Partners LLC. to bring the proposed project to fruition.

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We would greatly appreciate it if you could respond as soon as possible.

We thank you in advance for your assistance in this matter!

Respectfully yours,

Wayne Nussbickel

# THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS
26 HOWARD STREET
POUGHKEEPSIE, NEW YORK 12601

PHONE: 845-451-4100
FAX: 845-451-4103

10/26/15

TO:
DEBBIE HUBBARD
CHAZEN COMPANIES

RE:
PELTON MANOR PROJECT 36 N CLOVER ST

I RECEIVED YOUR PRELIMINARY WATER DESIGN CALCULATIONS FOR YOUR PROJECT LOCATED AT 36 NORTH CLOVER STREET. IT APPEARS THE WORST CASE WATER DEMAND WOULD BE 8,000 GPD.

THERE IS A HYDRANT LOCATED ACROSS THE STREET THAT HAS BEEN TESTED AT 661 GPM. IT APPEARS WE CAN PROVIDE YOUR PROJECT WITH THE NECESSARY FLOW.

AS WITH ALL PROJECTS HOWEVER PROFESSIONAL ENGINEER TESTING WILL NEED TO BE PERFORMED TO CONFIRM ALL FLOWS AND DESIGNS.

CHRIS GENT
COMMISSIONER OF PUBLIC WORKS

## Debbie Hubbard

**From:** Debbie Hubbard
**Sent:** Wednesday, October 28, 2015 4:29 PM
**To:** Debbie Hubbard
**Subject:** FW: Pelton Manor project - confirmation of capacity to provide wastewater service to the project

**From:** Steeprock, Edward [mailto:edward.steeprock@veolia.com]
**Sent:** Wednesday, October 28, 2015 4:23 PM
**To:** Gent, Chris
**Cc:** Debbie Hubbard; Chenier, Joe
**Subject:** Re: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Chris,

The WPCP currently has sufficient capacity to accept an additional 8000 GPD.

**Ed Steeprock**
*Project Manager, Operations*
*Municipal & Commercial Business*
***VEOLIA NORTH AMERICA***

tel
+1 845 471 8165
/ cell

+1 914 447 8775
fax +1 845 471 5498

173 Kittredge Place, Poughkeepsie, NY 12601
**edward.steeprock@veolia.com**
**www.veolianorthamerica.com**

On Wed, Oct 28, 2015 at 1:55 PM, Gent, Chris <CGent@cityofpoughkeepsie.com> wrote:

Ed can the wastewater handle an additional 8000 GPD for a potential new development?

---

**From:** Debbie Hubbard [mailto:dhubbard@chazencompanies.com]
**Sent:** Monday, October 26, 2015 3:46 PM
**To:** Gent, Chris <CGent@cityofpoughkeepsie.com>
**Subject:** RE: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Thanks very much for the quick response, Mr. Gent! We also need a letter that confirms that there is sufficient sewer capacity for 8,000 gpd as well - is it possible to revise your letter to include that the City has adequate capacity to provide sewer service for an additional 8,000 gpd as well?

Thanks again…have a good evening..

Debbie

---

**From:** Gent, Chris [mailto:CGent@cityofpoughkeepsie.com]
**Sent:** Monday, October 26, 2015 11:12 AM
**To:** Debbie Hubbard
**Subject:** RE: Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Let me know if you need anything else.

---

**From:** Debbie Hubbard [mailto:dhubbard@chazencompanies.com]
**Sent:** Thursday, October 22, 2015 4:15 PM
**To:** Gent, Chris <CGent@cityofpoughkeepsie.com>
**Subject:** Pelton Manor project - confirmation of capacity to provide water and wastewater service to the project

Hi Mr. Gent,

Per our telephone conversation, our client, Pelton Partners, LLC, is proposing to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The project may include space for a non-profit/governmental agency within the existing Pelton Mansion structure, if one becomes available; otherwise, the Pelton Mansion structure will be utilized for apartments. Our client has produced three potential concept plans.

According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, an apartment results in 110 gallons per day (gpd) per bedroom and an office use results in 15 gpd per employee. The table below provides calculations for water/usage and wastewater generation for the three concept plans. Concept Plan B is expected to have the highest water usage/wastewater generation at approximately 8,000 gpd. Please provide a letter that confirms that the City of Poughkeepsie has adequate capacity to provide water and wastewater services to the proposed development.

| USE | PROPOSED | WATER USAGE/WASTEWATER GENERATION RATE | TOTAL |
|---|---|---|---|
| **Concept Plan A:** | | | |
| Apartments 1-BR | 6 (6 bedrooms) | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 32 (64 bedrooms) | 110 gpd per bedroom | 7,040 gpd |
| Non-Profit/Governmental Space in former Pelton Mansion | 1,500 SF; 3± employees (1 shift) | 15 gpd per employee per shift | 45 gpd |
| TOTAL for Concept Plan A: | | | 7,745 gpd |
| **Concept Plan B:** | | | |
| Apartments 1-BR | 6 (6 bedrooms) | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 33 (66 bedrooms) | 110 gpd per bedroom | 7,260 gpd |
| Non-Profit/Governmental Space in former Pelton Mansion | 0 | NA | 0 gpd |
| TOTAL for Concept Plan B: | | | 7,920 gpd |
| **Concept Plan C:** | | | |
| Apartments 1-BR | 6 (6 bedrooms | 110 gpd per bedroom | 660 gpd |
| Apartments 2-BR | 32 (64 bedrooms) | 110 gpd per bedroom | 7,040 gpd |

| | | | |
|---|---|---|---|
| Non-Profit/Governmental Space in former Pelton Mansion | 4,500 SF; 9± employees (1 shift) | 15 gpd per employee per shift | 135 gpd |
| TOTAL for Concept Plan C: | | | 7,835 gpd |

Thank you very much…have a good evening!

Debbie

Deborah S. Hubbard

***Planner***

***The Chazen Companies***

21 Fox Street

Poughkeepsie, NY 12601

Phone: 845-486-1529

Fax: 845-454-4026

Email: dhubbard@chazencompanies.com

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# ATTACHMENT C
# Traffic Assessment

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*

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www.chazencompanies.com

Hudson Valley Office (845) 454-3980
North Country Office (518) 812-0513

October 27, 2015

City of Poughkeepsie Common Council
62 Civic Center Plaza
Poughkeepsie, NY 12601

*Re: Pelton Manor*
*36 North Clover Street*
*Traffic Assessment*

Dear Gentlemen and Ladies:

We have reviewed the proposed Pelton Manor residential project relative to traffic impacts associated with project generated traffic. Our review focused on field observations of the immediate local roadway network during commuter peak periods of activity, on the trips estimated to be generated by the proposed project, and on sight distances from the site access driveway. Based on this review the Pelton Manor project will not have any significant impact on the local roadway network.

The project proposes to construct a small apartment complex with 39 units and the possibility for a small amount of space for occupancy by a non-profit or governmental agency. The site contains the Pelton Mansion which will be restored under the project and had previously been utilized as the Poughkeepsie Day Nursery. Pelton Manor will continue to use the existing access/egress driveway onto North Clover Street. North Clover Street connects Mill Street to the north and Main Street to the south at signalized intersections. The north side of the site is bounded by Dongan Place, a one way westbound street which carries traffic west to the Poughkeepsie Train Station. Access is not proposed for Dongan Place.

The Poughkeepsie Train Station is immediately to the west of the project site, separated by local streets. The vast majority of parking for the station is contained in a large parking garage located to the west of the station and tracks. The garage is accessed from Main Street and North Water Street. Limited traffic, mostly taxi cabs, buses, and vehicles dropping off and picking up train passengers, would utilize Mill Street and the intersection with North Clover Street.

Field observations of North Clover Street traffic were conducted for the normal commuter peak period of 4:00 to 6:00 PM on Monday October 26th, and on October 27th during the normal commuter peak period of 7:00 to 9:00 AM. Traffic during both periods was minimal on North Clover and at no time extended from the Mill Street traffic signal back to the site driveway. Any traffic queued at the signal cleared the intersection during the allotted green interval. Traffic from Pelton Manor to the train station would most likely be mainly pedestrian traffic due to close proximity of the planned project.

The ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, was utilized to estimate trips generated by the proposed project. This document is the nationally accepted source for trip generations. Based on ITE data the proposed project of 39 residential units would generate 20 trips (4 entering/16 exiting) in the morning peak hour and 24 (16 entering/8 exiting) trips during the evening peak hour. Based on primary destinations such as the Poughkeepsie Arterial, Route 9, and the Mid-Hudson Bridge, most of the minimal site traffic would be expected to head south on North Clover Street toward to Main Street, and not utilize the Mill Street signal and system of local streets around the train station.

It is noted that the estimated trips expected from the Pelton Manor project are fewer than would have been expected from a day care center, which formally occupied the site. A 4,500 sf day care center would have generated 55 trips during the weekday AM peak hour and 56 trips during the PM peak hour.

Sight distances were also reviewed in the field. AASHTO (American Association of State Highways and Transportation Officials) provides recommended sight distance data and is the source document for NYSDOT on sight distance requirements. Sight distance looking north from the site driveway, influenced by the Mill/North Quaker/Dongan signalized intersection, is 200 feet, with an AASHTO recommended distance of 290 feet. Sight distance looking south is greater than 350 feet in the absence of parked vehicles on North Clover, with an AASHTO recommended distance of 335 feet. While both actual distances may be problematic due to field conditions, both fall at or under the critical sight distance for the installation of an advance warning sign as per the NYSDIOT MUTCD. Considering that the site is in an urban location, the limiting conditions described above are normal, and no mitigation is determined to be necessary.

Given the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is determined to be warranted.

Sincerely,

Michael Hartman

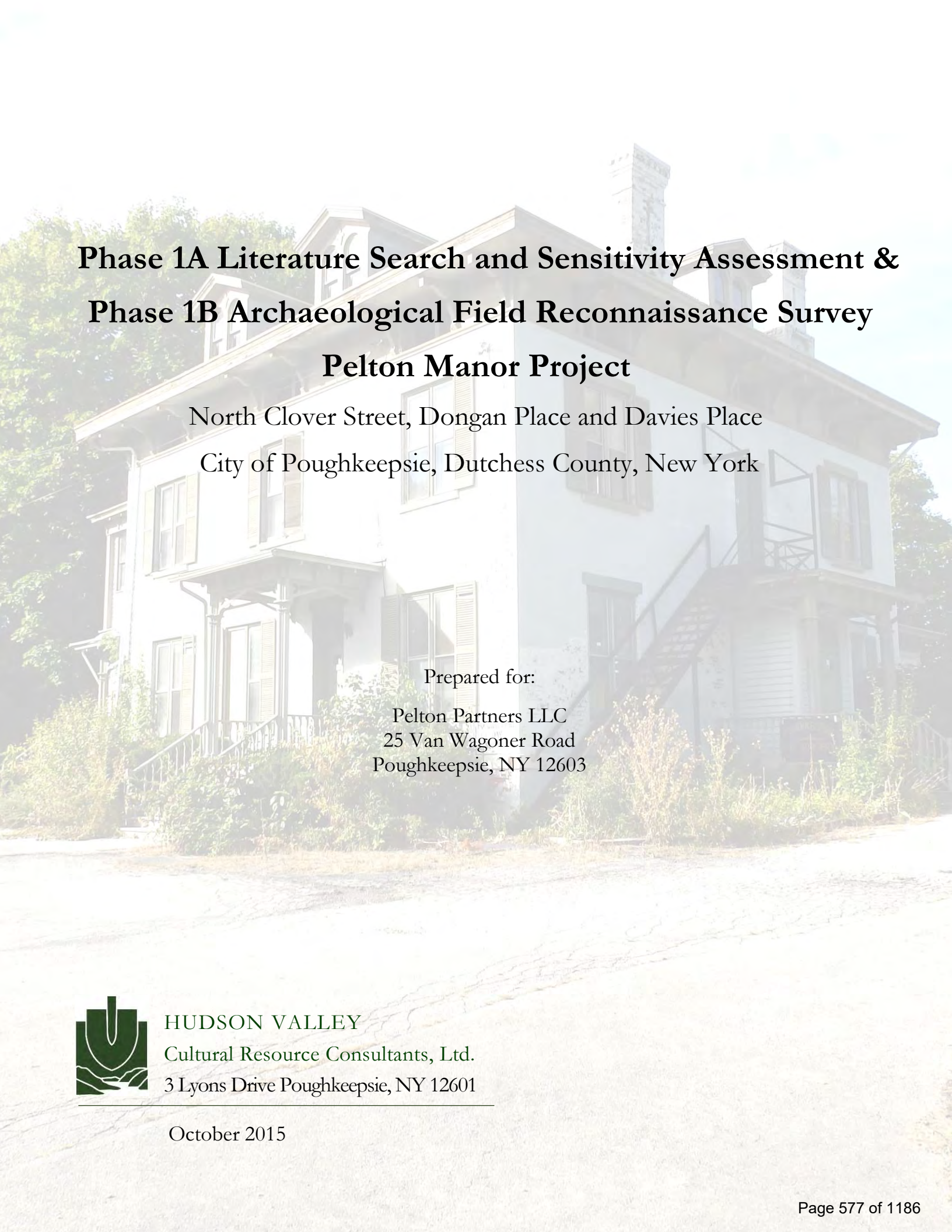
Michael E. Hartman P.E.

Senior Transportation Engineer

MH/mh

# ATTACHMENT D
# Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey

*The Chazen Companies*
*October 30, 2015*
*Revised December 14, 2015*



# Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey

# Pelton Manor Project

North Clover Street, Dongan Place and Davies Place

City of Poughkeepsie, Dutchess County, New York

Prepared for:

Pelton Partners LLC
25 Van Wagoner Road
Poughkeepsie, NY 12603

HUDSON VALLEY
Cultural Resource Consultants, Ltd.
3 Lyons Drive Poughkeepsie, NY 12601

October 2015

# Management Summary

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Review & Sensitivity Analysis & Phase 1B Archaeological Field Reconnaissance Survey**

Location Information:

Location: **North Clover Street, Dongan Place, and Davies Place**

Minor Civil Division: **City of Poughkeepsie**

County: **Dutchess County**

Survey Area (Metric & English)

Length: **341.78'/104.7 m**

Width: **420'/128 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.8 acres (1.13 hectares)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **Poughkeepsie**

Archaeological Survey Overview

Number & Interval of Shovel Tests: **30 shovel tests at varying invervals**

Number & Size of Units: N/A

Width of Plowed Strips: N/A

Surface Survey Transect Interval: N/A

Results of Archaeological Survey

Number & name of prehistoric sites identified: 0

Number & name of historic sites identified: 0

Number & name of sites recommended for Phase II/Avoidance: N/A

Results of Architectural Survey

Number of buildings/structures/cemeteries within project area: **1: Hill House**

Number of buildings/structures/cemeteries adjacent to project area:

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: 0

Number of identified eligible buildings/structures/cemeteries/districts: **North Clover Mill Street Historic District**

Report Author (s): Beth Selig, MA, RPA. Stephanie Roberg-Lopez MA, RPA

Date of Report: **October 2015**

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Photo 1: Steep slopes are located in the northern portion of the project area. View north toward Dongan Place.

Photo 2: Level lawn areas are located within the central portion of the project area. View to the east.

Photo 3: The landscape north of the house descends to Dongan Place. View to the west.

Photo 4: The former Pelton Estate is bordered by stone walls. View to the northeast along Dongan Place.

Photo 5: View to the north from the parking area on the eastern side of Hill House. Portions of Pelton Manor are located on the northern side of Dongan Place, outside the boundaries of the project area.

Photo 6: View of the southeast from Dongan Place across the project area. Buildings in far ground front along North Clover Street.

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Photo 8: Hill House, an Italianate style structure built in 1859, is located within the central portion of the project area. The house served as the Poughkeepsie Day Nursery School for nearly 100 years. The structure is currently vacant. View to the southwest.

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Photo 10: Looking northeast along the former driveway to Hill House from Davies Place.

Photo 11: Entrance to the project area is from N. Clover Street along an asphalt driveway. View to the west.

Photo 12: A large parking area is located on the eastern side of the house. View to the west.

Photo 13: Field Technicians excavating shovel tests along TR 2. View to the east.

Photo 14: Field Technicians completing shovel tests along TR 6. The site is currently being utilized for equipment and supply storage for the City of Poughkeepsie's improvement of North Clover Street. View to the east.

Photo 15: Photo of the transect baseline, marked by orange pin flags, that have blended in with the multi colored grasses. View to the north.

Photo 16: The topography within the project area gradually rises to the south. View to the south.

# I. Phase 1A Literature Search and Sensitivity Assessment

## A. Pelton Manor Project Description

In September of 2015, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by Pelton Partners LLC to complete a Phase 1A Literature Review and Sensitivity Analysis of the Pelton Manor project, located at 36 North Clover Street, and is within the boundaries of Wheaton Park in the City of Poughkeepsie. The property is located on the southern side of Dongan Place, east of North Clover Road, and west of Davies Place. The property is bounded to the south by residential properties that front along Davies Place and North Clover Street. All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report complies with New York State ORPHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

The Pelton Manor Project (hereafter "the project area") is located on the southern side of Dongan Place, east of North Clover Road, and west of Davies Place. The property is bounded to the south by residential properties that front along Davies Place and North Clover Street. The project area currently contains the former Poughkeepsie Day Nursery School, a 19th century Italianate structure built by the Pelton Family in 1859. The former Pelton Mansion was known a Hill House and will be retained as part of the proposed undertaking. Access to the property is from North Clover Road, via an asphalt covered driveway. This asphalt driveway provides parking areas and access to the former nursery school. Decorative stone walls border the northern and western boundaries of the property. In the southwestern portion of the property, is an area that has been fenced, and was the former location of the nursery school playground. A small wooden shed is located in the northern portion of the fenced area. The ground surface within the interior of the fenced area has been previously covered with gravel.

The Pelton Manor Project encompasses ±2.8 acres (1.13 ha) of developed and undeveloped land within the northeastern portion of the City of Poughkeepsie. A site visit was made on October 6, 2015 to examine the existing conditions of the site, photograph the existing structures within and adjacent to the project area boundaries and identify areas of prior disturbance. The visual inspection of the existing conditions identified areas of ground disturbance along the existing asphalt driveway. At the time of the site visit, the City of Poughkeepsie was using the area to store equipment being used to complete road upgrades along North Clover Street.

The proposed undertaking involves the rehabilitation of the existing Italianate structure, Hill House (also known as the Pelton Mansion), and the construction of additional townhouses in the northern and southern portions of the project area. The southeastern corner of the site will be used for parking, as will the central portion of the site. A small patio and overlook is proposed in the northwestern corner of the site.

The project area currently consists of a single parcel of land known as Wheaton Park. Wheaton Park has been a city park since 1910, when the City of Poughkeepsie purchased it from the Pelton heirs.

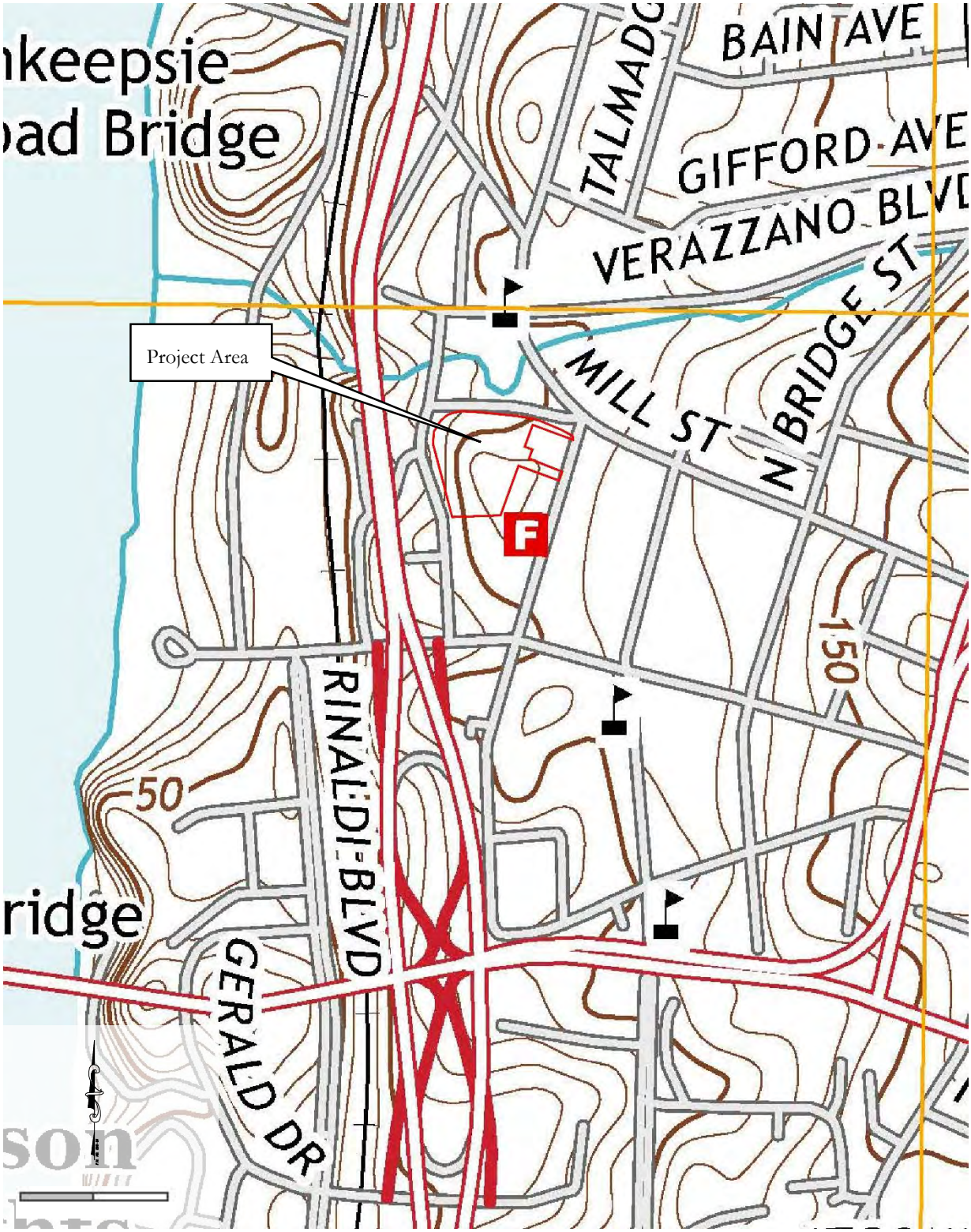



Figure 1: Detail of the 2014 USGS Topographical Map. Poughkeepsie NY Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=485'.



Photo 1: Steep slopes are located in the northern portion of the project area. View north toward Dongan Place.



Photo 2: Level lawn areas are located within the central portion of the project area. View to the east.



Photo 3: The landscape north of the house descends to Dongan Place. View to the west.



Photo 4: The former Pelton Estate is bordered by stone walls. View to the northeast along Dongan Place.



Photo 5: View to the north from the parking area on the eastern side of Hill House. Portions of Wheaton Park are located on the northern side of Dongan Place, outside the boundaries of the project area.



Photo 6: View of the southeast from Dongan Place across the project area. Buildings in far ground front along North Clover Street.



Photo 7: The original entrance to the Pelton Estate was from Davies Place. The stone gates for the driveway are still present. View to the southwest.



Photo 8: Hill House, an Italianate style structure built in 1859, is located within the central portion of the project area. The house served as the Poughkeepsie Day Nursery School for nearly 100 years. The structure is currently vacant. View to the southwest.

B: Environmental Conditions

The landscape within the project area consists primarily of undeveloped land. An asphalt driveway provides access to the interior of the site from North Clover Street. The asphalt parking area is located adjacent to the driveway and abuts the southeastern and northern sides of the building. The landscape around the house is a mix of lightly wooded areas and mown lawn. At the time of the site visit the landscape was being utilized to store construction equipment and supplies for the ongoing improvements to the infrastructure along North Clover Street. This wooded area consists of deciduous trees and undergrowth consistent with that found in the Northern Hardwood Forest Zone and the Appalachian Oak Forest Zone. Typically, oak, beech, maple, birch and hemlock trees are identified within these zones. This vegetation zone is described as a transitional area in which oak and northern hardwood species intermingle with one another, particularly in the deeper and wetter soils within the Hudson Valley (De Laubenfels 1975).

Moderate changes in elevation exist within the project area, with the landscape falling from 120' (36.5m) Above Mean Sea Level (AMSL) in the central portion fo the site to , 70' (21.3m) along the northern adjacent to Dongan Place.

*Geology*

The Hudson-Highlands is the predominant, if not dominant, physiographic province of the eastern part of the Hudson River Valley. The Hudson Highlands province is a northeast-southwest trending band of igneous and metamorphic rocks, which extend from New England through New York, crossing the Hudson River in the vicinity of Cold Spring and West Point. (Spectra 2004: Appendix C).

Surficial geological deposits distributed throughout the Hudson Valley consist of almost all of the types of glacial deposits that are associated with continental glaciation. The ice deposited a thick sequence of till over much of the area in the form of ground moraines (lodgement till), drumlins, and later, ablation till. The Hudson Highlands are almost entirely blanketed by a thin layer of glacial till, with frequent bedrock outcrops. Outwash sand and gravel occupy some of the river and stream valleys that border and run through the Highlands. Examples of these are the Ramapo and Mahwah Rivers and the Moodna and Woodbury Creeks. Recent alluvium is also found in most, if not all, of these valleys. (Spectra 2004: Appendix C).

The bedrock of the Hudson Lowlands is primarily composed of easily eroded sedimentary rock, such as siltstone, shale, and greywacke that was laid down in the Cambrian and Ordovician periods (USDA 2002:12). More specifically, the project area falls within the Austin-Glen Formation, which is composed of greywacke and shale.

*Drainage*

The Fall Kill is located on the northern side of Dongan Place, which is adjacent to the northern boundary of the project area. The Fall Kill, which was channelized as part of the development of the City of Poughkeepsie in the late 19th century, flows west to the Hudson River. There are no wetland areas or other bodies of water identified within or adjacent to the project area boundaries.

*Soils*

The soils within the project area consist of primarily well-drained urban lands. The Dutchess-Cardigan-Urban Land Complex is a classification made for soils that are disturbed but maintain a measurable percentage of their parent matrix. A soil complex consists of two or more soils in such an intricate pattern or in such small areas that they cannot be shown separately on the maps (Natural Resources Conservation Service, 2014). The mixed nature of the soil units within the complex lowers the potential for the site to contain intact historic or prehistoric cultural deposits.



Figure 2: Aerial Image showing soil units within the project area. (Source: National Resources Conservation Service.) Scale: 1"=95'.

**Table 1:** Soil Unit Descriptions (Natural Resources Conservation Service, 2014)

| Map Unit Symbol | Map Unit Name | Soil Horizons & Texture | Slope | Drainage | Landform |
|---|---|---|---|---|---|
| DxB | Dutchess Cardigan-Urban Land Complex | *Cardigan Soil Profile*<br>H1 - 0 to 8": (0-20 cm) channery silt loam<br>H2 - 8 to 20": (20-50 cm) channery loam<br>H3 - 20 to 30": (50-70 cm) channery silt loam<br>H4 - 30 to 34": (70-86 cm) unweathered bedrock | 0 to 6% | Well Drained | Ridges, Hills |
| | | *Urban Land Soil Profile*<br>H1 - 0 to 6": (0-15 cm) variable | Nearly level | Well Drained | Made Lands |
| | | *Dutchess Soil Profile*<br>H1 - 0 to 8": (0-20 cm) silt loam<br>H2 - 8 to 28": (20-72 cm) silt loam<br>H3 - 28 to 86": (72-218 cm) channery silt loam | 8 to 15% | | Hills, Ridges |
| Ur | Urban Land | *Urban Land Soil Profile*<br>H1 - 0 to 6": (0-15 cm) variable | Nearly level | Well Drained | Made Lands |

C: Recorded Archaeological Sites and Surveys

In order to gather information on the history and prehistory of the Project Area and the surrounding region, HVCRC consulted historical documents and maps available at the Library of Congress, David Rumsey Cartography Associates and the New York Public Library. HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of Project Area. HVCRC also consulted OPRHP and regional prehistoric sources (e.g. Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973) for descriptions of regional archeological sites. In addition, HVCRC consulted the files at the OPRHP for information regarding cultural resources listed on the State and/or National Register of Historic Places (S/NRHP) within one mile of the Project Area. Materials available at the Adriance Library Local History Room were also reviewed.

*Previously Recorded Archaeological Sites*

**Table 2:** Previously Recorded Archaeological Sites within one mile radius

| Site Number | Site Name | Distance from Project Area | Time Period | Site Type | Materials Recovered |
|---|---|---|---|---|---|
| 02740.000847 | Railroad Roundhouse Site | 725"/1454.2 m | 19th century | Industrial | Stall floors and pier supports, fieldstone and brick construction |
| 027140.00045 | Dump Site in Wheaton Park | 140'/42.6 m | 19th century | Unstratified fill | 19th century debris & fill |
| 02714.000395 | Rosenlund Gatehouse Site | 5280'/1600 m | 19th century | Domestic | Ceramics, hardware, faunal material, glass |
| NYSM 3162 | Traces of Occupation | 5280'/1600 m | Prehistoric | A.C. Parker 1920 | No Information |
| NYSM 3141 | Traces of Occupation | 5280'/1600 m | Prehistoric | A.C. Parker 1920 | No Information |
| 02740.000867 | 59-63 Tulip Street Historic Site | 3600'/1097 m | Historic | 19th century domestic | Traces of 19th century residential sites |
| 02740.000866 | W A Southsick Tannery Site | 3980'/1213 m | Historic | 19th century industrial | Traces of tanning complex & privy |

The Dump Site in Wheaton Park is located on the northern side of Dongan Place, adjacent to the Fall Kill. In a report completed by L. Johnson in 1972, the dump site was identified through a series of test trenches unstratified fill. The area was surveyed in 1976 for the Community Development Activity No. 6d, Mill Street Basin, City of Poughkeepsie, and Dutchess County New York but at this time, no significant cultural resources were identified and the dump site was not mentioned.

Although some prehistoric sites have been located in the general vicinity of the project area, relatively few prehistoric archeological sites have been identified within the City of Poughkeepsie. A few prehistoric sites have been identified to the north of the project area along the banks of the Hudson River, as well as to the south in the Town of Poughkeepsie. Smaller specific resource procurement sites would be expected to occur along some of the tributaries that drain into the Hudson River, such as the Fall Kill. However, due the level of development that took place in the City of Poughkeepsie in the 19th century, including the channelization of the Fall Kill, it is unlikely that prehistoric sites remain in-situ.

*Previously Completed Archaeological Surveys*

As part of the research for this project area, surveys completed for sites in the general area were consulted, identifying a total of six surveys completed within a one mile radius of the project area.

**Table 3:** Previously Completed Archaeological Surveys within one mile radius

| **Project Name** | **Survey Findings** | **Reference** |
|---|---|---|
| Phase 1A Literature Search and Sensitivity Assessment, Dutchess County Justice and Transition Center City of Poughkeepsie, Dutchess County , New York | Phase 1A investigated 12 acres (4.85 hectares), consisting of the existing Dutchess County Jail, Sheriff's Office and James Taylor Manufacturing building. No additional work was recommended | HVCRC, 2015 |
| Phase 1B Archaeological Survey, Marist College McCann Center Additions Project | Phase 1B investigated 0.5 acres (0.34 hectares), with the excavation of 12 shovel tests. No significant cultural material was identified, and no further work recommended | HAA, 2010 |
| Phase 1 Archaeological Investigation Letter Report, Marist College, Student Center Additions (and Addendum) Marist College, Town of Poughkeepsie, Dutchess County, New York. | Phase 1B investigated one acre (2.71 hectares), with the excavation of 6 shovel tests. No significant cultural material was identified, and no further work recommended. | HAA 2012 |
| Cultural Resource Management Program 2011-2012 Highway Program. Phase 3 Data Recovery Report. Rosenlund Gatehouse Site (SUBi -2857) | The Rosenlund Gatehouse Site was constructed in the 1860s by Edward Bech as part of his Rosenlund Estate. The site consists of sheet midden deposits related to the Van Anden household from the early 19th century. | PAF, 2012 |
| Phase 1A Literature Review and Sensitivity Analysis Dutton Lumber Yard, City of Poughkeepsie, Dutchess County, NY | Phase 1A Investigation of the former lumberyard, and history of the site on the western edge of the City of Poughkeepsie NY. | CITY/SCAPE 2008 |

None of the sites identified by these surveys have been recommended for additional archaeological investigation, nor are they considered to be eligible for listing on the National/State Register of Historic Places.



Photo 9: The Fall Kill is located on the northern side of Dongan Place, north of the project area. View to the northeast.



Photo 10: Looking northeast along the former driveway to Hill House from Davies Place.

D: Historic Context

The following discussion of the historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the project area.

*Historic Background*

Located about half way between New York City and Albany, the City of Poughkeepsie is situated on the eastern banks of the Hudson River. The name of "Poughkeepsie" is first found in an Indian deed dated 1683 after the waterfall *Pooghkepesing* and the *Minnisingh*. The local nomenclature interprets *Pooghkepesingh* as "where the water breaks," or "where the water falls over." The first landowners in Poughkeepsie were Jan Smeedes and Peter Lansigh, both of Dutch descent. Early settlement in Poughkeepsie was slow, with a few farmers utilizing the meadow along the Fall Kill and Casper Kill for pasture (Hasbrouck 1909).

By 1740, the town had begun to grow, with the influx of a large number of immigrants who came from the south, primarily the Long Island area of New York State. River trade gradually increased and a storehouse was built at the foot of Pine Street, with another later built at the foot of Union Street. Farms were cleared and settled, and goods transported for trade along the Hudson River. There was an early mill located at the mouth of the Fall Kill (Smith 1882).

Poughkeepsie became the center for committee meetings during the Revolutionary War. Committees strategized and planned the defense of the Hudson River, as well as commissioned furnishings and provisions for the army. The American Navy built several frigates here, and portions of the "great chain" were forged at the Fall Kill/Poughkeepsie Iron Works. While still only a village, Poughkeepsie received considerable attention during the Revolutionary War, and subsequently became a rendezvous and place of residence for many famous men, such as Cadwallader Colden, Gilbert Livingston and James Kent (Platt 1905).

Poughkeepsie was officially chartered as a village in 1799. The village trustees immediately began public works projects that included the digging of new wells and the construction of a village courthouse and a fire engine house. The courthouse was later destroyed by fire. The Vassar Brewery served as the county jail for a time, when the current courthouse was being constructed. The courthouse that stands today was built in 1902 (Hasbrouck 1909). In the year 1815, Poughkeepsie was a growing village, and during the mid-19th century Poughkeepsie experienced rapid development culminating in a real estate boom that led to the village laying out streets and lots (Platt 1905).

The Poughkeepsie Improvement Party, started by George P. Oakley, Walter Cunningham and Nathan Tallmadge initiated this notable real estate boom. Many acres of land were divided into lots and sold, mostly at Mansion Square and the old French farm, where Christ Church was built. The Improvement Party funded large projects, including The Whaling Company, silk factories and the layout of the village roads. The party went so far as to delegate certain streets, such as Delafield Street, as residential only, with the houses set fifty feet from the road. The establishment of the first central water supply was in 1834, with a large reservoir at the top of Cannon Street. Water was pumped from the Fall Kill and the great reservoir through pipes in the streets, and was used mainly for fire extinguishing purposes (Hasbrouck 1909).

As the dominant geophysical feature near Poughkeepsie, and a travel corridor for millennia, the Hudson River became a vital resource in the growth of the city. Capitalizing on the growing river traffic, the steamboat reached the highest point of its commercial usefulness during the early 19th century, becoming a major contributor to the growth of Poughkeepsie. In 1827 the Poughkeepsie Steamboat Company was founded by James Tallmadge. The steamboat was the main source of river transport from New York City to Albany until the Hudson River Railroad was built in 1849, running from New York City to Poughkeepsie. Heavy rock obstructions to the north were a source of significant delay, and the first train did not pass through the Poughkeepsie Station until December of 1850 (Platt 1905, Hasbrouck 1909).

The Improvement Party did not solely focus their efforts on the municipal infrastructure of the City of Poughkeepsie, but also invested their energies into the building of churches and schools. It was through these efforts that the Poughkeepsie academies and seminaries attained some degree of preeminence in the state, as well as attracting pupils from all over the county. Their crowning achievement was the purchase and improvement of a commanding elevation north of the village, and the erection of College Hill School (Poughkeepsie Collegiate), modeled after the Parthenon. The Poughkeepsie Female Seminary was incorporated in 1834 on lots purchased from Henry Livingston, with an additional piece of land extending to the Fall Kill.

In 1841, Poughkeepsie had seventy-nine streets and one thousand and fifty-five dwelling houses, exclusive of other buildings, with nearly a score of citizens engaged in mercantile businesses. The telegraph came to Poughkeepsie in 1846.

The City of Poughkeepsie was incorporated in 1854 and experienced a decline in the years following the 1857 financial panic and the Civil War. The most important local enterprise of the period succeeding the Civil War was the Poughkeepsie Bridge. Construction took place from 1873 through 1888 when the first train crossed over the bridge.

The Fall Kill River was, for many years, an important factor in the industrial development of Poughkeepsie. The first large mill pond was located above Smith Street and was known as the Red Mill Pond. In later years it was known as the Winnikee Pond. The first dam was constructed in this location as early as 1730, by Frans LeRoy. It was later owned by Benjamin Crannell in 1770. There was a small mill pond above the falls near the mouth of the creek, but the first large storage reservoir was built in this location in 1803. This mill pond was later known as Pelton's Pond (Hasbrouck 1909).

*The Pelton Family*

George Philip Pelton and Charles Muir Pelton's lineage can be traced back to John Pelton, who settled in Boston Massachusetts in 1630 -1632. Platt Pelton son of John Pelton, of the fifth generation of New York Pelton's, who settled in Monticello in 1806, and cleared land for his tannery. He contributed to the community in Monticello as a member of the Free Mason's at Sullivan Lodge, and at one time served as a county judge. Platt Pelton had nine children, none of whom resided in Monticello after reaching the age of their majority. Charles Muir Pelton was born in 1805, and married Parthenia Jones in 1832. Charles was a highly respected man and was a member and elder in the church community until his death in 1878. He started a business manufacturing carpets and pins, which after his death was continued by his brother and sons (Pelton 1892). Charles and George Pelton, who built Hill House, are the sons of Platt Pelton.

George Philip Pelton was born in 1820 and moved to Poughkeepsie with his older brother Charles Muir Pelton in 1837. He lived and worked within the city until his death in 1897 (Pelton 1892). George Pelton never married, but was a highly regarded member of the community. He repeatedly declined offers to serve in political offices, but served as postmaster for four years during President Buchanan's administration. George Pelton, in addition to running the Pelton's carpet factory and pin manufacturing plant, served as the president of the New York and Massachusetts Railroad, later the Poughkeepsie and Eastern Railroad (Pelton 1892).

George and Charles opened their carpet business under the names of C.M. & G.P. Pelton and manufactured two ply and three ply ingrain carpets and pins at the lower end of Mill Street. The business was established in 1837, and operated on site until it closed in 1891. In 1839, the factory was producing 300,000 yards of carpet per year. At first, only carpets were manufactured, however the pin business was added in 1848. The carpet manufacture took place primarily on the lower floor, while pins were made on the upper floor. The factory building was partially destroyed by fire in July of 1854. The factory, located along the northern bank of the Fall Kill, employed more than 100 people, more than half of whom were women (Smith 1882). By the 1870s, children constituted one-sixth of the Pelton's work force (Flad & Griffen 2009). The factory relied primarily on steam power, but also utilized two turbine water wheels in addition to the steam engines.

By the 1870s, the use of water power had decreased in value and steam had become regarded as the only reliable source of power for driving machinery. The installation of the water and sewer systems in the City of Poughkeepsie were the most notable public improvements of the period, but the Fall Kill Improvement project was also a significant and very expensive change. The reconfiguration and channelization of the natural stream diminished the usefulness of the stream as a source of water power. Pelton's Pond (formerly Booth's Pond and the Great Reservoir) which had once extended to what is now Dongan Place, had been significantly reduced in size in the 1870's (Figure 8). The size of the pond was reduced again in 1884 and the pond was finally filled in when the dam on the Fall Kill was removed in 1899. The City of Poughkeepsie water commission compensated all who had water rights to Pelton's Pond a total sum of $15, 000 (Documents of the NYS Assembly). The cost of draining and filling in the Pelton's Mill Pond was reported by the City of Poughkeepsie treasurer, to be $21,776. The removal of water power as a manufacturing resource, as well as the overall change in the industrial patterns within the City of Poughkeepsie, forced the Pelton's to cease their carpet manufacture in 1891, although a few smaller operations continued in the building.

The changes to the Fall Kill combined with the changes in the patterns of River traffic on the Hudson also changed the industrial nature of Poughkeepsie, to the extent that by the early 20th century, many of the 19th century manufacturers had gone out of business, including the Pelton's. The Pelton's building continued to be used for other business until the mid-20th century (Flad & Griffen 2009).

In 1866, the Poughkeepsie and Eastern Railroad was chartered, leasing track from the Dutchess and Columbia railroad which ran between Stissing Junction and Pine Plains. In June of 1874 the Poughkeepsie and Eastern Railroad went into receivership, and was sold in April of 1875 to George Pelton of Poughkeepsie as Trustee for the bondholders, who reorganized the rail line as the Poughkeepsie, Hartford and Boston Railroad Company. In 1886 the railroad was sold under foreclosure and in January, it was reorganized as the New York and Massachusetts Railway Company. George Pelton remained an investor with the railroad, and was a strong promoter of the Poughkeepsie Railroad Bridge.

Lower Mill Street, which opened after 1910 and crossed the Fall Kill east of the Poughkeepsie train station, encompassed a mixture of industrial, residential and commercial land use. The Pelton's large home had become part of the City's Wheaton Park, just uphill from the railroad station (Flad & Griffen 2009). By the early 20th century, this neighborhood was inhabited primarily by Irish and Italian immigrant families. After the turn of the century, developers and fashionable families increasingly settled streets south of Main Street such as South Hamilton, Academy and Garfield Streets, which were considered to be upper class neighborhoods (Flad & Griffen 2009).

At the time of George Pelton's death, none of his nieces or nephews resided at Hill House. Charles Pelton's widow had resided there until her death in 1895. The heirs of Charles Pelton, George having never married or had children, pursued careers in finance and banking. This change in occupation combined with the changes in the neighborhood at the time, led the Pelton's to move to the more stylish and elite neighborhoods in the southeastern portion of the city.

In 1900 the Pelton' heirs leased Hill House to the Gallaudet Home for Deaf Mutes, as temporary quarters for the deaf mutes who were awaiting the completion of their new home. The original Gallaudet Home had been previously built outside the boundaries of Poughkeepsie, and was one of the first large institutions established within the City of Poughkeepsie.

In addition to the changing economic profiles within Poughkeepsie, humanitarian social movements were taking root within the city boundaries. Lucy Maynard Salmon, an active philanthropist and humanitarian, campaigned for the cleaning up of the Fall Kill and the neighborhoods south of Mill Street. She was also the force behind the establishment of the City's first playground in 1911. Caroline Wheaton, who died in 1908, left a sum of $4000.00 to be used for the establishment of a children's park with in the city, west of North

Hamilton Street. Father John Sheehan was an advocate for the purchase of the now abandoned Pelton Mansion and grounds by the City, to be used as a park (Wahlberg, 2010).

The City of Poughkeepsie Mayor, John Sague, advocated for public use of the Pelton Mansion as well, and that Fall Kill creek could provide clean water to inexpensively fill a swimming pool. In 1908 the City put $4000.00 bequeathed by Caroline Wheaton, toward the $10,000.00 purchase price of the Pelton Mansion and grounds (Wahlberg 2010). At the time of the purchase, Dongan Place had not been constructed and the Pelton land extended north to the southern bank of the Fall Kill. The northern portion of the park near the Fall Kill was the location of the 1912 swimming pool and bathhouse. By 1917, use of the swimming pool averaged 350 people per day. The pool remained as a feature on the site until the mid-20th century, when it was filled in.

*The Poughkeepsie Day Nursery*

The Poughkeepsie Day nursery, established in Poughkeepsie in 1907, began operations in Hill House in 1912. The initial tuition at the nursery was five cents per day. The Nursery school relied primarily on charitable funds to operate. Because the nursery school relied on charitable funds, services were provided only to mothers whose circumstance required them to work, such as widows or single mothers. In the early part of the 20th century, the nursery housed the "Pure Milk Station," where the city's public health nurse provided high quality milk for the same cost as "regular milk." (Wahlberg 2010).

By 1916, the nursery had outgrown its allotted space on the first floor of the house, and the rooms on the second floor were renovated to create a kitchen, bathroom, rooms for sleeping and playing. At this time a second story porch was added to the southern side of the building (Wahlberg 2010).

In 1949, the city proposed that Hill House should be demolished to make room for public housing, however due to the overwhelming public outcry, the City moved the public housing development North Perry Street. In 1979 Hill House suffered a significant fire, set by an arsonist. The fire destroyed most of the first floor rooms and severely damaged the second story. As a result, the interior of the structure was "gutted" and reconstruction and repair of the building took place in November 1979. Additional renovations to the building were planned in 1992, to make the building more functional, but neither the City nor the school could acquire the needed funds, and the renovations did not take place.

*Cartographic Research*

HVCRC examined historical maps of Dutchess County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the Project Area. These maps are included in this report, with the boundaries of the Project Area superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the project area is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate.

The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the Project Area. In the City of Poughkeepsie, early development took place near the docks and on the elevated terraces overlooking the River.

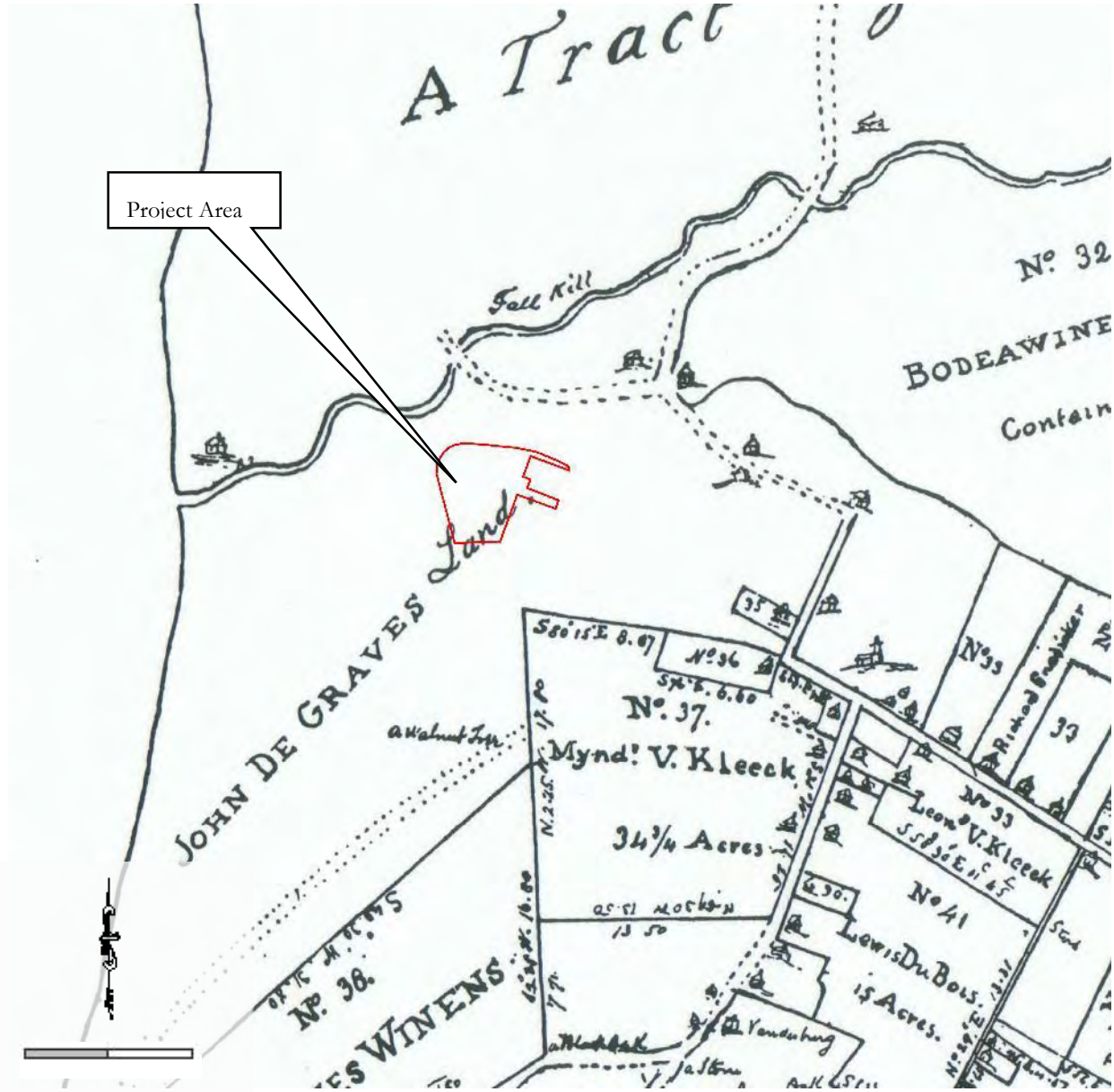



Figure 3: 1770 Will Cockburn *Part of Map of Lands Held Under the Sanders-Harmans Patent*. Scale: Unknown. (Source: Platt 1905)

In 1905 Edmund Platt published a map drafted by Will Cockburn entitled *Part of Map of Lands Held Under the Sanders-Harmans Patent,* showing land divisions as they existed in Poughkeepsie in 1770 (Figure 3). This map does not indicate all the roads that had been laid out by this date, nor all the landowners present in Poughkeepsie at this time. The map was drafted to show land divisions as opposed to marking the locations of houses or manors (Platt 1905). On this map the lands within the project area are owned by John De Graves. The map indicates that Mill Street is located to the north of the project area, crossing the Fall Kill. No mill ponds are depicted along the Fall Kill.




Figure 4: 1834 Henry Whinfield *A Map of the Incorporated Village of Poughkeepsie, Dutchess County, State of New, York*. Scale: 1"=485'. (Source: Library of Congress)

Most early 19th century maps do not indicate landowners; instead they show the turnpikes and established roads. However, the 1834 map drafted by Henry Whinfield entitled *A Map of the Incorporated Village of Poughkeepsie, Dutchess County, State of New York* (Figure 4), indicates that by this date, the land that includes the project area was owned by J. Lockwood, who owns a series of mills along the Fall Kill. On the northeastern side of Mill Street, is the "Great Reservoir," later known as Booth's Pond and Pelton's Pond. In 1834, this mill pond, created by the damning of the Fall Kill, extended as far north as the southern side of Mansion Street. The reservoir was used primarily as a water source for the first fire departments in the City of Poughkeepsie, and was not potable water.

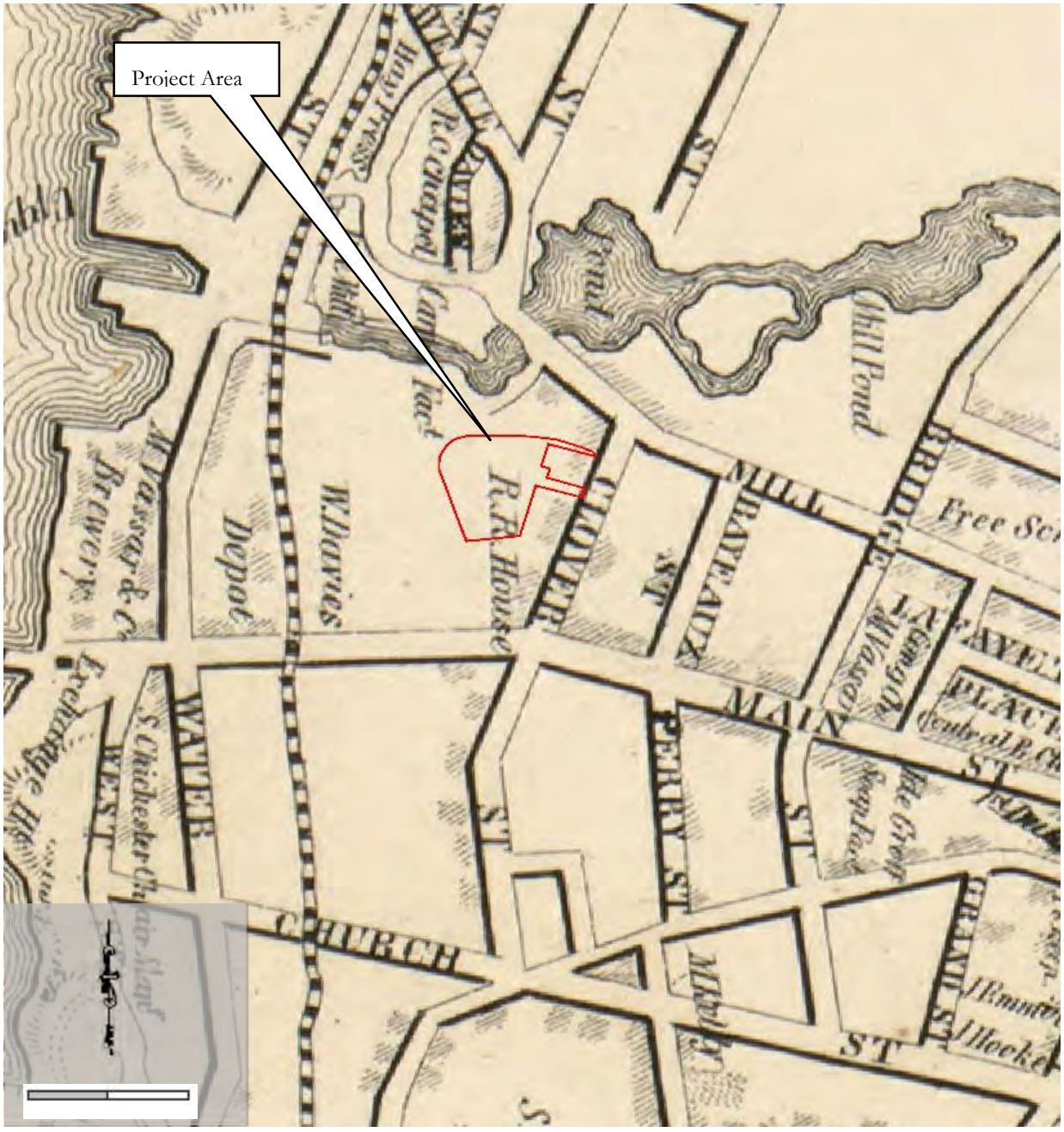



Figure 5: 1850 J.C. Sidney *Atlas of Dutchess County, New York*. Scale: 1"=565'. (Source: Library of Congress)

The 1850 *Map of Dutchess County New York*, drafted by John Sidney, (Figure 5) shows less detail than the 1834 map, but indicates that there are no structures within the project area. The landowners within the vicinity of the project area are not identified. The city streets have been laid out and named, with most of the names continuing to this day. The faint shading on the map indicates the locations of existing structures, but ownership and function are not identified. The Fall Kill is identified north of the project area, and the great reservoir is now identified as a pond. The ownership of the property is not depicted on this map. The carpet factory, built by George Booth in 1815 is shown on the northern side of the Fall Kill.




Figure 6: 1858 J. E. Gillette. Map of Dutchess County, New York. Scale: 1"=485'. (Source: Library of Congress)

In contrast to the 1850 map, the 1858 *Map of Dutchess County New York*, surveyed by Charles Bachman and G.H. Corey, (Figure 6) shows the location of the existing buildings located within and adjacent to the project area. No structures are shown within the project area. The Pelton's are identified as owning the land, and it possible that Hill House (circa 1859) was under construction. No structures are shown within the project area, however there are numerous buildings fronting on North Clover Road.

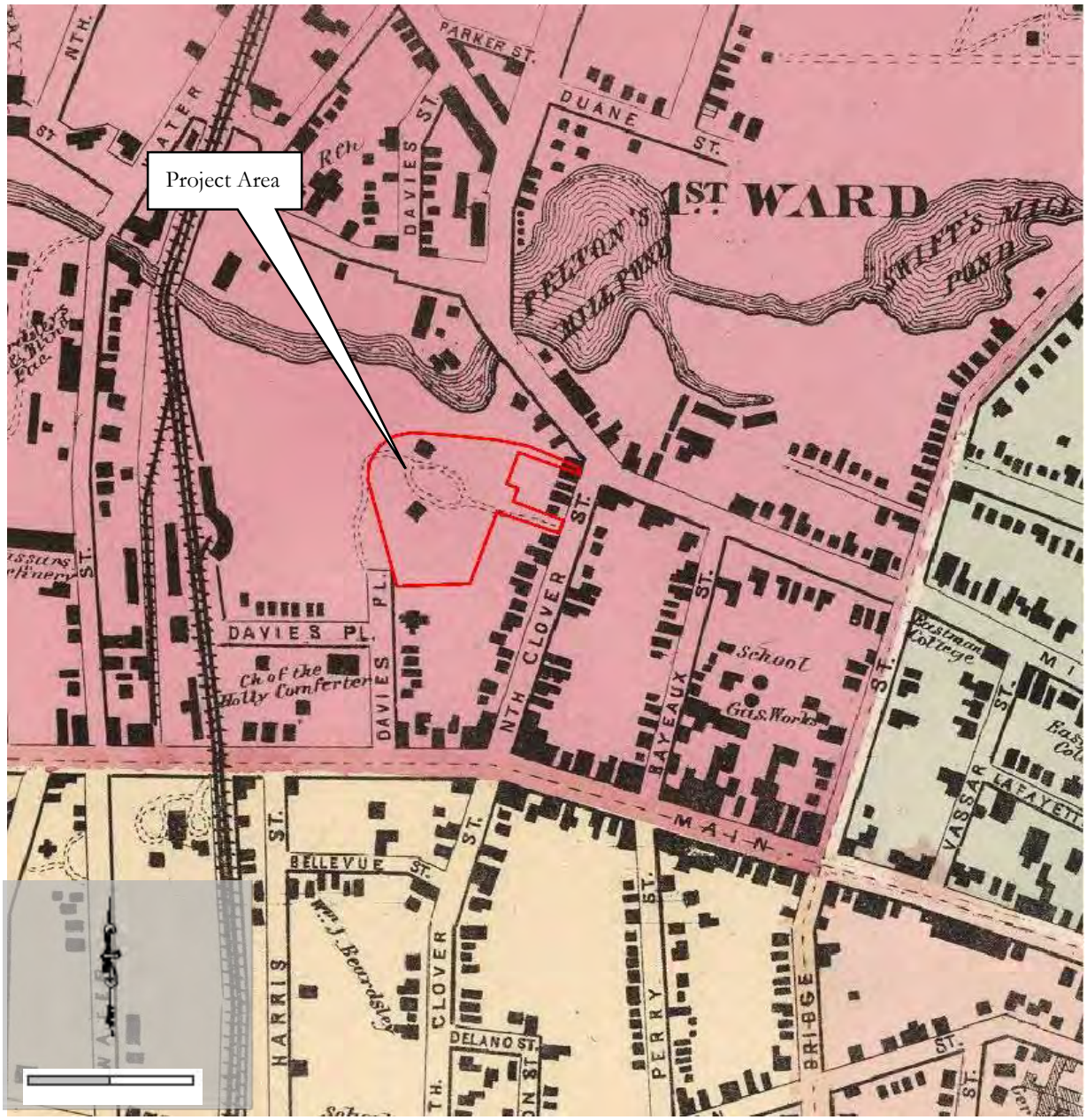



Figure 7: 1867 F.W. Beers. *Map of the City of Poughkeepsie, N.Y.* Scale: 1"=400'. (Source: David Rumsey Cartography Associates)

In 1867 F.W Beers published the *Plan of the City of Poughkeepsie, Dutchess County, New York*. (Figure 7) On this map, there are three structures shown within the project area. In the central portion of the project area, on the southern side of a circular drive, is Hill House. The structure on the northern side of the circular drive is likely a carriage house. The third structure, which based on information provided on the Sanborn Maps (Figure 10-Figure 11) is likely a commercial building with residential space in the upper stories, is located on the northeastern portion of the project area adjacent to North Clover Street. By this time Davies Place has been opened south of the project area, and access to Hill House can be accessed from both Davies Place and North Clover Road. The Fall Kill is show to the north, with Pelton's Pond extending nearly to Duane Street and Swift's Pond, located further to the east.

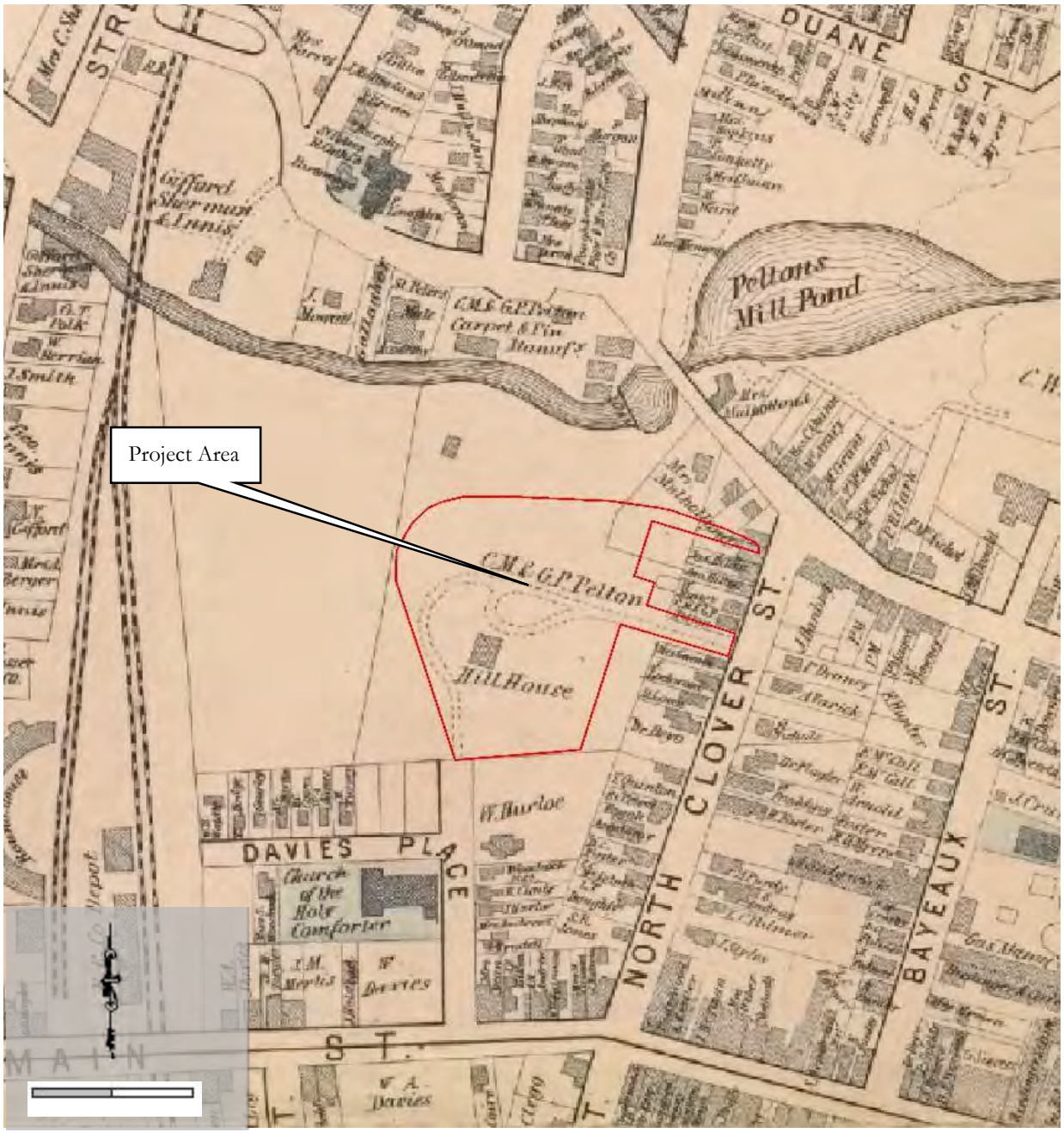



Figure 8: 1876 F.A. Davis. *Map of Poughkeepsie* Scale: 1"=220'.. (Source: Library of Congress)

Unlike earlier city maps, the *Map of Poughkeepsie* published in 1876 by F.A. Davis for the Reading Publishing Company depicts the structures, as well as landowner information. (Figure 8) On this map Hill House is identified within the central portion of the project area. The second structure shown on the 1867 map is no longer present. In the northeastern portion of the project area, a building is shown as belonging to Mrs. Mulholland. North of the project area, Pelton's pond has been significantly reduced, and the former boundary of the pond is indicated by a dashed line. This change is the result of the City of Poughkeepsie's installation of sewer lines and water treatment systems in 1872 (Platt 905).

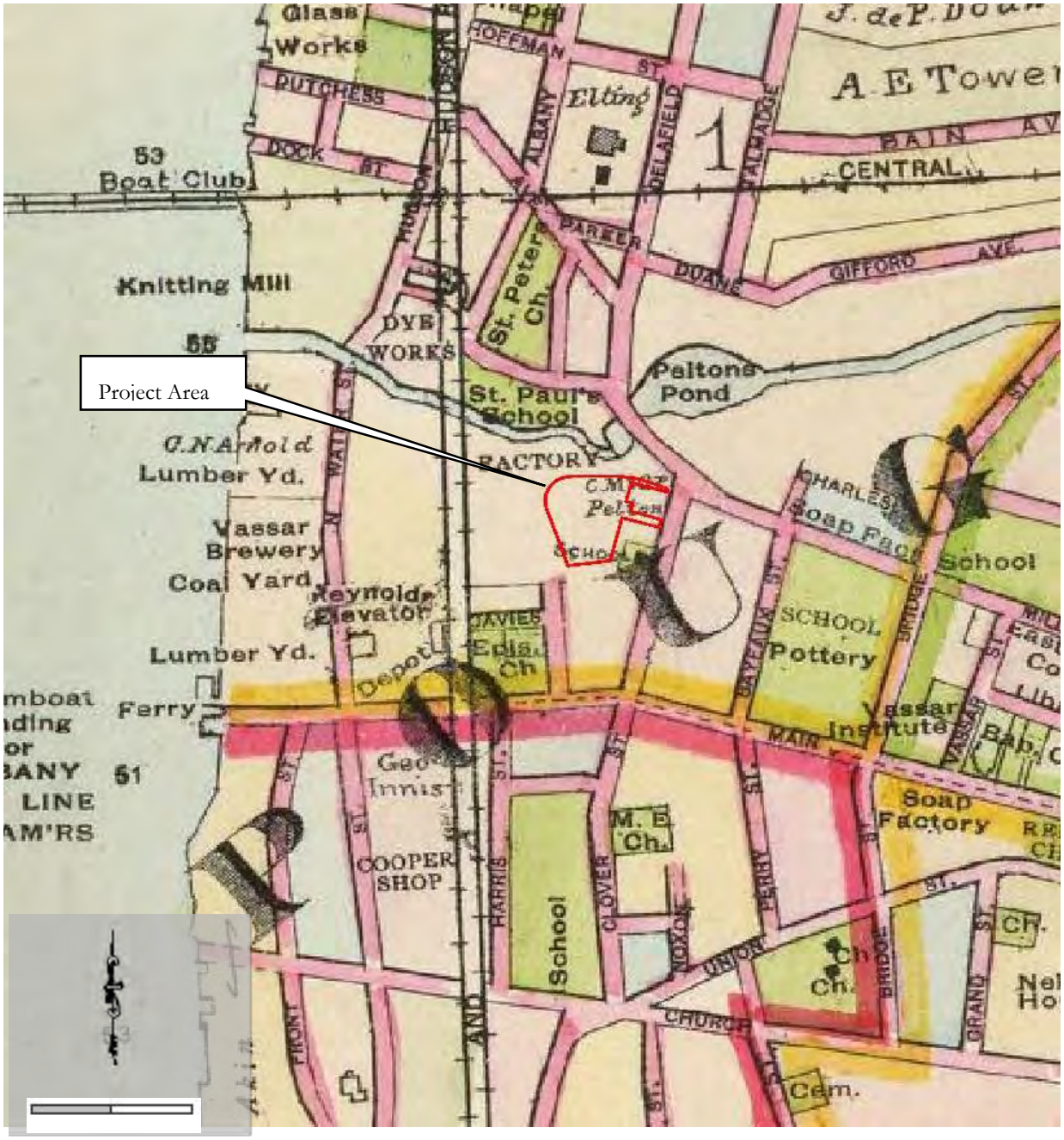



Figure 9: 1891 F.W. Beers. *Atlas of the Hudson River, New York City to Troy*. Scale: 1"=680.' (Source: David Rumsey Cartography Associates)

By 1891, When J. B. Beers published the *Atlas of The Hudson River, New York City to Troy*, the city of Poughkeepsie had been incorporated and was an important commercial hub. (Figure 9) Pelton's Pond is the only mill pond still depicted along the Fall Kill whose path east of the pond has been channelized to take a direct path through the City of Poughkeepsie. Individual structures and their owners are not identified on this map, but the land within project area is identified belonging to C.M. & G. Pelton. A school is depicted along North Clover Street, south of the project area.

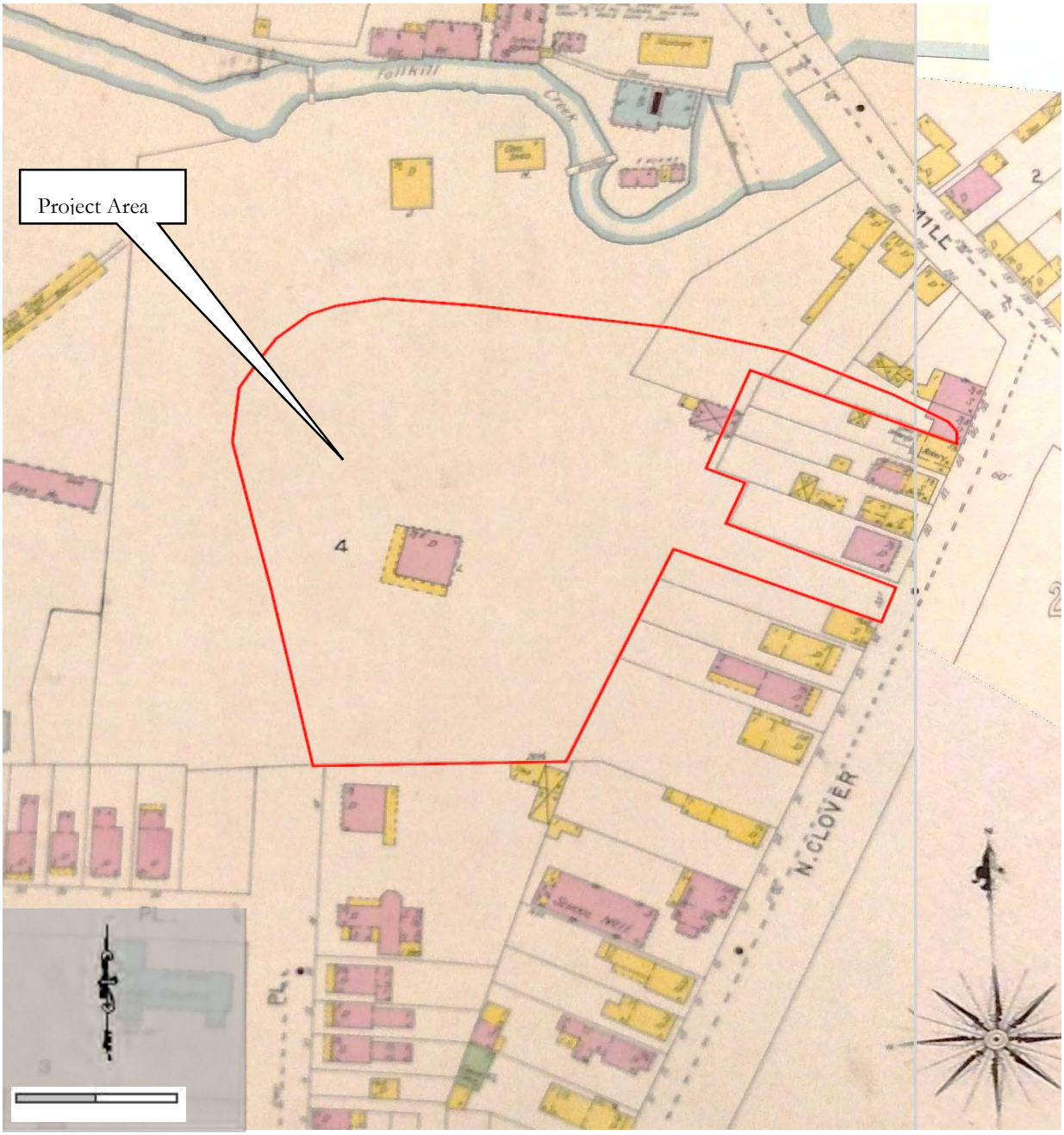



Figure 10: 1895 Sanborn Fire Insurance Map, City of Poughkeepsie Dutchess County New York. Scale: 1"=125'. (Source: Adriance Memorial Library, Local History Room).

In addition to the 19th century maps discussed above, the Sanborn Fire Insurance Maps for the area were reviewed (Figure 10). In 1895, Hill House is shown within the center portion of the project area. The building is shown as a 2 ½ story brick structure with a basement. The southern and western sides of the building feature a single story wood porch. A single story brick outbuilding with a wooden entryway on the western side of the structure is located the northeastern portion of the project area. At the northeastern boundary of the project area, there is a brick structure that fronts onto North Clover Street. This map indicates that Dongan Place has not been opened, and that Pelton's Pond, although significantly reduced, is still shown at Mill Street.

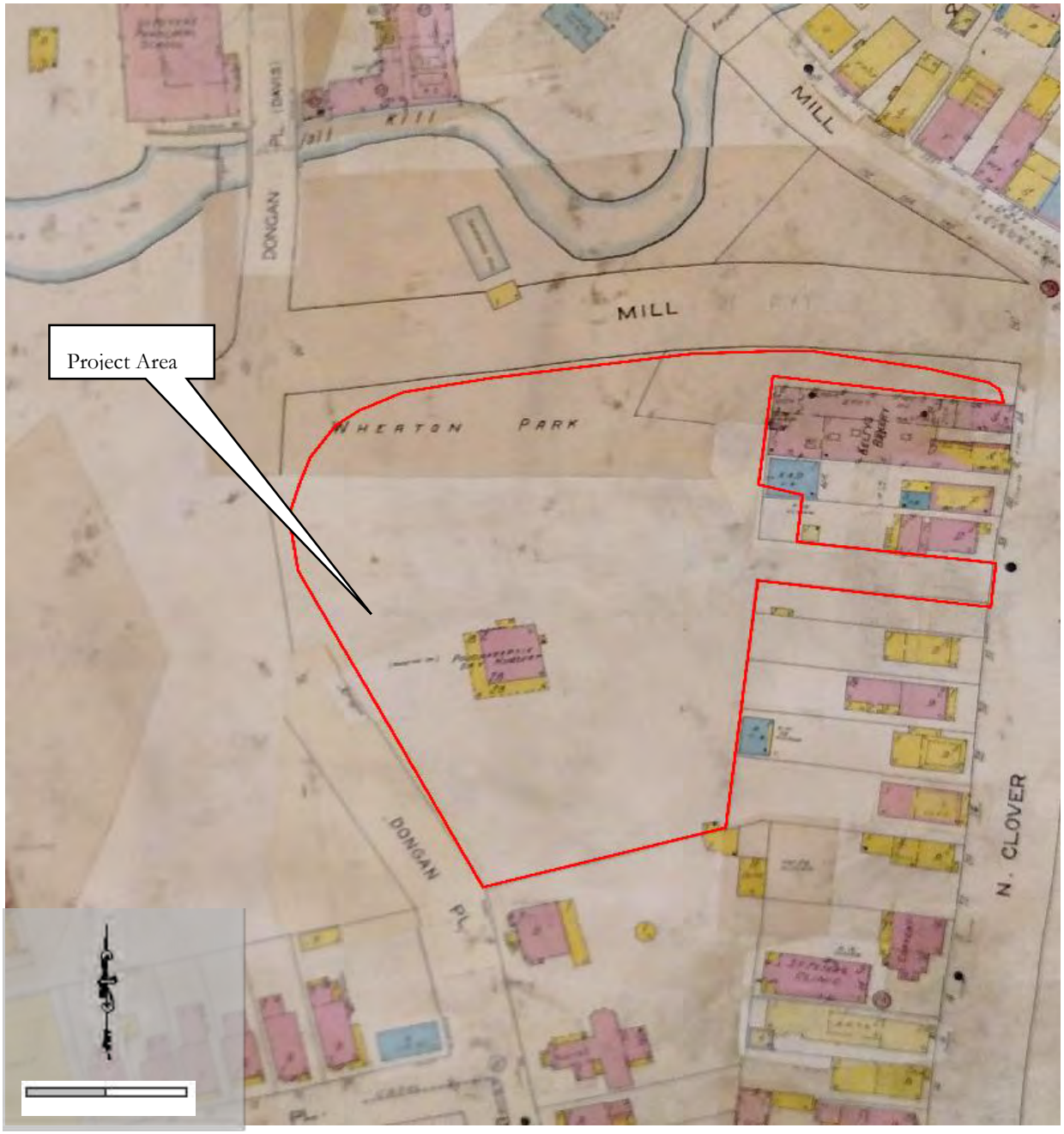



Figure 11: 1948 Sanborn Fire Insurance Map, City of Poughkeepsie Dutchess County New York. Scale: 1"=115'.(Source: Adriance Memorial Library, Local History Room)

A review of the 1948 Sanborn map shows that there have been several changes to Hill House. On this map, the structure is depicted as a two story brick structure with a basement. The porch on the southern and western side of the house is now shown as being two stories high. In addition, wooden entryways have been built on the northern and eastern sides of the building. The brick outbuilding depicted in 1895, has been removed. The buildings shown on the northeastern boundary have been removed. On this map Dongan Place is shown, but is identified as Mill Street Extension. On the northern side of Mill Street Extension, a swimming pool and bath house are shown. This map indicates that Wheaton Park extends up to the banks of the Fall Kill. None of the former mill ponds are shown on this map. Adjacent to the northeastern boundary of the project area is a commercial bakery with extensive ovens.

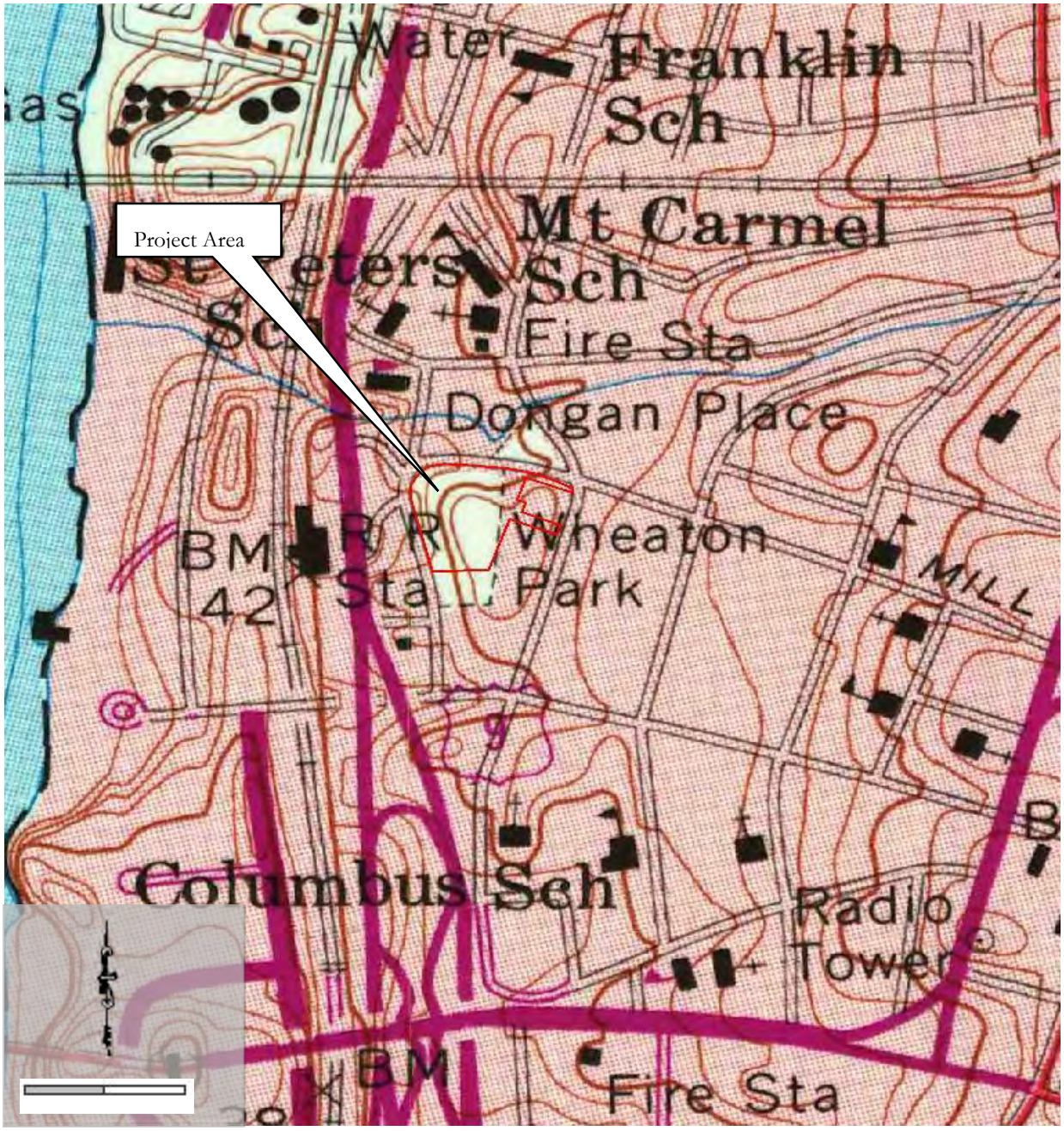



Figure 12: 1967 USGS Topographical Map. Poughkeepsie Quadrangle. 7.5 Minute Series. (Source: USGS.gov) Scale: 1"=565.'

The 1967 topographical quadrangle (Figure 12) shows the boundaries of Wheaton Park within the city of Poughkeepsie. This figure does not indicate the individual structures located within the project area, but rather characterizes the area as an urban environment. On this map, the park is delineated as the land along the eastern side of Davies Place, which now extends north to Dongan Place. This map indicates that the landscape on the northern side of Dongan Place is parkland. No structures are shown within the boundaries of the project area.

E: National Register Eligible/Listed Sites

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the project area that have been listed on the National Register of Historic Places, or identified as National Register Eligible.

Hill House (02740.000702) has been listed on the National Register as part of the North Clover Street-Mill Street Historic District. This residential section of Poughkeepsie comprises approximately fourteen blocks located on the plateau and river slope in downtown Poughkeepsie. Most of the structures were built during the post-civil war housing boom. The facades are homogenous, yet each house had individual details in trim, lintels, cornices and doors. As a whole, this area is an untouched 19th Century setting of brick paved streets lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas. Hill House is not listed individually on the National Register, nor is it identified within the North Clover Street-Mill Street Historic District as being a contributing or non-contributing structure. A historic building assessment was completed as part of the Phase 1A Literature Search and Sensitive Assessment and is included within this report as Appendix A.

There are eight NRE properties located within the vicinity of the project area.

**Table 4:** NR properties located within a ¼ mile radius of the project area, outside the Pelton Manor site

| Site Name | Time Period | Site Type | Significance |
|---|---|---|---|
| Union Street Historic District | Early -mid. 19th century | Architectural district | Urban working class neighborhood |
| Church of the Holy Comforter | M. 19th century | Individual structure | 19th century ecclesiastical Gothic Revival Architecture/ John Upjohn |
| The Poughkeepsie Railroad Bridge | 19th century | Industrial | Political, economic and engineering achievements of the period |
| Pelton Mill | Early -mid. 19th century | Individual structure | Poughkeepsie's oldest extant factory building |
| Poughkeepsie Railroad Station | m.-l. 19th century | Individual structure | 19th century transportation/rail station |
| Vassar Institute | l. 19th century | Individual structure | 19th century Victorian Italianate Gothic, Second Empire architectural construction/Historic association with the Vassar Family |
| Second Baptist Church | 19th century | Individual structure | 19th century ecclesiastical Greek revival architecture |
| Vassar Home for Aged Men | l. 19th century | Individual structure | 19th century Italianate Second Empire architectural construction & Vassar Family residence |

None of these structures located outside the boundaries of the project area will be impacted by the proposed undertaking. As part of the proposed undertaking the existing structure within the project area, Hill House, will be rehabilitated and incorporated into the proposed development plan.



Photo 11: Entrance to the project area is from N. Clover Street along an asphalt driveway. View to the west.



Photo 12: A large parking area is located on the eastern side of the house. View to the west.

## F: Assessment of Sensitivity for Cultural Resources

*Prehistoric Sensitivity*

The banks of the Hudson River were populated by prehistoric peoples for millennia, making this landscape highly sensitive for prehistoric cultural resources. The project area is located east of the Hudson River along the Fall Kill, a major tributary of the Hudson River. Only two prehistoric sites have been identified within a one mile radius of the project area. These sites were identified by A. C. Parker as being traces of occupation and are located nearly one mile from the project area. Given the proximity of the site to the Hudson River, The Pelton Manor project would normally be considered to have a high sensitivity for prehistoric sites. However, the profound disturbance on the site, as indicated by the soil classifications, along with visual inspection, has eliminated stratigraphic integrity, making the potential for the site to yield intact prehistoric cultural material low.

*Historic Sensitivity*

Five historic sites have been identified within one mile of the project area, however these structures will not be impacted by the proposed project. The dump site, identified as being within Wheaton Park, is located in the portion of the park between Dongan Place and Mill Street, outside the project area. L. Johnson of Vassar College tested this area through the excavation of deep trenches, however only unstratified fill associated with the filling in of Pelton's pond was identified.

Within the boundaries of the project area is a historic structure, built in 1859. It is possible that shaft features and sheet middens associated with this building may remain within the boundaries of the project area. Modern features such as asphalt parking areas and subsurface infrastructure have been added to the landscape surrounding the house, rendering the overall potential for the site to contain historic cultural resources to be moderate.

## G: Summary and Recommendations

Based on the information identified in this report, the Pelton Manor Project has the potential to yield historic cultural deposits. It is therefore recommended that a Phase 1B Archaeological Field Reconnaissance Survey be undertaken on those undisturbed areas within the Pelton Manor Project APE that are assessed to have the potential to yield cultural resources.

# II: Phase 1B Archaeological Field Reconnaissance Survey

## H: Archaeological Survey Methodology

In October of 2015, HVCRC conducted an initial walkover of the Pelton Manor Project in order to assess the existing conditions of the Area of Potential Effect. Areas selected for subsurface testing were identified and areas of disturbance, slope and wetland were eliminated from testing.

Archaeological fieldwork was supervised by Beth Selig, M.A., R.P.A. Field technicians included Franco Zani Jr. and Frank Spada. The final report was completed by Beth Selig and Stephanie Roberg-Lopez, M.A., R.P.A. Site photography, shovel test records and the Field Reconnaissance Map were completed by Beth Selig.

Results of the Phase 1A confirmed that the site is located in an area of historic activity. In addition, the landscape closely conforms to an ecological model that indicates that the level, undisturbed portions of the project area, if present, are moderate to highly sensitive for prehistoric cultural materials. The testing strategy for the site was structured around the knowledge that portions of the property possessed the potential to yield historic and prehistoric cultural remains.

The field methodology employed at the Pelton Manor Project site consisted of several stages of investigation. These included:

- A walkover and visual inspection of the site to assess areas of potential sensitivity for prehistoric cultural remains.
- Systematic visual inspection of the land surface to rule out the presence of rock faces and overhangs.
- Shovel testing in the areas identified as having potential sensitivity for prehistoric or historic remains.
- Photographic documentation of the overall site.

Shovel tests pits (STPs) measured approximately 40 cm in diameter and were spaced along transects at 50 foot (15 m) intervals and 100' intervals (30 m). Shovel tests were normally excavated to a minimum of four inches (10 cm) into sterile subsoil, unless impeded by rocks or other obstructions. This subsurface testing strategy was used in areas that were characterized by relatively intact soils (i.e. no obvious evidence of significant soil disturbance). All excavated soils were passed through a one-quarter-inch hardware cloth. Shovel test profiles were recorded on standard field forms and included stratigraphic levels, Munsell soil color, texture and inclusions, evidence of disturbance and any artifacts recovered. The locations of all STPs were recorded on a base map of the Project APE. The excavations and existing conditions across the Project Area were photographed. Items recovered from the screens were assigned to the stratum from which they were obtained. (See Appendix B) All cultural materials recovered were bagged, labeled, and returned to the laboratory for processing. These materials are listed in Appendix D.



Photo 13: Field Technicians excavating shovel tests along TR 2. View to the east.



Photo 14: Field Technicians completing shovel tests along TR 6. The site is currently being used for equipment and supply storage for the City of Poughkeepsie's improvement of North Clover Street. View to the east.

I: Archaeological Survey Results

Once a testing strategy had been established and areas unsuitable for testing eliminated from the survey, potentially sensitive areas were systematically shovel tested. The areas subjected to shovel testing represent the undisturbed, level and well drained areas within the project area.

Testing began in the northeastern portion of the site, with Transect 1 and Transect 2 beginning adjacent to the eastern property boundary. These two transects progressed westward, testing the northern portion of the project area at a 50' (15 m) interval. East of Transect 1, the field crew noted a thick concrete slab adjacent to the project area boundary. This brick and concrete foundation is in the same location as the industrial ovens identified on the 1948 Sanborn map (Photo 16) (Figure 11). The second shovel test on Transect 1, STP 2 identified a layer of coal ash and cinder, on top of the original A horizon (Photo 15). The soils identified along Transect 1, with the exception of STP 2, consisted of dark brown silty sand overlying a yellowish brown silty clay (Appendix B: Shovel Test Records). Transect 2, located 50' south of TR 1 identified a variety of 19th century and modern artifacts from mixed soils. Along Transect 2, the shovel tests revealed an upper stratum of dark brown silty sand with gravel overlying a compacted yellowish brown silty clay with channery. The artifacts recovered from TR 2 consisted of ceramic, nails, bottle glass, window glass and coal slag. A description of these materials is included in Appendix D. This deposit, which include a mix of modern and 19th century artifacts, is not considered to represent a historic feature.

Testing then moved to the landscape on the western side of the house. Transects 3 and TR 4, were aligned north to south and spaced at 25' (7.5m) intervals. The shovel tests completed along these transects identified a very dark brown silty loam with dense gravel, overlying a dark yellowish brown silty clay with dense gravel. Shovel test 17 identified modern artifacts, including bottle glass, window glass, a steel nail and modern ceramic tile. The soils in this area showed evidence of having been graded, with the dense gravel suggesting that the area had been used as driveway at some time. On the southwestern corner of the house, modern additions were noted in the form of poured concrete support pillars and concrete structures surrounding the oil tank located adjacent to the exterior of the foundation.

Transect 5, containing four shovel tests, was excavated at 25' (7.5m) intervals. This transect tested an area adjacent to the former driveway from Davies Place. The shovel tests in this area, in addition to identifying bedrock close to the surface, identified a subsurface stratum of dark yellowish brown silty clay with dense gravel. No significant archaeological deposits were identified on this side of the house.

Transect 6 was excavated on the east side of the existing house within the project area. Beginning at the southeastern corner of the house, shovel testing progressed east to the eastern project area boundary. Three shovel tests, excavated at 50' intervals, identified soil stratigraphy consisting of dark brown silty sand overlying a yellowish brown silty clay. Shovel test 25 on TR 6 terminated at a thick level of compact tar. A piece of window glass and three nails were identified in ST 25.

The last area to be tested was the interior of the "playground" area located in the southeastern portion of the project area. The surface in this area was covered with a thick layer of pea gravel. In addition, the landscape appeared to have been leveled. Transect 7 and Transect 8, which tested this area at 50' intervals, identified a brown silty loam with dense gravel overlying a dark yellowish brown silty clay with gravel. In the southeastern corner of the site the stratigraphy consisted of dark brown sand with pea gravel.

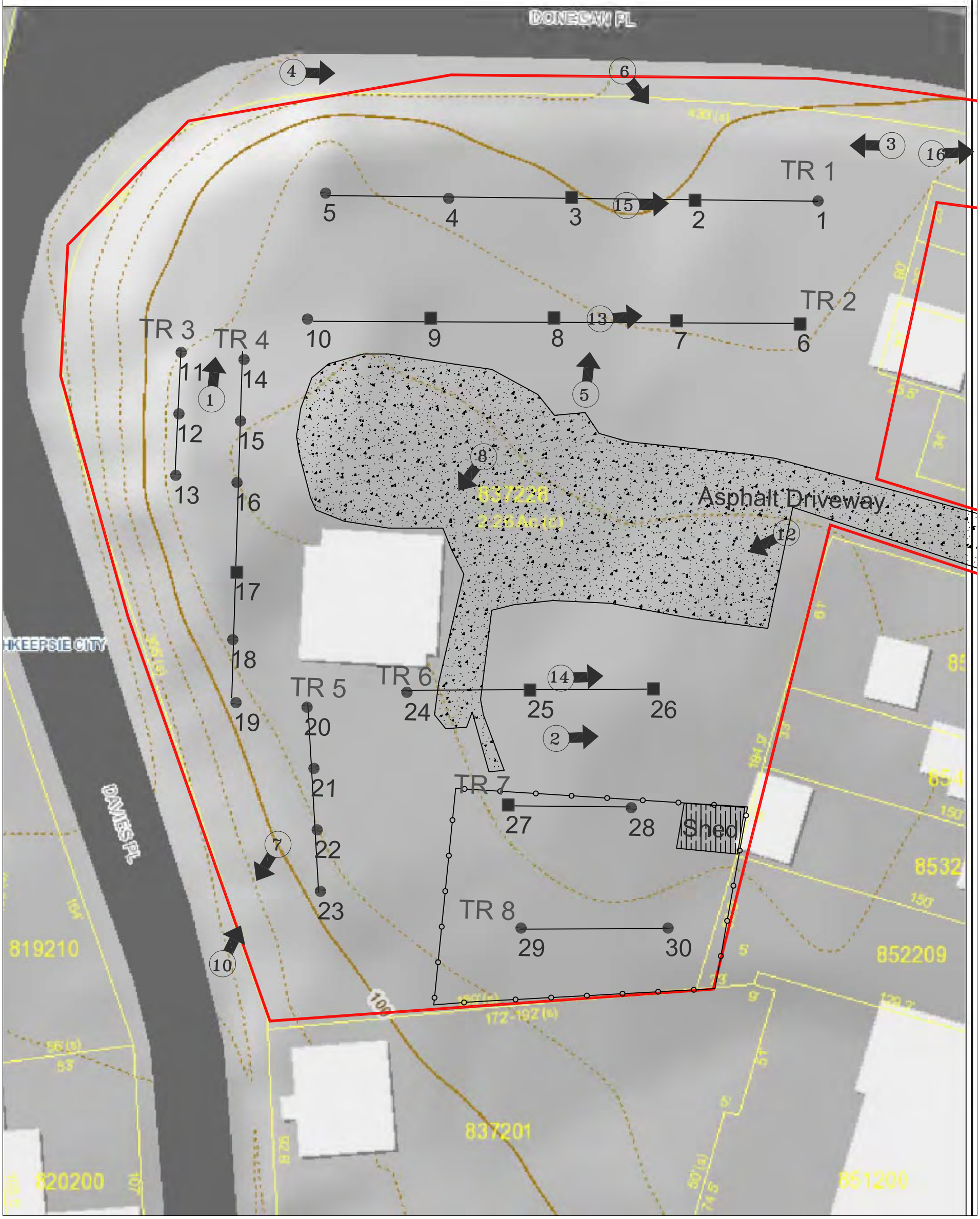
No significant cultural materials were recovered from any of the shovel tests on the Pelton Manor Project site.



Photo 15: Photo of the stratigraphy of STP 2, showing the layers of fill overlying the original soil horizons.



Photo 16: A large brick and concrete feature was identified outside of the northeastern project boundary. Sanborn maps indicate this is an industrial bakery oven.




HUDSON VALLEY
Cultural Resource Consultants, Ltd.

Figure 13: Pelton Manor
Phase 1B Field Reconnaissance Map
Scale 1" = 40'

**LEGEND**

ST — Sterile Shovel Test Location

ST — Positive Historic Shovel Test Location

Photographic View

GRAPHIC SCALE

20 0 20 40 80

( IN FEET )
1 inch = 40 ft.

## J: Conclusions and Recommendations

In October of 2015, HVCRC completed a Phase 1A Literature Search & Sensitivity Assessment and a Phase 1B Field Reconnaissance survey of the Pelton Manor Project in the City of Poughkeepsie, Dutchess County, New York. Based on the information identified in the Phase 1A report, it was determined that the project area had the potential to yield cultural deposits. It was therefore recommended that a Phase 1B Archaeological Field Reconnaissance Survey be undertaken on those undisturbed areas within the Pelton Manor Project Area of potential Effect.

A total of 30 shovel tests were excavated in the Pelton Manor Project APE in areas considered to have the potential to yield prehistoric cultural material. No significant historic or prehistoric cultural resources of any kind were identified.

With regard to the North Clover-Mill Street National Register Historic District, of which the project area is a part. The buildings included within this district consists of a mix of residential and commercial structures, consisting of a wide range of architectural styles, and of a variety of conditions (Appendix B). Based on the current conditions, the proposed undertaking is not considered to have an adverse effect on the North Clover-Mill Street Historic District.

Based on these findings, no further archaeological work is recommended for the Pelton Manor Project.

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Pelton Mill. City of Poughkeepsie, Dutchess County, New York
The Poughkeepsie Railroad Bridge. City of Poughkeepsie, Dutchess County, New York
Poughkeepsie Railroad Station City of Poughkeepsie, Dutchess County, New York
Vassar Institute. City of Poughkeepsie, Dutchess County, New York
Union Street Historic District. City of Poughkeepsie, Dutchess County, New York
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# Appendix A: Hill House Historic Building Assessment

A. Hill House: 36 North Clover Street - Description

The following building assessment of Hill House, located at 36 North Clover Road, in the City of Poughkeepsie, Dutchess County, New York was prepared for the Pelton Partners, LLC by Hudson Valley Cultural Resource Consultants Ltd. As part of the proposed project, the existing Italianate structure, known as Hill House, and listed on the National Register of Historic Places within the North Clover-Mill Street District will be retained and rehabilitated.

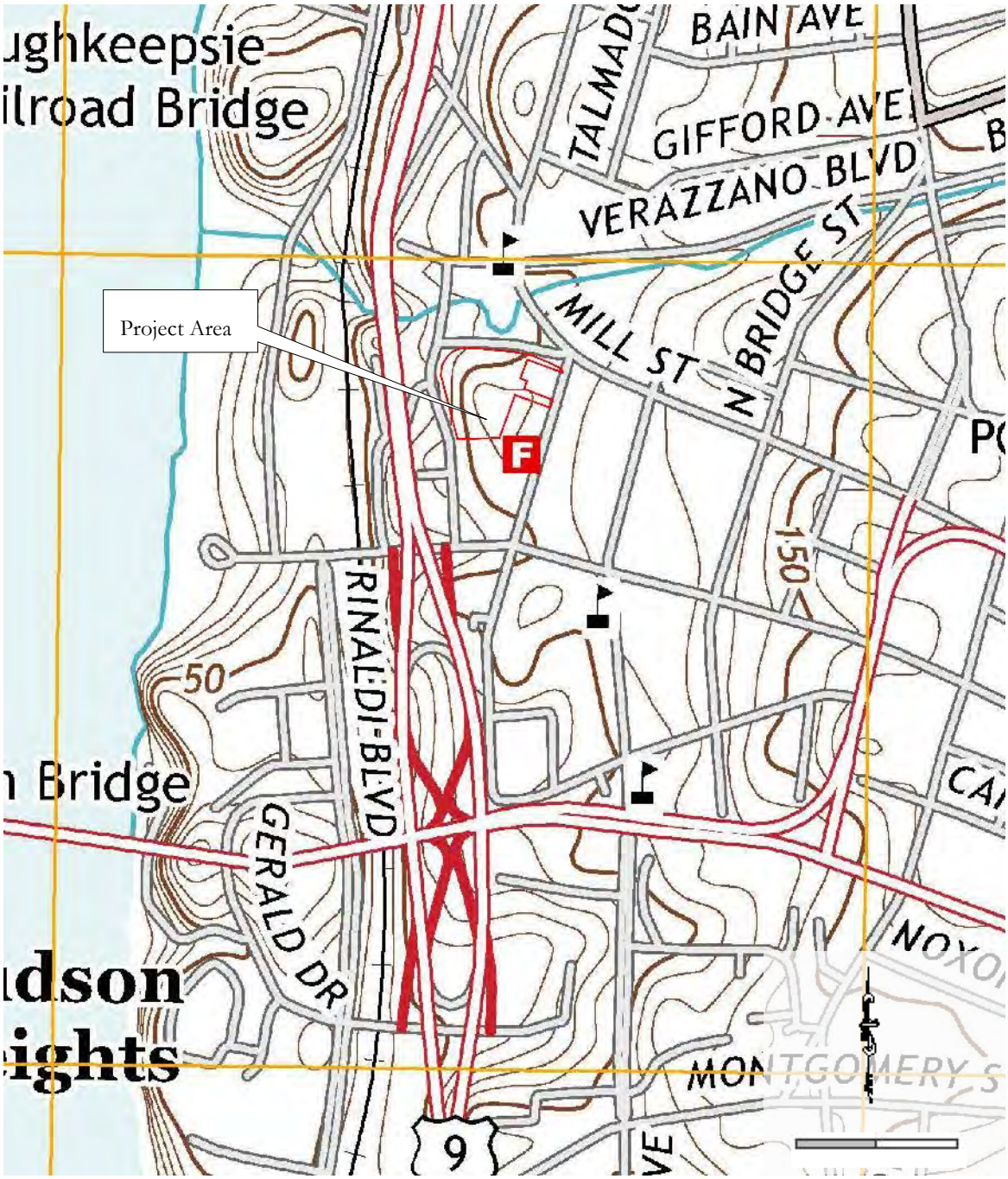



Figure 1: 2013 USGS Topographical Map. Poughkeepsie Quadrangle. 7.5 Minute Series. Scale: 1"=485'. (Source: USGS.Gov)

## B. Description of Hill House: Exterior

Built in 1859 by George and Charles Pelton, Hill House is constructed in an Italianate architecture style known as "Italian Villa." The style was popularized in the United States by Alexander Jackson Davis in the 1840s as an alternative to Gothic or Greek revival styles. The architectural characteristics of Italian Villa style included generous verandas, deeply projecting cornice eaves and a compact cubic form. The Pelton Manson features six arched dormers on the top story of the building. A second story was added to the veranda 1916. The building currently exhibits evidence of significant structural repairs that were made necessary after a fire destroyed portions of the interior in 1979. In addition, entry ways on the northern and eastern side of the building have been added. The materials used in the renovations after 1979, and to construct the porches for the entry way are late 20th century construction grade materials.



Photo 1: The northern elevation of Hill House. The fire escape and associated doorway were added to the original structure in the mid-20th century. The shutters on the windows, as well as the small porch and wooden entryway also represent 20th century additions to the building. .



Photo 2: The eastern and southern elevations of Hill House. View to the north.

On the eastern side of the structure, the modern additions consist of the entryway near the northeastern corner, and the entry way at the southeastern corner into the now enclosed porch (shown on left side of the house in this photo). The porch was originally a single story open veranda. The second story was added in 1916, and both areas were enclosed in the mid-20th century.



Photo 3: Eastern elevation of Hill House. Photo taken from the eastern boundary of the property. View to the west.



Photo 4: Ground level view of the western elevation. Tree cover prevented a view of the entire elevation. View to the south.

The ground level on the western elevation features late 20th century additions, included a cinderblock enclosure for a fuel tank, as well as poured or formed concrete support pillars. Concrete slabs are located along the exterior of the building. The original veranda would have extended around this side of the house. However, the current enclosed porch (seen as the second story) is constructed from 20th century materials.



Photo 5: Upper stories on west elevation. The lower attic windows, cornice brackets and eaves have all been replaced with mid-20th century materials.



Photo 6: Arched dormers located on the east elevation. The dormers originally had single pane arched windows on the sides of the gabled dormers. These windows have been covered with asphalt shingle (see left gable) or replaced with air vents (right gable).



Photo 7: Four ornately decorated brick chimneys are located at each of the four corners of the hipped roof. The chimneys feature a dentril pattern at the top edge. View to the west of the chimneys at southern portion of the house.



Photo 8: The wide cornice brackets under the eaves have been replaced and designed to match the smaller cornice brackets featured on the porch addition. The eaves have been fitted with aluminum drain spouts. The plywood used in the mid-20th century renovation is rotting away in several locations. View west of the southeast corner of Hill House.



Photo 9: The enclosure of the original veranda included the construction of a new entryway. This area was damaged by a fire in 1974 and was subsequently rebuilt. View of the first level entry to the porch on the south elevation.



Photo 9: View of the southeastern corner of Hill House after the fire in May 1979. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library).



Photo 10: View of the eastern elevation after the 1979 fire. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library).



Photo 11: Undated photo showing extensive renovations to the southern side of Hill House. (Source: Poughkeepsie Day Nursery Files: Adriance Memorial Library)



Photo 12: 1971 Photograph of the east elevation of Hill House. Photo included in the North Clover-Mill Street Historic District National Register Nomination Form.



Photo 13: Postcard dated March 1980, showing the completed renovations to Hill House. View west of the eastern elevation.



Photo 14: 2015 Photograph of Hill House showing the eastern and northern elevations. View to the southwest.

Significant alterations to Hill House were made in the latter part of the 20th century. Photo 12 documents the existing features of the building when it was included in the National Register Listing for the North Clover-Mill Street Historic District. At this time the building already featured 20th century alterations, including the enclosed second story on the veranda on the southern side of the house. The original windows did not feature the decorative shutters. In 1971, the windows on the first story appear to be original to the house, whereas the second story windows appear to be single pane replacements. In 1971 the entryway does not have a porch, although it is evident based on discoloration to the brick face that the original entryway on the east side of the house has been removed. The original entryway, based on the shading on the brick exterior, likely featured a decorative transom or capital. In addition to these changes, small arched windows on the sides of the attic gables have been covered. (Photo 12).

By March of 1980, the renovations necessitated by the fire of 1979 have been completed. The entry way on the east side of the house now features a small porch. The decorative shutters now on the exterior windows were not yet added to the building. All the widows within the building appear to have been replaced with late 20th century aluminum and wood framed windows. In Photo 13, the fire escape and main entrance can be seen. It is unclear exactly when the fire escape was added, but it was most likely added in the mid-20th century.

Hill House has been included in the North Clover–Mill Street Historic District, however it is not indicated in the nomination form whether this individual structure has contributing or non-contributing status. This residential historic district represents a section of Poughkeepsie that was built up during the post-civil war housing boom. The facades of the structures within the district are homogenous, however each house has individual details in trim, lintels, cornices and doors. At the time of the nomination, the neighborhood was described as "an untouched 19th century setting of brick-paved -streets lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek revival to Italianate Villas."

C. Description of Hill House, Interior

The Pelton Family ceased to reside at Hill House in 1897, when George Pelton died. The house stood empty for several years, only temporarily serving as a residence for the Gallaudet Home for Deaf mutes. In 1912, the Poughkeepsie Day Nursery moved into the first floors of what was locally known as the Pelton Mansion. The upper floors of the mansion were renovated in 1916 to provide additional space for the nursery school. The photos included in this document identify, to the extent possible, the original features of the interior of Hill House. As previously discussed, the house experienced a significant fire in 1979, which destroyed portions of the interior. Floor plans dating to 1979 are included to identify the interior rooms described in the photographs.

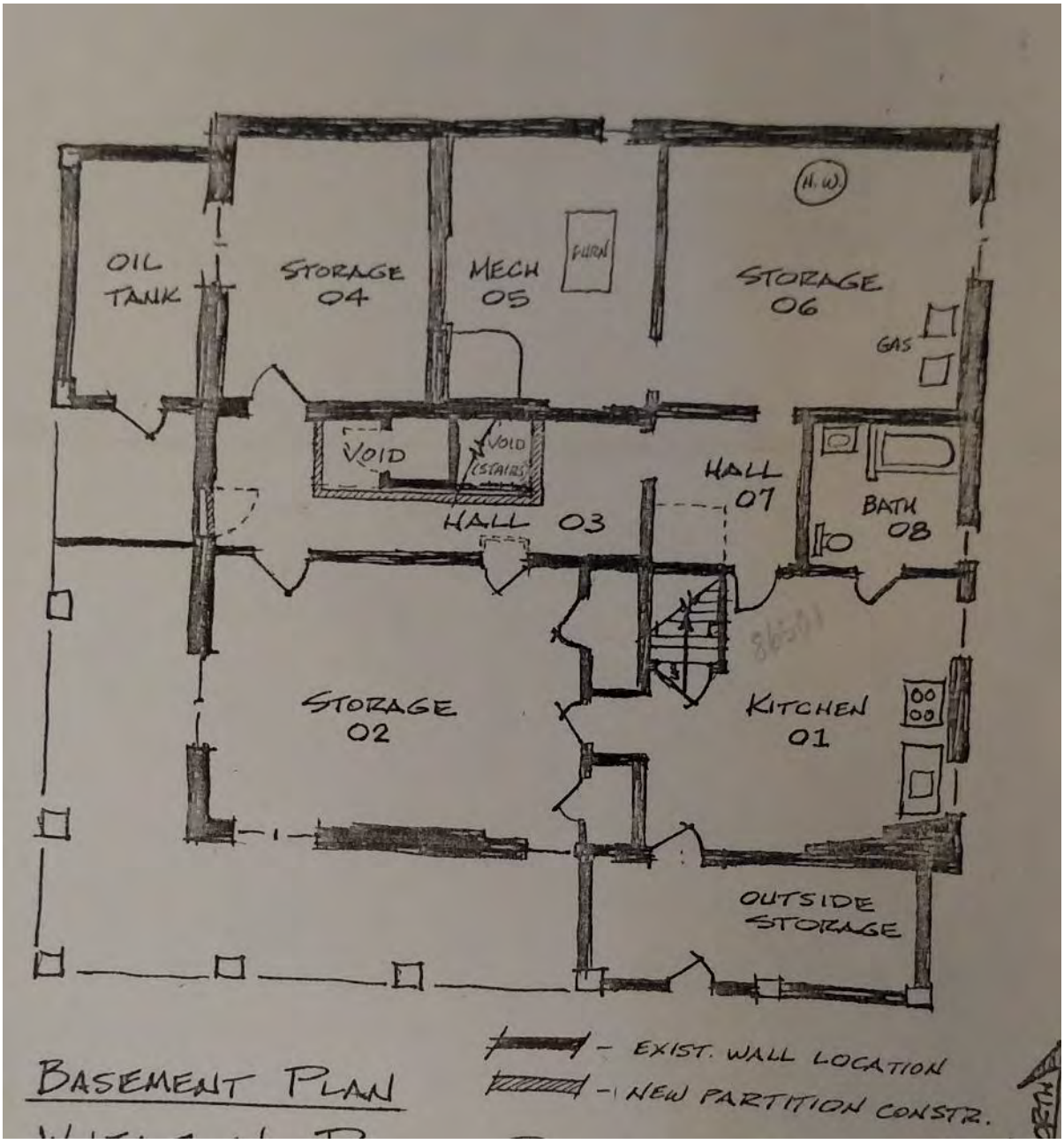



Figure 2: Floor plan dated 1979 showing the rooms on the basement floor of Hill House. Not to scale.

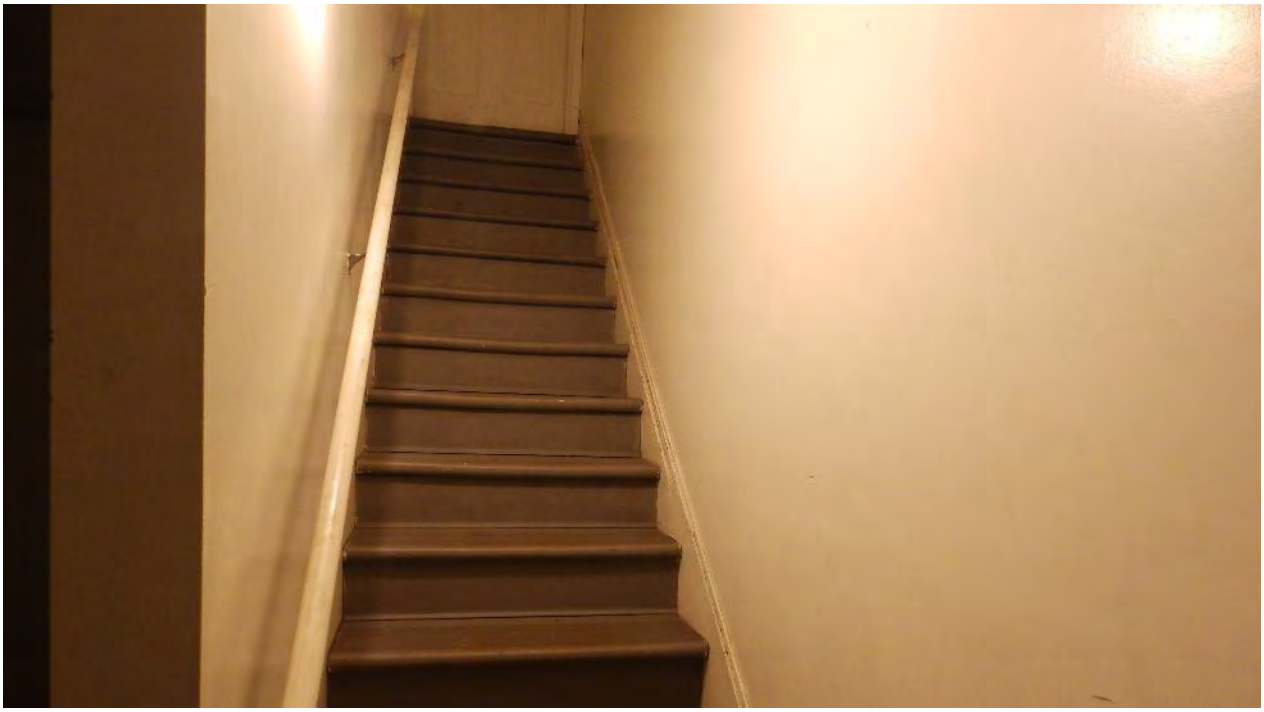


Photo 15: Stairs leading from the first level to the basement/ground level.



Photo 16: The room identified on floor plan as Storage 06, is a below grade room constructed of brick and fieldstone. Framing around the window on the far wall appears to be original. View to the east.



Photo 17: Room identified as Storage 02. View looking toward stairway seen in Photo 15. This room features sheetrock walls, baseboard heating and linoleum flooring. The drop ceiling hides original floor supports. The doorways between the rooms feature modern trim material.



Photo 18: Room identified on floor plan as Mech 05. The heating system and furnace indicate that the structure has been extensively renovated to accommodate modern heating technology.



Photo 19: A kitchen is located in southeastern corner of basement area. The materials show extensive upgrades to modernize the room.

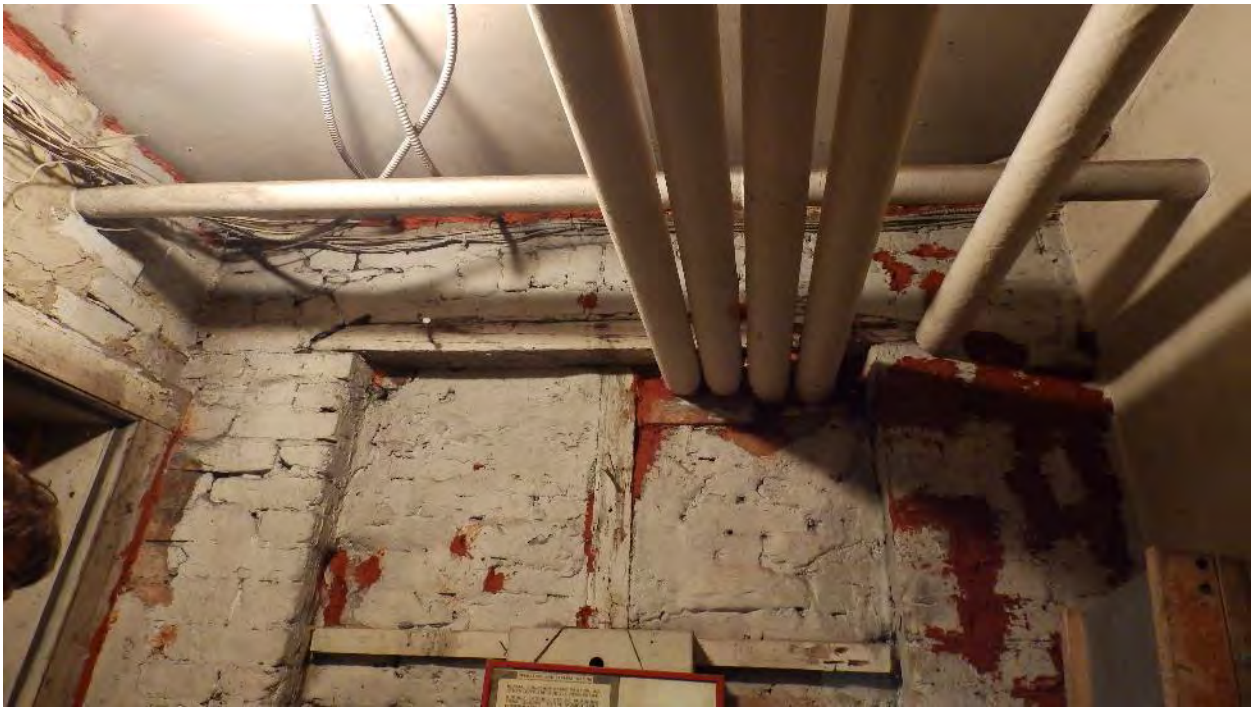


Photo 20: A series of pipes and electrical wires pass through a walled doorway. The area on far side of the wall is identified on the basement floor plan as a void/former stairwell.

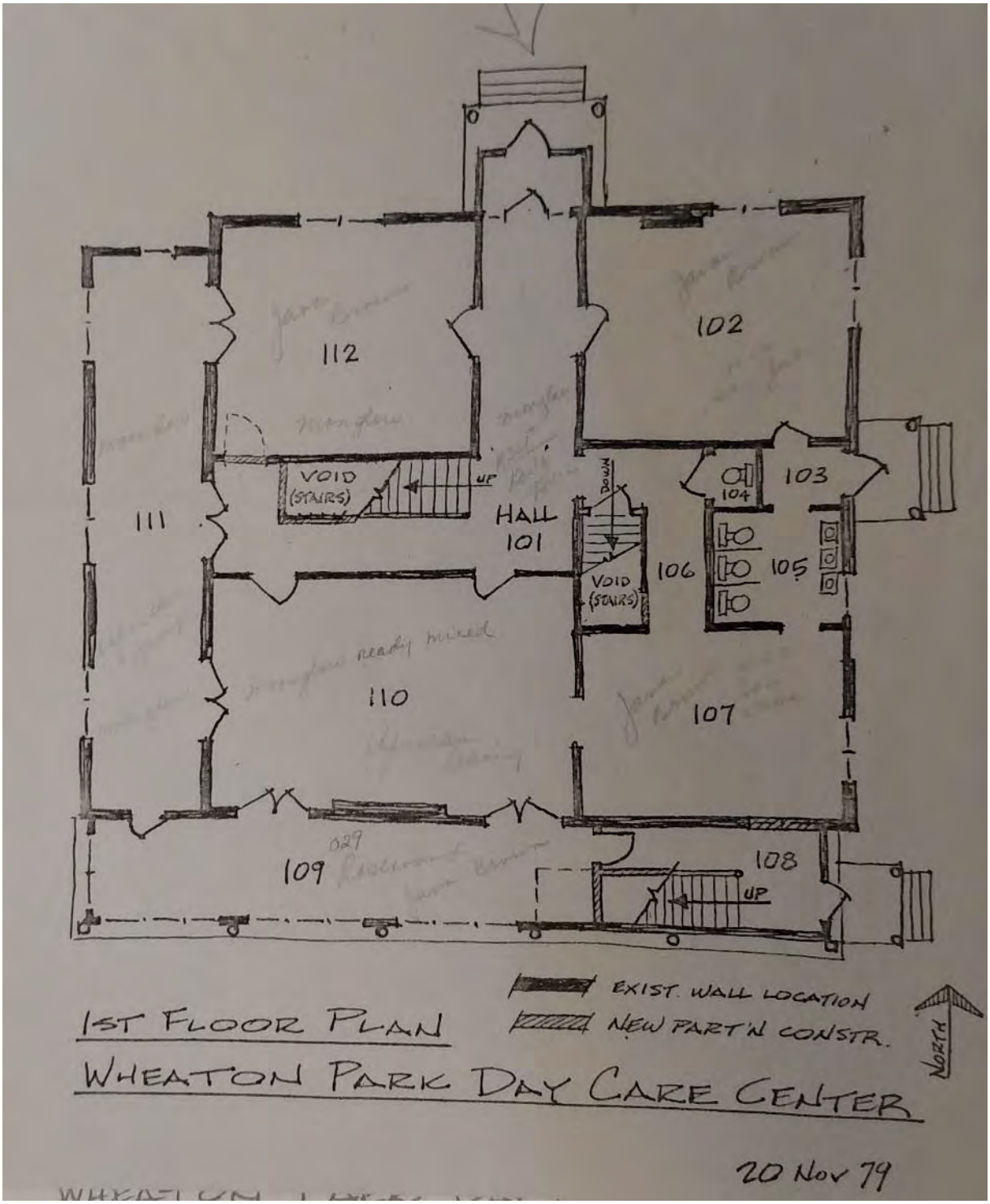



Figure 3: 1979 floor plan showing the rooms on the First Floor of Hill House. Not to scale.



Photo 21: View to the northeast of Room identified on Figure 3 as 102. The marble mantel and cast iron stove are the only intact fireplaces remaining within the house. The heating registers date to the mid-20th century. The room has been rehabilitated with a drop ceiling and carpet. The walls are also sheet rock, as the fire of 1979 required the original plaster and lathe to be removed from the structures.



Photo 22: This room is identified on the First Floor Plan as 107. Patching along the floor trim suggests that a fireplace was once located in the area where heating register cover is laying on the floor. View to the east.



Photo 23: This room is identified on First Floor Plan as 105, and is the first floor bathroom. Changes along the floor trim suggest the linoleum is laid over plywood.



Photo 24: This room is identified on the First Floor Plan as 110. Doorways lead to the enclosed veranda.



Photo 25: The original servant's stairwell has been converted into a storage closet. Identified on the First Floor plan as adjacent to Room 106, which is a small hallway.

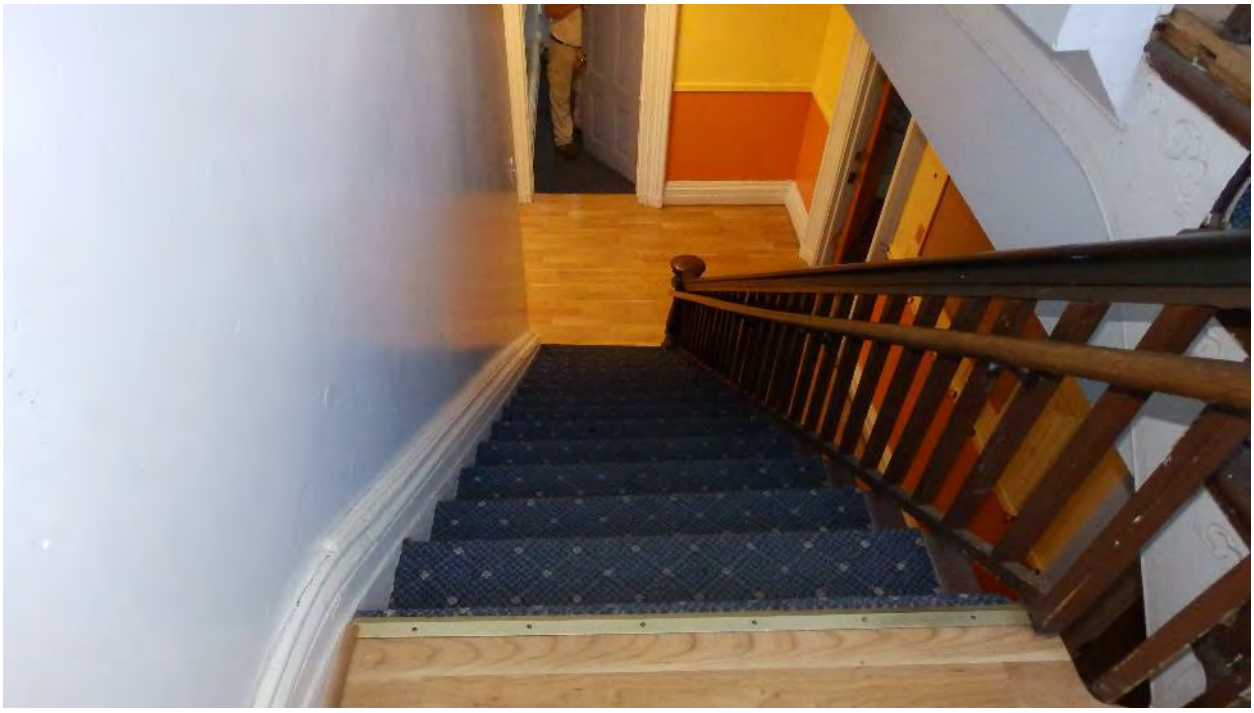


Photo 26: View of the main stairwell leading to the second story. View down from the landing to the first floor hallway. The banister and decorative woodwork appear to be original to the house.

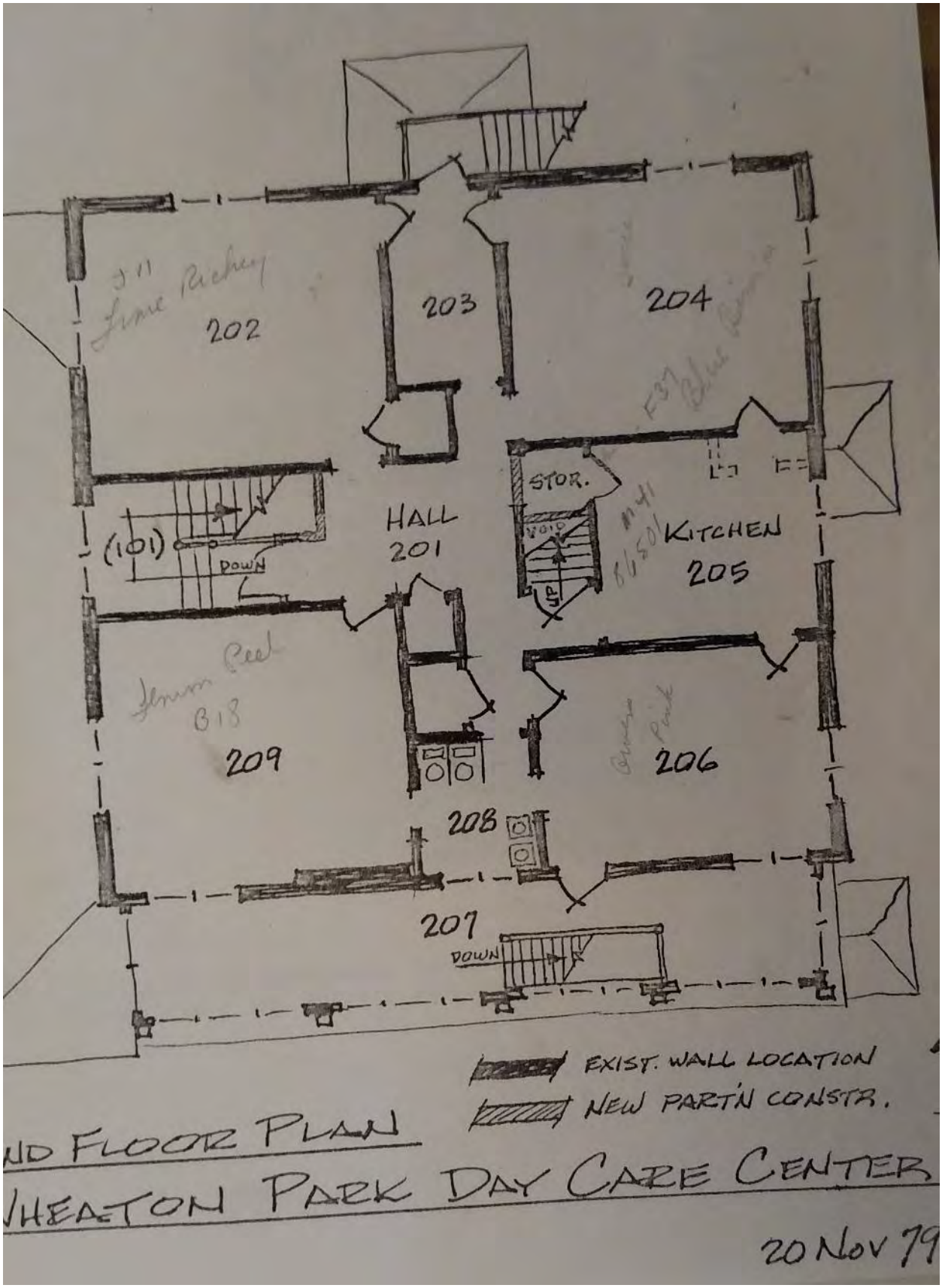



Figure 4: The floor plan dated 1979 showing the rooms on the Second Floor of Hill House. Not to scale.



Photo 27: View to the southeast of the Room identified on Figure 4 as 206. The mantel remains, but no evidence of a fireplace or stove remains. The windows open out to the second story of the enclosed porch identified on the Second Floor plan as 207.



Photo 28: This room is identified on the Second Floor Plan as 202. Wooden trim patching in the baseboard suggests that a fireplace was once located in the wall in the right of the photo.



Photo 29: This room is identified on the Second Floor Plan as 209. As with the other interior rooms, the floor has been carpeted and the original walls have been replaced with sheetrock.



Photo 30: The second story of the veranda/porch. Originally constructed in 1916, this feature was rebuilt after the 1979 fire. The second floor plan identifies the area as room 207. View east of stairs descending to entrance on the first floor.



Photo 31: View of the western portion of the third/attic floor. The stairs to the left provide access to the roof.



Photo 32: Attic room located on at the southeastern corner of the house. The room shows the original plaster and lathe over brick construction. The chimney is located to the right, on the far wall next to the steel shelves. The window appears to be a mid-20th century replacement.



Photo 33: Four chimney can be identified within the attic space. View of the attic windows and chimneys located on the northern elevation.



Photo 32: View east from the arched window in eastern attic elevation. The arched side windows are present, but have been covered. Windows are shuttered from the inside, and appear original.



Photo 35: Cast iron pipes and aluminum duct work located in the attic illustrate the extent to which the heating systems within Hill House have changed during the 20th century.



Photo 35: 19th century images pasted on the wall of a room in the southwestern corner of the attic floor identify the New York Institute for the Instruction of the Deaf and the Dumb. These photos may have been posted by an occupant at the turn of the century, when Hill House was a temporary residence for the members of the Gallaudet Home for Deaf mutes, who were awaiting the completion of their new home.

## D. Conclusion

Based on a visual inspection of the exterior and interior of Hill House, it appears that the structure is in in good condition. Hill House experienced a significant amount of renovation in the latter part of the 20th century. These renovations, along with building rehabilitation and subsequent additions to the structure have, however, altered it from its original architectural form.

Hill House is listed on the National Register of Historic Places as part of the North Clover-Mill Street Historic District. The structure was evaluated using the National Register Evaluation Criteria for historic significance. These criteria evaluate the quality of the building, as well as the building's significance in American history. Also considered are architecture, archeology, engineering, cultural character present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and;

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important to prehistory or history.

Based on the examination of the Hill House building, it is the opinion of Hudson Valley Cultural Resource Consultants that the building known variously as the Pelton Mansion, Hill House, and former Poughkeepsie Day Nursery does not meet the criteria outlined by the Secretary of the Interior. The building has been significantly altered during the 20th century, and no longer retains the characteristics of a type, period or method of construction, nor does it represent the work of a master. Taken as a whole, the building, constructed in the mid-19th century, has been significantly altered using modern materials and no longer retains the integrity of a standard architectural style. In addition the house is not associated with events that have made a significant contribution to the broad patterns of our history or of persons significant to our past.

It is, therefore, the opinion of Hudson Valley Cultural Resource Consultants that the proposed undertaking, which includes the rehabilitation of Hill House to its original Italianate Style, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

# Appendix B: Architectural Photos



Photo 1: Vacant residential structure located at 18 Davies Place. View to the east. Structure is listed as part of the North Clover-Mill Street District.



Photo 2: Commercial structure located at 19 Davis Place. Steeple of the Church of the Holy Comforter is located to the south.



Photo 3: The Church of the Holy Comforter is listed on the National Register of Historic Places. View to the northwest.



Photo 4: Building located at 16 Davies Place is listed on the National Register of Historic Places as part of the North Clover-Mill Street Historic District.



Photo 5: A monument to Governor Thomas Dongan, located at the intersection of Mill Street and Dongan Place northeast of Pelton Manor Project. View to northwest.



Photo 6: Buildings along the northern side of Mill Street are a mix of residential and commercial structures. View to the northeast. The buildings on north side of Mill Street are not included in the North Clover-Mill Street Historic District.



Photo 7: View of northeastern side of North Clover Street, included in the North Clover Mill Street Historic District.



Photo 8: Buildings located on the southeastern side of North Clover Street. These buildings are included in the North Clover Mill Street Historic District.



Photo 9: Residential Structures located at 32-28 North Clover Street are included in the North Clover Mill Street Historic District.



Photo 10: Residential building at 17 North Clover Street. View to the east.



Photo 11: Residential Structures located at 11-17 North Clover Street are included in the North Clover Mill Street Historic District.




Photo 12: Residential Structures located at 12-16 North Clover Street are included in the North Clover Mill Street Historic District. Although many original historic elements remain these structures have been upgraded with modern materials.



Photo 13: Residential structure located at 30 North Clover Street is included in the North Clover Mill Street Historic District. This building retains many of its 19th century stylistic elements.




Photo 14: The Clover Street Fire Station at 16 North Clover Street is included within the boundaries of the North Clover Mill Street Historic District, but is not considered a contributing structure.

# Appendix C: Shovel Test Records

| Transect | STP | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|---|---|---|---|---|---|---|---|
| **TR 1** | 1 | 1 | 0-3 | 0-8 | 10YR3/4 | brown silty sand | cement, brick and mortar |
| | | 2 | 3-12 | 8-30 | 10YR4/6 | dense silty sand with gravel fill | NCM |
| | 2 | 1 | 0-2 | 0-5 | 10YR3/4 | brown silty sand | NCM |
| | | 2 | 2-12 | 5-30 | 10YR3/4 & 10YR4/6 | dense silty sand with gravel fill | ceramic, glass |
| | | 3 | 12-14 | 30-35 | - | Coal and cinder ash | |
| | | 4 | 14-20 | 35-50 | 10YR3/4 | brown silty sand | NCM |
| | | 5 | 20-26 | 50-65 | 10YR5/6 | silty clay loam | NCM |
| | 3 | 1 | 0-4 | 0-10 | 10YR3/4 | brown silty sand | glass |
| | | 2 | 4-10 | 10-25 | 10YR6/8 | brownish yellow silty clay with dense gravel | NCM |
| | | 3 | 10-11 | 25-28 | 10YR5/6 | silty clay loam | NCM |
| | 4 | 1 | 0-10 | 0-25 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| | 5 | 1 | 0-8 | 0-20 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| **TR 2** | 6 | 1 | 0-50 | 0-21 | 10YR3/3 | brown silty loam with dense gravel, terminated at rock | glass, nail |
| | 7 | 1 | 0-24 | 0-60 | 10YR3/3 | brown silty loam with dense gravel | ceramic, nail, glass |
| | | 2 | 24-28 | 60-73 | 10YR5/6 | dark yellowish brown silty clay with channery | NCM |
| | 8 | 1 | 0-12 | 0-29 | 10YR3/3 | brown silty loam with dense gravel | glass, ceramic |
| | | 2 | 12-17 | 29-42 | 10YR5/6 | dark yellowish brown silty clay with channery | NCM |
| | 9 | 1 | 0-13 | 0-33 | 10YR3/3 | brown silty loam with dense gravel, terminated at rock | ceramic, fauna |
| | 10 | 1 | 0-8 | 0-21 | 10YR3/3 | brown silty loam with dense gravel | NCM |
| | | 2 | 8-13 | 21-33 | 10YR5/6 | dark yellowish brown silty clay with channery | NCM |
| **TR 3** | 11 | 1 | 0-8 | 0-20 | 10YR3/2 | very dark bown silty loam with dense gravel | NCM |
| | | 2 | 8-12 | 20-30 | 10YR5/4 | dark yellowish brown silty clay with dense gravel | NCM |
| | 12 | 1 | 0-12 | 0-30 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| | 13 | 1 | 0-14 | 0-35 | 10YR3/2 | very dark bown silty loam with dense gravel | NCM |
| | | 2 | 14-16 | 35-40 | 10YR5/4 | dark yellowish brown silty clay with dense gravel | NCM |

| Transect | STP | Level | Depth (in) | Depth (cm) | Munsell | Soil Description | Cultural Material |
|---|---|---|---|---|---|---|---|
| **TR 4** | 14 | 1 | 0-12 | 0-30 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| | 15 | 1 | 0-12 | 0-30 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| | 16 | 1 | 0-8 | 0-20 | 10YR3/2 | very dark bown silty loam with dense gravel, terminated at rock obstruction | NCM |
| | 17 | 1 | 0-6 | 0-15 | 10YR2/2 | very dark grayish brown silt loam | ceramic, glass, nail |
| | | 2 | 6-12 | 15-30 | 10YR5/4 | dark yellowish brown silty clay with dense gravel | NCM |
| | 18 | 1 | 0-4 | 0-10 | 10YR3/3 | very dark brown silty loam with dense gravel | NCM |
| | | 2 | 4-10 | 10-25 | 10YR5/4 | dark yellowish brown silty clay with dense gravel | NCM |
| | 19 | 1 | 0-4 | 0-10 | 10YR3/3 | very dark brown silty loam with dense gravel, terminated at rock and asphalt | NCM |
| **TR 5** | 20 | 1 | 0-8 | 0-20 | 10YR2/2 | very dark grayish brown silt loam | NCM |
| | | 2 | 8-14 | 20-35 | 10YR5/4 | dark yellowish brown silty clay with dense gravel | NCM |
| | 21 | 1 | 0-5 | 0-8 | 10YR2/2 | very dark grayish brown silt loam | NCM |
| | | 2 | 5-7 | 8-18 | 10YR2/2 | very dark grayish brown silt loam, terminated at rock obstruction | NCM |
| | 22 | 1 | 0-8 | 0-20 | 10YR2/2 | very dark grayish brown silt loam, terminated at rock obstruction | NCM |
| | 23 | 1 | 0-6 | 0-15 | 10YR2/2 | very dark grayish brown silt loam, terminated at rock obstruction | NCM |
| **TR 6** | 24 | 1 | 0-8 | 0-21 | 10YR3/3 | brown silty loam with dense gravel | nail, ceramic, glass |
| | | 2 | 8-13 | 21-33 | 10YR5/6 | dark yellowish brown silty clay with channery | NCM |
| | 25 | 1 | 0-10 | 0-24 | 10YR3/3 | brown silty loam with dense gravel | glass, nails |
| | | 2 | 10-11 | 24-26 | 10YR5/6 | dark yellowish brown silty clay with channery, terminated at a thick level of tar | NCM |
| | 26 | 1 | 0-12 | 0-29 | 10YR3/3 | brown silty loam with dense gravel | NCM |
| | | 2 | 12-17 | 29-44 | 10YR5/6 | dark yellowish brown silty clay with channery | NCM |
| **TR 7** | 27 | 1 | 0-13 | 0-34 | 10YR3/3 | brown silty loam with dense gravel | NCM |
| | | 2 | 13-17 | 34-44 | 10YR5/6 | dark yellowish brown silty clay with gravel | NCM |
| | 28 | 1 | 0-12 | 0-29 | 10YR3/3 | dark brown compact silt loam with rock and gravel, terminated at rock obstruction | NCM |
| **TR 8** | 29 | 1 | 0-20 | 0-50 | 10YR3/3 | dark brown compact silt loam with rock and gravel, terminated at rock obstruction | NCM |
| | 30 | 1 | 0-16 | 0-40 | 10YR3/3 | dark brown sand with pea gravel. | NCM |

# Appendix D: Artifact Catalog

| Transect | STP | Level | Count | Class | Material | Type | Color & Glaze | Age |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 2 | 1 | Food Service | Ceramic | ironstone | | |
| 1 | 2 | 2 | 1 | Food Prep & Storage | glass | bottle | clear | |
| 1 | 2 | 2 | 1 | Food Prep & Storage | glass | bottle | amber | |
| 1 | 3 | 1 | 1 | Food Prep & Storage | Glass | canning jar lid | white | |
| 1 | 3 | 1 | 1 | Architectural | Glass | window | clear | |
| 1 | 3 | 1 | 1 | Food Prep & Storage | Glass | bottle | clear | |
| 2 | 6 | 1 | 9 | Food Prep & Storage | glass | bottle | clear | |
| 2 | 6 | 1 | 2 | Food Prep & Storage | glass | bottle | amber | |
| 2 | 6 | 1 | 1 | Food Prep & Storage | glass | bottle | green | |
| 2 | 6 | 1 | 1 | Architectural | Metal | nail | round | 1910-2010 |
| 2 | 6 | 1 | 1 | Architectural | Metal | nail | machine cut | 1835-1910 |
| 2 | 7 | 1 | 3 | Food Service | Ceramic | whiteware | plain | 1830-1900 |
| 2 | 7 | 1 | 1 | Food Prep & Storage | Ceramic | stoneware | brown slip/ salt glaze | |
| 2 | 7 | 1 | 3 | Food Prep & Storage | glass | bottle | clear | |
| 2 | 7 | 1 | 1 | Food Prep & Storage | glass | bottle | aqua | |
| 2 | 7 | 1 | 1 | Architectural | Ceramic | brick | | |
| 2 | 7 | 1 | 2 | Architectural | Metal | nail | rusted | |
| 2 | 7 | 1 | 1 | Architectural | Metal | wire | | |
| 2 | 7 | 1 | 1 | Fauna | bone | mammal | | |
| 2 | 7 | 1 | 1 | Personal | Kaolin | Pipe bowl | | |
| 2 | 8 | 1 | 10 | Food Prep & Storage | glass | bottle | clear | |
| 2 | 8 | 1 | 3 | Architectural | Glass | window | light gray chert | |
| 2 | 8 | 1 | 1 | Food Prep & Storage | glass | bottle | green | |
| 2 | 8 | 1 | 4 | Food Service | Ceramic | whiteware | plain | 1830-1900 |
| 2 | 8 | 1 | 1 | Furnishings | vinyl | record | | |
| 2 | 9 | 1 | 2 | Food Service | Ceramic | creamware | plain | 1780-1820 |
| 2 | 9 | 1 | 2 | Fauna | bone | mammal | cut/ butchered | |
| 2 | 9 | 1 | 1 | Food Prep & Storage | glass | bottle | clear | |
| 4 | 17 | 1 | 1 | Architectural | Ceramic | tile | white | |
| 4 | 17 | 1 | 1 | Architectural | Metal | nail | wire | |
| 4 | 17 | 1 | 2 | Food Prep & Storage | Glass | bottle | clear | |
| 4 | 17 | 1 | 1 | Food Prep & Storage | Glass | bottle | green | |
| 4 | 17 | 1 | 1 | Food Prep & Storage | Glass | bottle | amber | |
| 6 | 25 | 1 | 3 | Architectural | Metal | nail | machine cut | 1835-1910 |
| 6 | 25 | 1 | 1 | Architectural | Glass | window | | |
| 6 | 26 | 1 | 5 | Architectural | Glass | window | clear | |
| 6 | 26 | 1 | 2 | Architectural | Ceramic | redware | flower pot | |
| 6 | 26 | 1 | 2 | Architectural | Ceramic | ironstone | | |

| Transect | STP | Level | Count | Class | Material | Type | Color & Glaze | Age |
|---|---|---|---|---|---|---|---|---|
| 6 | 26 | 1 | 1 | Architectural | Ceramic | furnishing | | |
| 6 | 26 | 1 | 3 | Food Prep & Storage | Glass | bottle | amber | |
| 6 | 26 | 1 | 1 | Architectural | Metal | nail | machine cut | 1835-1910 |
| 6 | 26 | 1 | 1 | Food Prep & Storage | Glass | bottle | green | |
| 6 | 26 | 1 | 1 | Architectural | Metal | washer | | |
| 6 | 26 | 1 | 1 | Modern | wax | crayon | | |
| 7 | 27 | 1 | 2 | Food Service | Ceramic | whiteware | plain | 1830-1900 |

# *Full Environmental Assessment Form*
## *Part 2 - Identification of Potential Project Impacts*

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

**1. Impact on Land**
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
*If "Yes", answer questions a - j. If "No", move on to Section 2.*

☐ NO ☑ YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | ☑ | ☐ |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | ☑ | ☐ |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | ☑ | ☐ |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | ☑ | ☐ |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | ☑ | ☐ |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | ☑ | ☐ |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | ☑ | ☐ |
| h. Other impacts: _____ _____ | | ☐ | ☐ |

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Identify the specific land form(s) attached: _____ _____ | E2g | ☐ | ☐ |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____ | E3c | ☐ | ☐ |
| c. Other impacts: _____ _____ | | ☐ | ☐ |

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may create a new water body. | D2b, D1h | ☐ | ☐ |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water. | D2b | ☐ | ☐ |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body. | D2a | ☐ | ☐ |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. | E2h | ☐ | ☐ |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. | D2a, D2h | ☐ | ☐ |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water. | D2c | ☐ | ☐ |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s). | D2d | ☐ | ☐ |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. | D2e | ☐ | ☐ |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. | E2h | ☐ | ☐ |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body. | D2q, E2h | ☐ | ☐ |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities. | D1a, D2d | ☐ | ☐ |

| | | | |
|---|---|---|---|
| l. Other impacts: _____ _____ | | ☐ | ☐ |

**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. | D2c | ☐ | ☐ |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____ | D2c | ☐ | ☐ |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services. | D1a, D2c | ☐ | ☐ |
| d. The proposed action may include or require wastewater discharged to groundwater. | D2d, E2l | ☐ | ☐ |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. | D2c, E1f, E1g, E1h | ☐ | ☐ |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. | D2p, E2l | ☐ | ☐ |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. | E2h, D2q, E2l, D2c | ☐ | ☐ |
| h. Other impacts: _____ _____ | | ☐ | ☐ |

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in development in a designated floodway. | E2i | ☐ | ☐ |
| b. The proposed action may result in development within a 100 year floodplain. | E2j | ☐ | ☐ |
| c. The proposed action may result in development within a 500 year floodplain. | E2k | ☐ | ☐ |
| d. The proposed action may result in, or require, modification of existing drainage patterns. | D2b, D2e | ☐ | ☐ |
| e. The proposed action may change flood water flows that contribute to flooding. | D2b, E2i, E2j, E2k | ☐ | ☐ |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1e | ☐ | ☐ |

| | | | |
|---|---|---|---|
| g. Other impacts: _____ _____ | | ☐ | ☐ |

**6. Impacts on Air**

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

*If "Yes", answer questions a - f. If "No", move on to Section 7.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: | | | |
| i. More than 1000 tons/year of carbon dioxide ($CO_2$) | D2g | ☐ | ☐ |
| ii. More than 3.5 tons/year of nitrous oxide ($N_2O$) | D2g | ☐ | ☐ |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) | D2g | ☐ | ☐ |
| iv. More than .045 tons/year of sulfur hexafluoride ($SF_6$) | D2g | ☐ | ☐ |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions | D2g | ☐ | ☐ |
| vi. 43 tons/year or more of methane | D2h | ☐ | ☐ |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants. | D2g | ☐ | ☐ |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour. | D2f, D2g | ☐ | ☐ |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above. | D2g | ☐ | ☐ |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour. | D2s | ☐ | ☐ |
| f. Other impacts: _____ _____ | | ☐ | ☐ |

**7. Impact on Plants and Animals**

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

*If "Yes", answer questions a - j. If "No", move on to Section 8.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2o | ☐ | ☐ |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. | E2o | ☐ | ☐ |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2p | ☐ | ☐ |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. | E2p | ☐ | ☐ |

| | | | |
|---|---|---|---|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. | E3c | ☐ | ☐ |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____ | E2n | ☐ | ☐ |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. | E2m | ☐ | ☐ |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____ | E1b | ☐ | ☐ |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. | D2q | ☐ | ☐ |
| j. Other impacts: _____ _____ | | ☐ | ☐ |

**8. Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

| | **Relevant Part I Question(s)** | **No, or small impact may occur** | **Moderate to large impact may occur** |
|---|---|---|---|
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. | E2c, E3b | ☐ | ☐ |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). | E1a, Elb | ☐ | ☐ |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. | E3b | ☐ | ☐ |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a | ☐ | ☐ |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system. | El a, E1b | ☐ | ☐ |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. | C2c, C3, D2c, D2d | ☐ | ☐ |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan. | C2c | ☐ | ☐ |
| h. Other impacts: _____ | | ☐ | ☐ |

**9. Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

*If "Yes", answer questions a - g. If "No", go to Section 10.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. | E3h | ☑ | ☐ |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. | E3h, C2b | ☑ | ☐ |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round | E3h | ☑<br>☑ | ☐<br>☐ |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities | E3h<br>E2q,<br>E1c | ☑<br>☑ | ☐<br>☐ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | ☑ | ☐ |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>½ -3 mile<br>3-5 mile<br>5+ mile | D1a, E1a, D1f, D1g | ☑ | ☐ |
| g. Other impacts: _____<br>_____ | | ☐ | ☐ |

**10. Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

*If "Yes", answer questions a - e. If "No", go to Section 11.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places. | E3e | ☑ | ☐ |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. | E3f | ☑ | ☐ |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____ | E3g | ☑ | ☐ |

| | | | |
|---|---|---|---|
| d. Other impacts: _____ _____ | | ☐ | ☐ |
| e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3: | | | |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f | ☐ | ☐ |
| ii. The proposed action may result in the alteration of the property's setting or integrity. | E3e, E3f, E3g, E1a, E1b | ☐ | ☐ |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

**11. Impact on Open Space and Recreation**

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
*If "Yes", answer questions a - e. If "No", go to Section 12.*

☑ NO ☐ YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat. | D2e, E1b E2h, E2m, E2o, E2n, E2p | ☐ | ☐ |
| b. The proposed action may result in the loss of a current or future recreational resource. | C2a, E1c, C2c, E2q | ☐ | ☐ |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources. | C2a, C2c E1c, E2q | ☐ | ☐ |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource. | C2c, E1c | ☐ | ☐ |
| e. Other impacts: _____ _____ | | ☐ | ☐ |

**12. Impact on Critical Environmental Areas**

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
*If "Yes", answer questions a - c. If "No", go to Section 13.*

☑ NO ☐ YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA. | E3d | ☐ | ☐ |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. | E3d | ☐ | ☐ |
| c. Other impacts: _____ _____ | | ☐ | ☐ |

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
*If "Yes", answer questions a - g. If "No", go to Section 14.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Projected traffic increase may exceed capacity of existing road network. | D2j | ☐ | ☐ |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | ☐ | ☐ |
| c. The proposed action will degrade existing transit access. | D2j | ☐ | ☐ |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | ☐ | ☐ |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | ☐ | ☐ |
| f. Other impacts: _____ _____ | | ☐ | ☐ |

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
*If "Yes", answer questions a - e. If "No", go to Section 15.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action will require a new, or an upgrade to an existing, substation. | D2k | ☐ | ☐ |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k | ☐ | ☐ |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | ☐ | ☐ |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. | D1g | ☐ | ☐ |
| e. Other Impacts: _____ _____ | | | |

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
*If "Yes", answer questions a - f. If "No", go to Section 16.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may produce sound above noise levels established by local regulation. | D2m | ☐ | ☐ |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d | ☐ | ☐ |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | ☐ | ☐ |

| | | | |
|---|---|---|---|
| d. The proposed action may result in light shining onto adjoining properties. | D2n | ☐ | ☐ |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | ☐ | ☐ |
| f. Other impacts: _____ _____ | | ☐ | ☐ |

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

| | Relevant Part I Question(s) | No,or small impact may cccur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ☐ | ☐ |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ☐ | ☐ |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ☐ | ☐ |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ☐ | ☐ |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ☐ | ☐ |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ☐ | ☐ |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ☐ | ☐ |
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ☐ | ☐ |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ☐ | ☐ |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g E1h | ☐ | ☐ |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ☐ | ☐ |
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ☐ | ☐ |
| m. Other impacts: _____ _____ | | | |

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). | C2, C3, D1a E1a, E1b | ☐ | ☐ |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. | C2 | ☐ | ☐ |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | ☐ | ☐ |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | ☐ | ☐ |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure. | C3, D1c, D1d, D1f, D1d, Elb | ☐ | ☐ |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure. | C4, D2c, D2d D2j | ☐ | ☐ |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) | C2a | ☐ | ☐ |
| h. Other: _____ _____ | | ☐ | ☐ |

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☑ YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | ☑ | ☐ |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) | C4 | ☑ | ☐ |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. | C2, C3, D1f D1g, E1a | ☑ | ☐ |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. | C2, E3 | ☑ | ☐ |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | ☑ | ☐ |
| f. Proposed action is inconsistent with the character of the existing natural landscape. | C2, C3 E1a, E1b E2g, E2h | ☑ | ☐ |
| g. Other impacts: _____ _____ | | ☐ | ☐ |

**PRINT FULL FORM**

Agency Use Only [IfApplicable]

Project :

Date :

## *Full Environmental Assessment Form*
## *Part 3 - Evaluation of the Magnitude and Importance of Project Impacts*
## *and*
## *Determination of Significance*

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

### Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Poughkeepsie Common Council as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Pelton Manor

Name of Lead Agency: City of Poughkeepsie Common Council

Name of Responsible Officer in Lead Agency: Christopher D. Petsas

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

**PRINT FULL FORM**

# State Environmental Quality Review
# NEGATIVE DECLARATION
# Notice of Determination of Non-Significance

Project Number: Date:

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Poughkeepsie as Lead Agency has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:** Pelton Manor

**SEQR Status:** Type I

**Conditioned Negative Declaration:** No.

**Location of Action:** 36 North Clover Street, City of Poughkeepsie
(Parcel Number 134001-7057-13-224427 on the City of Poughkeepsie official tax map)

**Description of Action:**

The Applicant, Pelton Partners, LLC, proposes to purchase the 2.45 acre property located at 36 North Clover Street from the City of Poughkeepsie to construct a small apartment complex with associated parking, to be known as Pelton Manor. The parcel contains the Pelton Mansion (AKA Hill House), which is located in the City of Poughkeepsie's Mill Street - North Clover Street Historic District. The 36 North Clover Street property was also designated as a local historic site by the City of Poughkeepsie Common Council on July 29, 2010; therefore, the proposed renovations and construction will require a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission. The Pelton Mansion building was previously used as a day nursery. The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning regulations. The Pelton Manor development will include a community garden and a parking garage to accommodate ten vehicles. The Applicant will seek financial assistance from the City of Poughkeepsie Industrial Development Agency (IDA). An area for limited public access for passive recreation consistent with private use of the property will be provided. In addition to the proposed development, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site.

Three concept plans were provided in Attachment A of the FEAF. Concept Plan A shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 1,500 SF of non-profit/government space. In the event that a non-profit or governmental agency is not available for occupancy, Concept Plan B shows 39 apartment units (33 two-bedroom and 6 one-bedroom units) with no non-profit/governmental space. Concept Plan C shows 38 apartment units (32 two-bedroom and 6 one-bedroom units) and 4,500 SF of

non-profit/government space (entire Pelton Mansion). Since the plan is conceptual at this time, the number of bedrooms may change slightly as the design is developed.

Based on a review by the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP), a fourth plan has been developed. At the recommendation of NYSOPRHP, the new buildings have been relocated along the western edge of the site in adjusted locations and sizes. The two structures adjacent to the Pelton Mansion house are reduced in size to be smaller than the two buildings facing Dongan Park. The southernmost building facing Davies Place has been relocated to allow greater visibility of the Pelton Mansion when viewing from this structure from the south, and so more specimen trees can remain intact. The multifamily building on the north side of the manor house has also been reduced in size to allow the public sitting area to be larger.

The proposed action for the purpose of SEQR review includes the proposed transfer of property from the City of Poughkeepsie to the Applicant; site plan review by the City of Poughkeepsie Planning Board for the proposed Pelton Manor residential development with potential non-profit/governmental agency space (to the extent permitted by current zoning regulations); potential future construction of the pocket park; a Certificate of Appropriateness from the City's Historic District and Landmark Preservation Commission; and a parking variance from the City of Poughkeepsie Zoning Board of Appeals. The project area for the FEAF consists of the 2.45 acre project parcel plus the estimated 0.02 acre area of disturbance for the potential future construction of the pocket park, for a total of 2.47 acres. Please refer to Attachment A of the FEAF, *Concept Plans*. The project parcel is identified as 131300-6062-75-837228 on the City of Poughkeepsie Tax Map. The potential future pocket park area is located on a 0.02 acre portion of parcel 131300-6061-27-794956, which is currently owned by Conrail and contains the Poughkeepsie Railroad Station.

**Reasons Supporting This Determination:**

A Part 1 Full Environmental Assessment Form was circulated by the Lead Agency on November 6, 2015. The Lead Agency conducted its own independent review and analysis of the information provided and the potential environmental effects.

Per Section 617-7 of the SEQR regulations, the following criteria were used to determine whether the proposed Type I action may have a significant adverse impact on the environment.

*(i) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.*

The proposed development will not affect air quality. During construction, a small amount of dust may be generated as a result of vehicle movement on unpaved areas and disturbance of surface soils. Mitigation measures to avoid impacts on air quality during construction are principally designed to prevent blowing of dust off-site. The majority of soil dust emissions are expected to settle out within a few feet of the area of disturbance. Smaller dust particles may, however, become airborne for longer periods of time and, depending on wind velocity and turbulence, could be carried off-site. The following measures will be undertaken to avoid blowing of dust off-site:

- Placement of any removed topsoil into a topsoil storage area which would be seeded with quick cover vegetation to prevent erosion.

- Watering all exposed soil and rapidly stabilizing the regraded areas with topsoil, loam and/or seeding.
- Wetting of the roadways with water as needed.

The project site does not contain any State regulated wetlands or streams or NWI wetlands. A NYSDEC stream, the Fallkill Creek, NYSDEC Stream H-114, flows in a westerly direction just north of Dongan Place. The proposed project is not expected to adversely impact any wetlands or streams.

A Traffic Assessment was prepared which finds that based on the observed traffic patterns and volumes on North Clover Street and the immediate area, and the expected project generated traffic, the proposed Pelton Manor project will not have any significant impact on the local roadway system and no mitigation due to project generated traffic is warranted (Attachment C of the FEAF). Traffic generated by the proposed project is expected to be less than traffic generated by the former day nursery facility.

The existing Pelton Mansion is connected to municipal water and sewer service. The proposed project will also connect to municipal water and sewer service. The proposed development will result in an increase in water usage and wastewater generation over the former use of the site as a day nursery. Correspondence from the City of Poughkeepsie Commissioner of Public Works dated October 26, 2015, and Ed Steeprock, Project Manager of the City water plant operations dated October 28, 2015, indicate that the City has sufficient capacity to provide water and sewer service to the proposed project (Attachment B of FEAF). The City Water and Sewer Departments will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

The proposed project will result in a slight increase in solid waste generation at the site; however, the amount is expected to be insignificant and will not result in any adverse impacts to the Dutchess County Resource Recovery Agency's ability to handle the additional waste.

The Proposed Action requires a NYSDEC SPDES General Permit GP-0-15-002. The proposed project will comply with water quality standards and effluent discharge requirements established by NYSDEC with no significant impacts to surface or groundwater.

*(ii) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.*

The project site consists of lawn and landscaped areas with scattered mature trees, including Linden, Red Maple, Norway Maple, Sugar Maple, and one Coffee tree. The project has been designed to preserve mature trees along Davies Place on the west side of the site that are determined to be healthy by a certified arborist. Although some trees will need to be removed for the proposed construction, the site plan will include significant new landscaping with tree species similar in variety to existing trees on the site and in the neighborhood, resulting in a net gain of trees. Detailed landscaping plans will be developed during the site plan approval process.

According to the NYSDEC Environmental Resource Mapper, there are known occurrences of endangered, threatened, or rare species in the vicinity of the project site, and the Hudson River is

considered a Significant Natural Community, a tidal river. According to the US Fish & Wildlife Service (USFWS) IPaC Trust Report, there is potential for two endangered and one threatened species in the vicinity of the project site. The IPaC report indicates that no "critical habitat" for these species or any other species has been designated by the USFWS within the project site. The project site is located in an urban area, and most of the proposed development is in previously disturbed areas. The project site is located approximately 1,000 feet from the Hudson River, so no impacts to the Tidal River Significant Natural Community are anticipated. The project will include the removal of some trees; however, all tree clearing will occur between October 1st and March 31st to ensure no potential take of the Indiana bat or NLEB, as during this time, the bats would be hibernating and not present onsite.

Therefore, no adverse impacts in regard to vegetation removal or endangered, threatened, or rare species or significant habitat will occur as a result of the proposed project.

*(iii) The impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part.*

There are no designated Critical Environmental Areas in the vicinity of the project site.

*(iv) The creation of a material conflict with a community's current plans or goals as officially approved or adopted.*

The project site is located in the Medium High-Density Residential (R-4) zoning district as designated by City of Poughkeepsie Zoning Map. A multifamily use is a permitted use in the R-4 Zoning District, and the proposed site plan complies with the bulk requirements for the R-4 zoning district and with the City's maximum density per Section 19-3.15(4)(c). The number of parking spaces proposed does not meet the City's required parking per Section 19-4.3(11) of the City of Poughkeepsie Zoning Code. The proposed purchase contract between the Applicant and the City of Poughkeepsie contains a provision that 1.5 parking spaces per unit will be provided for all residential units. An area variance from the City of Poughkeepsie Zoning Board of Appeals will be required. The central location of the Pelton Manor project is conducive to pedestrian and transit oriented travel, with City bus and railroad transportation available and parks and the Walkway Over the Hudson within walking distance. The adjacent parcel to the west is part of the Conrail parcel which contains the Poughkeepsie Railroad Station with Metro North and Amtrak service. The City of Poughkeepsie "Main Street" and "Special" bus routes pass by the site along Davies Place, and the "Shoppers Special" bus route is only a block away. Thus, it is anticipated that many of the future residents of the project will utilize public transportation or walk to nearby destinations. The reduction in the number of parking spaces on the site allows for an increase in the amount of green space.

The project is located in close proximity to the City's new Waterfront Transit Oriented District (WTOD), which is located approximately 200 feet west of the site. The purpose of this district is to "*encourage a pedestrian-friendly, urban mix of public, recreational, residential, and compatible commercial uses within walking distance of waterfront parks, the Walkway Over the Hudson elevator, and the Railroad Station.*" The proposed residential development is ideally located to support this goal, and the project includes features to promote walking and bicycling such as sidewalks, bicycle racks, and an area in the northwest corner of the site for limited public access for passive recreation which will contain an overlook with benches for public use. The Applicant also proposes to make a monetary donation to the City toward the future creation of a "pocket

park" with a fountain on the corner across Davies Place from the site or toward improvements at other City parks, which is consistent with the new district's streetscape standards and site standards. The WTOD site standards also recommend the adaptive reuse of existing buildings, with which the project is also consistent. The parking standard for a residential dwelling in the WTOD is only 0.5 space per dwelling unit, which is less than the 1.5 spaces per dwelling unit provided on the proposed concept plan.

The City of Poughkeepsie Comprehensive Plan adopted in 1998 does not provide specific recommendations for the project site, other than recommending "*a downtown core surrounded by professional offices, neighborhood commercial uses, and a mix of office and residential uses surrounding the linear Main Street corridor*". The proposed project is consistent with this recommendation.

According to the City of Poughkeepsie Local Waterfront Revitalization Plan (LWRP), the project site is not located within the designated Coastal Zone. The proposed project is consistent with the coastal policies listed in the LWRP.

Therefore, the proposed project is consistent with the City's current plans and goals.

*(v) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.*

The project parcel contains the Pelton Mansion, AKA Hill House, which was originally constructed in 1859 and is in the National Register listed Mill Street-North Clover Street Historic District (Listing 90NR00369), and the project site is within a known archeologically sensitive area. The Applicant is determining whether the site is located within a City of Poughkeepsie created historic district. If the site is determined to be located within a City-created historic district, a Certificate of Appropriateness will be requested from the City's Historic District and Landmark Preservation Commission. A Phase 1A Literature Review & Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey (Attachment D of the FEAF) indicates that Hill House (AKA Pelton Mansion) is not listed individually on the National Register. The Phase 1A finds that no National Register eligible properties will be impacted by the proposed project. A Historic Building Assessment of the Pelton Mansion (also known as the Hill House and former Poughkeepsie Day Nursery) was prepared by Hudson Valley Cultural Resource Consultants, Ltd (HVCRC). This Assessment finds that the proposed undertaking, including the renovations to the Pelton Mansion, will not have an adverse effect on the structure or impact its listing as part of the North Clover-Mill Street Historic District.

The Phase 1B report finds that no significant cultural material of any kind was recovered from the shovel tests, and that no further archeological investigation is warranted for the Pelton Manor project. The Phase 1A/1B report was submitted to NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for review (NYSOPRHP Project #15PR06519). Correspondence from Tim Lloyd of NYSOPRHP on December 2, 2015, indicates that he concurs with the report recommendation that no additional archaeological work is necessary.

The Applicant proposes to restore the exterior of the Pelton Mansion structure in a historically appropriate manner and utilize the space for additional apartment units and/or potential full or partial occupancy by a non-profit or governmental agency, to the extent permitted by current zoning. The proposed apartments are a permitted use in the R-4 zoning district and are consistent

with other nearby uses and structures. The Applicant has consulted with NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP). Copies of the November 30, 2015, and December 2, 2015, correspondence to NYSOPRHP with attachments (including the revised concept plan) were provided to the Common Council on December 7, 2015 as a supplement to the SEQR documentation. NYSOPRHP issued a letter dated December 10, 2015, stating that NYSOPRHP has no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site, and that it is encouraged by plans to rehabilitate Hill House in a historically appropriate manner. The letter finds that the most recently updated site plan is compatible with the historic building, site and historic district. The Applicant will continue to work with NYSOPRHP as construction documents become available at the time of the State level 14.09 review. The proposed plan shows sufficient space around the Pelton Mansion building to preserve the view of the building. The exterior of the Pelton Mansion structure will be restored in accordance with the Applicant's contract with the City of Poughkeepsie. The architectural plans have yet to be developed. Some of the project detailing shall be determined once the final building program has been set. However, some of the work being contemplated includes:

1. Removal of the metal fire escapes;
2. Reconstruction of the existing entry porches;
3. Rebuild and repointing of the exterior masonry;
4. Repair and replacement of all damaged exterior wood trims, fascia, brackets and the like;
5. Repair and/or replacement of all gutters and leaders, as necessary;
6. Replacement of existing windows with new design compatible and energy efficient windows;
7. Modification of the exterior façade where emergency egress doors have previously been installed;
8. Reconstruction of the exterior enclosed porches and modification of the window types and locations;
9. Removal of the existing shutters;
10. Repainting of the existing exterior masonry and woodwork;
11. Installation of new exterior lighting; and
12. Potential uncovering and restoration of the original brick exterior columns that support the porch structures.

The Applicant, as part of the purchase contract with the City of Poughkeepsie, agrees to enter into a façade easement to ensure that the exterior of the building will be properly restored at this time and maintained into the future.

Most of the structures in the vicinity of the Pelton Manor site were constructed during the post-Civil War housing boom. The area as a whole is an untouched 19th Century setting lined with residences interspersed with churches and public buildings representing architectural styles ranging from Greek Revival to Italianate Villas to 1960's Modern. Photos of nearby structures are provided in the Phase 1A Literature Search and Sensitivity Assessment and Archaeological Field Reconnaissance Survey provided as Attachment D of the FEAF. The architectural design of the

new buildings will be compatible with the Pelton Mansion building and other existing buildings in the neighborhood. The new structures shall be scaled to reflect the heights and densities found in the surrounding neighborhood. These structures are currently planned to be finished with masonry, vinyl and various cementicious materials to replicate wood siding, porches, railings and trims. The detailing of these new buildings shall be influenced by the many varying historical styles found within the surrounding Mt. Carmel neighborhood. This area, as previously mentioned, is a melting pot of styles and timeframes, and it is the Applicant's intention that the new structures will reflect this architectural diversity. While the project design will reflect the historic past of the surrounding neighborhood, it will also celebrate its own time in history as well as the surrounding industrial history, such as can be found in the adjacent railroad station complex. There also will be an architectural dialogue between the new buildings and the existing Pelton Mansion.

The siting of the buildings will reflect those shown on the concept site plans, with those structures facing Dongan Place having a more traditional relationship with the adjacent street. While the existing stone wall surrounding the site will be preserved, the buildings facing Dongan Place will be located as close to this historic wall as possible, while also allowing for a connecting sidewalk and landscaping. New street lighting and street trees will also be considered as part of the effort along Dongan Place.

Elevation drawings of Pelton Manor, a conceptual rendering of the proposed new buildings to be placed along Dongan Place along with proposed elevation drawing and site section were submitted to the City Council on December 7, 2015, as a supplement to the SEQR documentation. The site section suggests a different scaling along Dongan Place to that in the inner part of the site. This strategy will help retain the prominence of the existing mansion. Final determinations regarding building massing and placement will be made once the final site mapping has been completed and the property geology has been studied. Images of influential neighboring buildings as well as others found within the City of Poughkeepsie, as sources for design inspiration, were also submitted to the Common Council on December 7, 2015. The mansion is difficult to view during the leaf on season. The landscaping on the site will be thinned and selectively cleared to allow for a stronger presence of the Pelton Mansion, as the site has been seriously overgrown over the past few decades.

Based on this information, the proposed project will not adversely impact any architectural or aesthetic resources or neighborhood character.

*(vi) A major change in the use of either the quantity or type of energy.*

The proposed action will not result in a major change in the quantity or type of energy used. The proposed new buildings will be designed with new and green technology. Water fixtures will be installed with modern water-saving features, and existing windows will be replaced with new energy efficient, design-compatible windows. A temporary increase in energy usage may occur as a result of the operation of construction equipment.

*(vii) The creation of a hazard to human health.*

The proposed action will not create any hazards to human health. Correspondence from Ronald Knapp, City of Poughkeepsie Police Chief, dated October 23, 2015, indicates that he finds no concerns regarding this project having a negative impact on the operations of the Police

Department, and that the Police Department has the capacity to support the advancement of the proposed development plan. Correspondence from Mark Johnson, Chief of the City of Poughkeepsie Fire Department, indicates that he has been involved in the review of the proposed project from the initial stages, and it is his opinion that the City of Poughkeepsie Fire Department is capable of handling the needs of the project as proposed. This correspondence is provided as Attachment B of the FEAF. The City Fire Department and Police Department will have the opportunity to further review the site plan once more detailed plans are generated during the site plan review process.

*(viii) A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.*

The proposed action will change the current use of the property from a former day nursery to apartments, which are a permitted use in the R-4 zoning district. The adoption of new legislation by New York State (Bill S5812A) authorizes the City of Poughkeepsie to discontinue the use of certain lands as parklands, including the Pelton Mansion site, and to sell and convey such lands to a private entity for a public benefit and economic development, with the dedication of an amount equal to or greater than the fair market value of the property for the acquisition of additional parklands and/or for capital improvements to existing park and recreational facilities. The proposed project includes an area in the northwest corner of the site for limited public access for passive recreation consistent with private use of the property which includes an overlook with benches for public use. Rules related to time of use and conduct will be determined during the site plan approval process. Additionally, as part of the proposed project, the Applicant proposes to make a monetary donation to the City toward the future creation of a "pocket park" with a fountain on the corner across Davies Place from the site or for improvements at an existing City park. There are no agricultural uses in the vicinity of the project site.

Therefore, the proposed project will not have a significant adverse effect on land use, open space, or recreational resources.

*(ix) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.*

The proposed action will not encourage or attract a large number of people to the site other than an increase in the number of residents who will occupy the new apartments and a temporary increase in visitors to the site during construction activities.

*(x) The creation of a material demand for other actions that would result in one of the above consequences.*

The proposed action will not result in a material demand for other actions.

*(xi) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.*

The proposed action will not result in any significant adverse impacts when considering the combination of any of the described small impacts resulting from the proposed project.

*(xii) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.*

There are no other actions being undertaken that are related to the proposed action.

**PROJECT TITLE:**

# PELTON MOUNT CARMEL

**PROJECT ADDRESS:**

# 36 NORTH CLOVER STREET
# POUGHKEEPSIE, NY 12601

City of Poughkeepsie Planning Board

May 16, 2023

PELTON

MOUNT CARMEL


T M B C

The Michael Boice Collaboration

845-702-1004

11 South Powderhouse Road Wappinger Falls, New York 12590

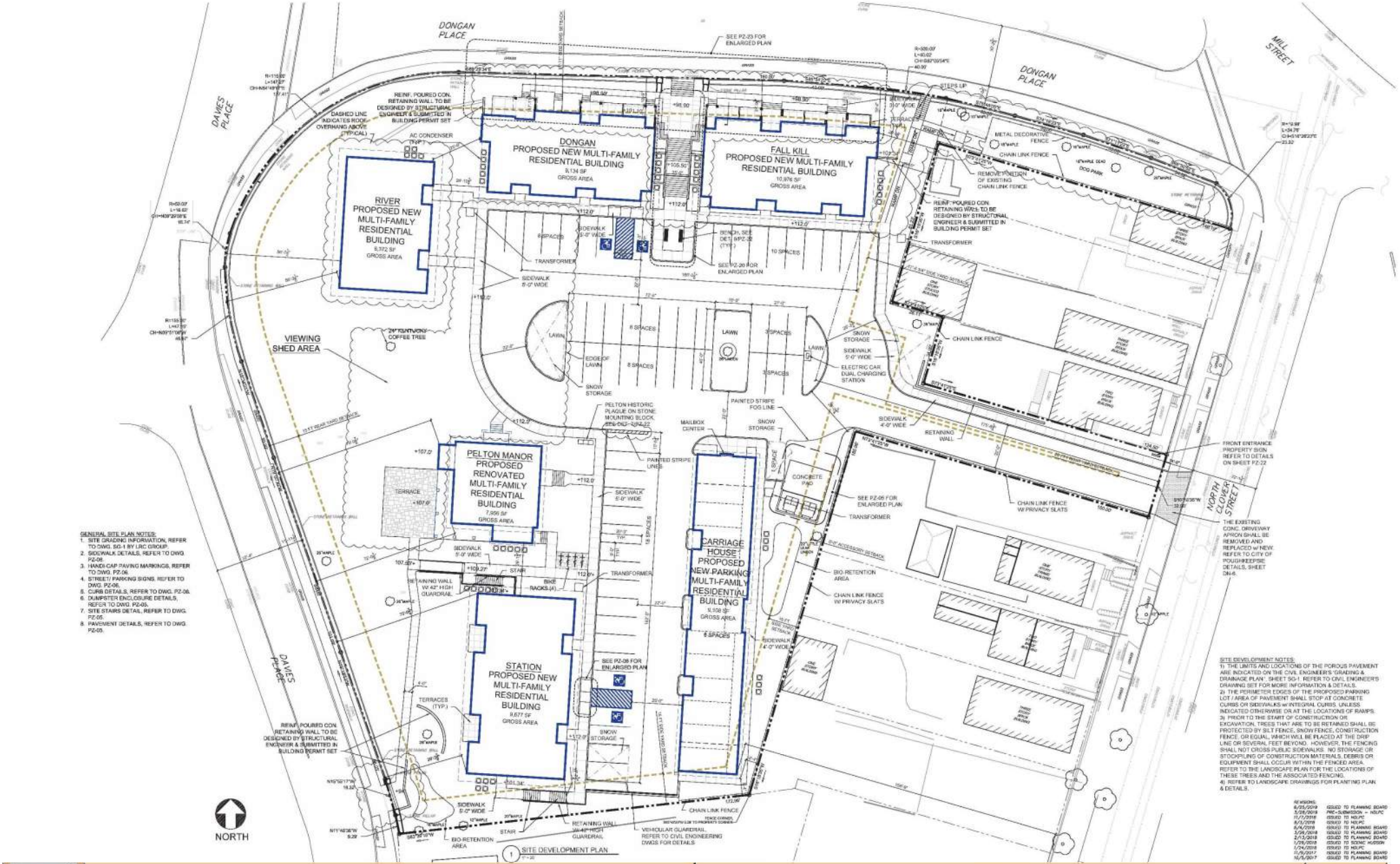
TINKELMAN ARCHITECTURE

33 Arlington Avenue, 2nd Floor, Poughkeepsie, NY 12603 | 845.473.0200 | view our work at tinkarch.com

LRC GROUP

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

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

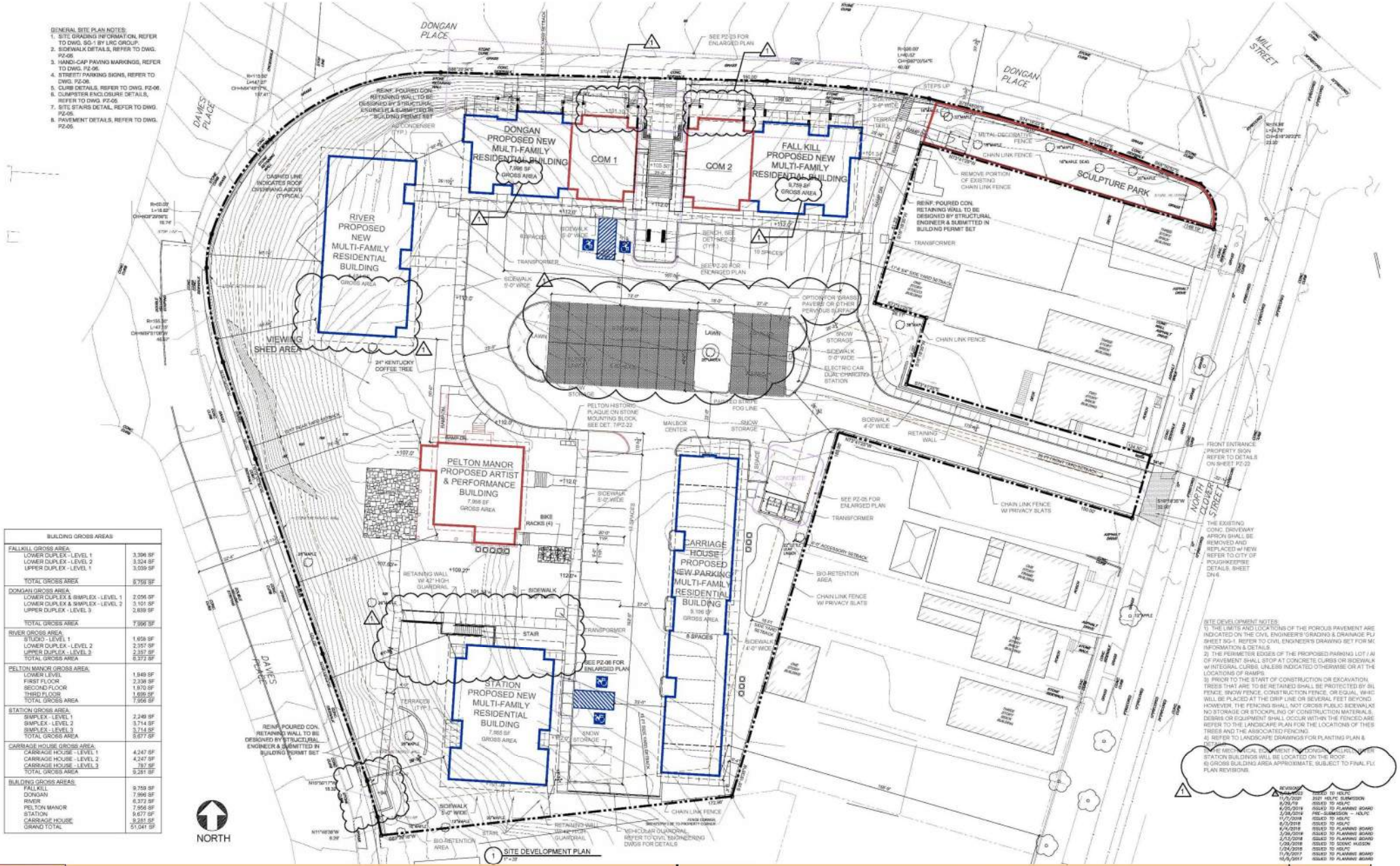



TINKELMAN ARCHITECTURE

CLIENT:
Bottini Properties
18 Clinton Street
Wappingers Falls, NY 12590

PROJECT NAME:
Pelton Mount Carmel
300 Westage Business Center Drive
Fishkill, NY 12524

SITE DEVELOPMENT PLAN
PZ-03




| BUILDING GROSS AREAS | |
|---|---|
| FALLKILL GROSS AREA: | |
| LOWER DUPLEX - LEVEL 1 | 3,396 SF |
| LOWER DUPLEX - LEVEL 2 | 3,324 SF |
| UPPER DUPLEX - LEVEL 1 | 3,039 SF |
| TOTAL GROSS AREA | 9,759 SF |
| DONGAN GROSS AREA: | |
| LOWER DUPLEX & SIMPLEX - LEVEL 1 | 2,056 SF |
| LOWER DUPLEX & SIMPLEX - LEVEL 2 | 3,101 SF |
| UPPER DUPLEX - LEVEL 3 | 2,839 SF |
| TOTAL GROSS AREA | 7,996 SF |
| RIVER GROSS AREA: | |
| STUDIO - LEVEL 1 | 1,658 SF |
| LOWER DUPLEX - LEVEL 2 | 2,357 SF |
| UPPER DUPLEX - LEVEL 3 | 2,357 SF |
| TOTAL GROSS AREA | 6,372 SF |
| PELTON MANOR GROSS AREA: | |
| LOWER LEVEL | 1,949 SF |
| FIRST FLOOR | 2,338 SF |
| SECOND FLOOR | 1,970 SF |
| THIRD FLOOR | 1,699 SF |
| TOTAL GROSS AREA | 7,956 SF |
| STATION GROSS AREA: | |
| SIMPLEX - LEVEL 1 | 2,249 SF |
| SIMPLEX - LEVEL 2 | 3,714 SF |
| SIMPLEX - LEVEL 3 | 3,714 SF |
| TOTAL GROSS AREA | 9,677 SF |
| CARRIAGE HOUSE GROSS AREA: | |
| CARRIAGE HOUSE - LEVEL 1 | 4,247 SF |
| CARRIAGE HOUSE - LEVEL 2 | 4,247 SF |
| CARRIAGE HOUSE - LEVEL 3 | 787 SF |
| TOTAL GROSS AREA | 9,281 SF |
| BUILDING GROSS AREAS: | |
| FALLKILL | 9,759 SF |
| DONGAN | 7,996 SF |
| RIVER | 6,372 SF |
| PELTON MANOR | 7,956 SF |
| STATION | 9,677 SF |
| CARRIAGE HOUSE | 9,281 SF |
| GRAND TOTAL | 51,041 SF |

CLIENT:
Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

SITE DEVELOPMENT PLAN
DRAWN BY: JJ
JOB NO. 11022
PZ-03
DATE: 6/10/22

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STREET VIEW AT DONGAN PLACE




STREET VIEW AT DAVIES PLACE

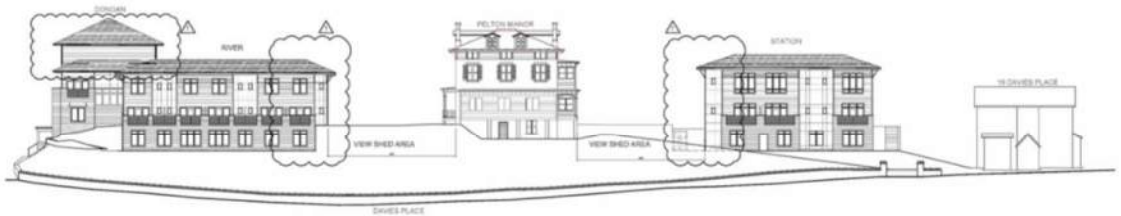
TA TINKELMAN ARCHITECTURE

CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601




1 STREET VIEW AT DONGAN PLACE




1 STREET VIEW AT DAVIES PLACE

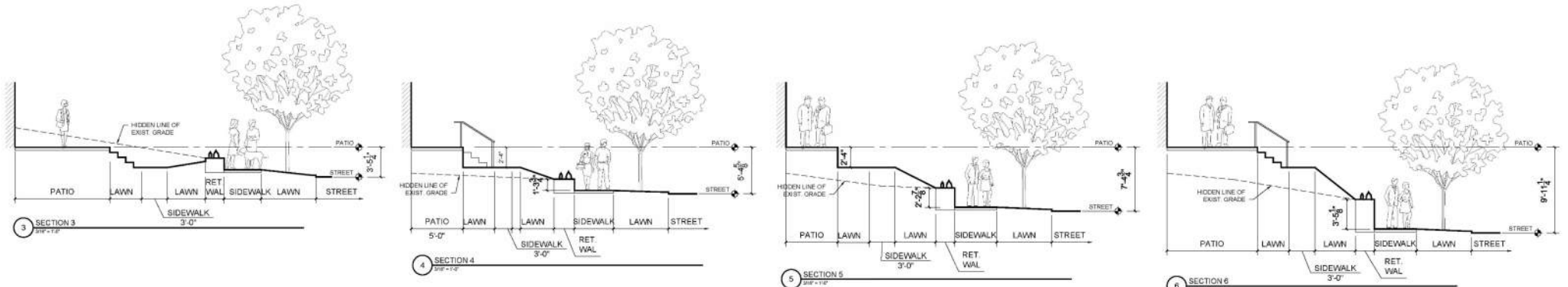
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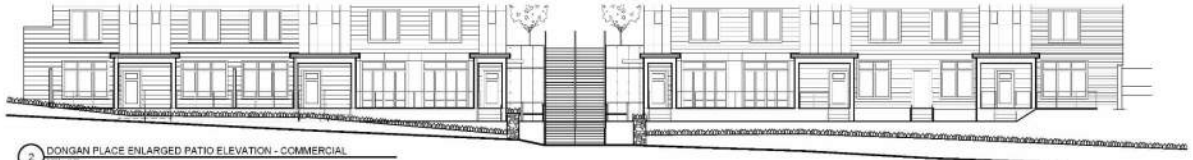
CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

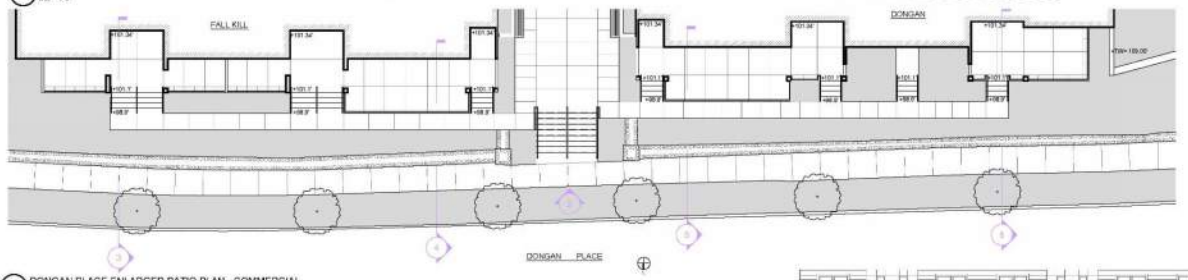
PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

STREET CLEVA NOTES

PZ-19

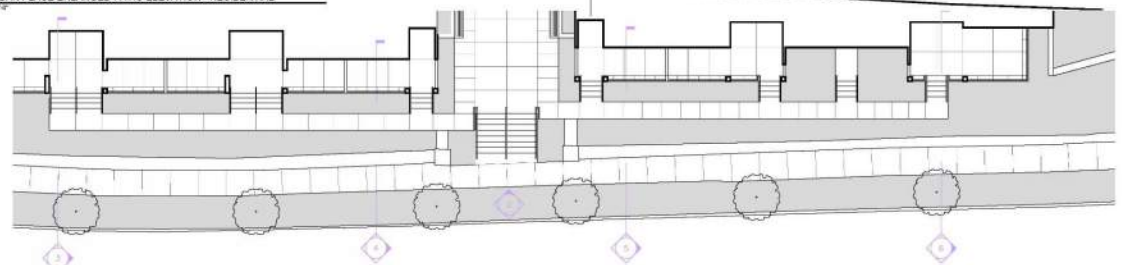









REVISIONS:
4/13/2023 HDLPC RE-SUBMISSION
3/02/2023 HDLPC SUBMISSION
11/9/2021 2021 HDLPC SUBMISSION
8/28/2018 ISSUED TO HDLPC
6/25/2018 ISSUED TO PLANNING BOARD
5/08/2018 ISSUED TO PLANNING BOARD
11/8/2017 ISSUED TO PLANNING BOARD

TINKELMAN ARCHITECTURE

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CLIENT:
Pelton Partners LLC
33 Arlington Ave, Suite 8
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

DONGAN PLACE PATIO PLAN, ELEVATION AND SECTIONS

DRAWN BY: M.L.L.
SCALE: 1"=1'-0"
DATE: 4/19/2019

PZ-23

P:\TA Jobs\11022 - 36 N Clover\Drawings\2021.11.02 HDLPC\Sheets\11022-PZ-23 DONGAN PLACE PATIO PLAN.dwg



## PROPOSED SITE PLAN:

**FALLKILL & DONGAN BUILDINGS – DONGAN PLACE:**



## PORCH VIEW OF THE FALLKILL & DONGAN BUILDINGS - DONGAN PLACE:



## MONUMENTAL STAIR @ THE FALLKILL & DONGAN BUILDINGS:



# THE FALLKILL BUILDING: INNER COURT VIEW



# THE PELTON MANOR - INNER PROPERTY VIEW:



# THE PELTON MANOR - VIEWING SHED AREA:



## THE CARRIAGE HOUSE- INNER COURT VIEW:



## PEDESTRIAN SITE ENTRANCE - DAVIS PLACE:



## THE RIVER BUILDING-
## INNER COURT VIEW:



# THE PELTON MANOR - VIEW FROM DAVIS PLACE:



# THE PELTON MANOR - VIEW FROM DAVIS PLACE:



#4 - Trip Hazard

#3 - Trip Hazard

#1 - Overgrowth

#2 - Crack

#8 - Overgrowth

#11 - Crack

#6 - Crack

#5 - Crack

#13 - Crack

#7 - Cracks

#10 - Cracks

#9 - Crack

#12 - Cracks/ Overgrowth/ Trip Hazard

#15 - Cracks

#14 - Overgrowth

#16 - Trip Hazard

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

| Revisions | | | |
|---|---|---|---|
| 3 | 06/04/18 | REVISED PER COMMENTS | |
| 2 | 03/27/18 | REVISED PER COMMENTS | |
| 1 | 10/05/17 | ISSUED TO PLANING BOARD | |


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

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Mahwah, NJ 07495
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www.lrcconsult.com

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


# SIDEWALK PLAN

## PELTON MOUNT CARMEL

36 N. CLOVER STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

| | | | | |
|---|---|---|---|---|
| Design/Calcs | LRC | CAD File | SW23307601.dwg | Sheet No. |
| Drawn | LRC | Project No. | 23-3076 | SW-1 |
| Checked | KFC | Date | 08-29-2017 | |
| Approved | REM | Scale | 1"=20' | |



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10



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14



16

# THE CITY OF POUGHKEEPSIE

**DEPARTMENT OF PUBLIC WORKS & ENGINEERING**
**SITE PLAN REVIEW**
Form #2

1. Date: July 19, 2023

2. Name of Site Plan: Pelton Manor

3. Address or Location: 36 North Clover Street

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

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

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

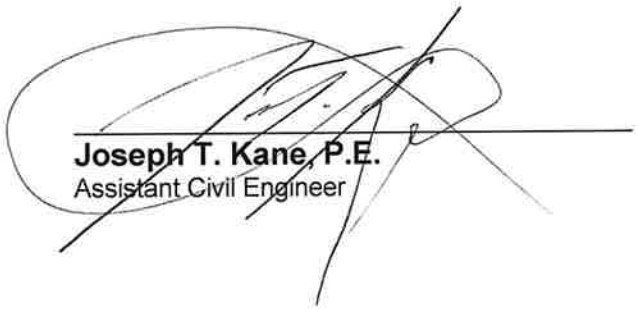
**ENGINEERING SITE PLAN REVIEW COMMENTS:**

1. Comment #3 on Engineering Review Form #1 partially outstanding. Provide condition report, to include CCTV of 12" VCT storm sewer from City catch basin to outfall at Fallkill Creek wall.
2. Comment #5 on Engineering Review Form #1, LRC response indicates overflow of bioretention to sheet flow across level grass overflow weir. Overflow and contours suggest flow in overflow state is directed toward adjoining property and City ROW. How is slope stability impacted during overflow? Engineer shall certify routing of all flows not to travel off site to adjoining properties.
3. Comment #6 on Engineering Review Form #1, LRC response indicates existing waterline inadequate. Please provide abandonment detail at City watermain for this water service.
4. Comment #8 on Engineering Review Form #1, LRC response indicates correspondence with City Engineer regarding sanitary sewer design in City ROW. Please submit plan and profile. Owner to provide as-built drawing to City Engineering Department.
5. Comment #12 on Engineering Review Form #1, LRC response indicates further coordination regarding sidewalk condition survey. Please submit sidewalk condition survey to determine sidewalks to be replaced by developer.
6. Comment #13 on Engineering Review Form #1, LRC response indicates American Darling B-62-B-5 fire hydrant to be installed in City ROW if required. Extend this comment to the fire hydrant located on site. Remove "Mueller Centurion" hydrant detail and notations. Replace all notations and include City Standard Hydrant detail on Site Plan.
7. Comment #14 on Engineering Review Form #1, TA response indicates coordination with City Corporation Council to follow. Please provide update.
8. Comment #15 on Engineering Review Form #1, TA response indicates coordination with City Corporation Counsel and City Engineer. Please provide update.
9. Expand limits of silt fence continuously along contour of downslope of property.
10. Coordinate with City FD regarding adequacy of fire flow. Developer to demonstrate what is being requested is achieved.

11. Email dated 06/28/2023 from Robert Turner with TA indicates adjustments to development have been addressed per comment from Planning Board and HDLPC and updated Civil drawings are to be provided after residential approval granted by the City. Once updated plans are received, City Engineering reserves the right to generate and transmit further comments. Such comments are to be fully addressed to the satisfactory of the Engineering Department prior to final site plan approval.

**SWPPP REVIEW COMMENTS:**

1. Update SWPPP as necessary to reflect update to Site Plan as Civil drawings progress.
2. Provide City Engineering with MS4 SWPPP Acceptance Form for signature once Engineering comments have successfully been addressed and development approved by City of Poughkeepsie Planning Department.
3. Provide NOI Acknowledgement letter to City of Poughkeepsie Engineering Department when received from NYSDEC.



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

**THE CITY OF POUGHKEEPSIE**
**PLANNING BOARD**
**62 CIVIC CENTER PLAZA, 2ND FLOOR**
**POUGHKEEPSIE, NY 12601**
**Phone: (845) 451-4263 Fax: (845) 451-4006**

# RESOLUTION OF CONDITIONAL AMENDED

# SITE PLAN APPROVAL

In the Matter of the Application of:

**36 NORTH CLOVER STREET- PELTON MANOR CARMEL**

**WHEREAS,** the Planning Board of the City of Poughkeepsie (the, "Planning Board") received an application dated 4/24/2023, from Pelton Partners, LLC (the, "Applicant"), owner of a ±2.45 acre parcel of real property located at 36 North Clover Street, City of Poughkeepsie, County of Dutchess, New York, which bears tax map parcel identification number 6062-75-837228 (the, "Property"); and

**WHEREAS,** the Property is currently improved with Pelton Manor and is located in the Mill Street /North Clover Street Historic District; and

**WHEREAS,** the Property is in the Medium High Density "R-4" Residence Zoning District; and

**WHEREAS,** on June 19, 2018, the Planning Board granted conditional Site Plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-four (44) multifamily units (13-studios, 10 one-bedrooms, and

21 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (the "Project' or "Original Site Plan"); and

**WHEREAS,** pursuant to Section 19-6.1(3)(a) of the Zoning Code, the Applicant requested an extension of the Condition Site Plan Approval dated June 18, 2018; and

**WHEREAS,** on August 20, 2019, the Planning Board granted conditional amended Site Plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-six (46) multi-family units (14 studios, 19 one-bedrooms and 13 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (the "2019 Amended Site Plan")

**WHEREAS,** the current application seeks reapproval of the 2019 Amended Site Plan with conditions as set forth in detail in this resolution.

***THE ENVIRONMENTAL REVIEW***

**WHEREAS,** the Common Council designated the Project a Type 1 Action pursuant to the New York State Environmental Quality Review Act (SEQRA) due to the fact that the Property was located in a historic district; and

**WHEREAS,** the Common Council was the Lead Agency for SEQRA purposes; and

**WHEREAS,** an expanded Full Environmental Assessment Form was prepared by The Chazen Companies and dated October 30, 2015 for review by the Common Council (the "2015 EAF"); and

**WHEREAS,** on December 22, 2015, by resolution, the Common Council accepted a Negative Declaration for the proposed Project (negative declaration dated

December 14, 2015), finding that the proposed action would not result in a significant adverse impact on the environment (the "Negative Declaration"); and

**WHEREAS,** the Negative Declaration was based on the Project being comprised of the following details, including but not limited to, a total of thirty-nine (39) multifamily dwelling units, seventy-two (72) parking spaces, 1.65 acres of disturbance, and 1.2 acres of impervious surface (the "Original Proposal"); and

**WHEREAS,** on October 26, 2015, Governor Cuomo signed Ch. 408 of the Laws of 2015 into law authorizing the City to sell the Property to a private entity for a public benefit and economic development; and

**WHEREAS,** the Applicant entered into a contract for sale with the City, dated January 4,2016, for the purchase of the Property (the "Contract"); and

**WHEREAS,** the Contract has closed and the applicant owns the property as of the date of this Resolution; and

**WHEREAS,** the City received a letter dated December 7, 2015 from the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") that stated that "we have no concerns with the current proposal to rehabilitate the historic building and construct additional housing on the site. We are encouraged by plans to rehabilitate Hill House in a historically appropriate manner";

**WHEREAS,** the Amended Site Plan proposes forty-six (46) units, sixty-seven (67) parking spaces (where 69 are required), 2.08 acres of disturbance, and 1.58 acres of impervious service; and

**WHEREAS,** on August 30, 2017, the Applicant submitted its original application to the Planning Board for Site Plan which Site Plan was conditionally

approved on July 23, 2018 (attached hereto as **Exhibit A**); and

**WHEREAS,** on August 20, 2019, the Planning Board granted conditional amended Site Plan approval for the restoration and repurposing of the Pelton Manor and the development of the Property into multifamily residences, which will result in the construction of forty-six (46) multi-family units (14 studios, 19 one-bedrooms and 13 two-bedroom units) in six (6) buildings and sixty-seven (67) parking spaces (attached hereto as **Exhibit B**); and

**WHEREAS**, after receiving Planning Board approval, Pelton was required to receive a Certificate of Appropriateness from the Historic Districts and Landmarks Preservation Commission ("HDLPC") as a condition of the issuance of a Building Permit necessary to the work to restore the mansion, and the grounds upon which it was located, as approved by the Planning Board; and

**WHEREAS,** the HDLPC on January 10, 2019, denied Pelton's application for a Certificate of Appropriateness, and did so for a second time on December 12, 2019; and

**WHEREAS**, on October 1, 2020, the City of Poughkeepsie Common Council, sitting in its appellate capacity, affirmed the second denial made by the HDLPC; and

**WHEREAS**, the Applicant commenced an action challenging the December 12, 2019, decision of the HDLPC and the October 1, 2020, decision of the Common Council by action filed in the office of the Dutchess County Clerk on January 30, 2021, and

**WHEREAS**, after years of litigation, the HDLPC and the Administration opted to settle with the Applicant for the reasons set forth in the So-Ordered Stipulation of Settlement (referred to as the "Stipulation" attached hereto as **Exhibit C**); and

**WHEREAS,** the Site Plan approved by the Stipulation seeks to rehabilitate and repurpose the Pelton Mansion as a community arts center and to develop the remaining

property with commercial uses (Dongan and Fallkill Buildings) and multi-family residences, which will result in the construction of 39 multi-family units in six (6) buildings and 69 parking spaces if the site becomes an Arts Center with commercial use in Dongan and Fallkill Buildings (hereinafter the "2023 Project"); and

**WHEREAS,** the Site Plan shows the following revisions made in response to concerns of the HDLPC:

1. Relocated and adjusted the massing of both the River and Station buildings so that they are equidistant from the Pelton Mansion as to enhance the prominence of the mansion.

2. Created a handicap ramp system to the Pelton Mansion so that it is accessible as per law and ADA standards for accessible design.

3. Removed all HVAC condensing units from the ground plane and placed them on the various building's roofs so they are not visible.

4. Modified the exterior first floor elevations and outdoor patios of the Dongan and Fallkill buildings along Dongan Place so as to allow appropriate commercial uses in each of these two buildings and provided elevations for the same in the event that the commercial use was not permitted; and

5. Raised the two tower forms adjacent to the monumental stair so that they can be constructed as originally conceived.

6. Modified the exterior elevations for the Dongan, the Fallkill, the River and the Station buildings to show the changes to the massing of the buildings; and

7. The plan does not reduce the size of any proposed form, but, the impact of that circumstance has been reduced by the relocation of those forms on the Pelton property;

**WHEREAS,** the use of the property for either an Arts Center or commercial use requires rezoning approval from the City's Common Council; and

**WHEREAS,** on April 24, 2023, the Applicant submitted an application seeking reapproval of the 2019 Amended Site Plan to allow the applicant to begin work restoring the exterior of the mansion and other preliminary work; and

**WHEREAS,** the Applicant affirmatively acknowledges that in compliance with the Stipulation, it will need to return to this Board in the future as discussed in the conditions below; and

**WHEREAS,** the Amended Site Plan Application is deemed complete; and

**NOW, THEREFORE, BE IT RESOLVED** that the foregoing "whereas" provisions are incorporated by reference as if fully set forth herein; and

**BE IT FURTHER RESOLVED** the Planning Board adopts the recommendation of city staff that, after a thorough review of the changes to the project, the changes are *de minimus* and do not rise to the level of requiring an amendment to the original Negative Declaration; and

**BE IT FURTHER RESOLVED** that the Planning Board hereby reapproves the August 20, 2019, as amended in this application, resolution for the reasons set forth therein and attached hereto as Exhibit B, with updated drawings:

**Architectural Drawings**
TS-01 -Cover Sheet - Revision date - 8/29/2023
PZ-01-Charts & Tables- Revision date - 6/30/2023
PZ-02 -Adjoining Property Owners - Revision date - 6/25/2019
PZ-03 -Site Development Plan - Revision ate - 6/25/2019 (Currently approved)
PZ-03 -Site Development Plan - Revision Date - 8/29/2023 (Proposed)
PZ-04-Site Sections- Revision Date - 6/25/2019
PZ-04.1-Site Sections- Revision Date - 5/31/2023
PZ-04.2 -Site Sections- Revision Date - 5/31/2023
PZ-05 -Site Details- Revision date - 8/29/2019
PZ-06 -Site Details- Revision date - 8/29/2019
PZ-08 -Preliminary Elevations - Pelton Manor- Revision date - 8/29/2019
PZ-08.1-Material Callouts - Pelton Manor - Revision date - 11/01/2019
PZ-08.2- Rendered Views - Revision Date - 5/31/2023
PZ-10- Preliminary Elevations - Fallkill - Revision Date - 6/25/2019
PZ-12 - Preliminary Elevations - Dongan - Revision Date - 6/25/2019
PZ-14- Preliminary Elevations - River- Revision date - 6/25/2019

PZ-14.1- River Elevations - Revision Date - 5/31/2023
PZ-16- Preliminary Elevations -Station - Revision date - 6/25/2019
PZ-16.1- Station Elevations- Revision Date - 5/31/2023
PZ-18- Preliminary Elevations - Carriage House- Revision date - 6/25/2019
PZ-19- Street Elevations- Revision date - 6/25/2019
PZ-20- Enlarged Monumental Stair Plan & Elevations- Revision date - 6/25/2019
PZ-21- Enlarged Pelton Terrace& View Shed Plan and Elevations- Revision date - 6/25/2019
PZ-22 - Front Entrance Sign- Revision Date - 6/25/2019
PZ-23 - Dongan Place Patio Plan, Elevation and Sections- Revision date-6/25/2019
PZ-24 - Entrance Driveway Plan and Walkway Ramp Plan and Section - Revision Date - 8/29/2023
PZ-25 - Photometric Plan & Schedule - Revision date- 8/29/2023
PZ-26- Fallkill & Dongan Elevations- Revision Date - 5/31/2023
PZ-26.1- Fallkill & Dongan Elevations- Revision Date - 5/31/2023
PZ-27- Fallkill & Dongan Patios - Revision Date - 5/31/2023

**Landscape Drawings**
L1 - Landscape Planting Plan - Revision date - 6/27/2023
L2 - Planting Specifications & Notes - Revision date - 2/23/2018
L3 - Plant Table - Revision date - 6/27/2023
L4 - Plant Photographs/Images - Revision date - 6/26/2023
L5 - Existing Tree Inventory - Revision date - 3/23/2018

**Civil Drawings**
SG-1- Site Grading - Revision date - 8/29/2023
SD-1- Site Drainage - Revision date - 8/29/2023
UT-1- Site Utilities - Revision date - 8/29/2023
EC-1- Erosion & Sediment Control Plan - Revision date - 8/29/2023
TI-1- Truck Turning Plan - Revision date - 8/29/2023
PP-1- Water Plan & Profile - Revision date - 8/29/2023
PP-2 - Sewer Plan & Profile - Revision date - 8/29/2023
NS-1- Notes Sheet - Revision date - 8/29/2023
DN-1- Sanitary Details - Revision date - 8/29/2023
DN-2- Water Details - Revision date - 8/29/2023
DN-3- Stormwater Details - Revision date - 8/29/2023

**AND, BE IT FURTHER RESOLVED** that based on the findings set forth in the resolution adopted on August 20, 2019, the Planning Board finds that the granting of Site Plan approval for the Amended Project is appropriate, but that the imposition of certain conditions and safeguards is required to further the expressed intent of Chapter 19 of the City Zoning Code, as follows:

1. **Stipulation of Settlement between the Applicant and the HDLPC and City of Poughkeepsie is incorporated herein in full**. This approval is subject to the terms of the stipulation incorporated into it at Exhibit "C". A

condition of this approval is that the applicant shall comply with the terms and conditions of the stipulation. The Applicant acknowledges its obligations under the Stipulation to seek the approvals necessary to allow the use of the Pelton property as a home to the arts community in the City of Poughkeepsie and to allow for commercial uses within Dongan and Fallkill Buildings.

a. The Applicant is restricted from building any residential units in the Pelton Manor or the Dongan and Fallkill buildings until the commercial re-zoning contemplated by the Settlement Agreement, annexed at Exhibit "C" is adopted by the City of Poughkeepsie. The Planning Board and the applicant acknowledge that neither party has any control of the actions of the City in this regard. In the event that the City has failed to adopt the re-zoning by May 1, 2024, then that failure shall be treated as a denial under §(1)(b) of this Resolution and the parties shall act in accordance with that provision. This shall be included as a note on the plans. Any Building Permits issued by the City shall incorporate this restriction directly into the permit.

b. The Applicant must return to the Planning Board once:

    i. The property is rezoned to permit the Arts Center and Commercial Uses. The applicant shall submit an application for Amended Site Plan approval so that the Board may process the plan attached to the Stipulation which has been modified from the approval granted herein as described on pages 4-5 of this resolution; or

ii. Should the rezoning be denied, then the Applicant shall return to this Board to have this condition, and the restrictions in subsection (1)(a), modified.

c. The applicant may make application for a building permit for any other building on the Site Plan provided, however, the applicant simultaneously makes application for any permit necessary to allow the applicant to commence work to restore the Pelton Mansion except as limited at paragraph 1(a). The purpose of this condition is to assure that restoration work on the mansion shall, as is practicable, be undertaken contemporaneously with any other work commenced on the site.

**2.** **Stone wall**. The Stone wall on Dongan Place will be preserved and repaired as part of the construction authorized herein. This shall be included as a note on the Site Plan.

**3.** **Construction precautions:** The Applicant agrees that it will follow the reasonable recommendations of a structural engineer as to precautions necessary to safeguard the structural stability of the Pelton Mansion and the Stone Wall on Dongan Place.

**4.** **Public Access.** As depicted on Site Plan sheet PZ-03 and labeled "Viewing Shed Area," limited public access for passive activities such as walking areas and sitting benches on a portion of the Property shall be instituted and maintained on the Property as a part of the Amended Project. Such public access shall be subject to the following rules and regulations:

a. Access will be permitted from dawn to dusk, seven days a week for

passive recreational use.

b. The consumption of alcoholic beverages and the use or consumption of controlled substances are prohibited.

c. Smoking is prohibited.

d. Persons entering on the Property will be required to act in a lawful manner and to refrain from loud and annoying sound.

e. The public entering on the Property will be required to remove all trash created by their presence on the Property.

f Amplified music or other amplified sounds are prohibited.

g. The use of skateboards and bicycles are prohibited.

h. Guns, knives and all other weapons are prohibited except as carried by law enforcement officials or holders of lawful permits allowing possession of a gun.

i. All activities which negatively interfere with the quiet enjoyment of the tenants are prohibited, including any commercial activity.

j. The public access space shall be ADA compliant.

k. The Rules and Regulations may be modified from time to time by the owner of the Property subject to the approval of the City Planning Department.

l. These regulations shall be enforced by the Police Department of the City of Poughkeepsie. The applicant, or any successor in interest, shall have the right to file a complaint for criminal trespass against any person not complying with the same.

**5. Sewer and Water.** The applicant will provide language satisfactory

to the City of Poughkeepsie Corporation Counsel for the deed restriction for operation and maintenance of the privately-owned storm sewer mitigation system, sanitary sewer and water utility.

6. **Sanitary Sewer Ownership.** The applicant will work out an arrangement with the City of Poughkeepsie Corporation Counsel and City Engineer, satisfactory to both, for the City to take ownership of the portion of the proposed sanitary sewer located within the Davies Place Right of Way between proposed Sanitary Manhole #7 and proposed Sanitary Manhole #8, a total of 88 LF, provided that the sanitary sewer is designed by a NYS Licensed Professional Engineer and built to City standards. All other sanitary sewer as part of the development would remain the owner's responsibility.

7. **Certificate of Occupancy.** No certificate of occupancy shall be issued until any and all outstanding fees owed to the City or its consultants have been paid and all proposed improvements shall have been completed in accordance with the approved Site Plan, except that any residential structure shall receive a certificate, or temporary certificate, of occupancy upon its completion and Site Plan infrastructure sufficient to support its occupancy, provided all payments referred to in this Section 7 have been paid.

8. **Resolution Acknowledgement.** The Applicant shall sign a copy of this resolution and file it with the Planning Board for the purpose of indicating familiarity with the provisions of this resolution and acknowledging receipt of a copy thereof.

When the above conditions have been satisfied, three (3) sets of the above-referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set shall be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the City Engineer. The Applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

The foregoing resolution was put to a vote. The following Planning Board members were present and voted as follows:

**THIS RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL WAS DULY AUTHORIZED AT A REGULAR MEETING OF THE PLANNING BOARD HELD ON AUGUST 2023, AND THEREAFTER DECLARED ADOPTED.**

**Date:**

| **Planning Board Member** | **Aye** | **Nay** | **Abstained** |
|---|---|---|---|
| Anne Saylor | | | |
| Rosaura Andújar-McNeil | | | |
| Nick DeLucca | | | |
| Christopher Pestas | | | |
| Paul Ackerman | | | |
| Brian Veltre (alternate) | | | |

**Further information may be obtained from:**

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

**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

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Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes 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:<br>531 Main Street | | |
| Project Location (describe, and attach a location map):<br>531 Main Street - Poughkeepsie, NY 12601 | | |
| Brief Description of Proposed Action:<br>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:<br>Kheiraddine Mazouzi | Telephone: (845) 392-4606<br>E-Mail: mazighcorp@gmail.com | |
| Address:<br>173 Fulton Street | | |
| City/PO:<br>Poughkeepsie | State:<br>NY | Zip Code:<br>12601 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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?<br>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**

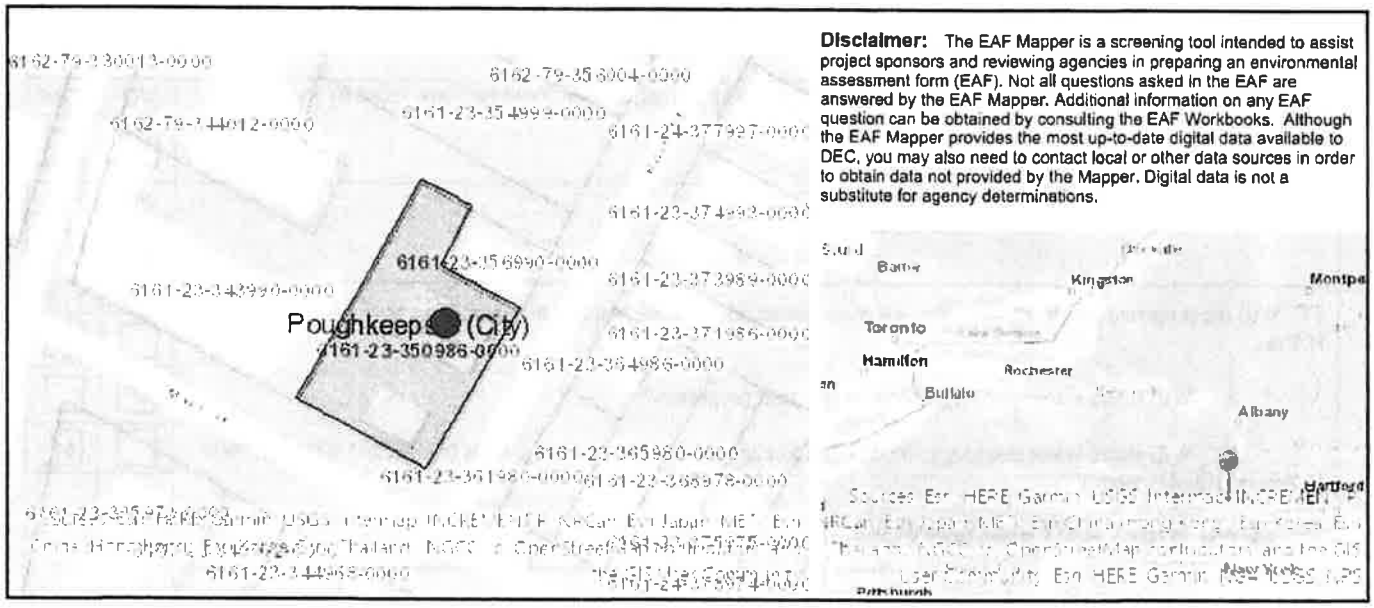
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

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 |

# *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**

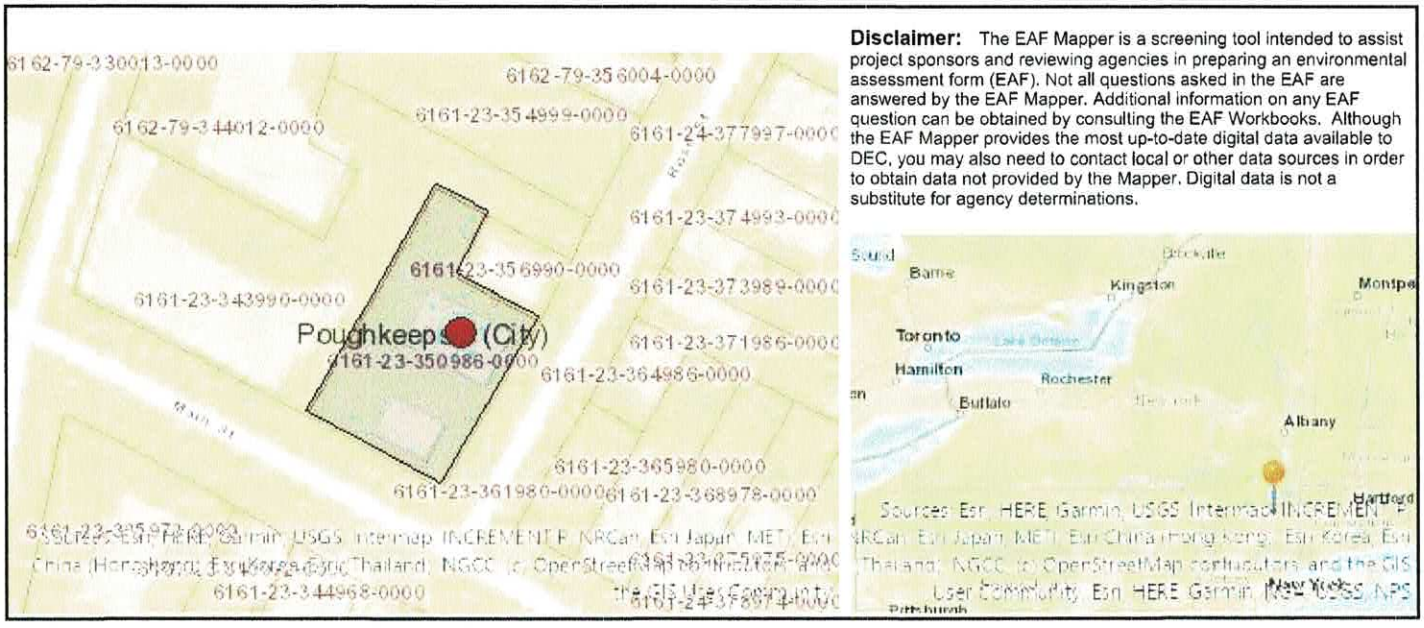
Applicant/sponsor/name: Alphonso Clark C/O Aryeh Siegel Architects Date: 6/15/23

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 |

# 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 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 |

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: August 17, 2023

ADDRESS: 531 Main St

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

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

*(List conditions here)*

Joseph Franco
Joseph Franco, Fire Chief

8/17/23
Date

# BUILDING DEPARTMENT

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

**Eric Philipp**
**Building Inspector**

## SITE PLAN REVIEW

**DATE:** 8-11-23

**PROJECT ADDRESS:** 531 Main St

**PROJECT NAME:** Special Permit- convenience Store

**OWNER:** AIF Estates, Inc

**ENGINEER/ARCHITECT:**

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

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

_____

_____

_____

_____

_____

_____

**Eric Philipp**
**Building Inspector**

# BUILDING DEPARTMENT

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

**Eric Philipp**
**Building Inspector**


June 20th, 2023

Kheiraddine Mazouzi
173 Fulton Street
Poughkeepsie NY 12601

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

To whom it may concern,

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

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

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

# BUILDING DEPARTMENT

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

**Eric Philipp**
**Building Inspector**


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

Sincerely,

Joseph O'Brien
Deputy Zoning Administrator



APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

**I. PROPERTY ADDRESS:** 531 Main Street

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

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

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

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

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

**VI. ZONING DISTRICT:** C-1

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

## PROJECT INFORMATION

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

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

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

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

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

**LOT AND BULK INFORMATION**:

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

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

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

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

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

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

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

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

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

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

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

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

## VIII. PROJECT PARKING INFORMATION

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

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

C) Waiver Requested: [Granted (8/23/05)]_____ (Yes) _____ (No)

Is municipal parking available within 600 feet? _____ (Yes) [x]_____ (No)

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

## IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ____ Yes ____ No

If yes, describe funding source: _____

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

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

## XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

## XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: Existing Automobile Service Shop

B) Number of shifts (if any): 1

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

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

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

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

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

_____

to Convenience Store.

_____

_____

_____

**XVII. APPLICANT CERTIFICATION**

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

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

_____ May 31, 2023 _____

Signature of Applicant Date

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
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| | | | |

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.

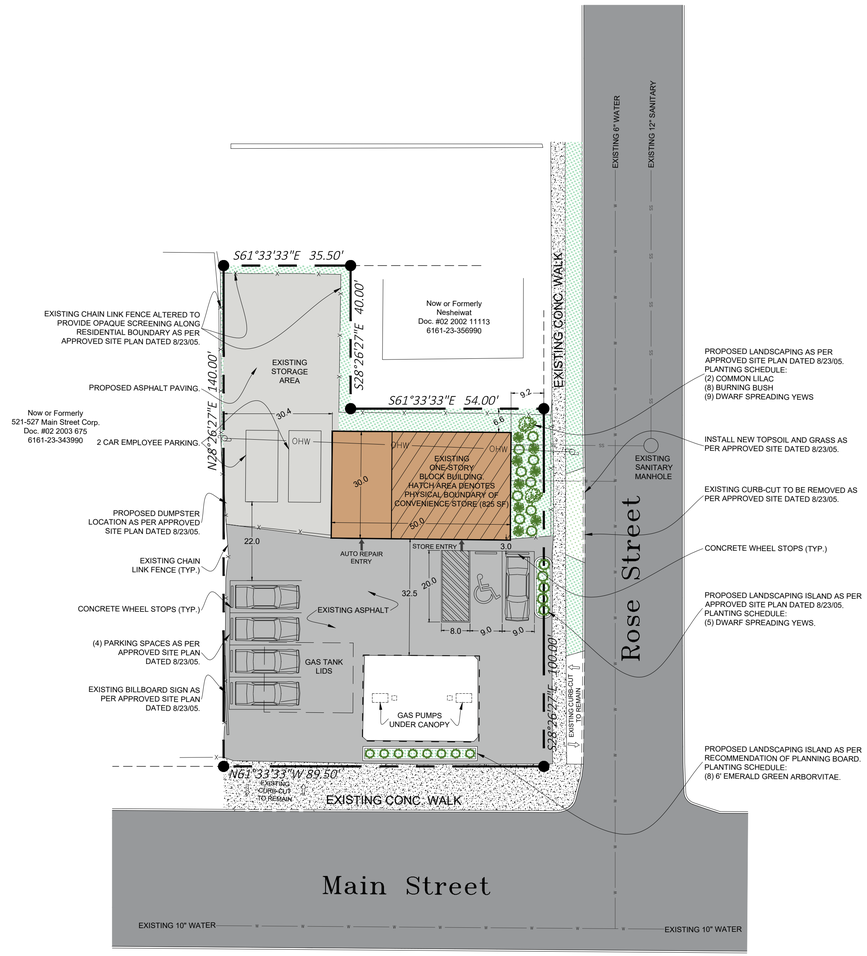
## Materials / Symbols

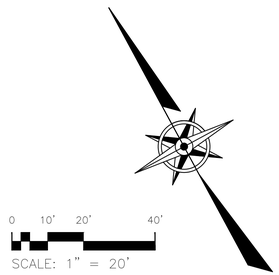
- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

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



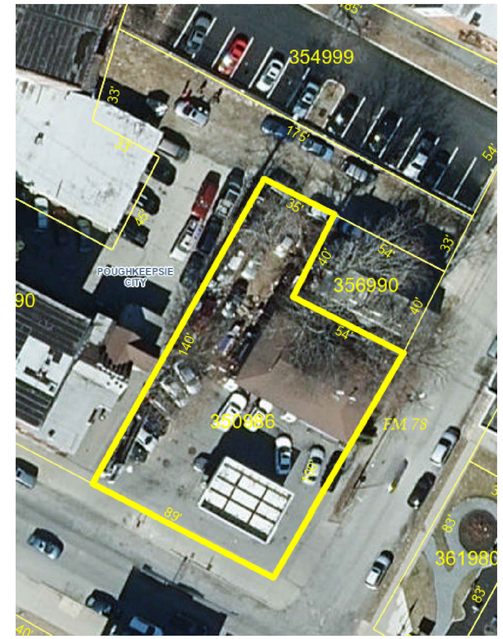




## Site Plan

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 |
| | | | |
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Fire Chief

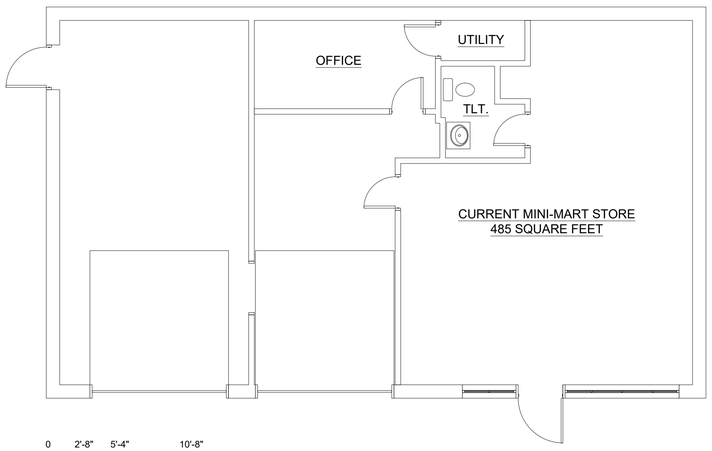
Police Chief

Building Inspector

City Engineer

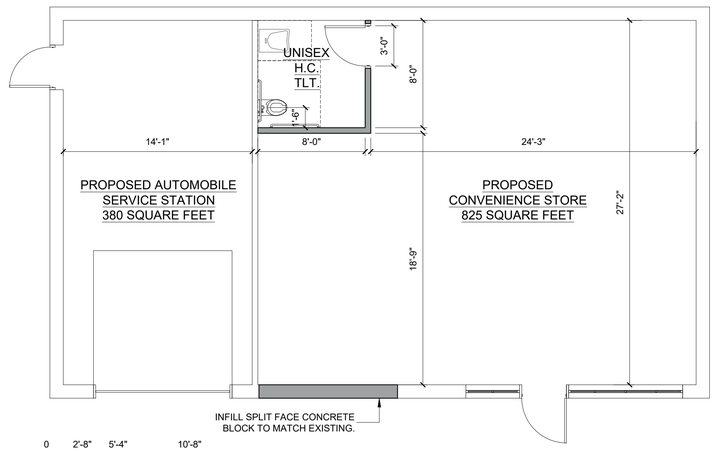
Commissioner of Public Works

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):



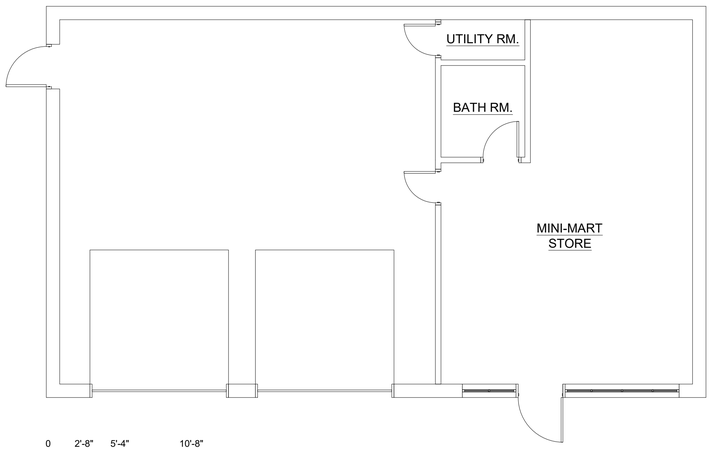

SCALE: 3/16" = 1'-0"

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



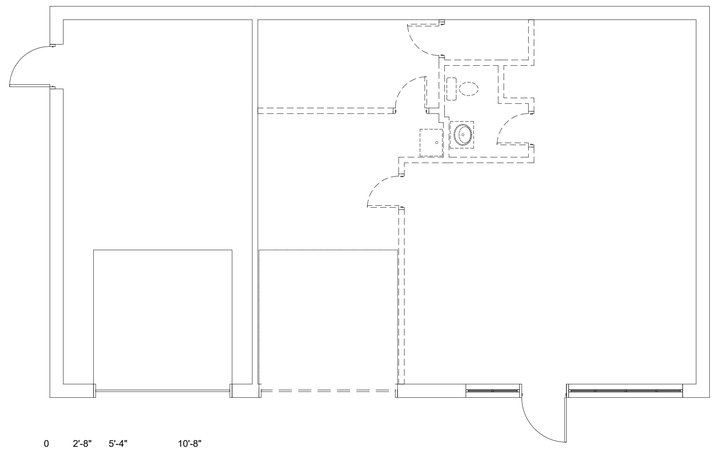

SCALE: 3/16" = 1'-0"

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



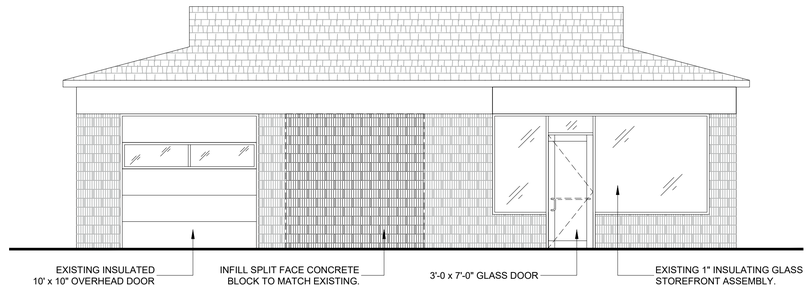

SCALE: 3/16" = 1'-0"

## Approved Floor Plan Dated 8/23/05
Scale: 3/16" = 1'-0"

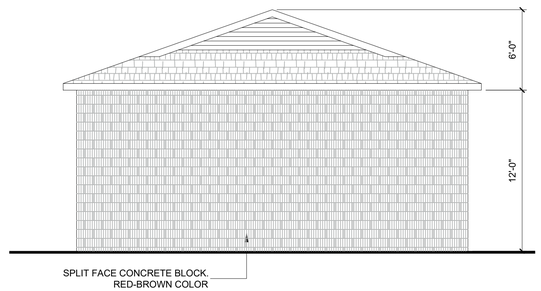



SCALE: 3/16" = 1'-0"

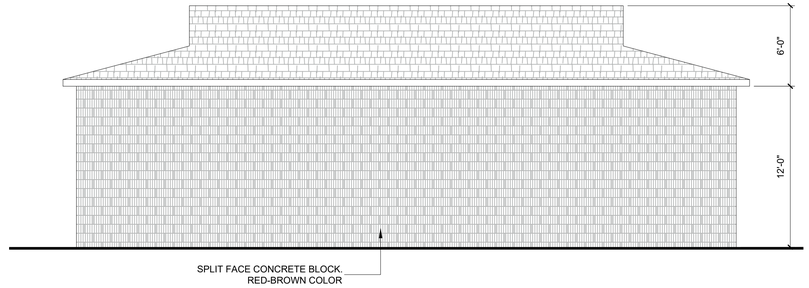
## Proposed Demolition Plan
Scale: 3/16" = 1'-0"



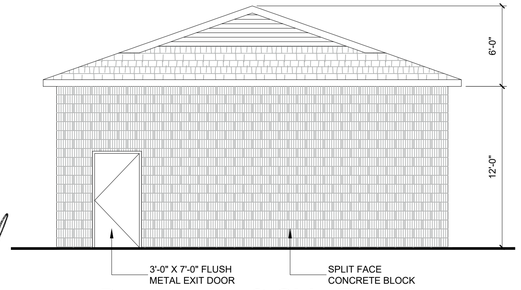

## Proposed Front Elevation
Scale: 3/16" = 1'-0"




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




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




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

REGISTERED ARCHITECT
ARYEH JOSEPH SIEGEL
DE4892
STATE OF NEW YORK

# 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

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 8/1/23 | Additional Landscaping along Main St. | AC |
| 2 | 8/11/23 | Landscaping Revision / Privacy Fence | 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):

## 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 **(See Note 9)** | (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. ****** Incorporated with the 8/23/2005 Site Plan approval, the Parcel was granted a waiver for (4) Parking Spaces.
2. Based off the current parking requirements, the Applicant requests a Waiver for (1) parking space where (13) parking spaces are required and (8) are proposed, per § 19-4.3. (Off-Street Parking and Loading). A previous waiver of (4) parking spaces was granted by the Planning Board.
3. The applicant does not believe an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of this variance.
4. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue.
5. The applicant does not believe the requested variances is substantial.
6. The applicant does not believe the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
7. The applicant does not believe the difficulty was self-created. However, if the Zoning Board finds that the difficulty was self-created, the consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.
8. 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 plants 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.
9. **Parking requirement for Convenient Store retail sales is applicable (1 Space for each 300 square feet of gross floor area) but is less stringent than Gas Station requirements as shown.**

## Materials / Symbols

Existing Ornamental Grass

Proposed Ornamental Grass

Concrete

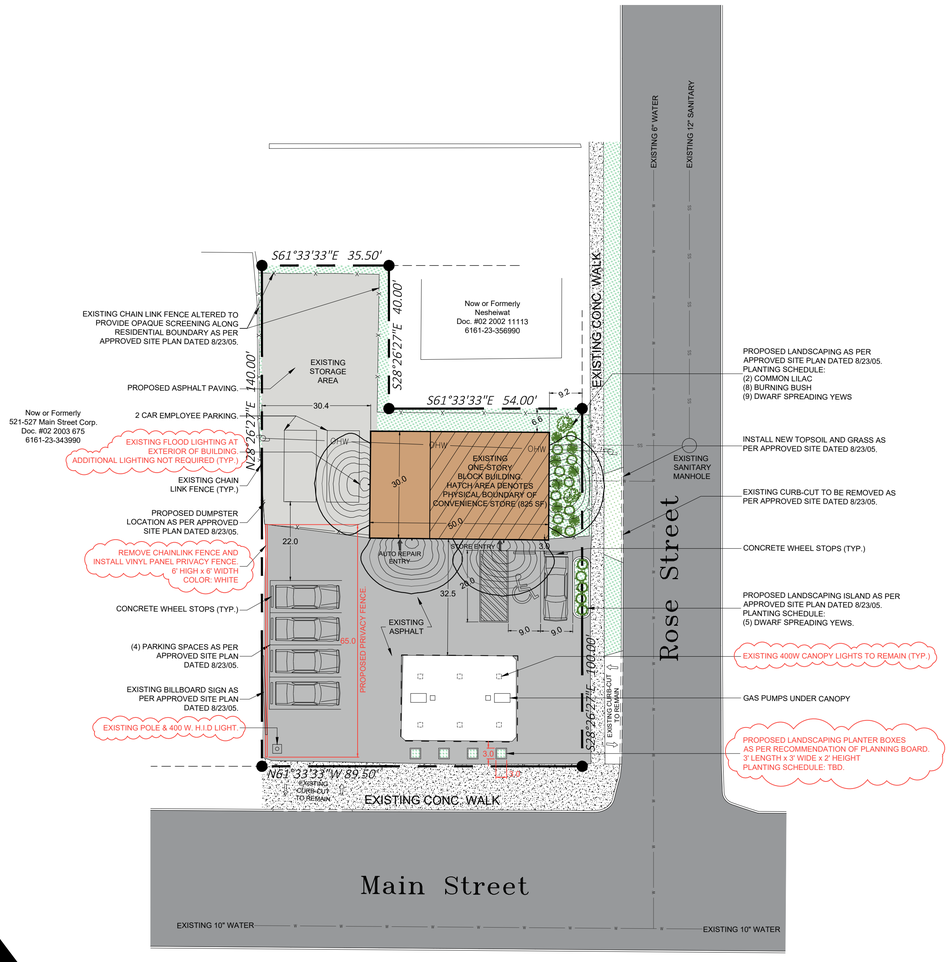
Existing Asphalt Paving

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'

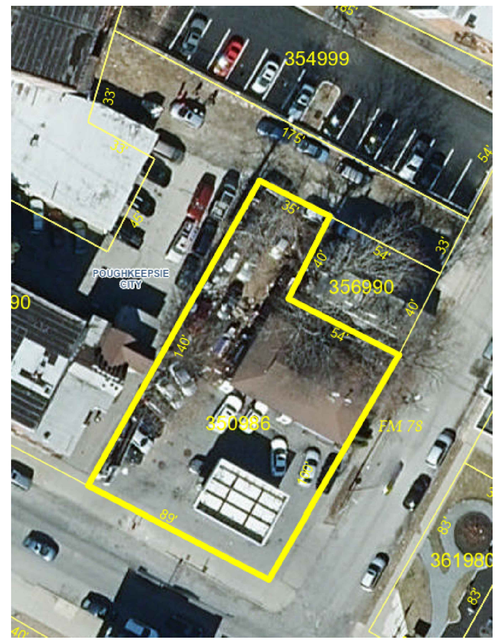
SCALE: 1" = 20'

## 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*

# 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 | Additional Landscaping along Main St. | AC |
| 2 | 8/11/23 | Landscaping Revision / Privacy Fence | AC |
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Fire Chief

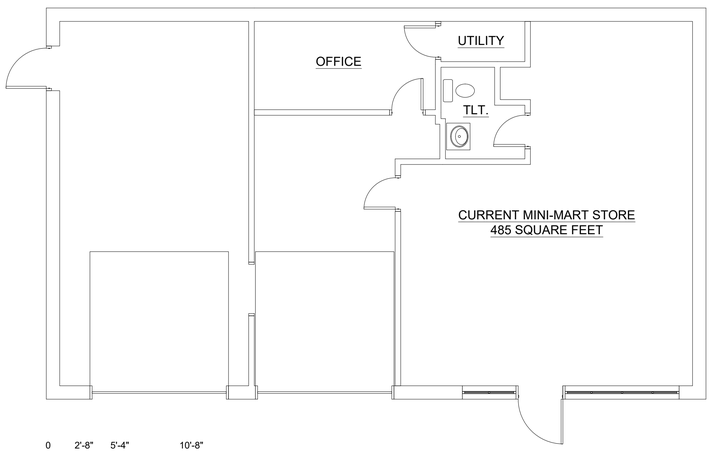
Police Chief

Building Inspector

City Engineer

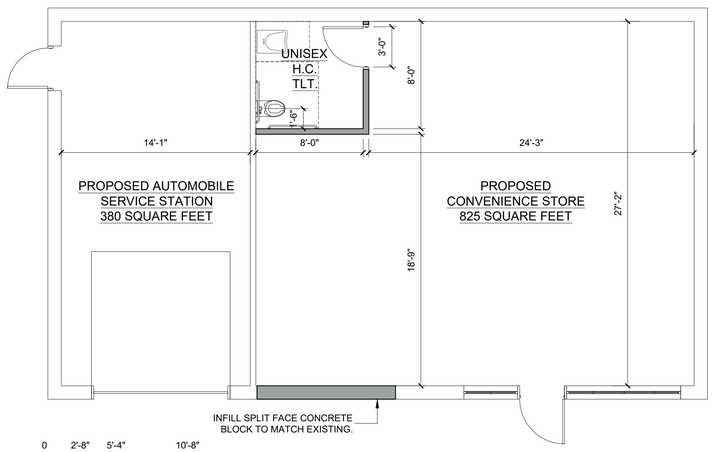
Commissioner of Public Works

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):



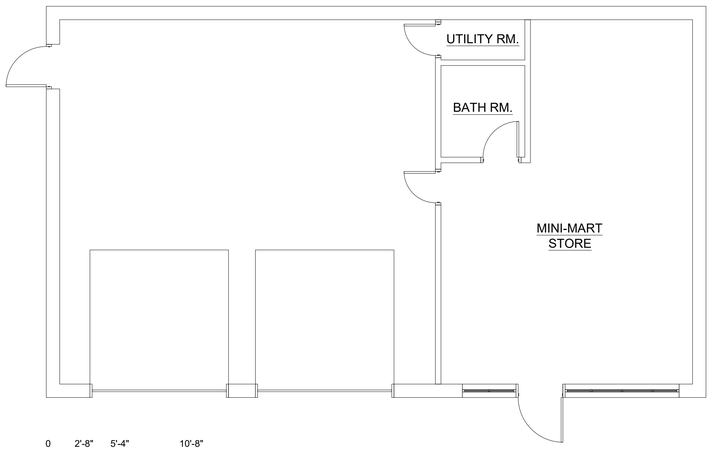

SCALE: 3/16" = 1'-0"

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



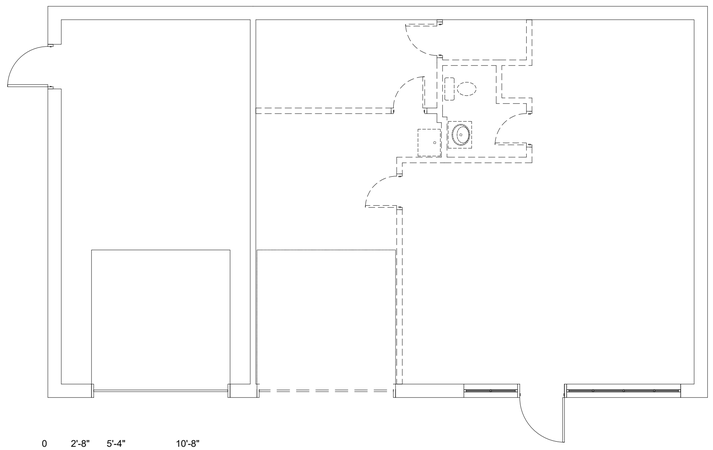

SCALE: 3/16" = 1'-0"

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



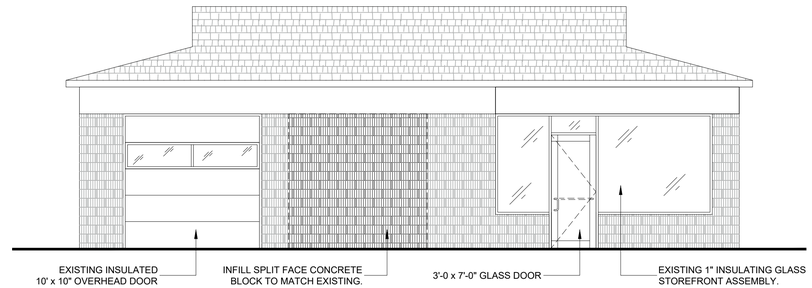

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Scale: 3/16" = 1'-0"

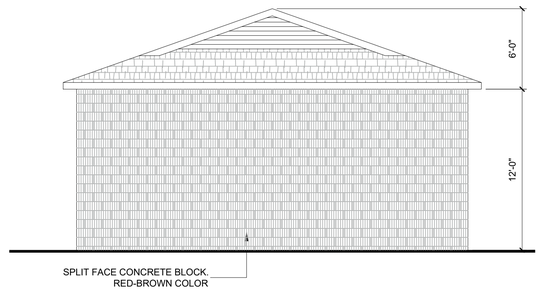



SCALE: 3/16" = 1'-0"

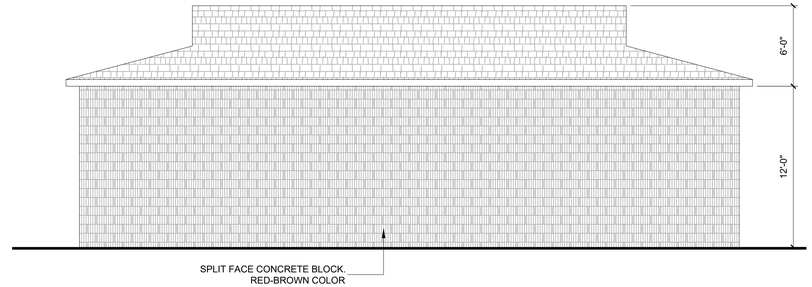
## Proposed Demolition Plan
Scale: 3/16" = 1'-0"



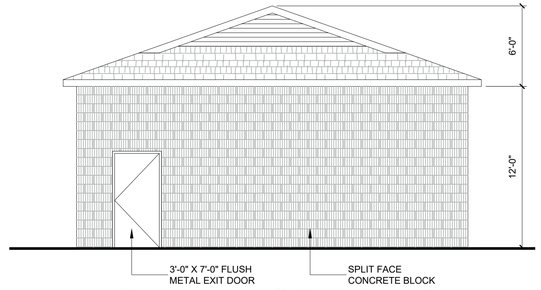

## Proposed Front Elevation
Scale: 3/16" = 1'-0"




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




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




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

# Special Use Permit/Site Plan Application
**Sheet 2 of 2 - Floor Plans and Elevations**

*Owner:*
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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

**William F.X. O'Neil**
County Executive

**Eoin Wrafter, AICP**
Commissioner

# County of Dutchess

Department of Planning and development

September 6, 2023

To: Planning Board, City of Poughkeepsie
**Re: ZR23-241, Rip Van Winkle Community Room Addition – Site Plan**
Lot # 749131, Rinaldi Boulevard

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

## Action

The applicant is seeking site plan approval to construct a ~2,600 square foot community room addition off the south side of the building, along with related landscaping and lighting modifications.

## Comments

In addition to details related to the proposed community room addition, the materials submitted to our office for review included information related to a larger rehabilitation project for the Rip Van Winkle property involving both interior and exterior alterations. It is our understanding that the proposed community room addition is the only project being considered for approval by the Planning Board at this time, and thus any project details submitted to us that are outside of the scope of the proposed community room project were not considered in our review.

We find the proposed community room addition to be a matter of local concern.

## 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): **7491310000**

Project Name: **Rip Van Winkle -- Community Room Addition**

Applicant: **RVW Preservation LP**

Address of Property: **10 Rinaldi Blvd, Poughkeepsie, NY 12601**

**Exempt Actions:*
239 Review is NOT Required**

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

**No Authority to review these Actions**

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

**Actions Requiring 239 Review**

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

**Parcels within 500 feet of:**

- ☑ State Road: **Rt 9**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/14/2023**

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: **8/8/2023** | Notes: | ☐ Major Project |
| Date Received: **8/8/2023** | | |
| Date Requested: **8/14/2023** | | Referral #: **ZR23-241** |
| Date Required: **9/6/2023** | ☐ Also mailed hard copy | Reviewer: Heather M. LaV |
| Date Transmitted: **9/6/2023** | | |

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







In February of 2019, the Environmental Cooperative at Vassar Barns completed an assessment of 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

Click this button  to look at the legend

Click this button  to turn layers on and off

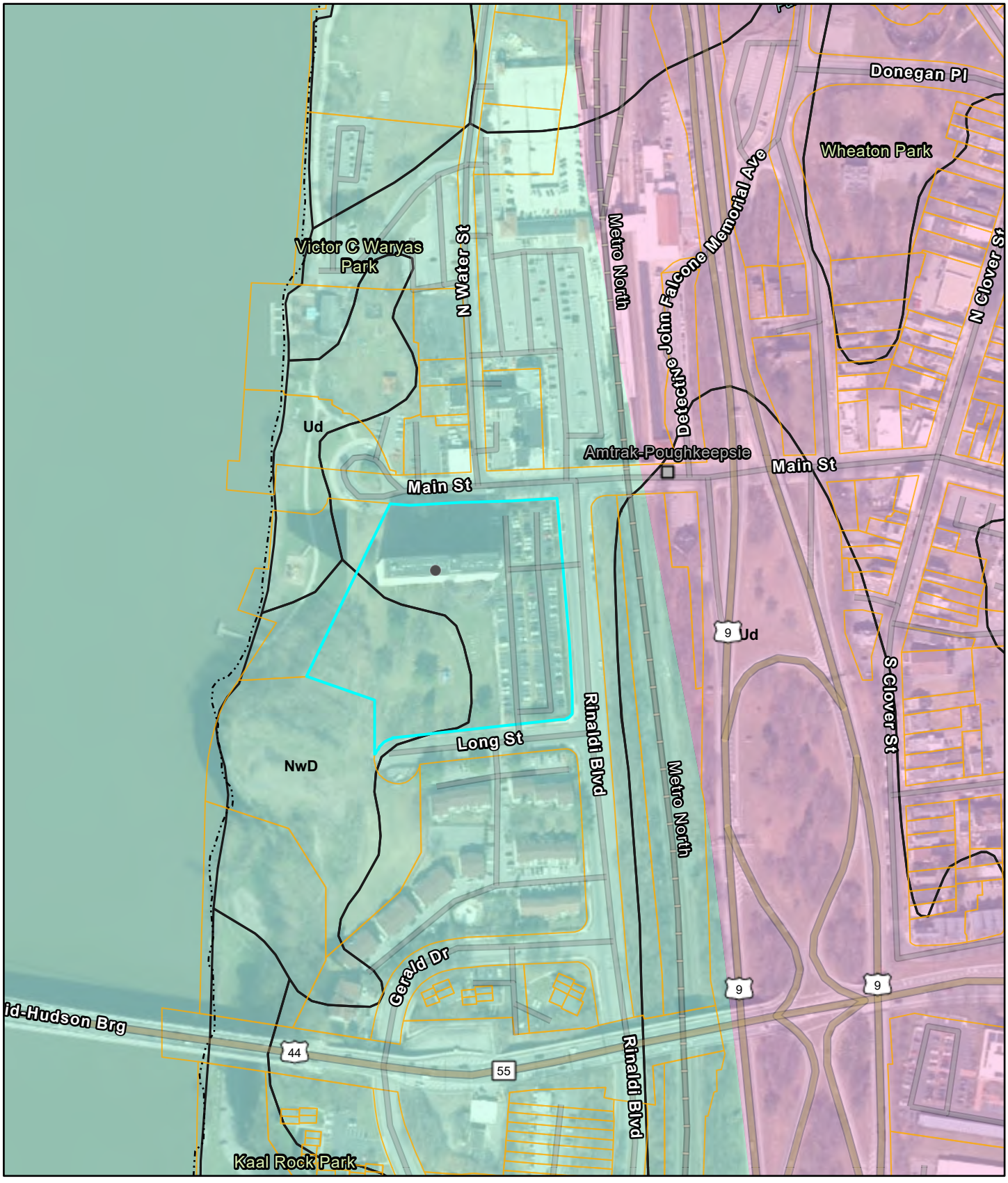
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# Bedrock Geology




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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Taconic melange (Otm)

Water

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# Surficial Geology




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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

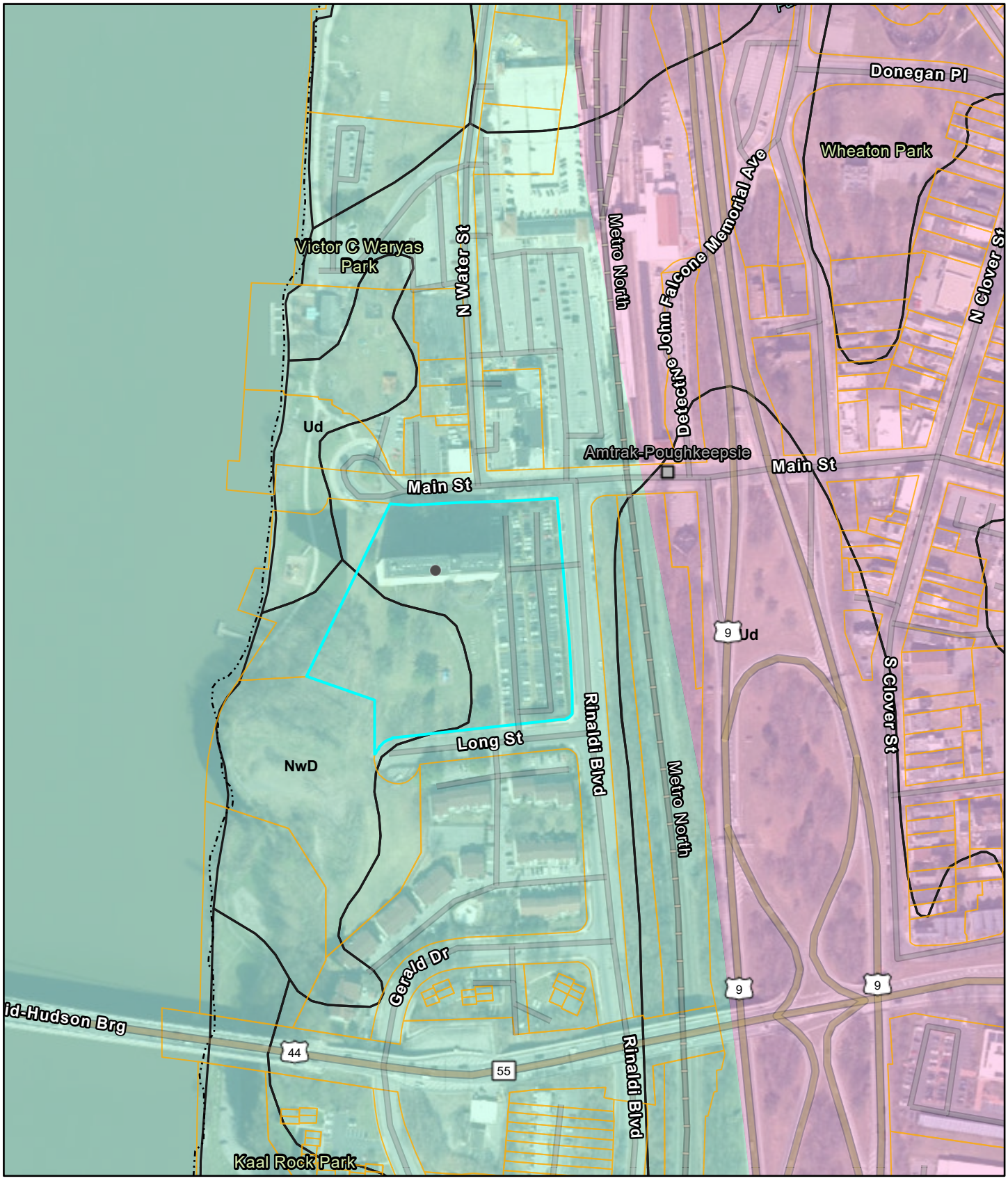
Surficial Geology

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

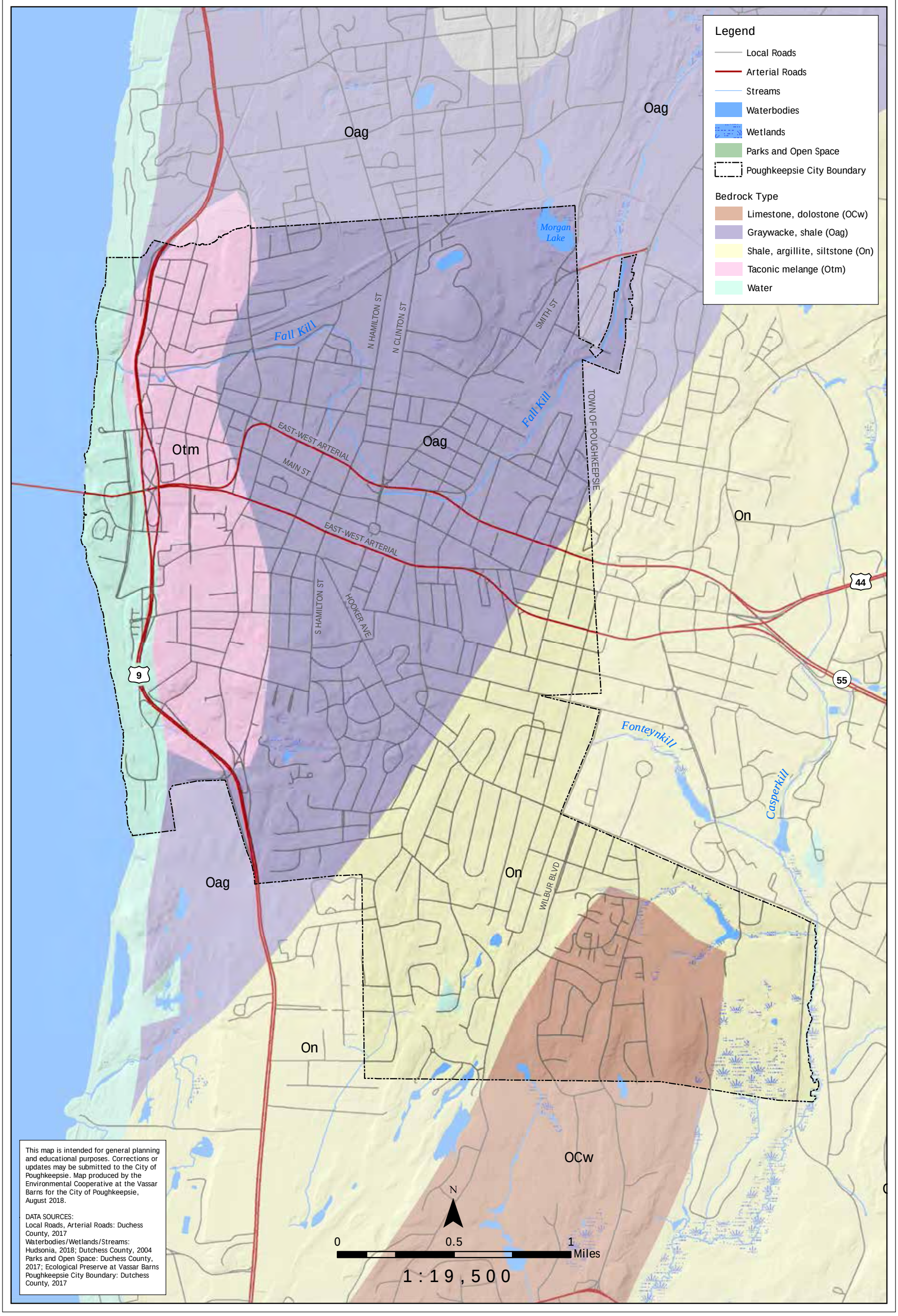
**Table 2.1:** Bedrock geology descriptions of the City of Poughkeepsie

| 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.

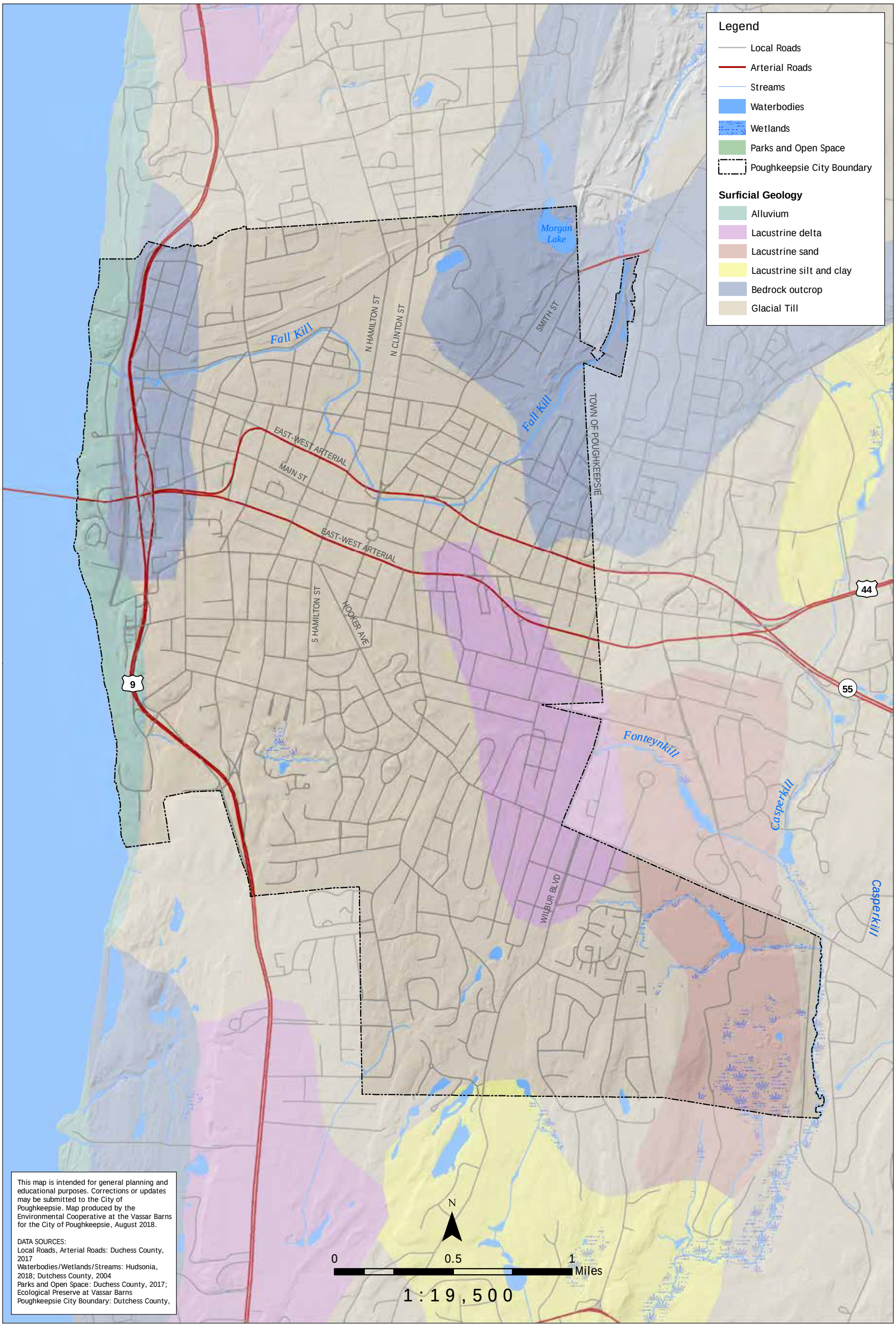
**Table 2.2:** Surficial geology descriptions in the City of Poughkeepsie (NYS Museum, 2018)

| 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 |

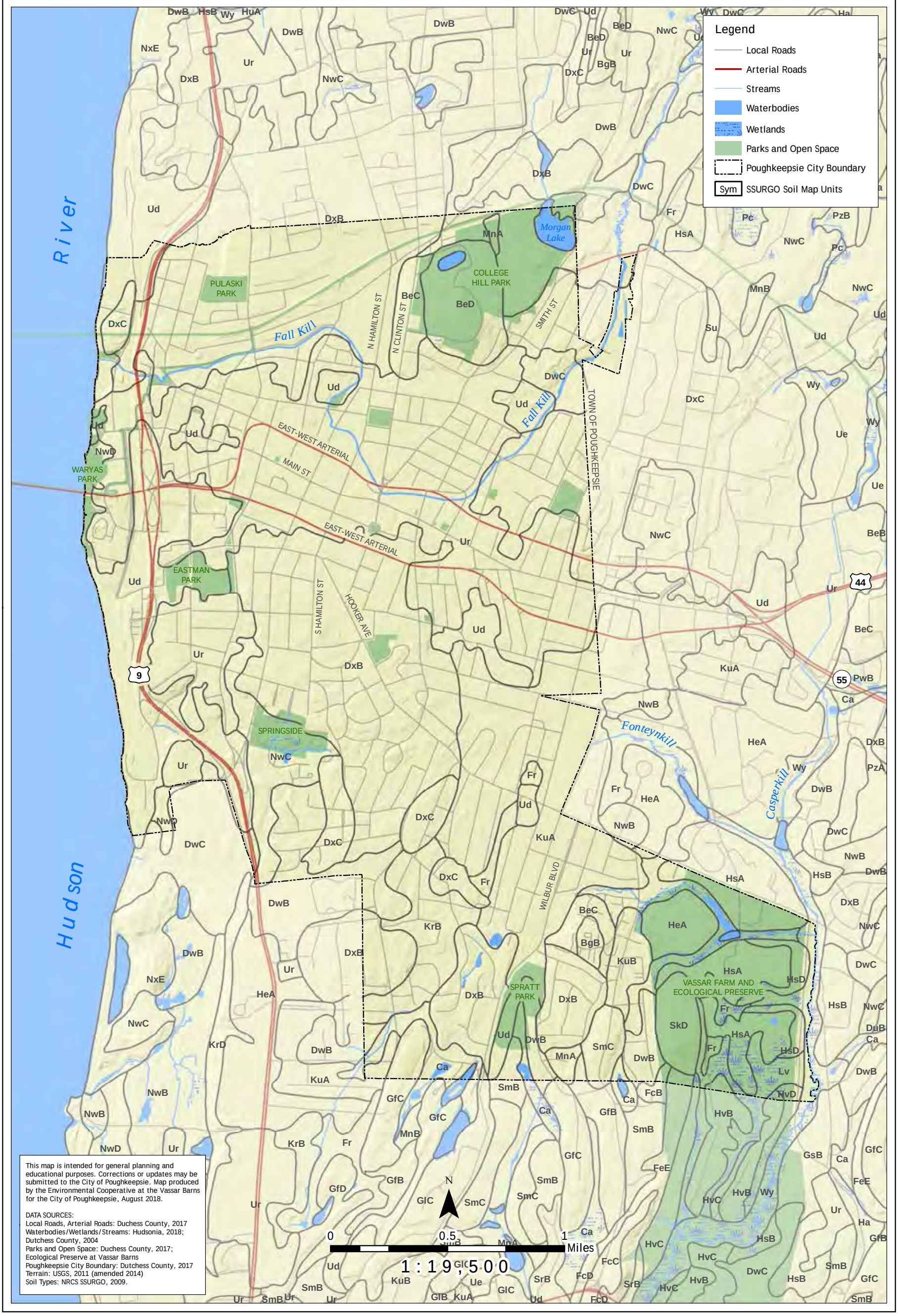
**Table 2.3:** Soil types of the City of Poughkeepsie. (Web Soil Survey, 2018, Soil Survey of Dutchess County, New York, 2001) (Continued)

| | | | | |
|---|---|---|---|---|
| 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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# Wetlands




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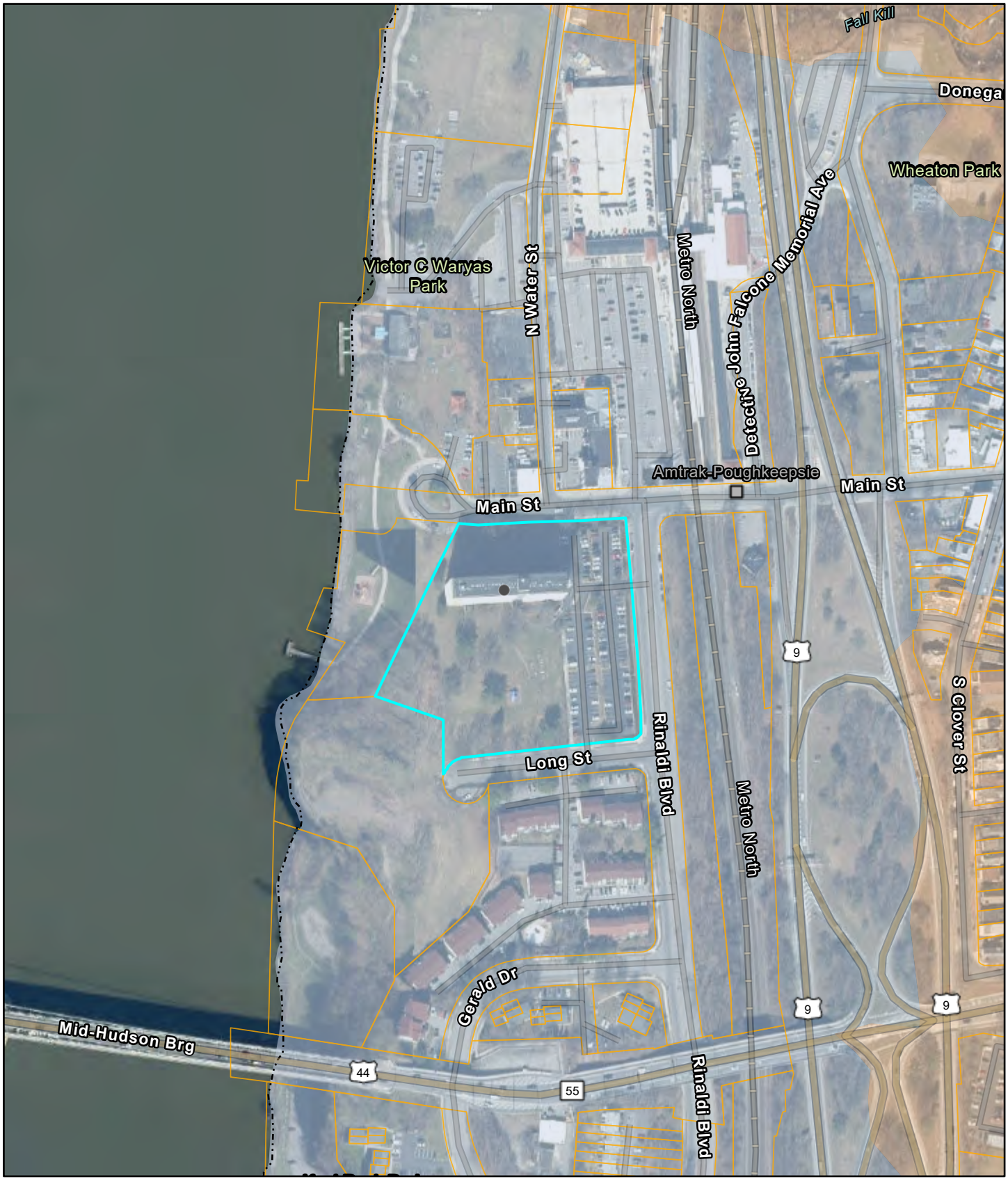
Parcel Boundaries

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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Applicant

# 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).

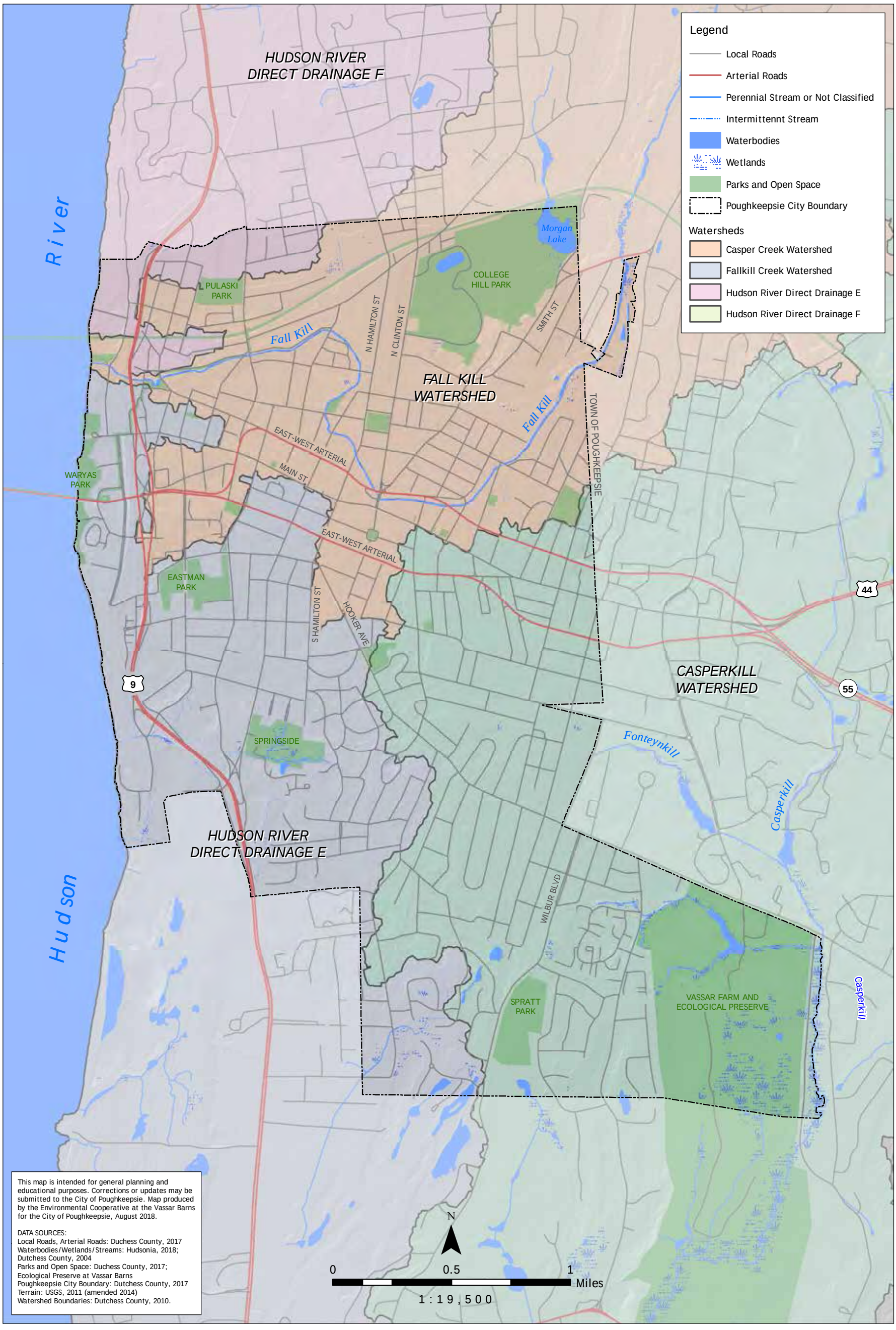
### Additional resources that discuss the Fall Kill and Casperkill include:

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.

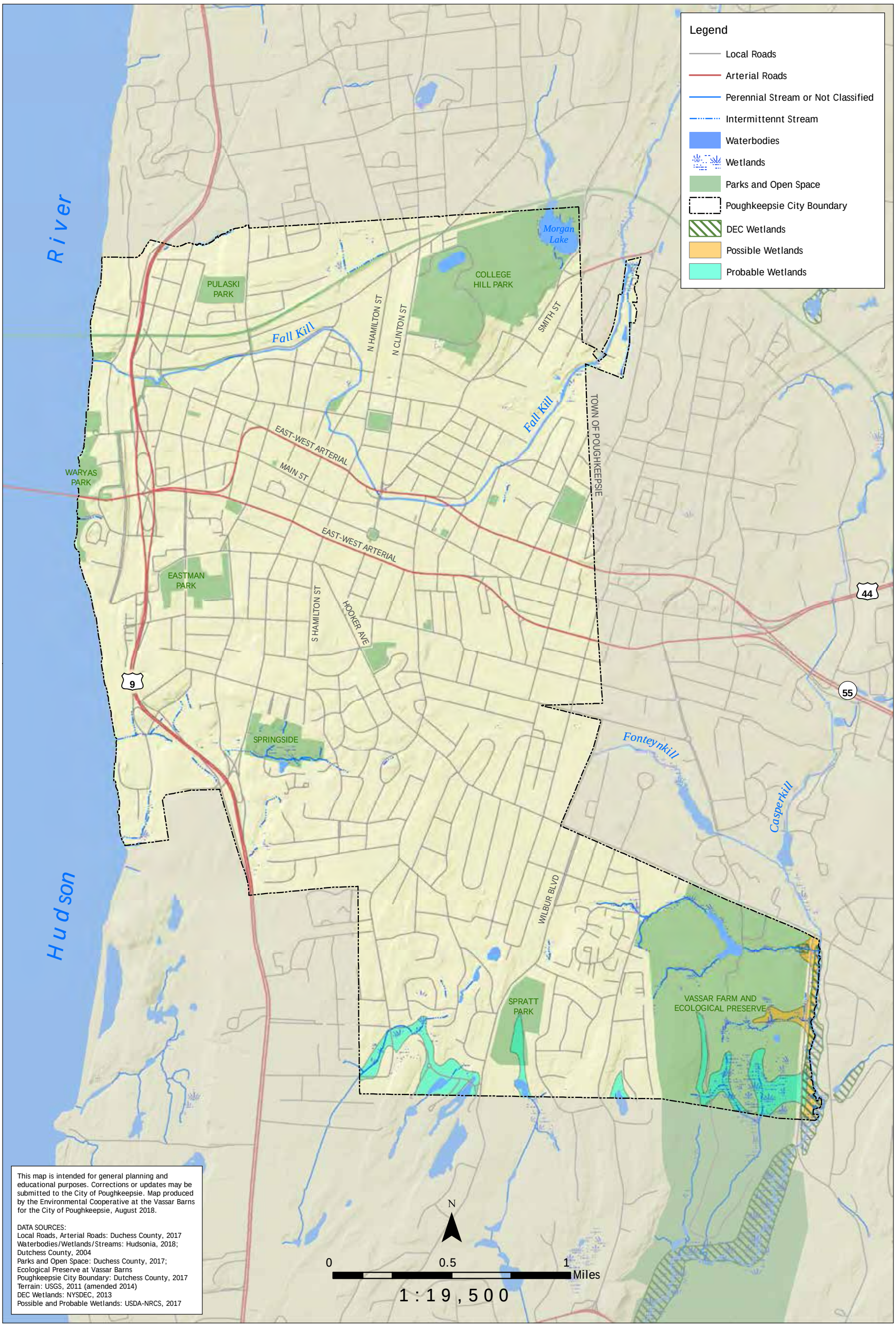
The wetlands that are located adjacent to the Fall Kill near the Department of Public Works parcel and just south of that on a privately owned parcel are worth noting (Figure 3.5) since the Fall Kill is not channelized by stone walls yet at this point. This means that during flood events the creek may 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.

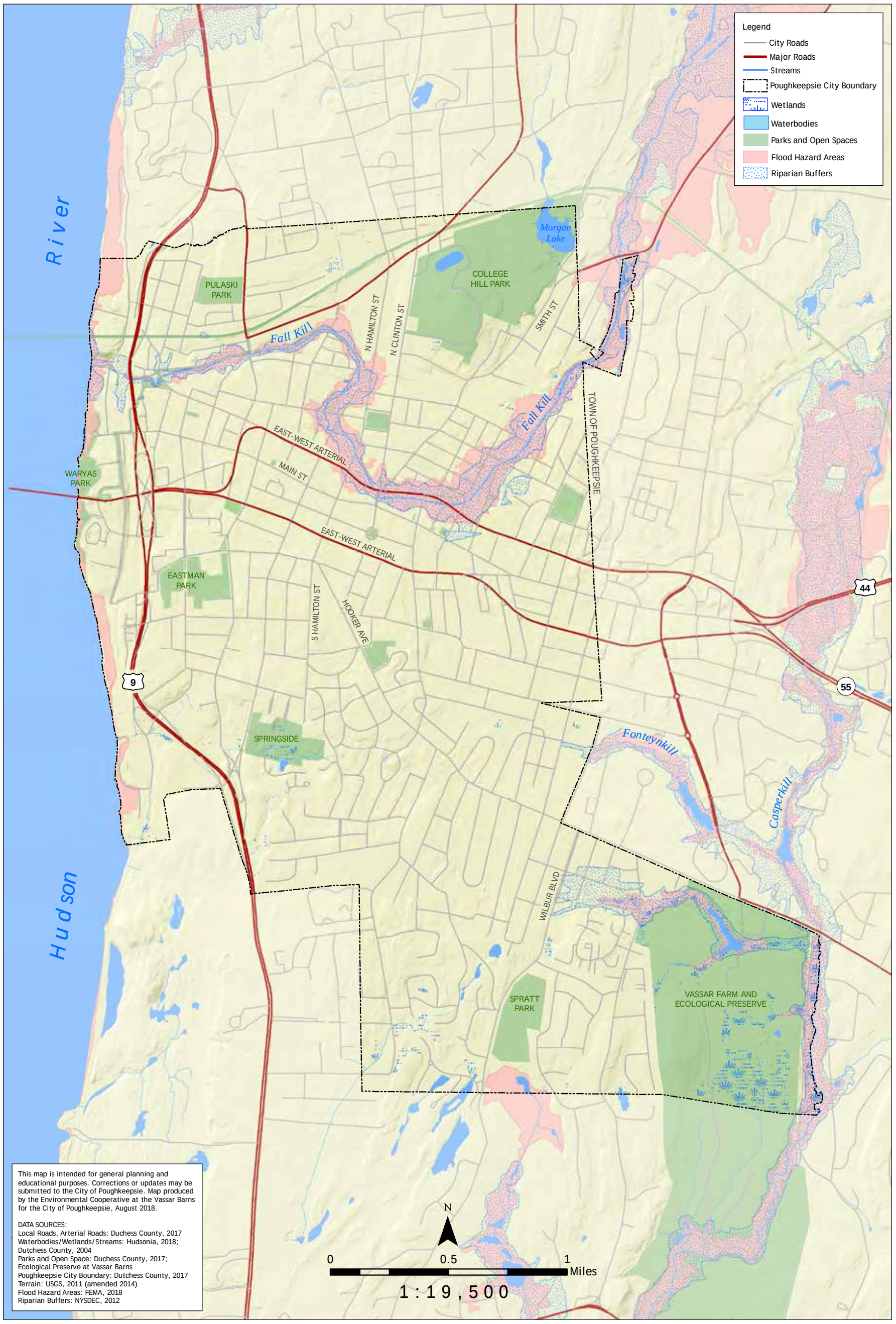
The Flood Hazard Areas and Riparian Buffer Areas map also illustrates riparian areas subject to the 2% annual chance flood (New York Natural Heritage Program, 2018). These areas may not be included in FEMA's flood zones. In Poughkeepsie one of these areas exists in the southeastern corner of the City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



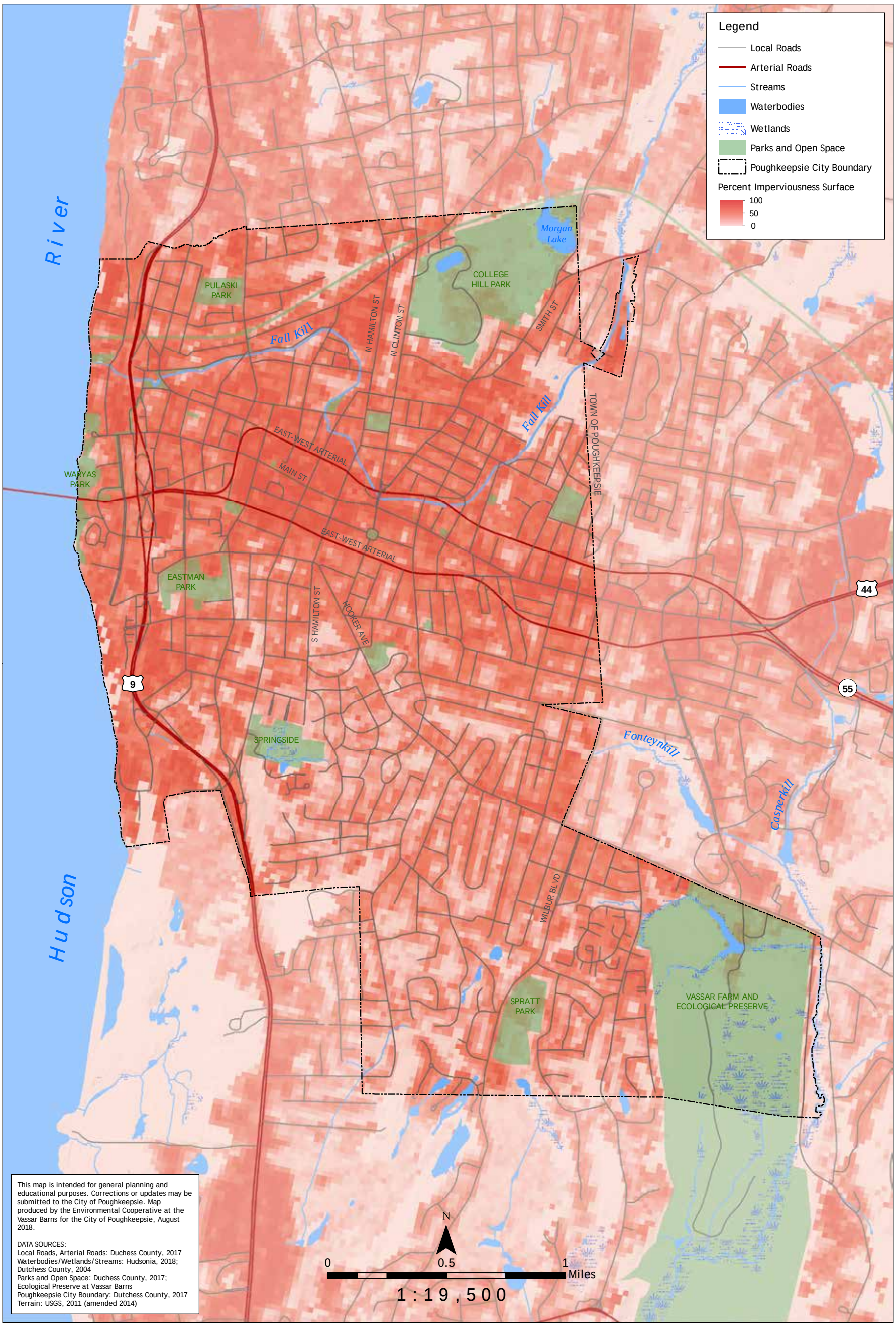
## Impervious Surfaces

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<br>Suspected: Stressed - public bathing, habitat/hydrology | Known: Metals (cadmium), priority organics (PCBs)<br>Suspected: pathogens, thermal changes | Known: Toxic contaminated sediment, combined sewer overflow, urban stormwater runoff<br>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<br><br>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<br><br>Suspected: Nutrients (phosphorus, D.O./ Oxygen Demand, Silt/ Sediment, Unknown Toxicity | Known: Urban/Storm Runoff<br><br>Suspected: Municipal, Industrial<br><br>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.

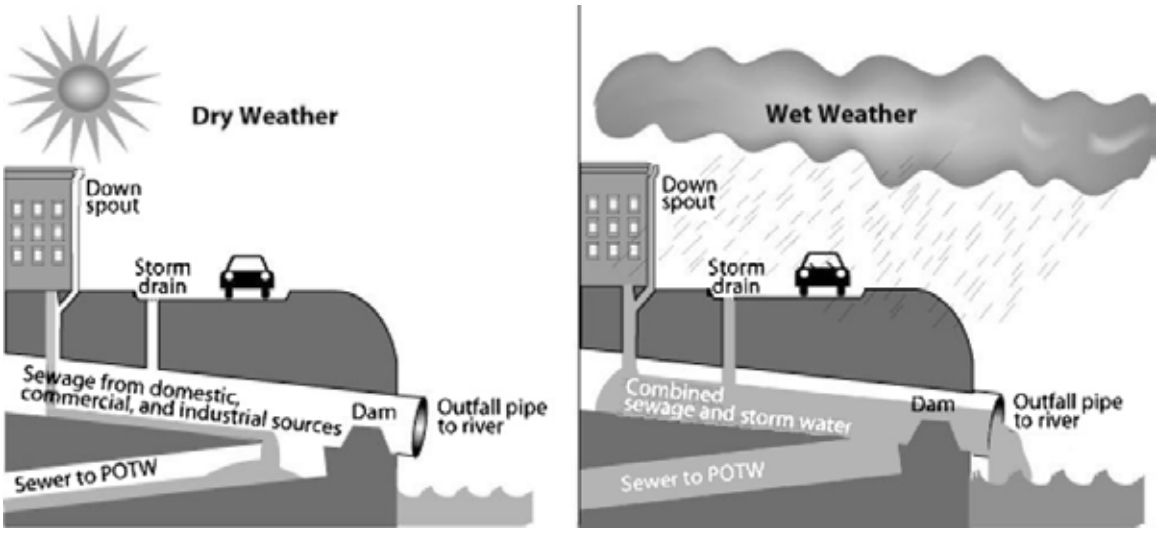


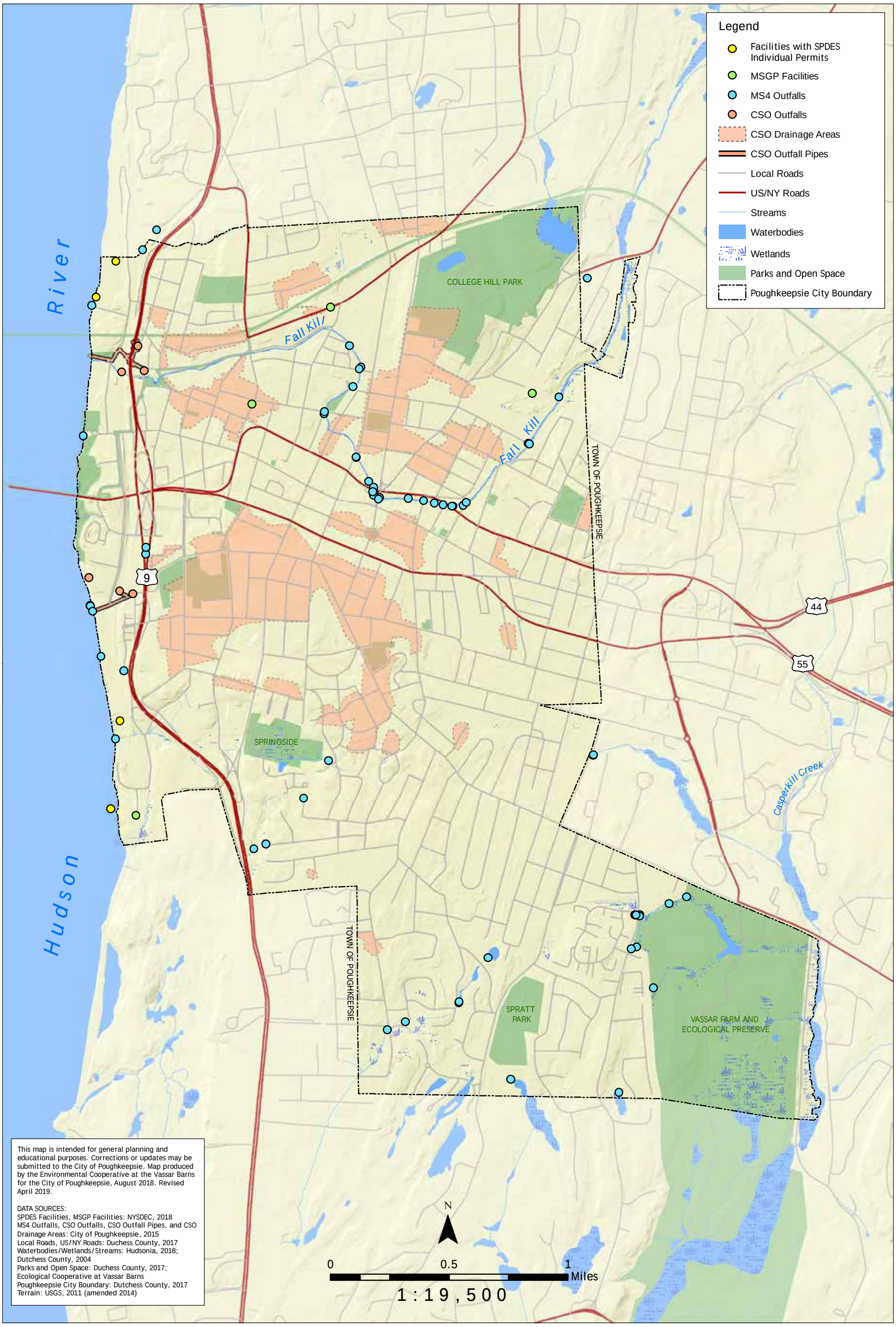

**Figure 3.6** Schematic of a typical combined sewer system that discharges directly to surface waters. credit: US EPA

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.

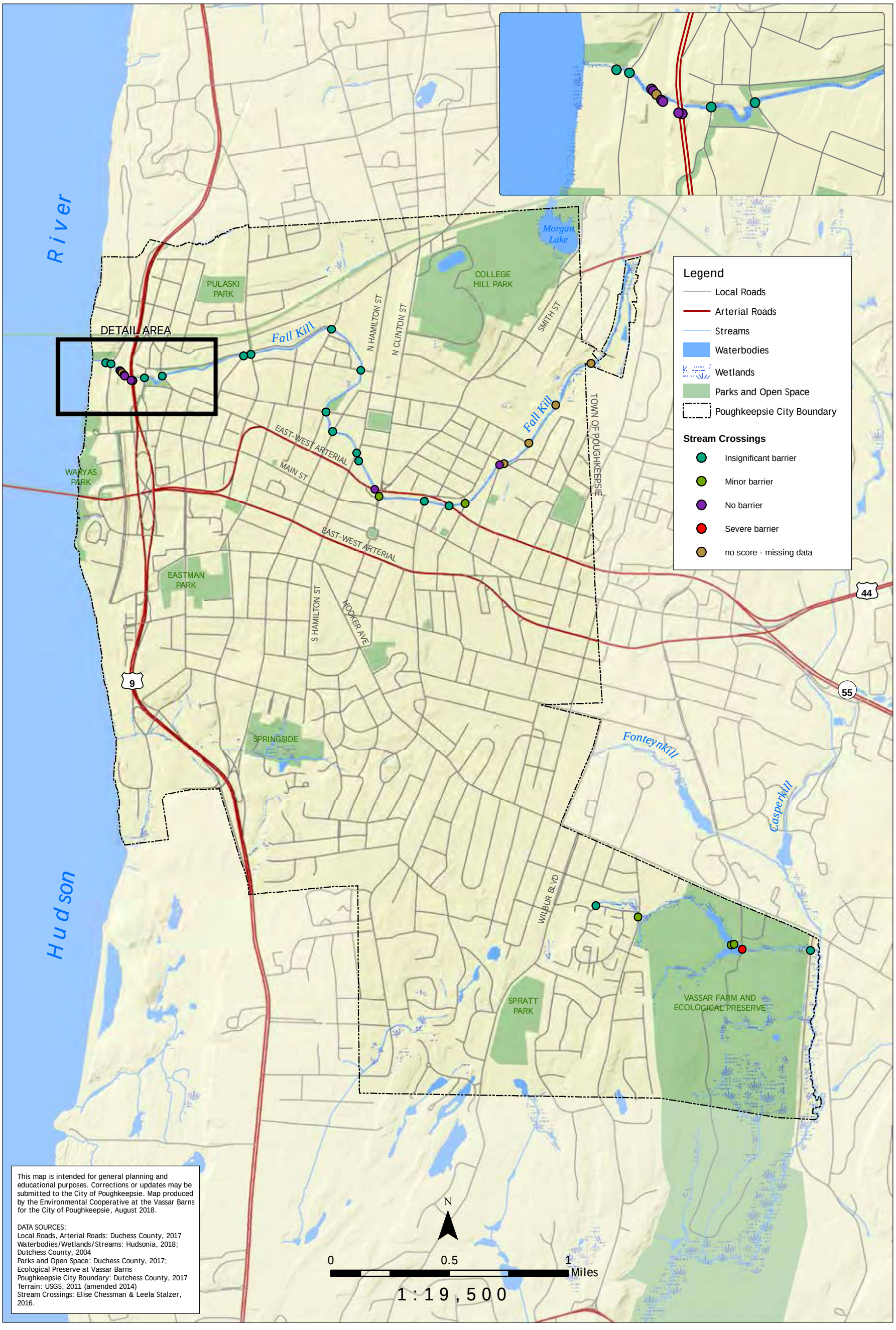
**Table 3.5.** Aquatic passability scores for road crossings within the City of Poughkeepsie.

| 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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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

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

# 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.<br><br>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

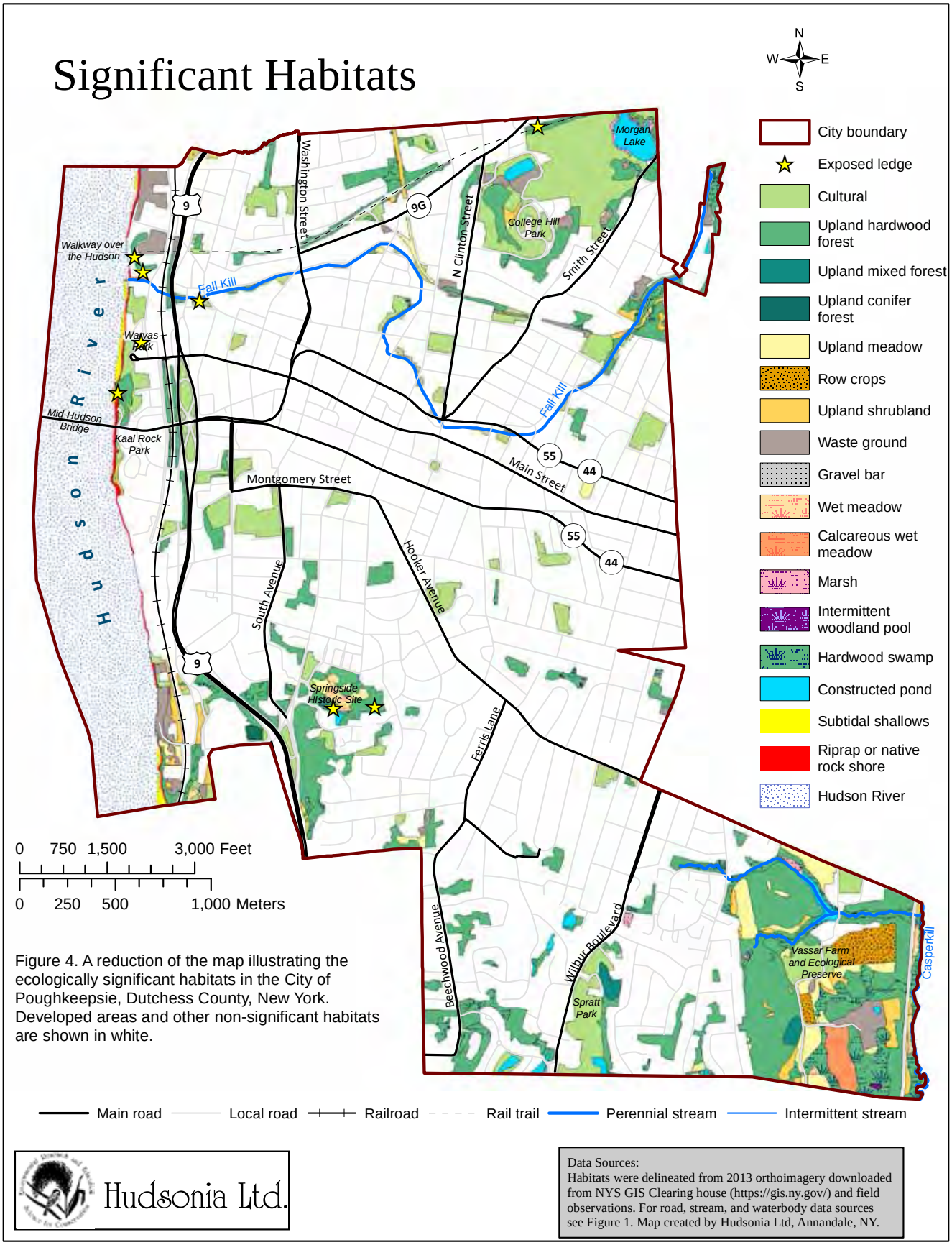



Figure 4. A reduction of the map illustrating the ecologically significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

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

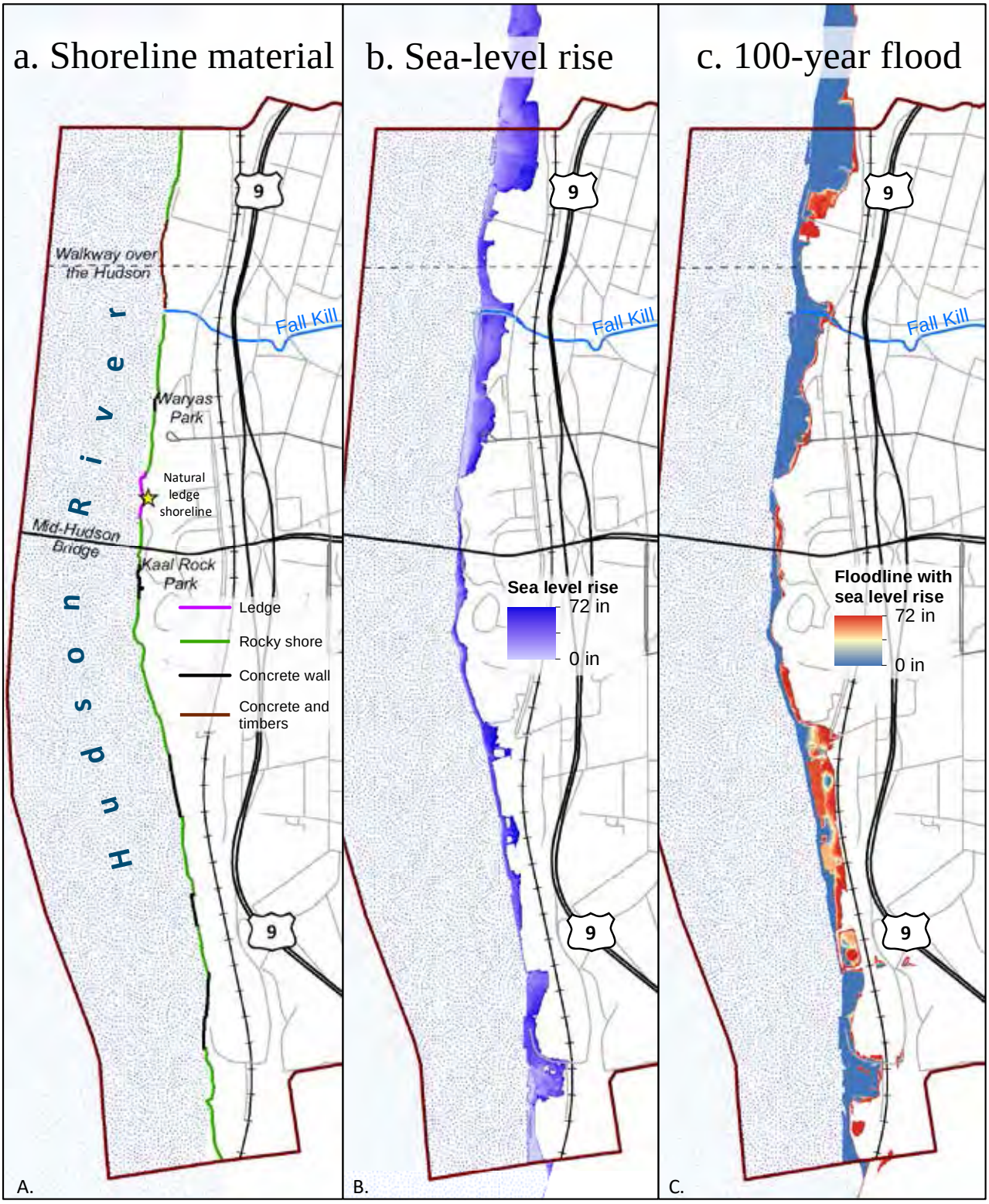



Figure 7. Shoreline material and models of sea level rise and floodlines through 2100 in the City of Poughkeepsie, Dutchess County, New York. "0 in" indicates present day sea levels and 100-year flood predictions.

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

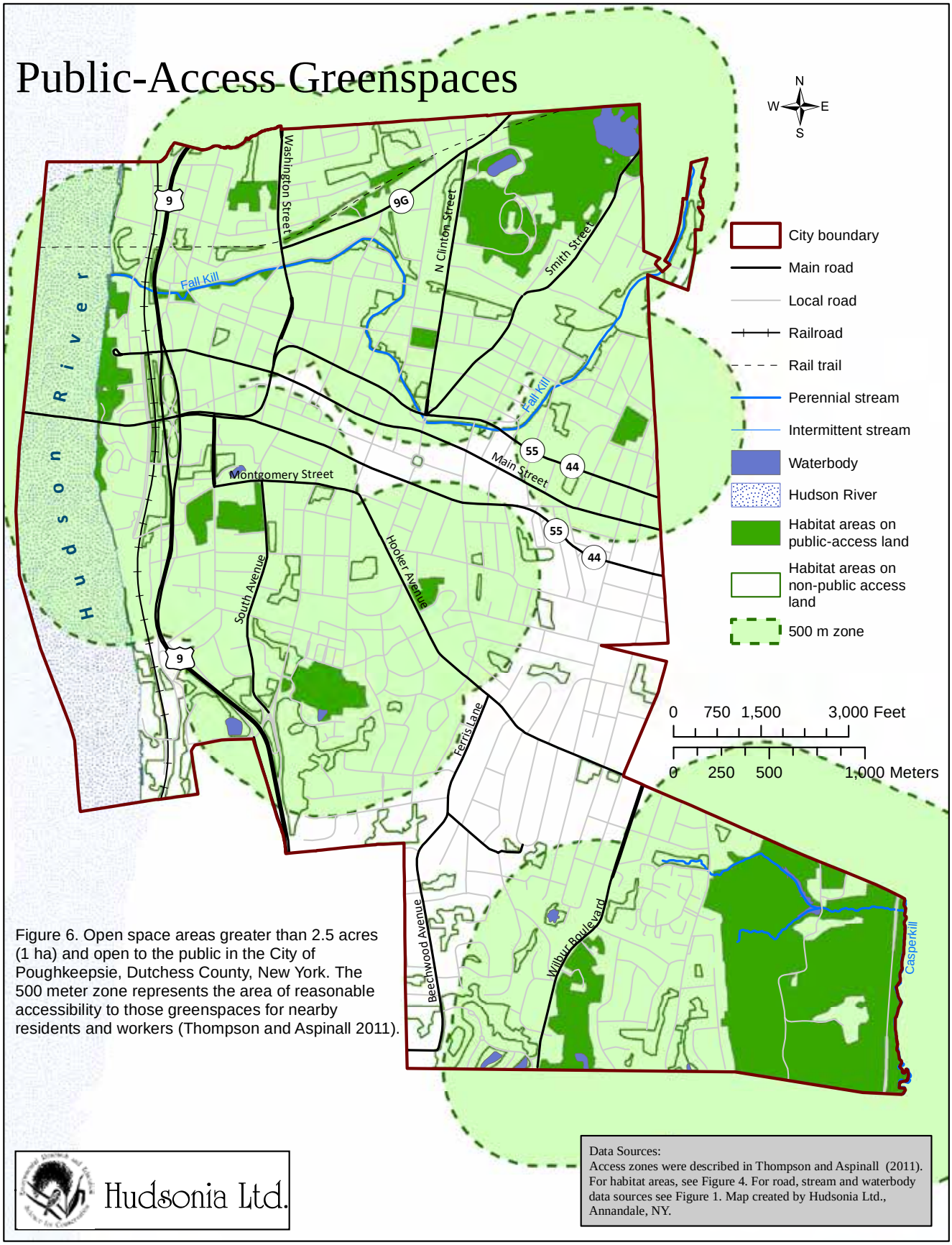



Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

## 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

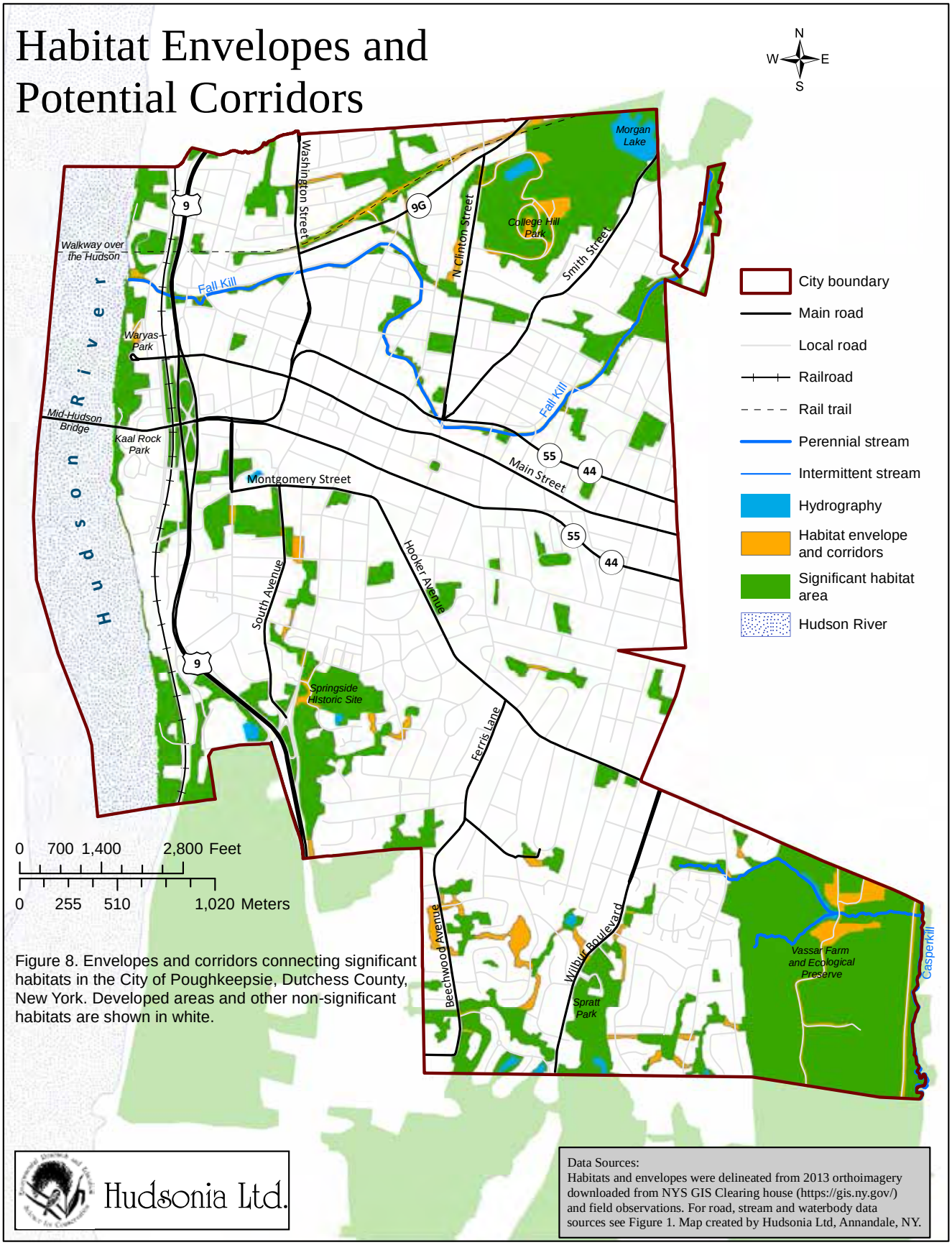



Figure 8. Envelopes and corridors connecting significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

**Map 4.5** Conservation Zones in the City of Poughkeepsie

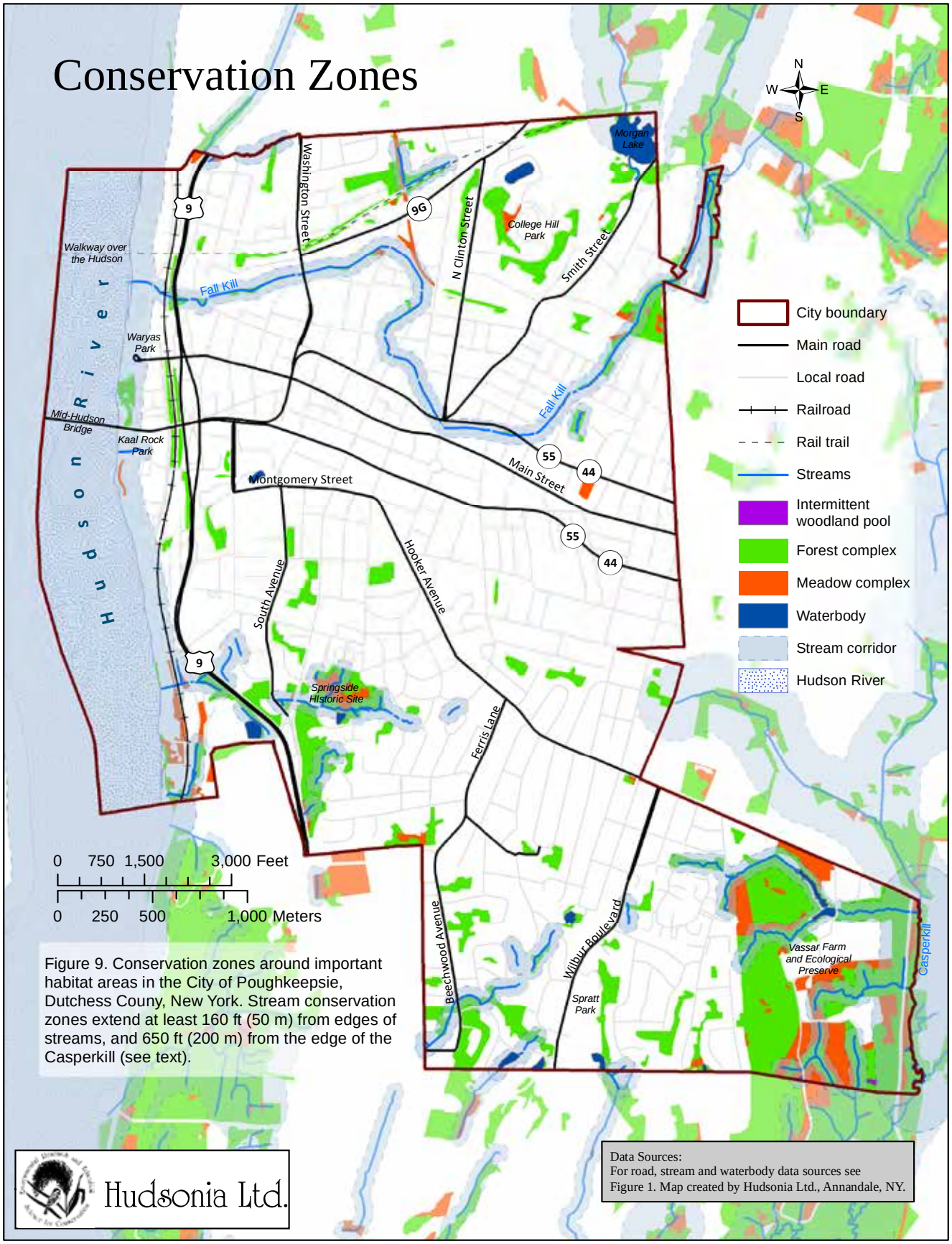



Figure 9. Conservation zones around important habitat areas in the City of Poughkeepsie, Dutchess County, New York. Stream conservation zones extend at least 160 ft (50 m) from edges of streams, and 650 ft (200 m) from the edge of the Casperkill (see text).

## Full Citation:

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

## References


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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

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

ArcGIS Web AppBuilder
New York State, Maxar | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

# 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)

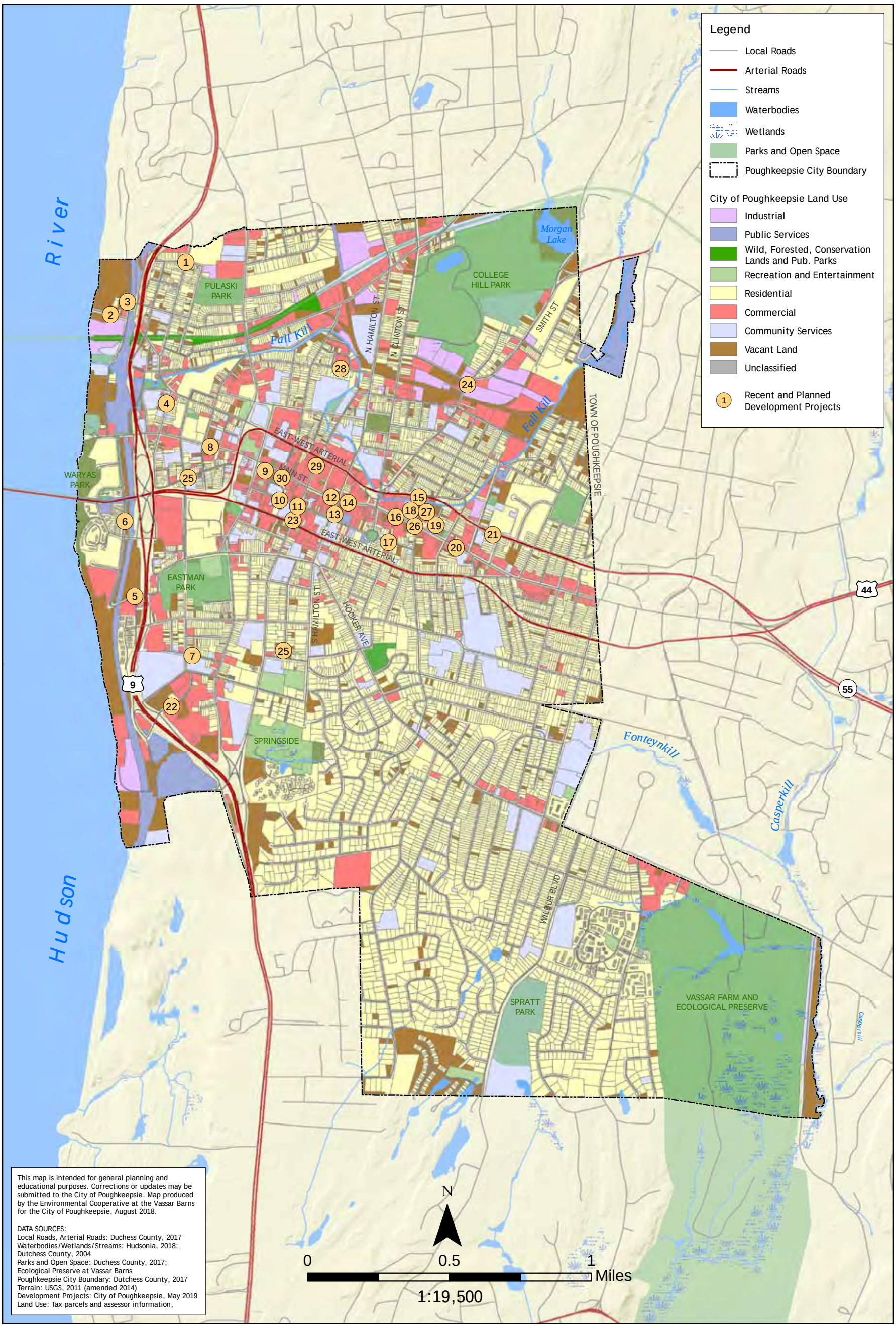
| Map Key # | Project Name | Address | Residential Units | Commercial (sf) | Status |
|---|---|---|---|---|---|
| 1 | North Point Centre | Delafield and Spruce St | 18 | 12,000 | Under Construction |
| 2 | One Dutchess Avenue | One Dutchess Avenue | 300 | 13,800 | Under Construction |
| 3 | 141 N Water 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.

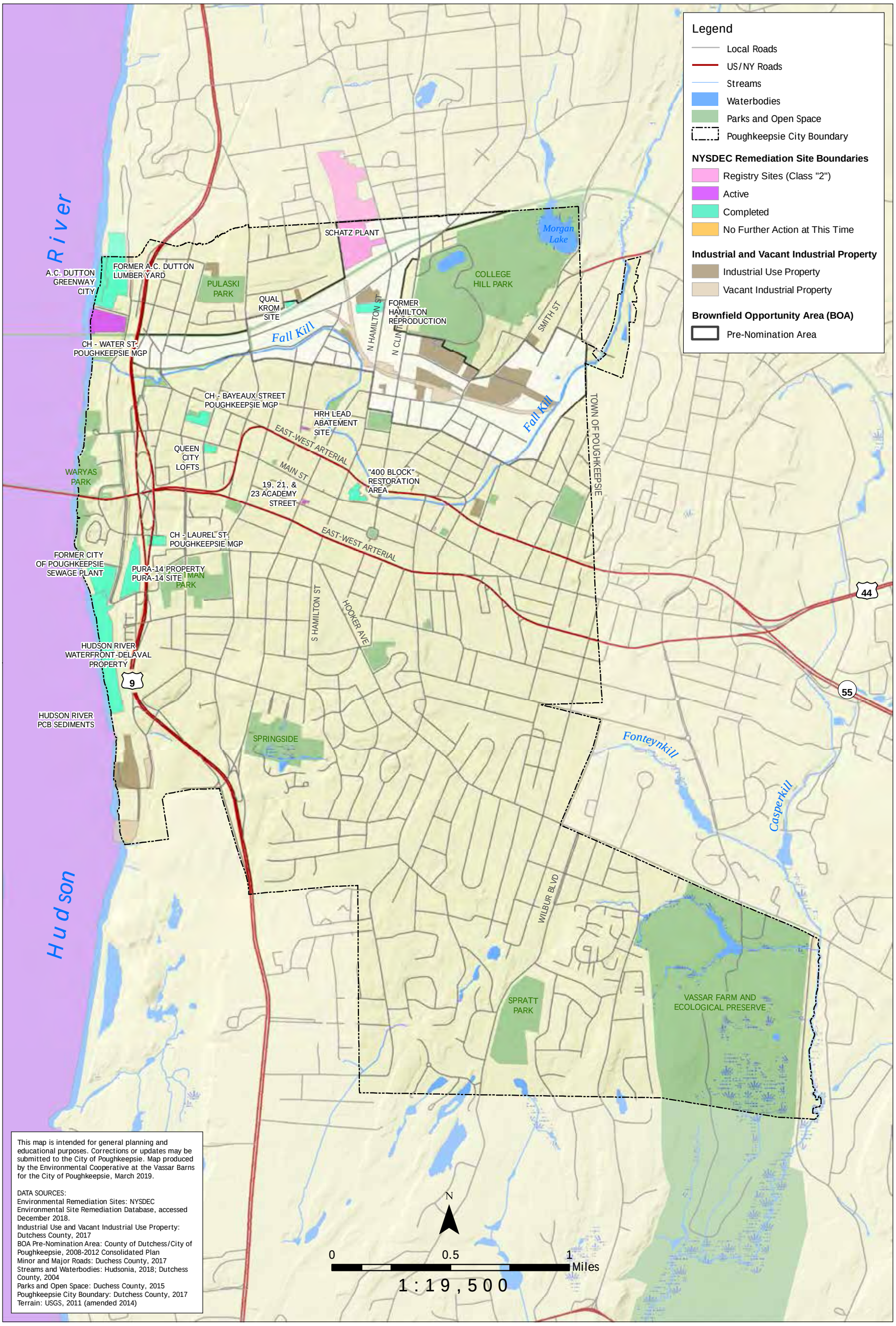
In addition to programs for owners and developers to incentivize the clean-up of individual brownfield sites, New York State also implements the Brownfield Opportunity Areas (BOA) Program through the Department of State (NYSDOS). This program provides communities with guidance, expertise and financial 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.

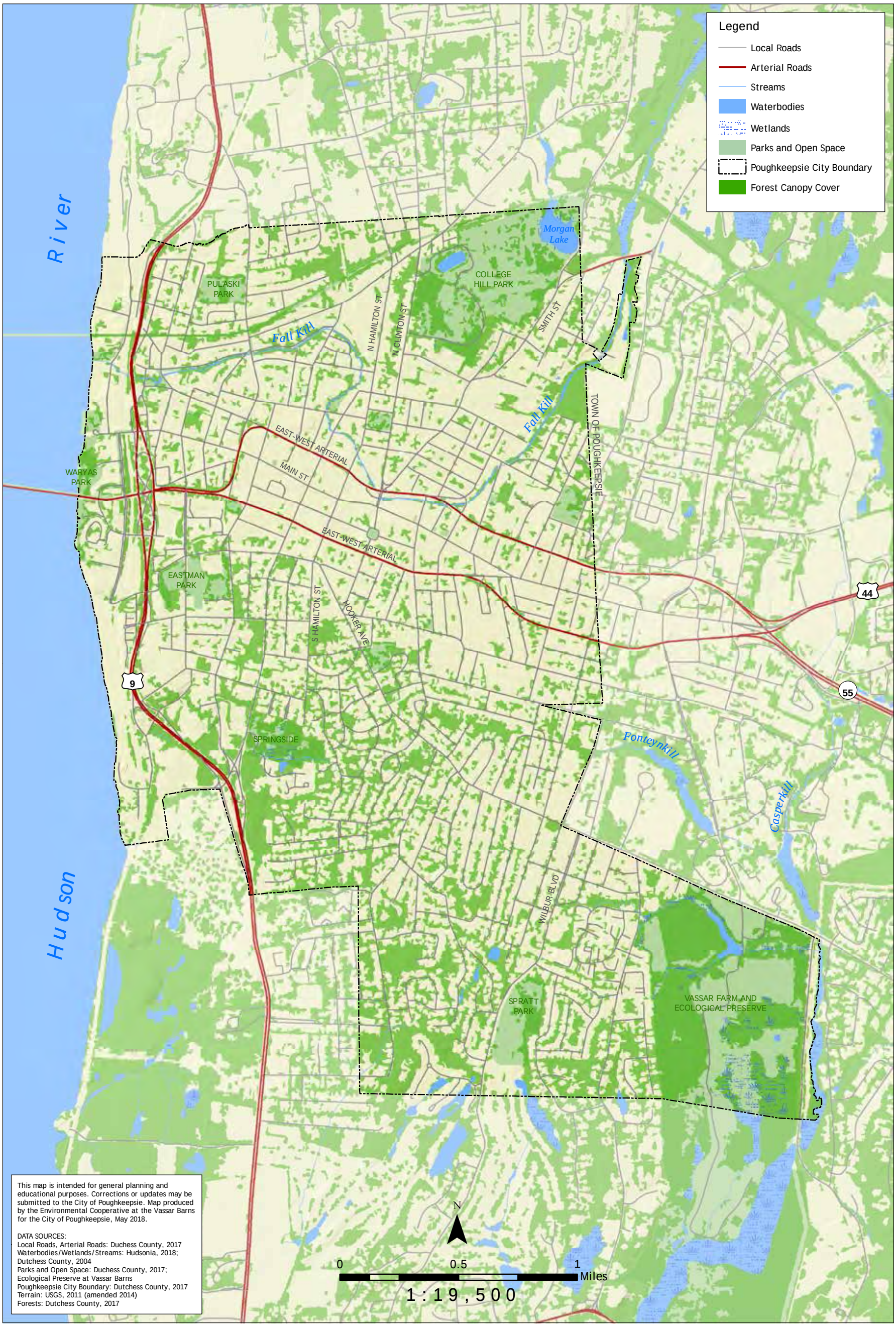
Quantifying and protecting this resource and its myriad of environmental, social, individual, and economic assets will be critical to the future of Poughkeepsie's development and sustainable urban-nature balance. Tools such as i-Tree, a software that provides urban and rural forestry analysis and benefits 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 |

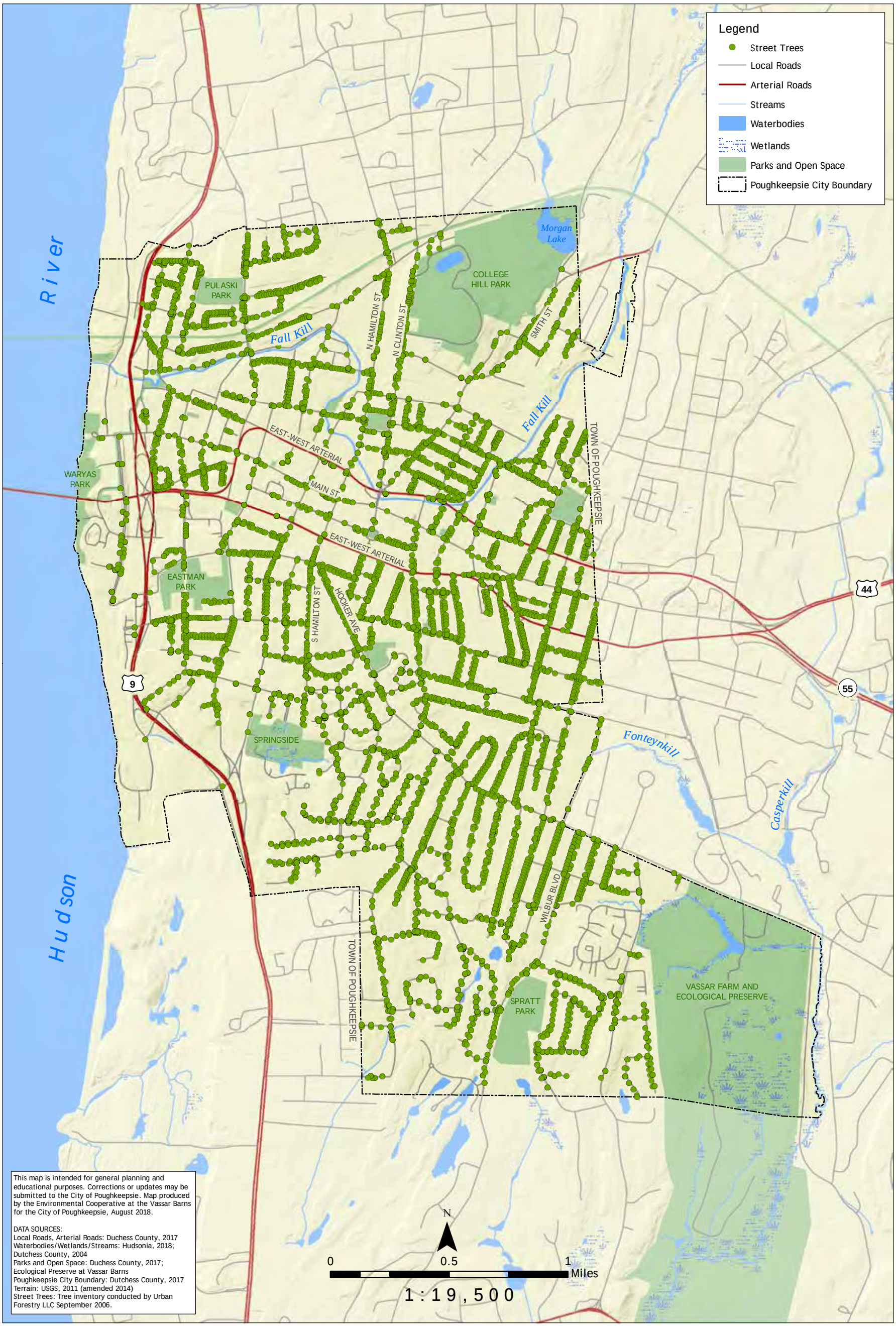
| | |
|---|---|
| *Pinus nigra* (Austrian pine) | 20 |
| *Populus deltoides* (Cottonwood) | 19 |
| *Morus alba* (White Mulberry) | 18 |
| *Crataegus phaenopyrum* (Washington Hawthorn) | 16 |
| *Pseudotsuga menziesii* (Douglas Fir) | 16 |
| *Ulmus pumila* (Siberian Elm) | 16 |
| *Juniperus virginiana* (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).

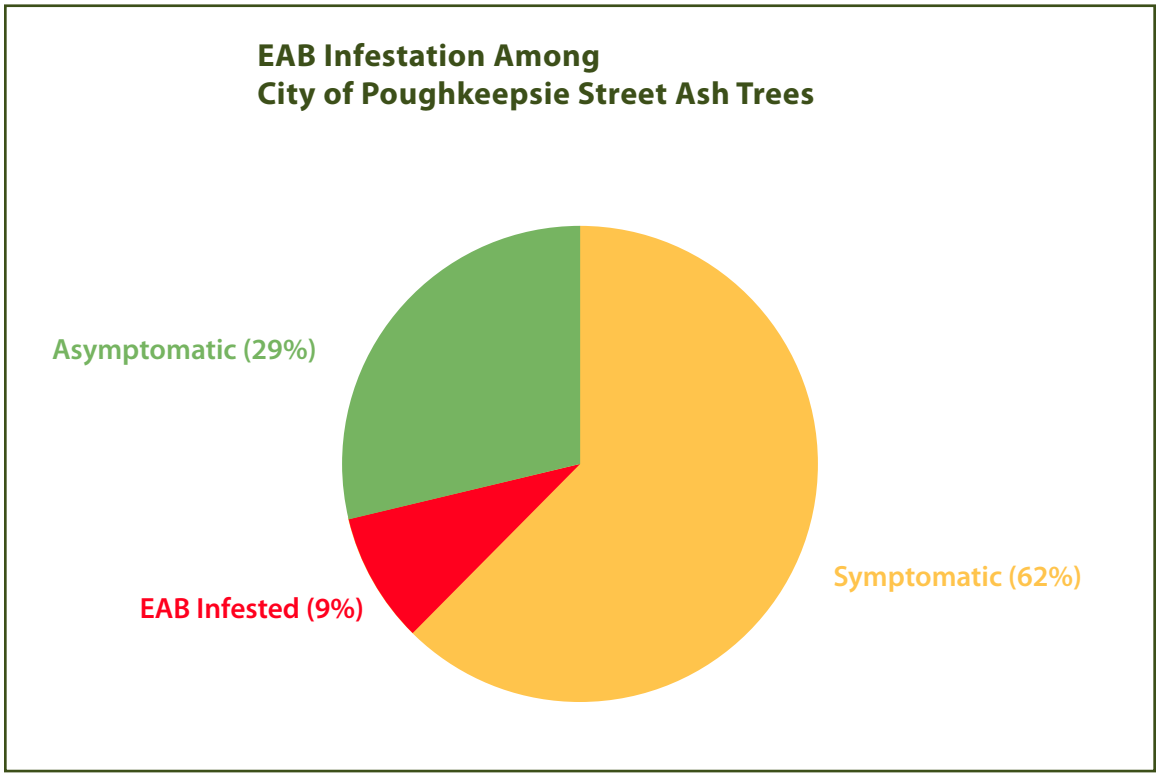



**Figure 5.1** Percentage of ash trees along streets in the City of Poughkeepsie that were identified with signs of the Emerald Ash Borer, based on the 2017 survey.

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.

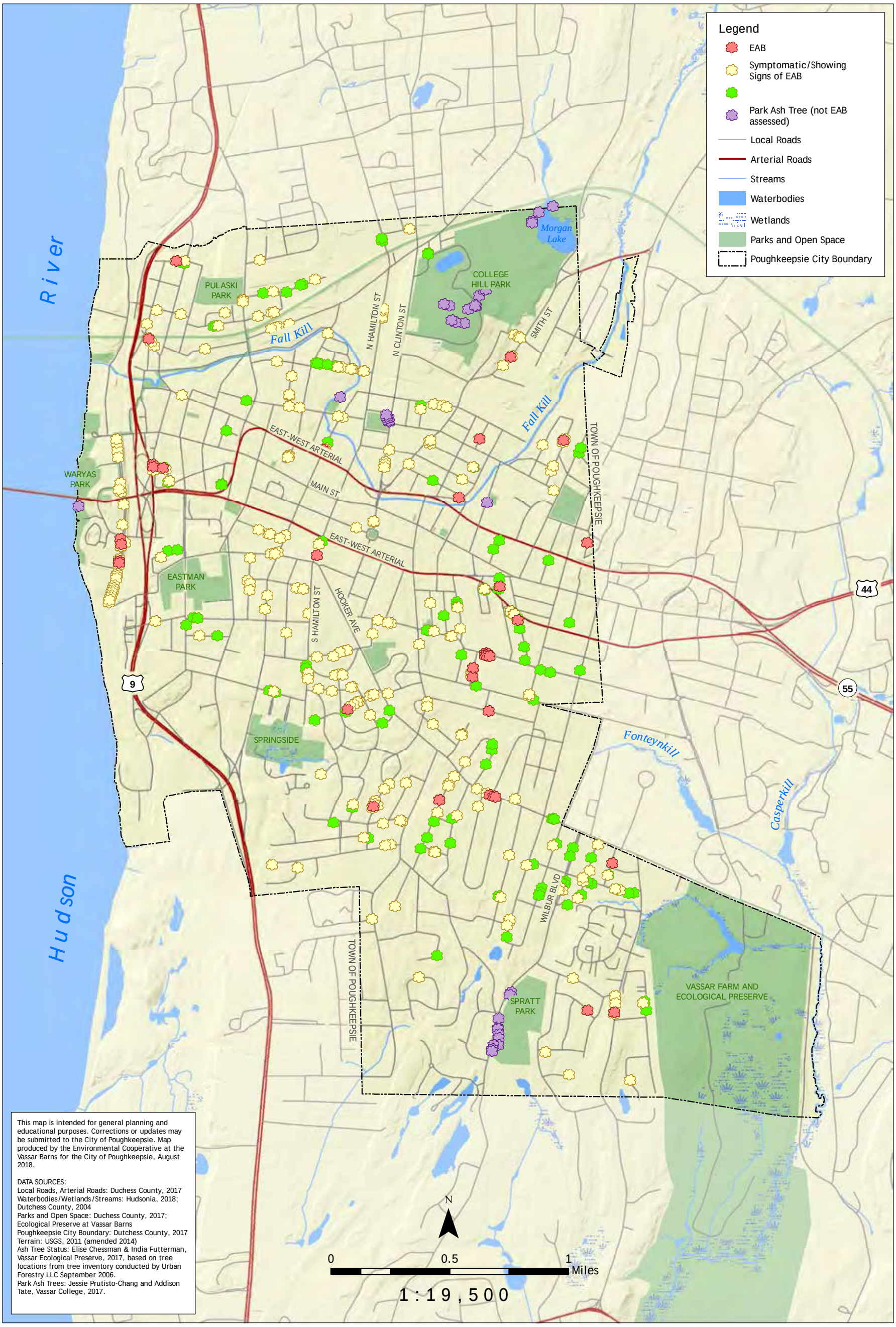
Please see Appendix B for the full EAB Management Plan, including costs of pesticide treatments and removal, information on pesticides, and recommended replacement street trees.

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



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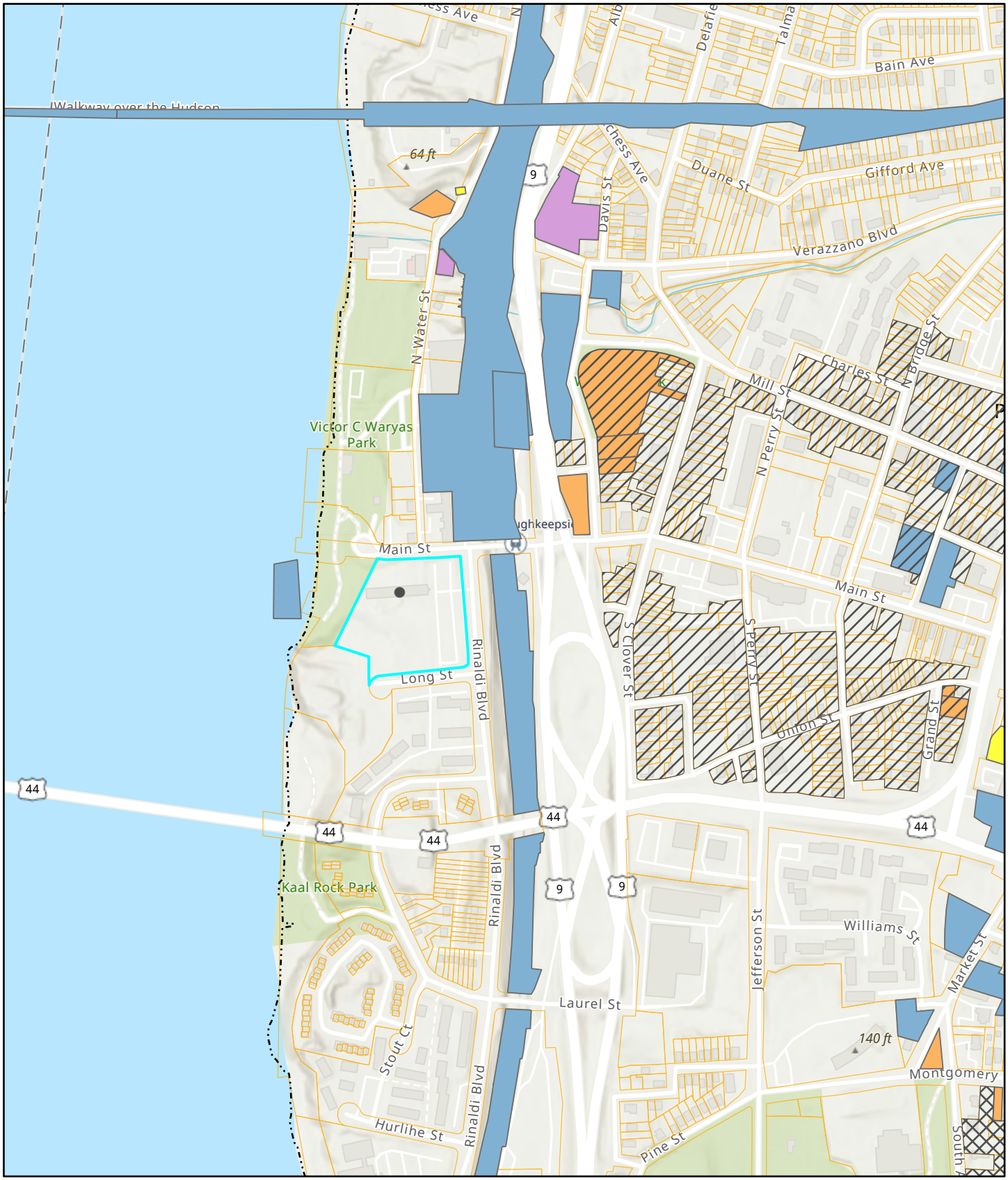
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# Historic Sites and Districts




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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

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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.

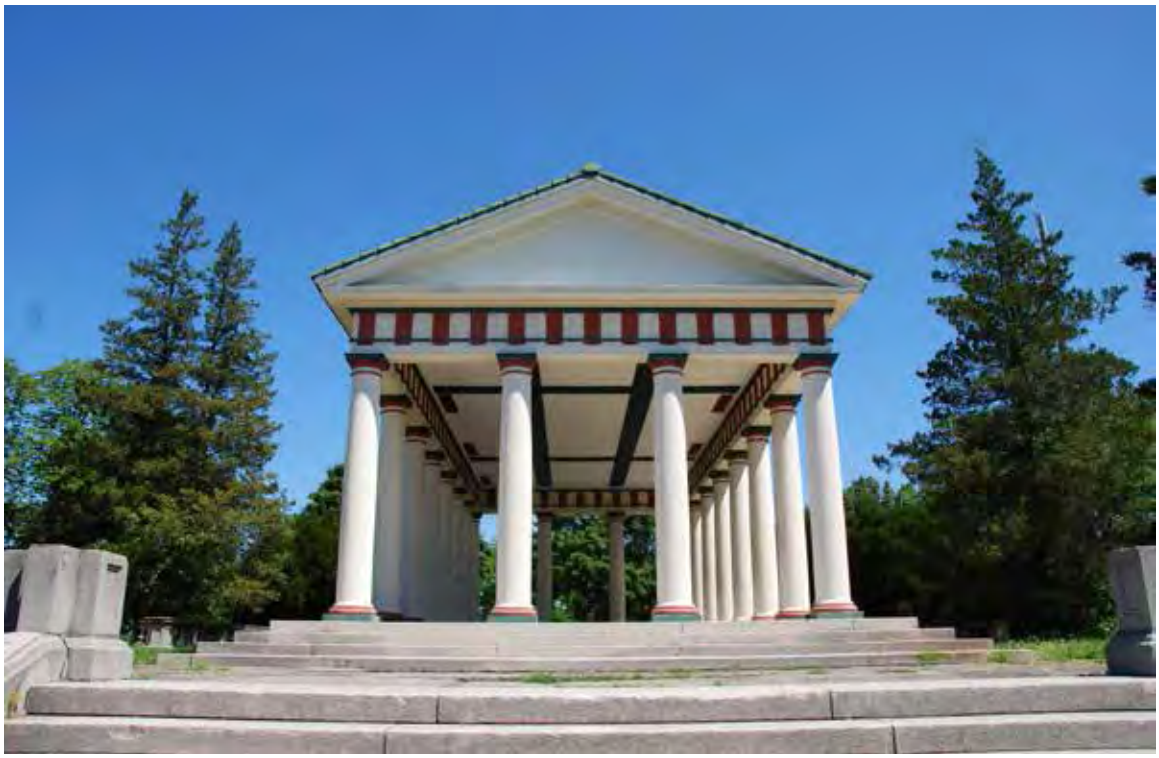
Sincerely,

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

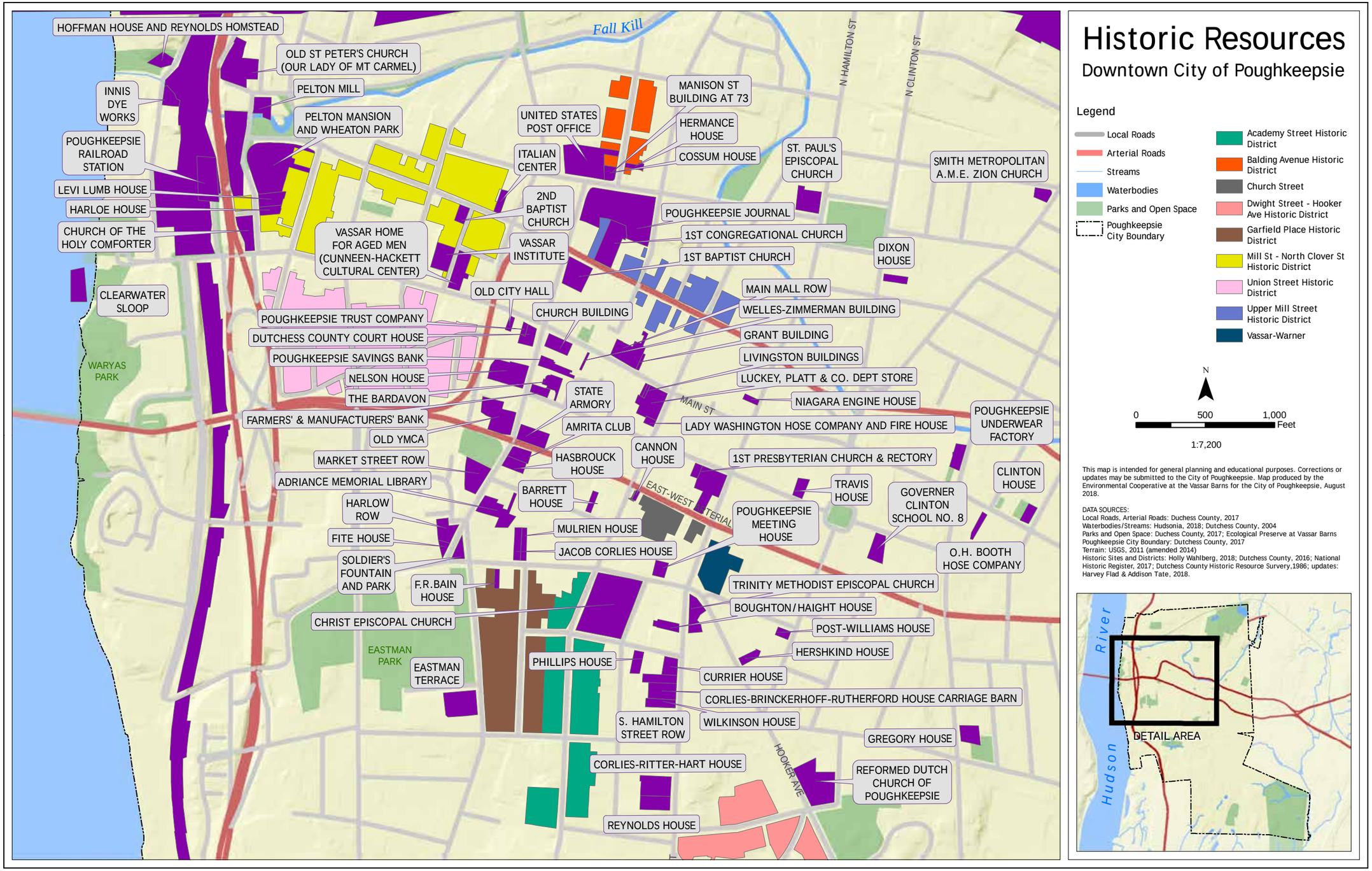
Main Street has been the commercial and retail hub for three centuries. Fires and remodeling of storefronts have altered many 19th C facades, but the streetscape retains its historic character. Main Mall Row is named after the pedestrian mall developed during urban renewal in the 1970s and 80s, and re-opened 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.

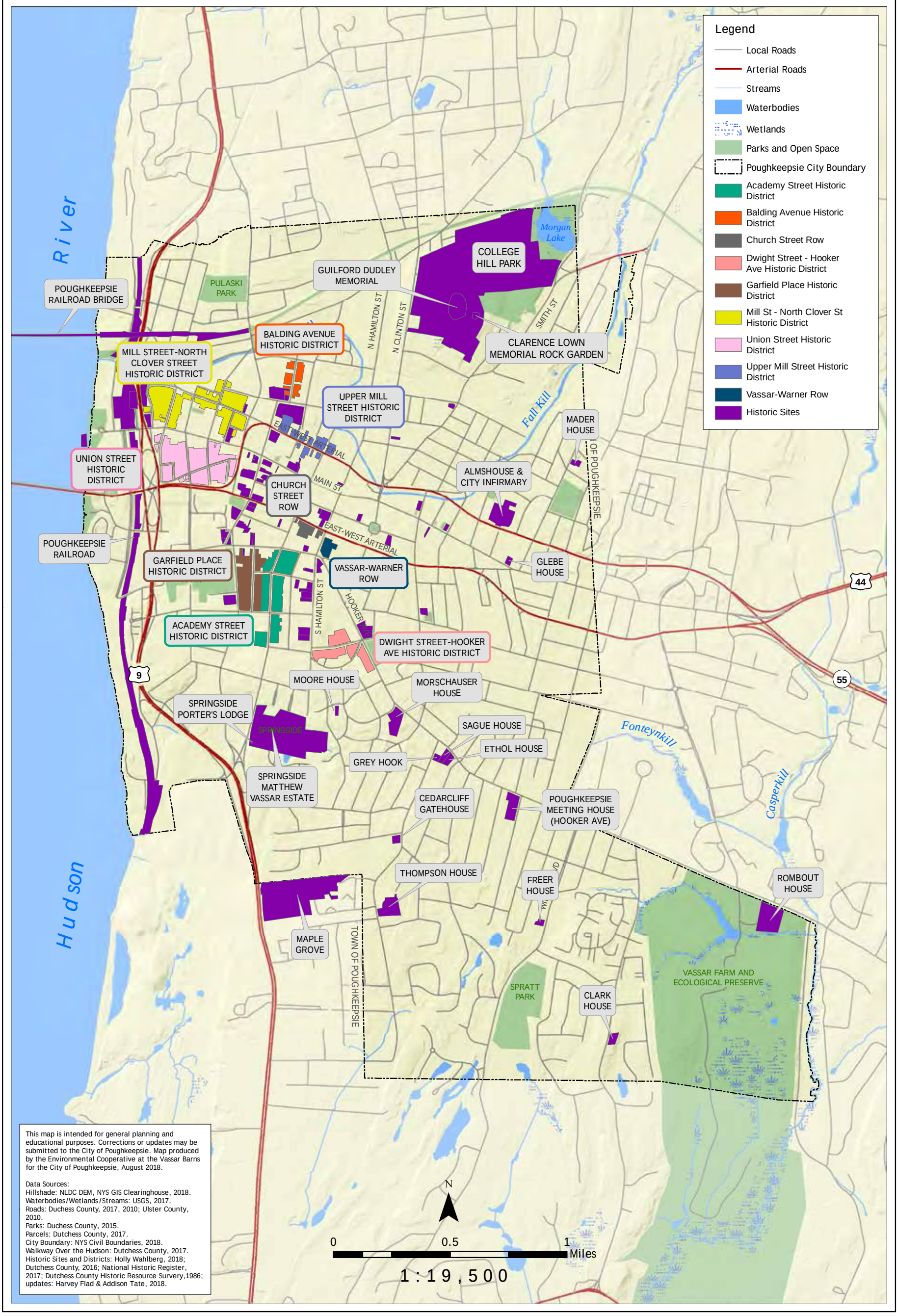
**Map 7.1** Historic Resources in the downtown area of the City of Poughkeepsie



**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)

Flad, Harvey and Clyde Griffen, *Main Street to Mainframes: Landscape and Social Change in Poughkeepsie* (Albany, NY: The State University of New York, 2009)

Platt, Edmund, *History of Poughkeepsie*, 1905 (reprint ed., Dutchess County Historical Society, 1987)

Puretz, Susan L., Garfield Place: *A Victorian Street in an Urban Setting*, 1971 and *Stages in the Life Cycle of a Street: Evolution of Academy Street, Poughkeepsie, New York,* 1983 (personal publications)

Rhoads, William, "Poughkeepsie's Architectural Styles, 1835-1940," *New Perspectives on Poughkeepsie's Past,* ed. Clyde Griffen (Poughkeepsie, NY: Dutchess County Historical Society Yearbook vol 72, 1987), pp. 18-35.

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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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.

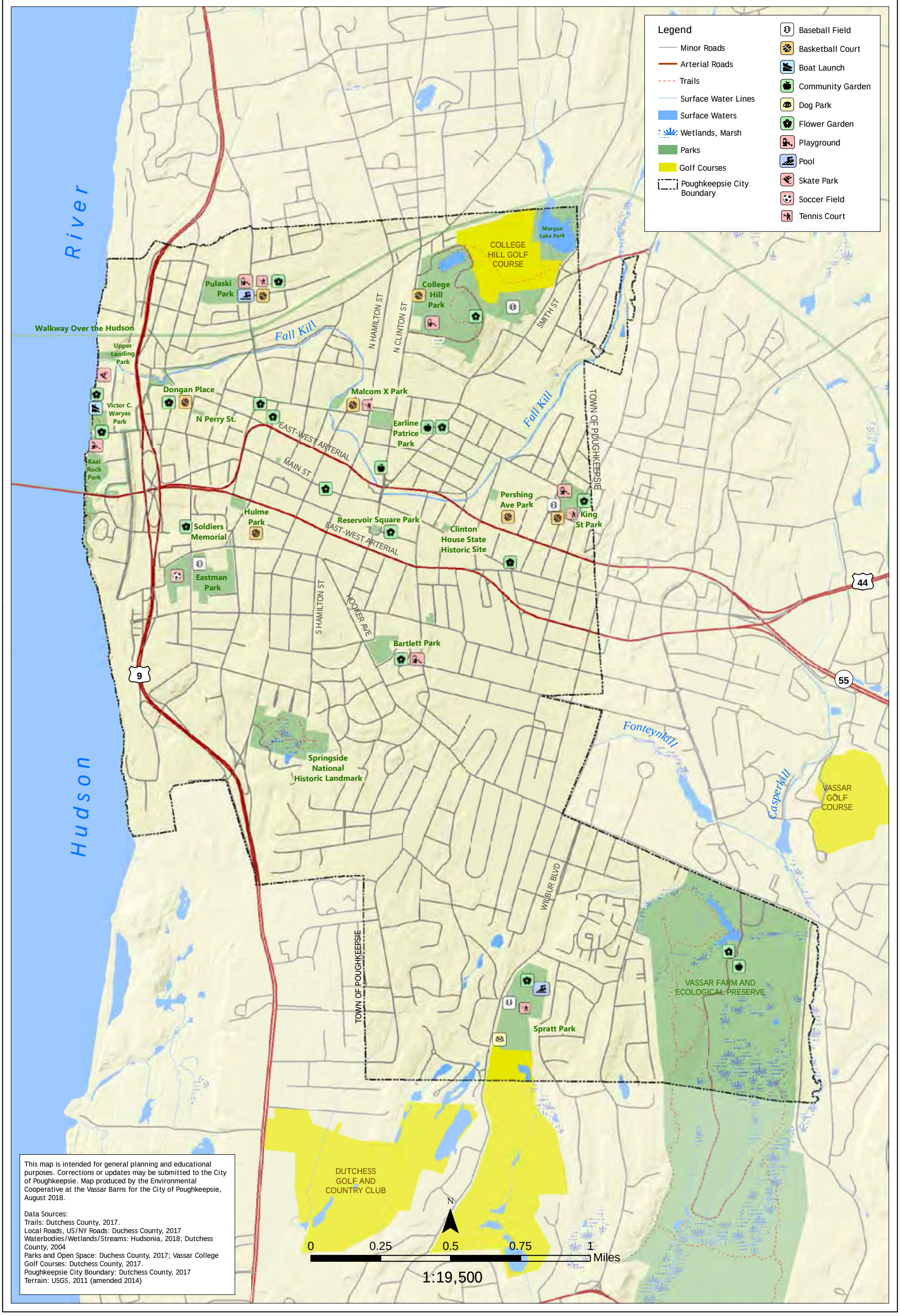
Community gardens and farmers' markets in Poughkeepsie provide residents with opportunities to grow their own food and connect with farmers in the surrounding areas. Dutchess Outreach coordinates the Fall Kill Partnership Garden at the Family Partnership Center. Garden plots are also available at the 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



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

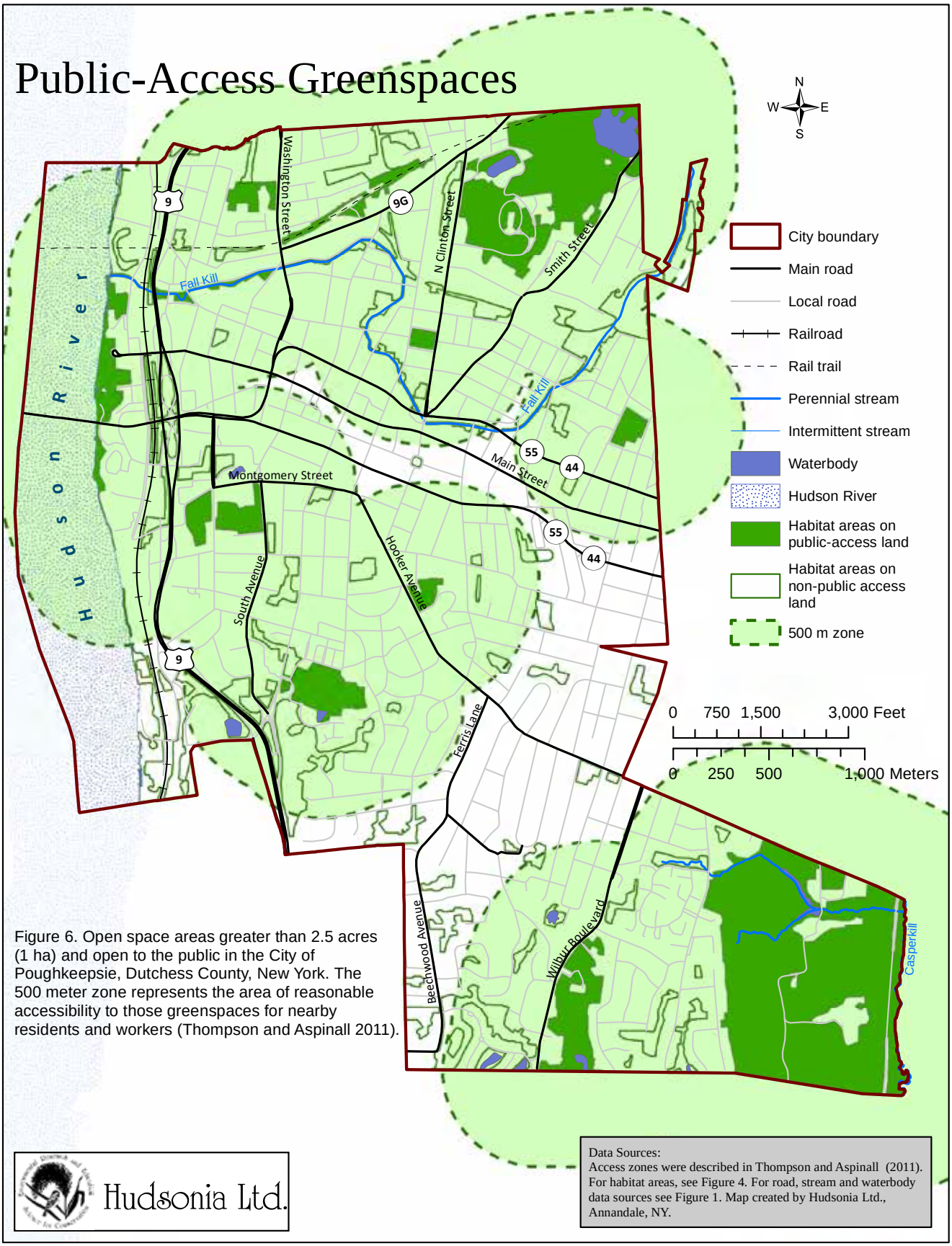



Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

## References


City of Poughkeepsie. (2018, September 14th). *City of Poughkeepsie Parks Improvement Survey.* Retrieved March 13, 2019 from City of Poughkeepsie: http://cityofpoughkeepsie.com/mayor/2018/09/14/city-of-poughkeepsie-parks-improvement-survey/

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# Pollinator Pathways



7/14/2023, 1:08:39 PM

1:4,514

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 |

VASSAR

# The Environmental Cooperative at the Vassar Barns



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

# City of Poughkeepsie
# Waterfront Advisory Committee
## Local Waterfront Revitalization Program[1]
## Waterfront Consistency Review

RE: 10 Rinaldi Boulevard

A Waterfront Consistency Review completed for this project at the 08/22/2023 WAC meeting, to review the consistency of the application against the Section III policies of the Local Waterfront Revitalization Plan (LWRP).

General comments discussed at the meeting are as follows:

- The applicant submitted a comprehensive package which included a Natural Resources Inventory Conservation Analysis and renderings from several viewpoints which supported WAC's consistency review
- The project is generally aligned with the policies of the LWRP, with comments relevant to specific policies included in italics below.

[1] November 22, 2022 LWRP available on the City of Poughkeepsie LWRP webpage at: https://www.cityofpoughkeepsie.com/392/Project-Documents

## SECTION III LOCAL WATERFRONT REVITALIZATION PROGRAM POLICIES

| |
|---|
| **DEVELOPMENT POLICIES** |
| Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses. |
| Policy 2: Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters. |
| Policy 3: Not applicable to the City of Poughkeepsie. |
| Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity. |
| Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate.<br>*Consistent* |
| Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations. |
| **FISH AND WILDLIFE POLICIES** |
| Policy 7: Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats. |
| Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources. |
| Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources. |
| Policy 10: Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities. |
| **FLOODING AND EROSION POLICIES** |
| Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion. |
| Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. |
| Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs. |
| Policy 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations. |
| Policy 15: Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land. |
| Policy 16: Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for |

increasing erosion and adverse effects on natural protective features.

Policy 17 Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

**GENERAL POLICY**

Policy 18: To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

**PUBLIC ACCESS POLICIES**

Policy 19: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

Policy 20: Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided and it shall be provided in a manner compatible with adjoining uses.

**RECREATION POLICIES**

Policy 21: Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast.

Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

*Consistent. Although this project is not directly a water dependent use, it supports water enhanced uses by providing additional recreation opportunities for residents onsite. Additional details re: the programming of the community room space and operating hours, and general availability to residents, as well as the provision of additional opportunities for proximate outdoor recreation (including benches, sitting areas, barbeques, among others) could be expanded upon. Additionally, the potential opportunity to expand access and/or views of the riverfront on the west side of the new building via terracing and/or new retaining walls or similar was discussed.*

**HISTORIC AND SCENIC RESOURCES POLICIES**

Policy 23: Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.

Policy 24: Prevent impairment of scenic resources of statewide significance.

Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

*Consistent. The proposed building's design including the crossed/juxtaposed sloped roofs was viewed favorably and enhances its aesthetics over a flat roof such as that of the existing building onsite.*

**AGRICULTURAL LANDS POLICY**

Policy 26: Conserve and protect agricultural lands in the State's coastal area.

**ENERGY AND ICE MANAGEMENT POLICIES**

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Policy 28: Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

Policy 29: The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.

**WATER AND AIR RESOURCES POLICIES**

Policy 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

Policy 31: State coastal area policies and management objectives of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Policy 32: Not applicable to the City of Poughkeepsie.

Policy 33: Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

*Consistent – The inclusion of onsite stormwater management practices including the rain garden/green infrastructure area was viewed favorably; planting plan revisions to include plant native to NY (including the yew and juniper) were suggested.*

Policy 34: Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Policy 35: Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Policy 40: Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Policy 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

| |
|---|
| Policy 42: Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act. |
| Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates. |
| **WETLANDS POLICY** |
| Policy 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas |

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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:** 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)***

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## 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)

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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: _____

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**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: _____

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

A) Specify: _____

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

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

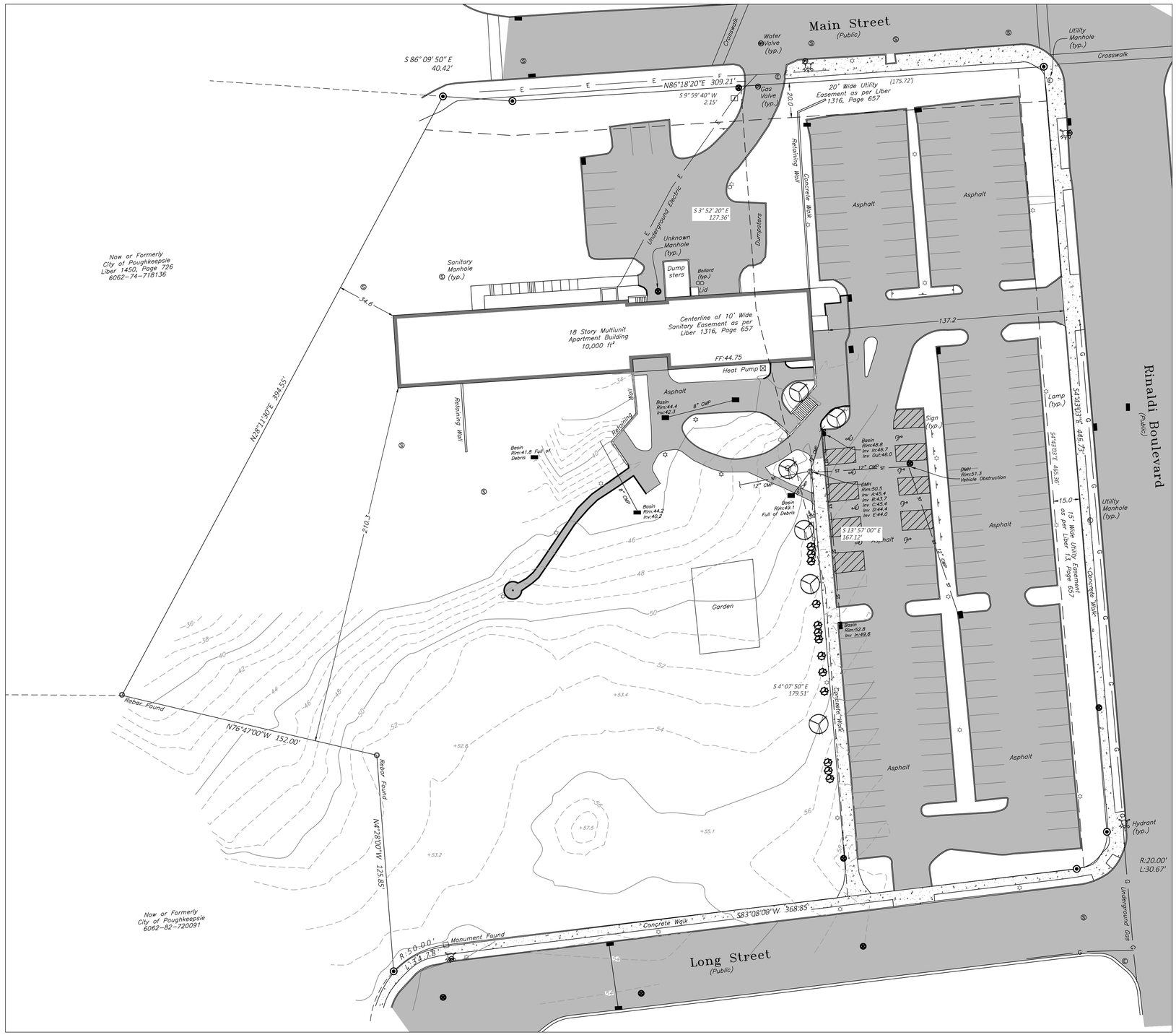
1. A MAP ENTITLED "10 RINALDI BLVD, ALTA/NSPS SURVEY PREPARED FOR RIP VAN WINKLE HOUSE, LLC" PREPARED BY BRENDAN JOHNSON, P.L.S DATED DECEMBER 16, 2022

## SCHEDULE B EXCEPTIONS

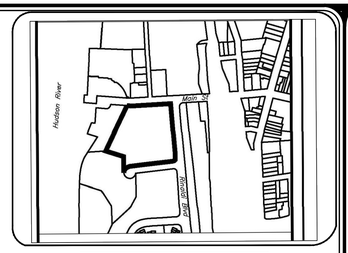
5 – UTILITY EASMENTS – LIBER 1316, PAGE 657 – AS SHOWN HEREIN

## 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: 23003B | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 7/2/23 | 23003B-1.DWG

C1

0 40 80 Feet




VICINITY MAP

MAP NOT TO SCALE

N86°18'20"E 309.21'

S 9° 59' 40" W 2.15'

Gas Valve (typ.)

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

(175.72')

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

34

Retaining Wall

Asphalt

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

Basin Rim:44.4 Inv:42.3

8" CMP

REMOVE PIPE

REMOVE CATCH BASIN

Basin Rim:41.8 Full of Debris

REMOVE SECTION OF PIPE

8" CMP

Basin Rim:44.2 Inv:40.2

12" CMP

REMOVE PIPE

REMOVE PIPE

REMOVE CATCH BASIN

CB 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

12" CMP

S 4° 07' 50" E 179.51'

Concrete Walk

Garden

Sign (typ.)

Lamp (typ.)

DMH Rim:51.3 Vehicle Obstruction

S 4° 42' 03" E 445.73'

S 4° 42' 03" E 455.36'

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

Garden


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Albany, New York 12203



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105823
LICENSED PROFESSIONAL ENGINEER

| 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: 2300.08 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/21/23 | 2300.08-1.DWG

C2

0 40 80 Feet




VICINITY MAP

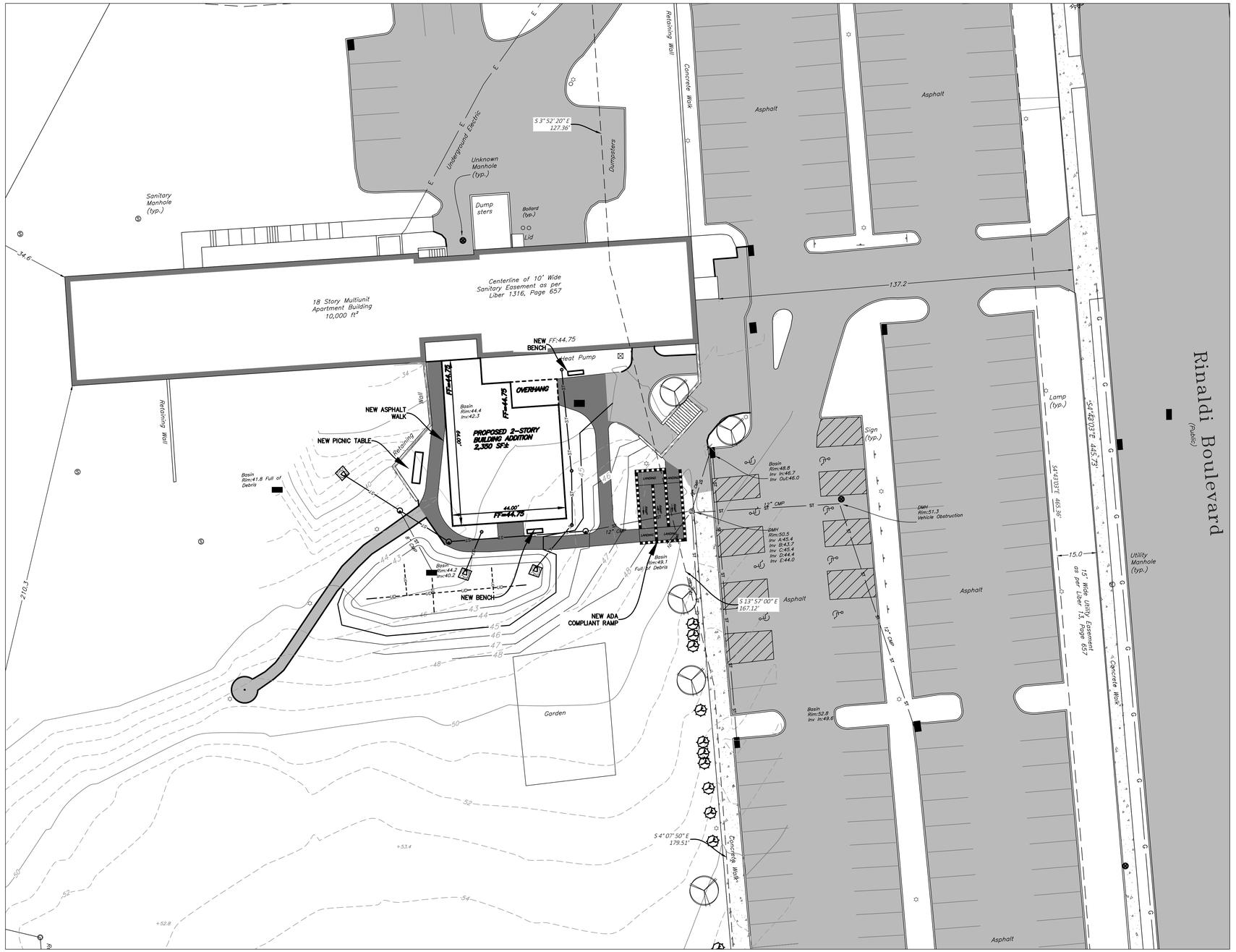
MAP NOT TO SCALE

## 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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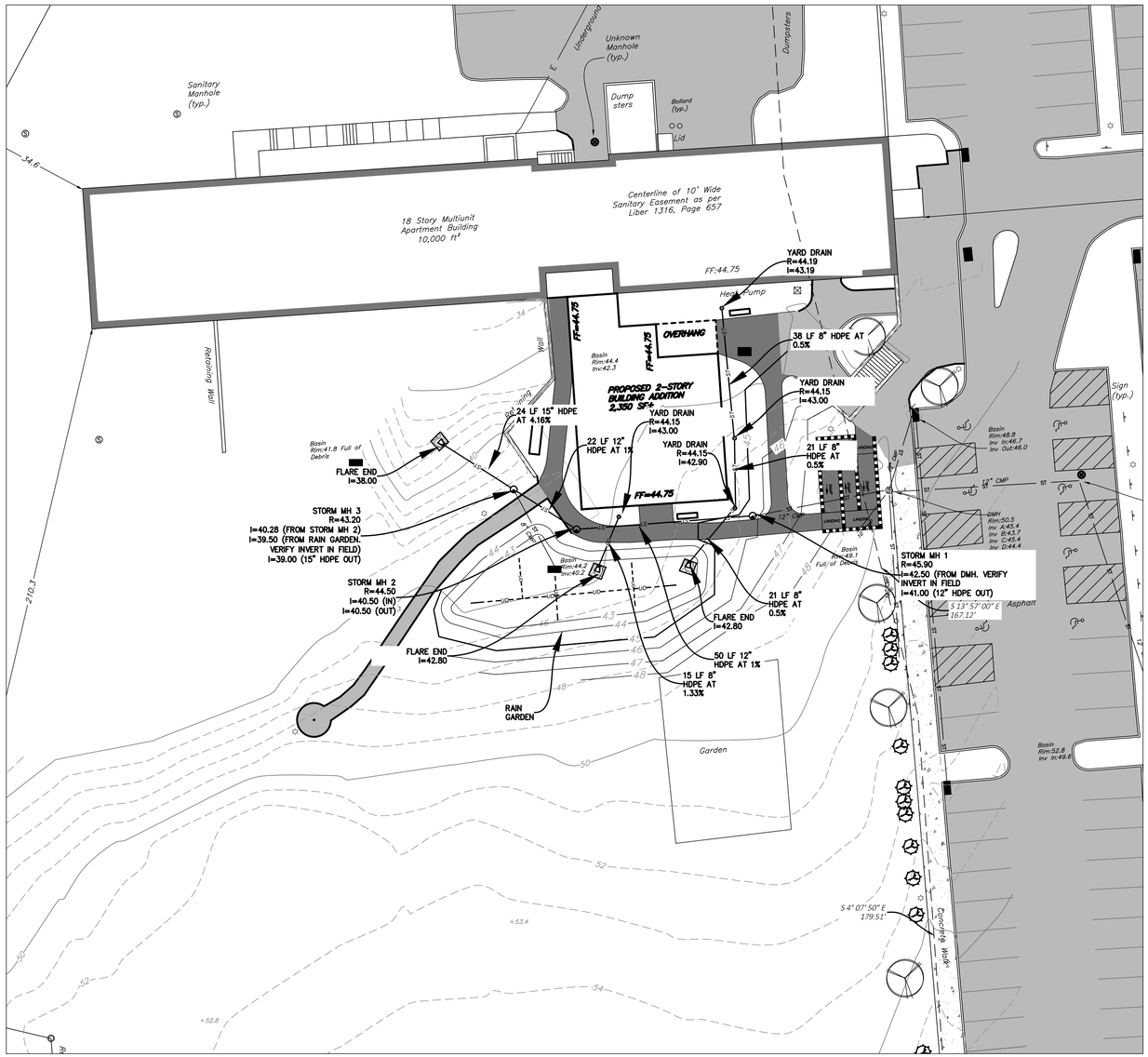

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DOUGLAS J. DANIELS
105823
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| REVISIONS | | |
|---|---|---|
| REMARKS | DATE | |
| PLANNING REVISIONS | 7/14/23 | |

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





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| REVISIONS | | |
|---|---|---|
| REMARKS | PLANNING REVISIONS | |
| DATE | 7/14/23 | |

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

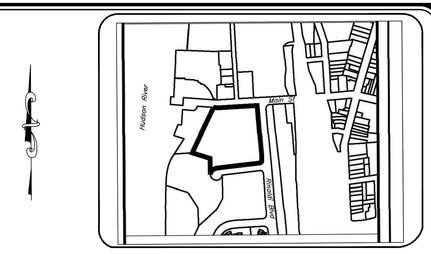
FILE: 230038 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

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 |

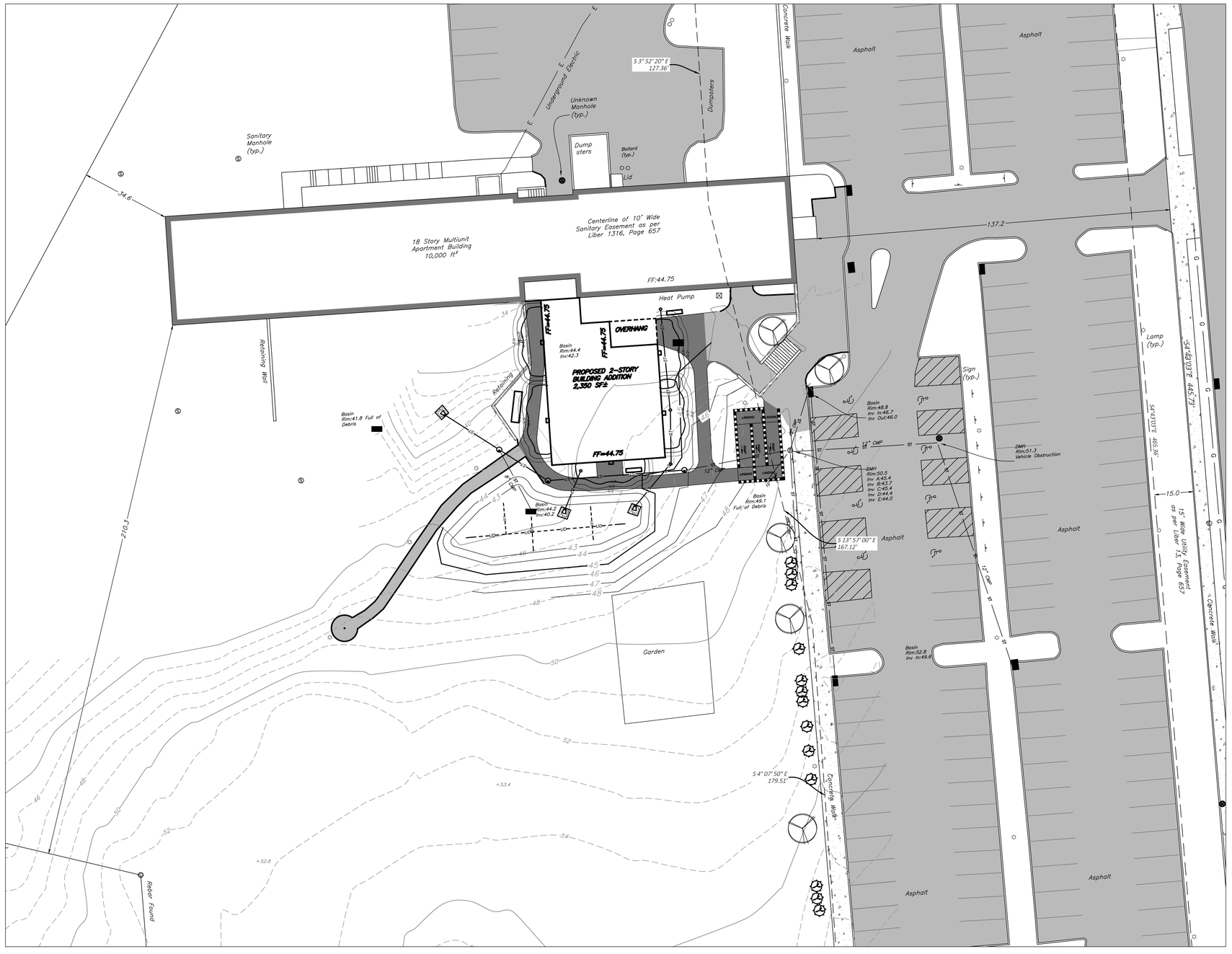





VICINITY MAP

MAP NOT TO SCALE

0 40 80 Feet





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LICENSED PROFESSIONAL ENGINEER

| REMARKS | DATE |
|---|---|
| PLANNING REVISIONS | 7/14/23 |

REVISIONS

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

| TILE: 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 |

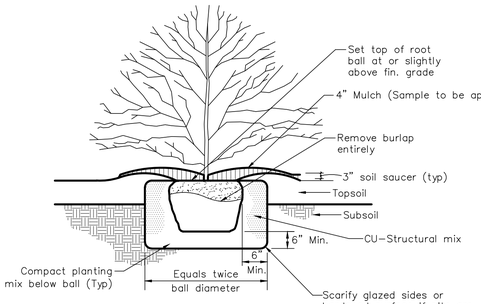
0 40 80 Feet




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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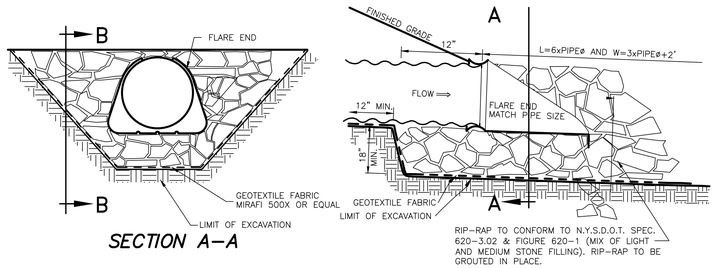

STATE OF NEW YORK · DOUGLAS J. DANIELS · 105823 · LICENSED PROFESSIONAL ENGINEER

| 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

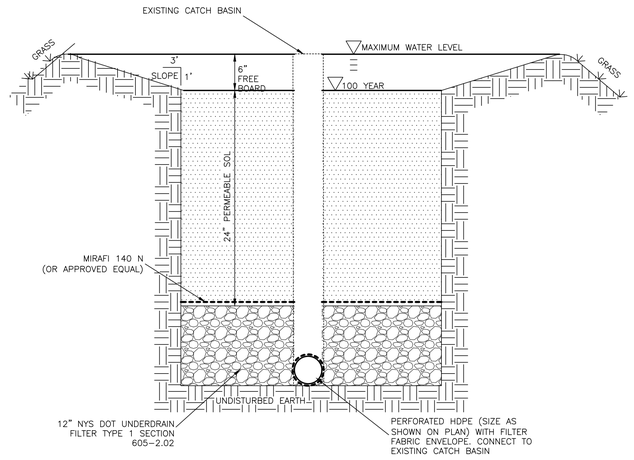



SECTION B–B

NOTE: RIP–RAP SHALL BE GROUTED IN PLACE.

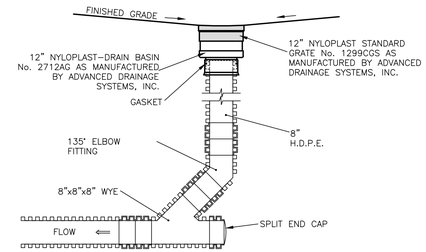
## FLARE END SECTION DETAIL

NOT TO SCALE



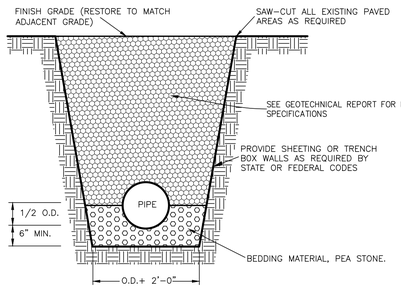

## RAIN GARDEN DETAIL

NOT TO SCALE



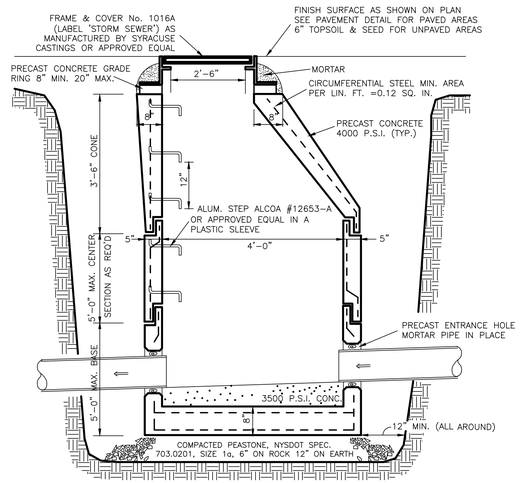

## YARD DRAIN DETAIL

NOT TO SCALE



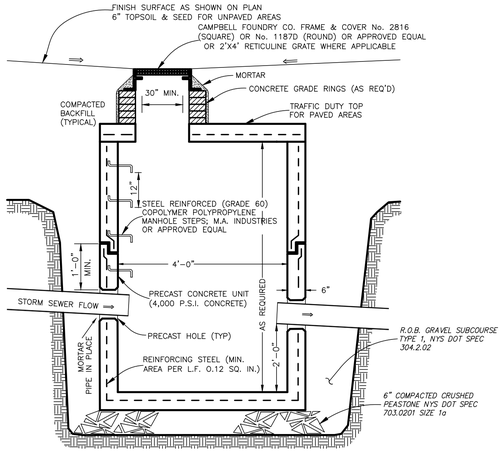

## TYPICAL STORM SEWER TRENCH DETAIL

NOT TO SCALE



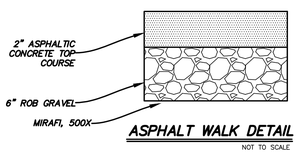

## STORM SEWER MANHOLE DETAIL

NOT TO SCALE




## CATCH BASIN DETAIL

NOT TO SCALE




## ASPHALT WALK DETAIL

NOT TO SCALE

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Albany, New York 12203

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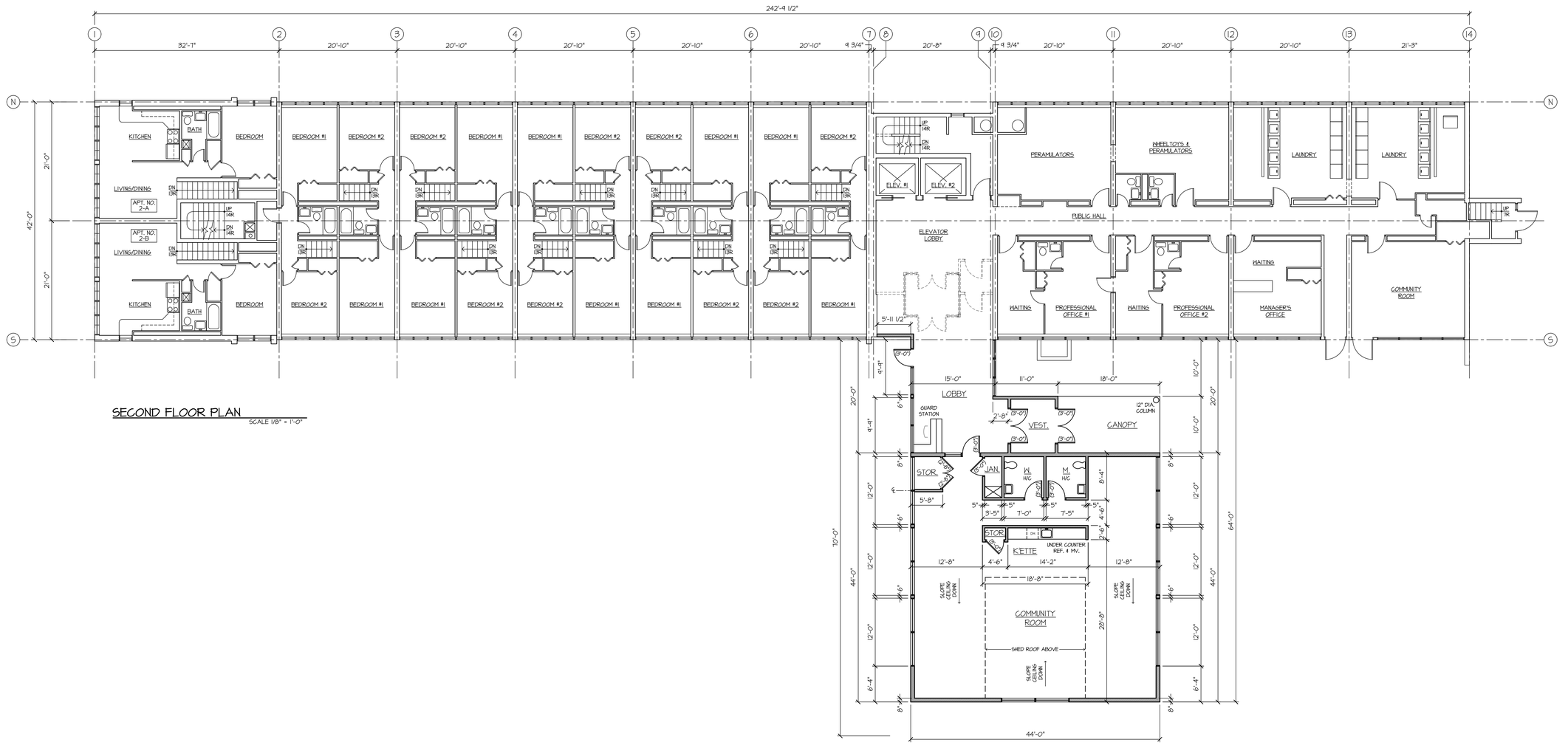
STATE OF NEW YORK
DOUGLAS J. DANIELS
LICENSED PROFESSIONAL ENGINEER
105823

| REVISIONS | | |
|---|---|---|
| REMARKS | DATE | |
| PLANNING REVISIONS | 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

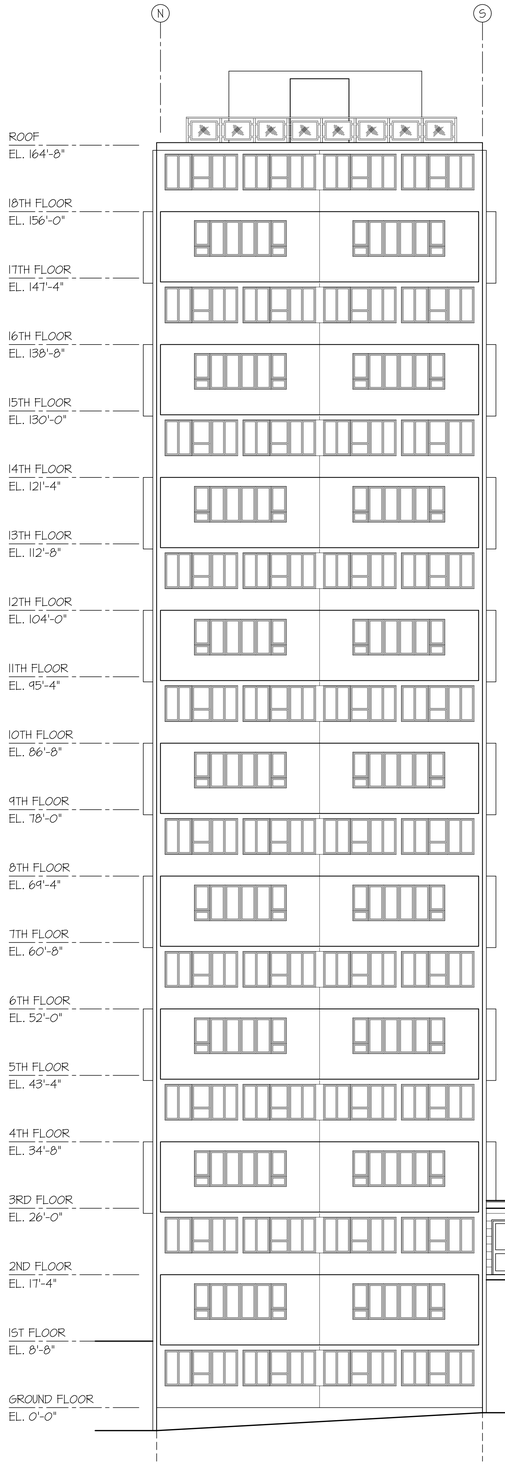
| no. | REVISION | date | by |
|---|---|---|---|

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

SECOND FLOOR PLAN

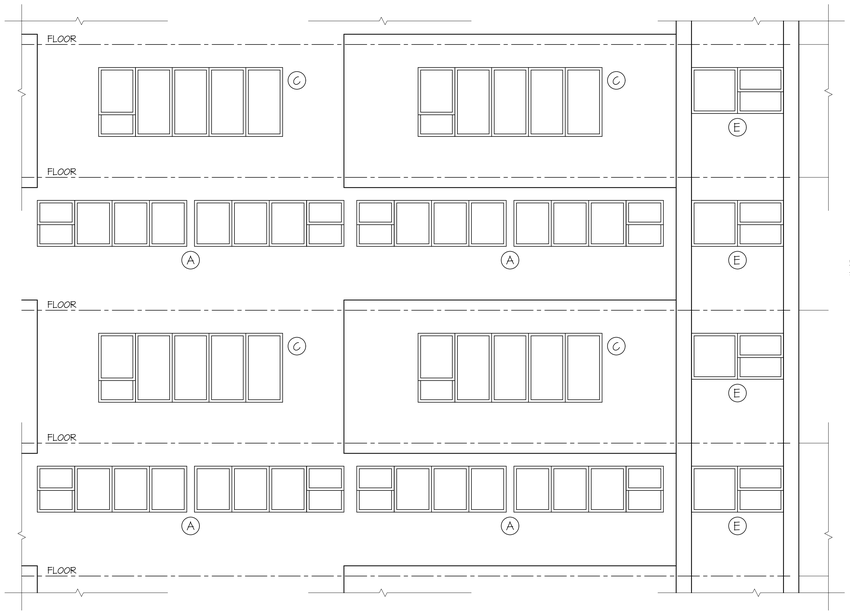
| | | | |
|---|---|---|---|
| by | DRL | scale | A.N. |
| ckd. | | rvsd. | |
| app. | | issue | |
| no. | 22-1008 | date | 2/1/23 |

SD 1



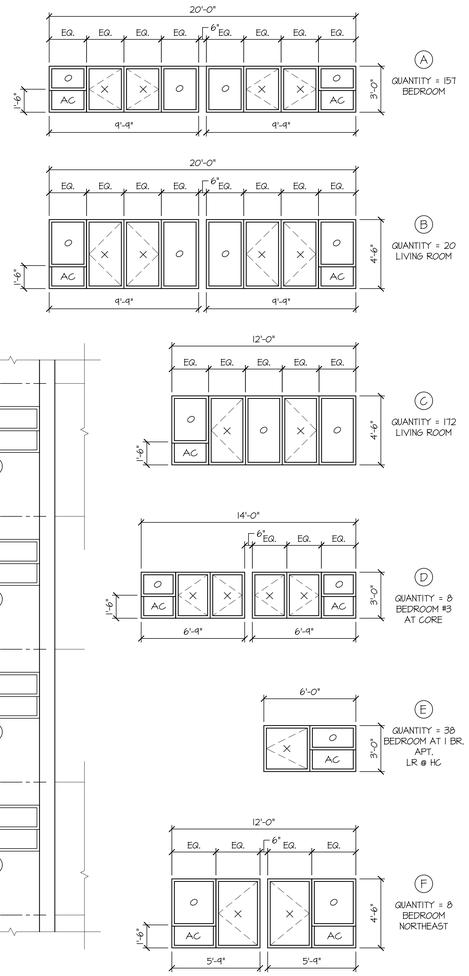

WEST ELEVATION

SCALE 1/8" = 1'-0"




PARTIAL ELEVATION

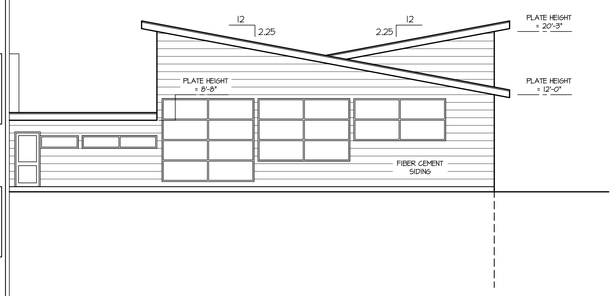
SCALE 1/4" = 1'-0"

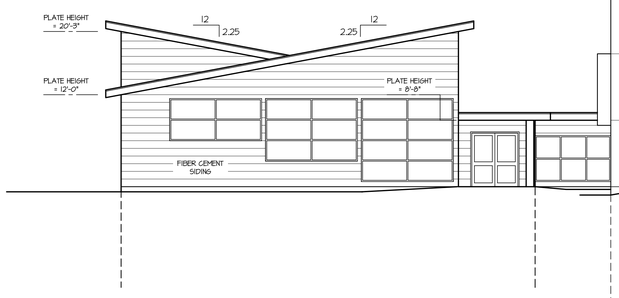


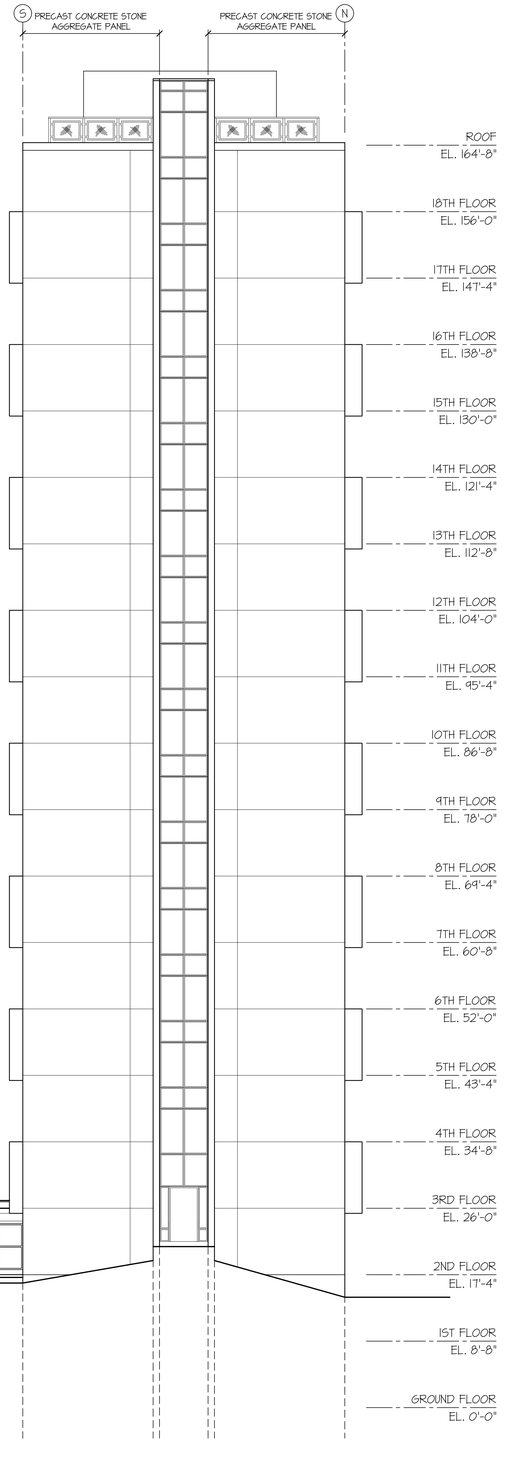

REPLACEMENT WINDOWS

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

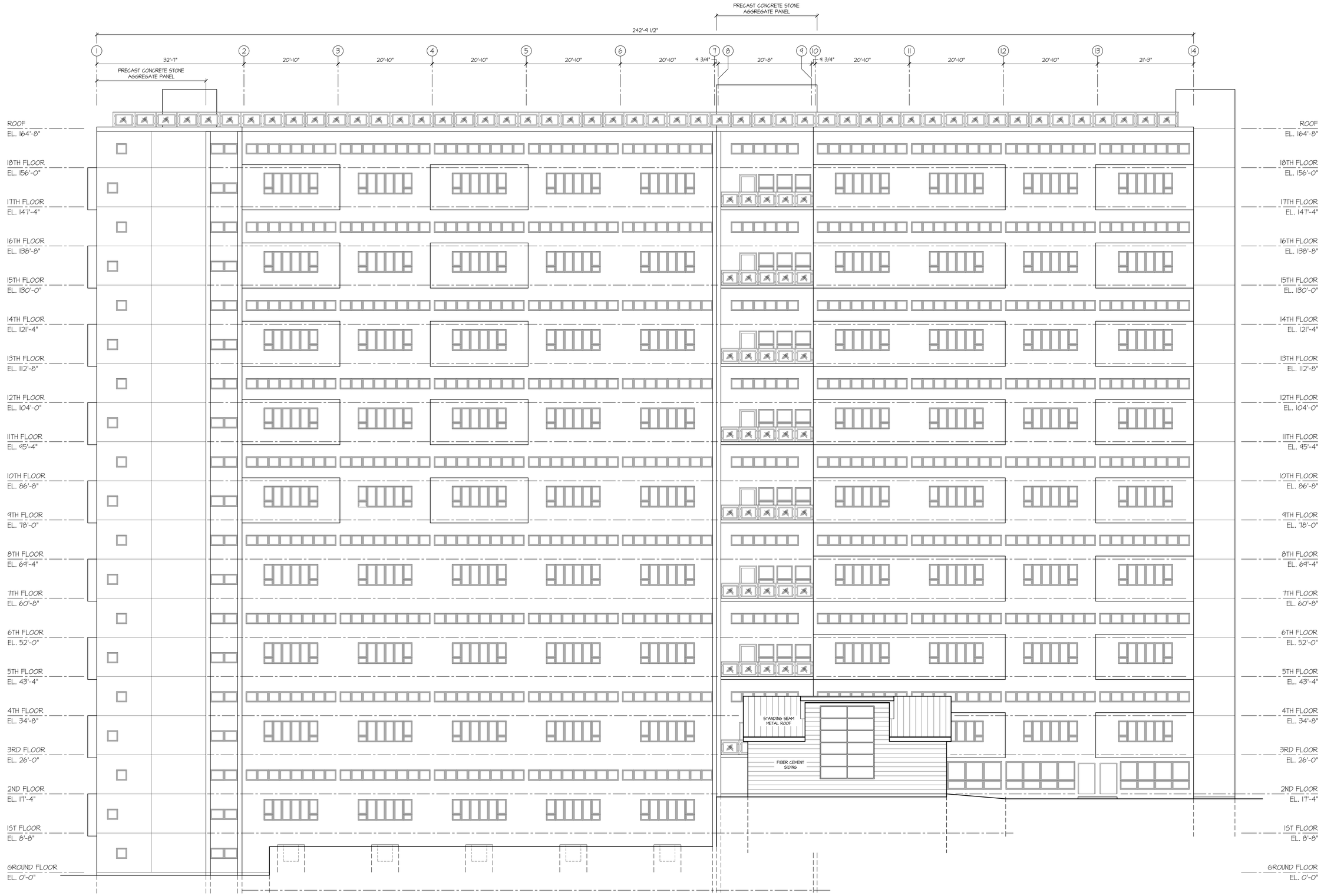
| no. | REVISION | date | by |
|---|---|---|---|

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

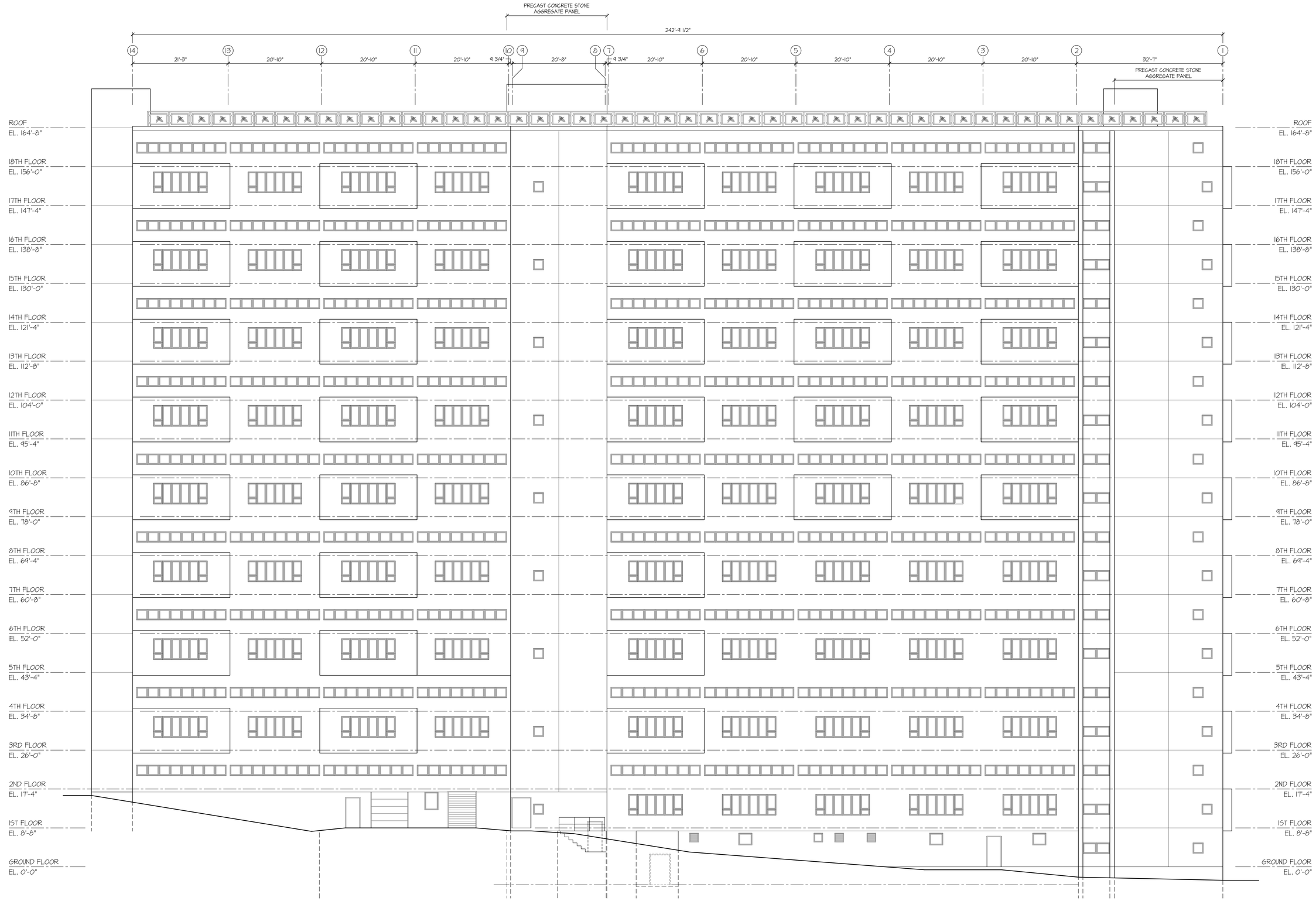
| no. | REVISION | date | by |
|---|---|---|---|

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.

**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: 8/14/2023

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 addition of a two-story community room to an apartment building.

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:

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

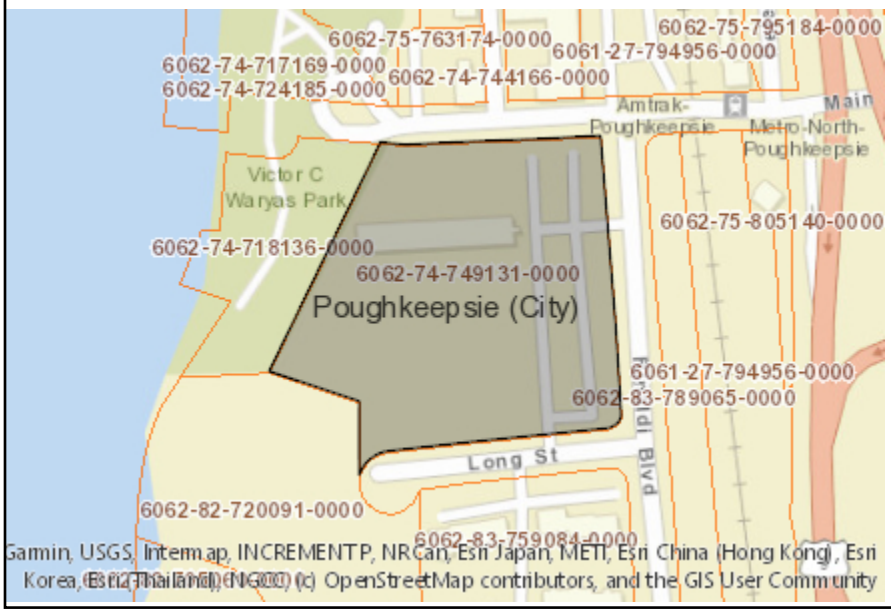
| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?<br>Atlantic Sturgeon, Peregrin... | ☐ | ☑ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>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:<br>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)?<br>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?<br>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?<br>If Yes, describe:<br>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.



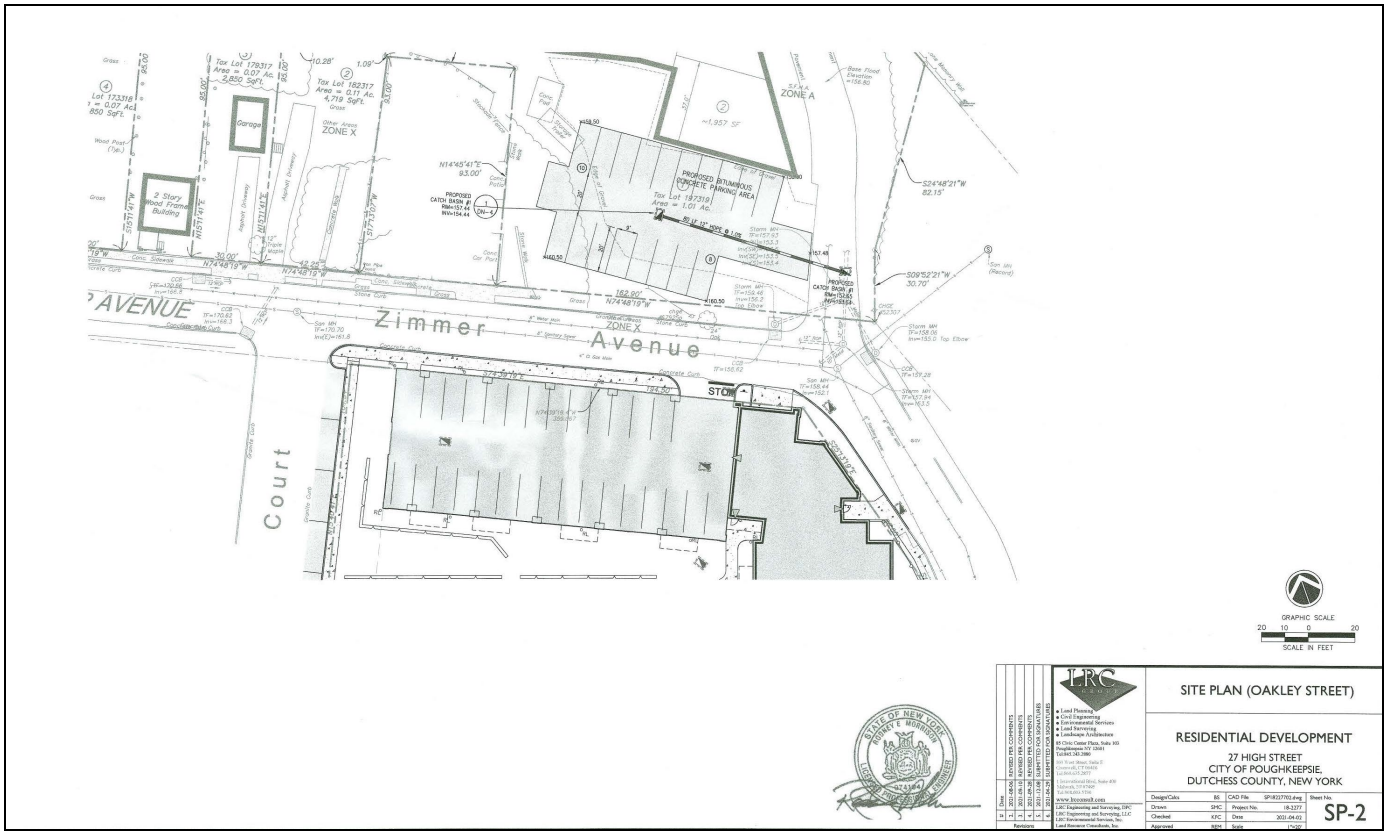

| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | 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 |

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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.



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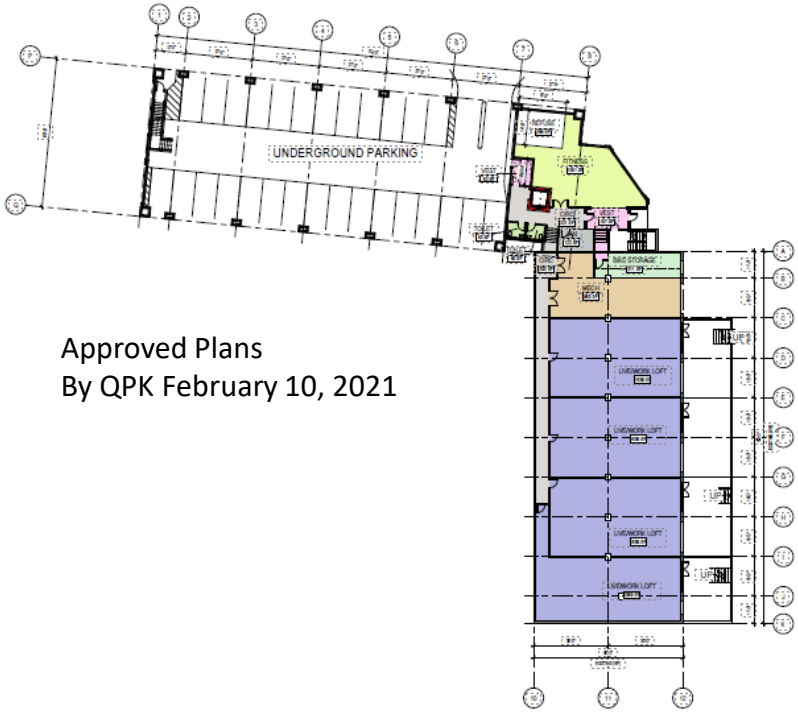


A list of current tenants at 9 W. Oakley is provided below, along with the square footage of each space and each tenants current utilization of parking. Please note that it is very rare for all tenants to be on-site at one time. However, assuming all tenants were parked on-site, the current utilization would be 8 parking spaces.

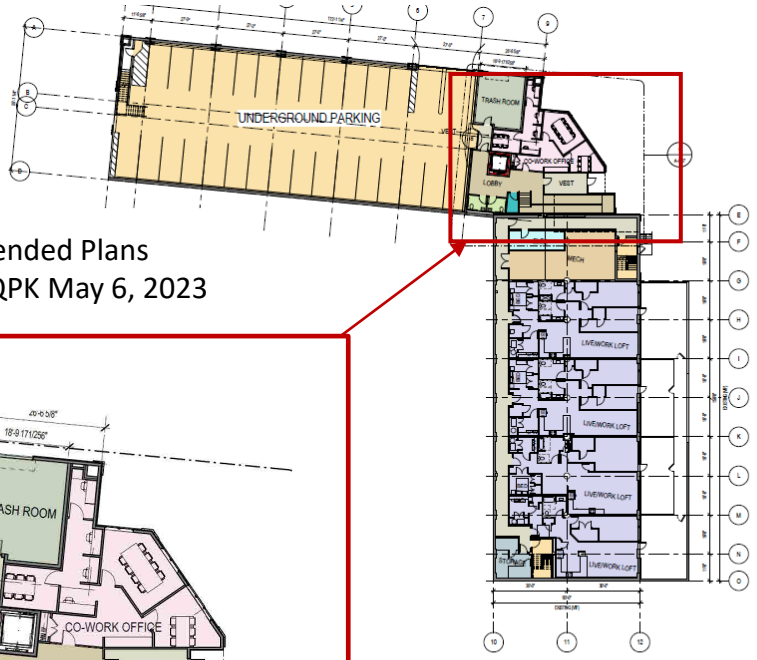
**9 W Oakley Tenants and Square Footage** (9 W Oakley = 16,570 SF)

| | |
|---|---|
| **Dutchess County Sherriff's Office**<br>8,274 SF | 1 parking space & 2 storage containers<br>Dead Storage |
| **DC Emergency Services**<br>2,585 SF | 1 parking space<br>Dead Storage |
| **Hudson Valley Rug Cleaners, LLC**<br>2,094 SF | 1-2 parking spaces<br>Rug cleaning - one person operation |
| **Lyndsey Roofing, LLC**<br>1,406 SF | 1 parking space<br>Storage for roofing contractor |
| **PuroClean Professional Restoration**<br>768 SF | 1 parking space<br>Office and storage for Fire and Water remediation company |
| **Outland Woodworking Co, LLC**<br>1,445 SF | 2 parking spaces<br>High-end cabinetry woodworking shop |

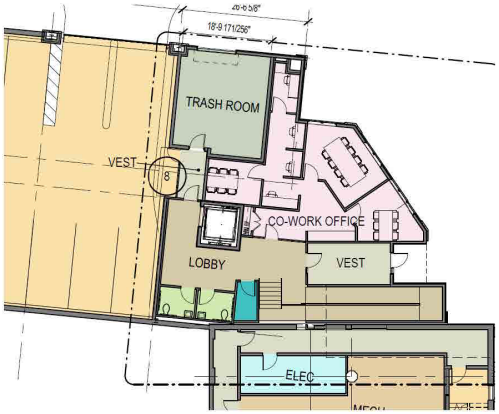
# BASEMENT LEVEL



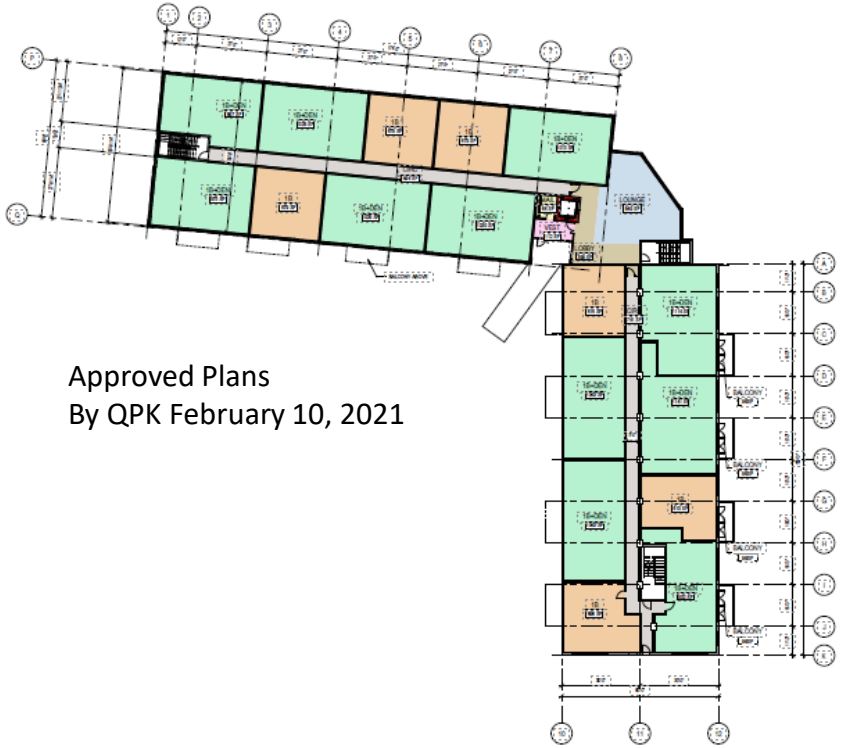

Approved Plans
By QPK February 10, 2021



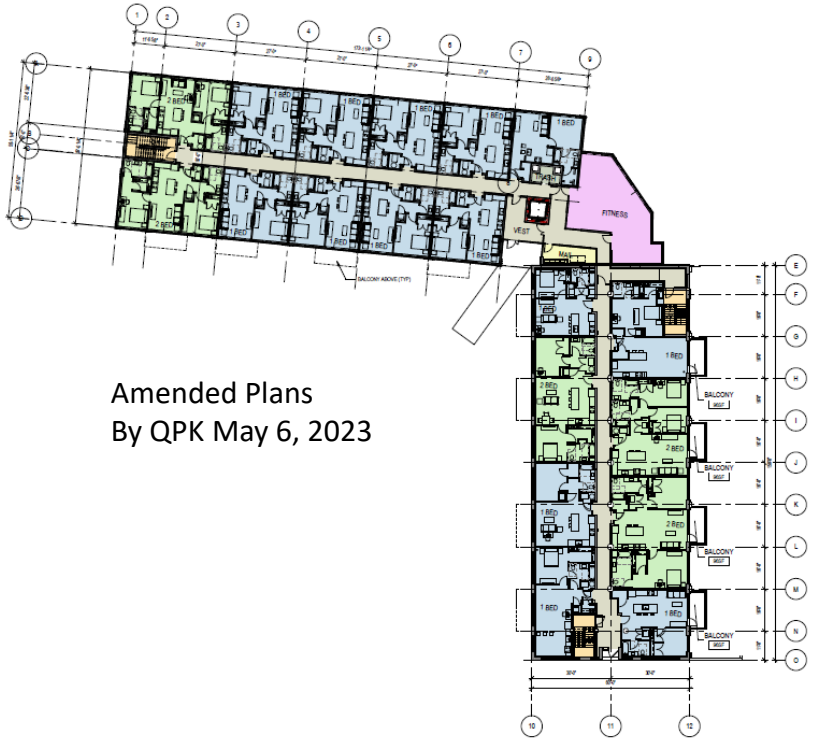

Amended Plans
By QPK May 6, 2023



# FIRST FLOOR PLAN

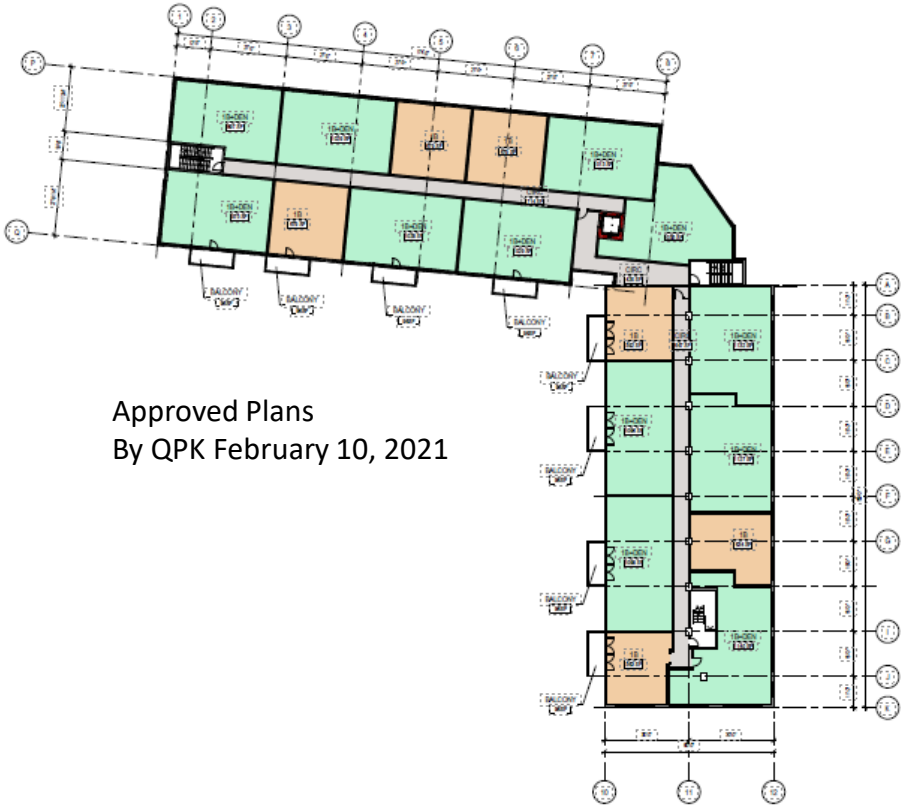


Approved Plans
By QPK February 10, 2021

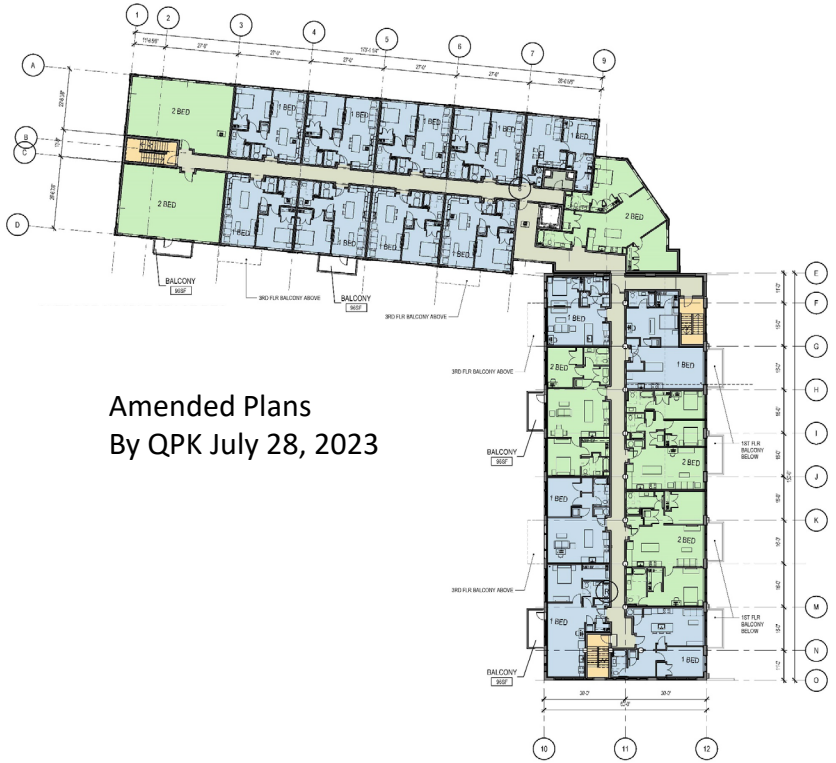


Amended Plans
By QPK May 6, 2023

# SECOND/THIRD FLOOR PLAN

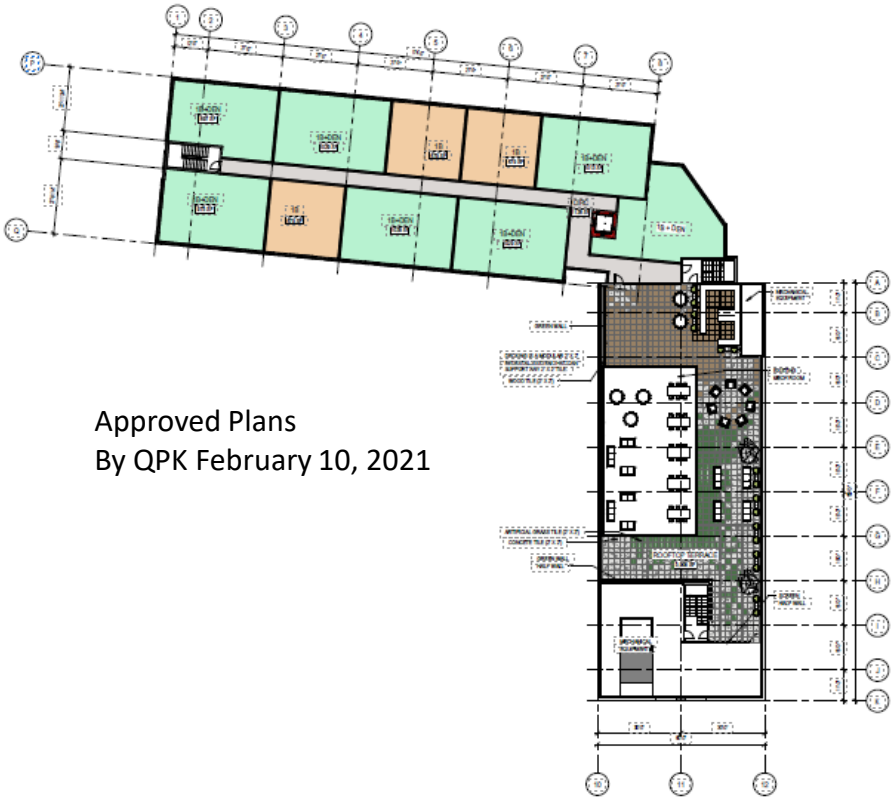


Approved Plans
By QPK February 10, 2021

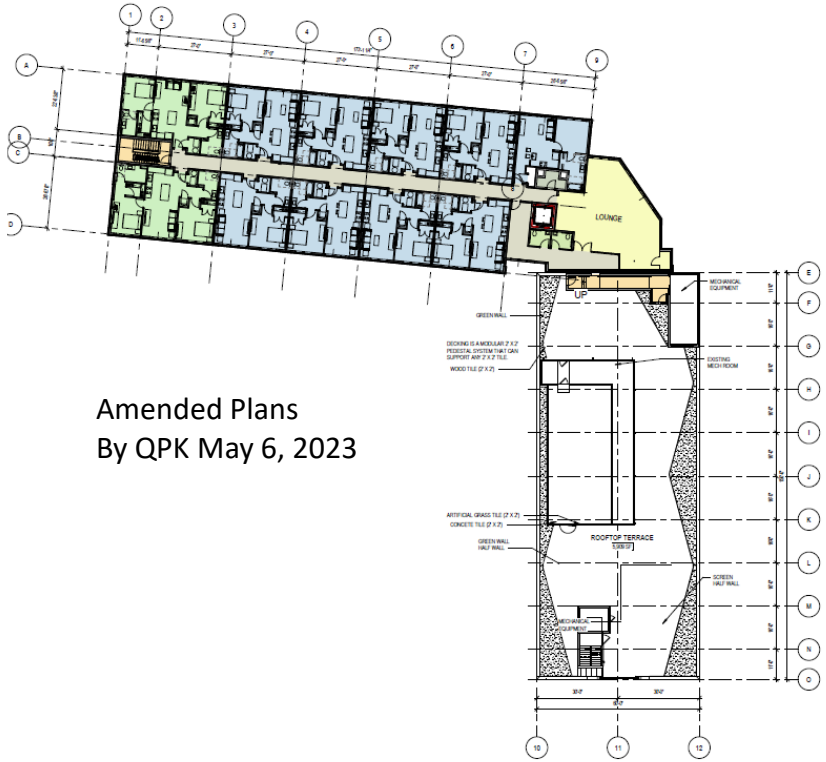


Amended Plans
By QPK July 28, 2023

# FOURTH FLOOR + ROOF PLAN



Approved Plans
By QPK February 10, 2021




Amended Plans
By QPK May 6, 2023

KARC
PLANNING CONSULTANTS, INC.

# 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:<br>X Site Plan $500<br>☐ $150 for 1000 square feet of floor area **$**<br>☐ Special Permit<br>☐ Full EAF $500<br>X $35 x 23 (# of Required Parking Spaces) = **$** 805.00<br>**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."<br><br>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<br>PO Box 792<br>Poughkeepsie, NY 12602 | 131300-6162-62-197319-0000 |
| 2 | 6-8 Elm Pl | Genady Ostrovsky<br>6-8 Elm Pl<br>Poughkeepsie, NY 12601 | 131300-6162-62-210306-0000 |
| 3 | 2-4 Elm Pl | Donald W. Cowles<br>169 Pleasant View Rd<br>Pleasant Valley, NY 12569 | 131300-6162-62-212300-0000 |
| 4 | 35 High St | Jon Behrends<br>PO Box 5146<br>Poughkeepsie, NY 12602 | 131300-6162-62-217286-0000 |
| 5 | 32 High St | Sandra Lee Coleman<br>32 High St<br>Poughkeepsie, NY 12601 | 131300-6162-62-204266-0000 |
| 6 | 30 High St | Peter Reilly<br>30 High St<br>Poughkeepsie, NY 12601 | 131300-6162-62-200269-0000 |
| 7 | 28 High St | Peter Reilly<br>30 High St<br>Poughkeepsie, NY 12601 | 131300-6162-62-195267-0000 |
| 8 | 26 High St | Kenneth Kari<br>Terra Nova Dr<br>Hopewell Junction, NY 12533 | 131300-6162-62-192268-0000 |
| 9 | 24 High St | 24 High St LLC<br>46 Main St<br>Ste 136<br>Monsey, NY 10952 | 131300-6162-62-188269-0000 |
| 10 | 22 High St | Rejuvenate Properties LLC<br>PO Box 372<br>Gardiner, NY 12525 | 131300-6162-62-185269-0000 |
| 11 | 20 High St | High V II LLC<br>235 N Main St<br>Ste 2<br>Spring Valley, NY 10977 | 131300-6162-62-180270-0000 |
| 12 | 18 High St | Ronald A. Decker<br>15 Parksville Rd<br>Pleasant Valley, NY 12569 | 131300-6162-62-175271-0000 |
| 13 | 14 High St | Ronald Decker<br>15 Parksville Rd<br>Pleasant Valley, NY 12569 | 131300-6162-62-168273-0000 |
| 14 | 11 High St | Senon Antonio Galvan<br>11 High St<br>Poughkeepsie, NY 12601 | 131300-6162-62-170292-0000 |

| | | | |
|---|---|---|---|
| 15 | 8 Zimmer Ave | 8 Zimmer Avenue LLC<br>15 Friendship Ln<br>Poughkeepsie, NY 12601 | 131300-6162-62-174303-0000 |
| 16 | Zimmer Ave | 27 High Street Lofts LLC<br>PO Box 792<br>Poughkeepsie, NY 12601 | 131300-6162-62-179317-0000 |
| 17 | Zimmer Ave | 27 High Street Lofts LLC<br>PO Box 792<br>Poughkeepsie, NY 12601 | 131300-6162-62-182317-0000 |
| 18 | 11 Zimmer Ave | Derek Owens<br>18 Homeside Ln<br>White Plains, NY 10605 | 131300-6162-62-187315-0000 |

# THE CITY OF POUGHKEEPSIE

**DEPARTMENT OF PUBLIC WORKS & ENGINEERING**

**SITE PLAN REVIEW**
Form #3

1. Date: August 11, 2023

2. Name of Site Plan: 27 High Street

3. Address or Location: 27 High Street

4. Owner: 27 High Street Lofts LLC

5. Engineer/ Architect: LRC Group

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:

**Site Plan Comments**

1. Indicate on Sheet W1 and W2 that developer to place 2" thick temporary asphalt cap as restoration for waterline trench.
2. Indicate on Sheet DN3, notes for fire hydrant, installed fire hydrant min./max. clearances to meet all NFPA 24 standards.

**SWPPP Comments**

3. Provide NOI Acknowledgement letter to City Engineering Department when received from NYSDEC.

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

# BUILDING DEPARTMENT

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

**Eric Philipp**
**Building Inspector**

## SITE PLAN REVIEW

**DATE:** 8-11-23

**PROJECT ADDRESS:** 27 High St

**PROJECT NAME:**

**OWNER:** 27 High Street Lofts LLC

**ENGINEER/ARCHITECT:**

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

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

There is a small area of the project in the North East corner that is located in a flood area, it will require to meet all flood plain requirements and a flood plain permit.
Review shows that the are a few walls that will be constructed right on the property line and have windows in them, based on the building code the walls will need to have a fire rating and therefor may not be able to have any openings or limited on the number of opens in the rated exterior walls. This will be reviewed under the permit review process.

**Eric Philipp**
**Building Inspector**

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: August 17, 2023

ADDRESS: 27 High St

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

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

*Turning Radius need to be the Tower Ladder 2 template.*

We would like rolled curbing on the entrance inside corners and the island in the parking lot.

Final location of FDC, Knox, and annunciator need to be approved by Fire Department before final issue of permit.

Joseph Franco
Joseph Franco, Fire Chief

8/17/23
Date

# 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 |

# 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): **1922940000**

Project Name: **27 High Street - Amended Site Plan**

Applicant: **KARC Planning Consultants**

Address of Property: **27 High 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: **8/11/2023**

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: **7/24/2023** | Notes: | ☑ Major Project |
| Date Received: **7/24/2023** | | Referral #: **ZR23-230** |
| Date Requested: **8/11/2023** | | |
| Date Required: **8/22/2023** | ☐ Also mailed hard copy | Reviewer: Heather M. LaV |
| Date Transmitted: **8/9/2023** | | |

# Federal Emergency Management Agency

Washington, D.C. 20472

**December 16, 2021**

MR. ALTON KNAPP
THE FLOOD RISK GROUP, LLC
236 VAN AERNEM RD
BALLSTON SPA, NY 12020

**CASE NO.: 22-02-0159A**
COMMUNITY: CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK
COMMUNITY NO.: 360222

DEAR MR. KNAPP:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

Federal Emergency Management Agency
Washington, D.C. 20472

# ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Federal Emergency Management Agency
Washington, D.C. 20472

# LETTER OF MAP AMENDMENT
## DETERMINATION DOCUMENT (REMOVAL)

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|---|---|---|
| COMMUNITY | CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK | A parcel of land, as described in the Bargain and Sale Deed recorded as Document No. 0220215145, in the Office of the Dutchess County, New York |
| | COMMUNITY NO.: 360222 | |
| AFFECTED MAP PANEL | NUMBER: 36027C0358E | |
| | DATE: 5/2/2012 | |
| FLOODING SOURCE: FALL KILL CREEK | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:41.709090, -73.922732<br>SOURCE OF LAT & LONG: LOMA LOGIC<br>DATUM: NAD 83 |

### DETERMINATION

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|---|---|---|---|---|---|---|---|---|
| -- | -- | -- | 27 High Street | Structure | X (unshaded) | -- | 160.1 feet | -- |

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

# LETTER OF MAP AMENDMENT
# DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

**ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

**I. PROPERTY ADDRESS:** 27 High Street

**II. PROPERTY OWNER:** 27 High Street Lofts, LLC
**ADDRESS:** PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
**PHONE NUMBER:** c/o 845-594-1055 (include area code)

**III. NAME OF APPLICANT:** Same as Owner
**ADDRESS:** KARC Planning Consultants, Inc.
PO Box 924, Poughkeepsie
New York, 12602 (state and zip code)
**PHONE NUMBER:** 845-594-1055 (include area code)
**EMAIL ADDRESS:** kelly@karcpc.com

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

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

**V. PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Residential Use.
Renovation of existing building for mixed use consisting of multi family units, the construction of new (nearly identical) building for multi family residential and office/conference space.

**VI. ZONING DISTRICT:** R-4 Medium High Density Residene

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

## PROJECT INFORMATION

New construction: __X__(yes)_____ (no)

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

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

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $ 5 M

**LOT AND BULK INFORMATION**:

Lot area: 1.23 (acres) _____ (square feet)

Building Footprint: 10,260 (proposed square feet for new construction)

11,429 (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

21,689 (total building footprint, square feet)

Lot Coverage: 37.6% (percentage, building coverage only)

Gross Floor Area: 41,040 (+/-) (proposed square feet for new construction)

36,000 (+/-) (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

77,040 (total gross floor area, square feet)

Building Height: 4 (stories) _____ (feet)

Floor Area Ratio: 1.48 (ratio of gross floor area divided by lot area)

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 131

B) Number of Off-Street Parking Spaces provided: 97

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

__X__ (Yes) _____ (No)

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

9 West Oakley Street

_____

_____

## IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 4 - Live-Work Units (1 bed)

Number of one (1) bedroom units: 51

Number of two (2) bedroom unit's 19

Number with three or more bedrooms: _____

Total number of units: 74

C) Is funding public? ____ Yes __X__ No

If yes, describe funding source: _____

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

A) Number of Employees: TBD

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

**XI. SERVICE BUSINESS PROPOSALS**

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

**XII. MERCANTILE PROPOSALS** (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

**XVII. APPLICANT CERTIFICATION**

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

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

KLibolt _____ June 27, 2023

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

September 5, 2023

Joseph Donat, Interim Development Director
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

**Re: 27 High Street**
**Amendment to Approved Site Plan**

Dear Mr. Donat and Ms. Garcia:

Enclosed please find three (3) copies of the following:

1. Cover letter with responses to comments, dated September 5, 2023.
2. Revised Site Plan sheets TT-1, DN-3, W1, and W2 prepared by LRC, dated August 28, 2023.
3. Draft Reciprocal Parking Agreement, dated September 5, 2023.
4. FEMA Letter of Amendment received by Alton Knapp, dated December 16, 2023.

**Below please find responses to comments prepared by Dutchess County Planning dated August 9, 2023:**

1. *No comments: Matter of local concern.*

   **Response:** Comment noted.

**Below please find responses to comments prepared by the City of Poughkeepsie Department of Public Works and Engineering dated August 11, 2023:**

**Site Plan Comments**

1. *Indicate on Sheet W1 and W2 that developer to place 2' thick temporary asphalt cap as restoration for waterline trench.*

   **Response:** As requested, the asphalt restoration notation has been indicated on sheets W1 & W2.

2. *Indicate on Sheet DN3, notes for fire hydrant, installed fire hydrant min./max. clearances to meet all NFPA 24 standards.*

   **Response:** As requested, the note regarding fire hydrant min./max. clearance ans NFPA 24 standards has been added to sheet DN-3.

**SWPPP Comments**

3. *Provide NOI Acknowledgement letter to City Engineering Department when received from NYSDEC.*

   **Response:** Comment noted. The applicant requests that the above comment be added as a condition of site plan approval.

**Below please find responses to comments prepared by the City of Poughkeepsie Building Department dated August 11, 2023:**

1. *There is a small area of the project in the Northeast corner that is located in a flood area, it will require to meet all flood plain requirements and a flood plain permit.*

   **Response:** Per FEMA Letter of Map Amendment Determination Document (Removal) dated December 16, 2023please note the following statement:

   *This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.*

   *This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination.*

   Complete Letter of Map Amendment Determination Document (Removal) is attached.

2. *Review shows that the are a few walls that will be constructed right on the property line and have windows in them, based on the building code the walls will need to have a fire rating and therefor*

*may not be able to have any openings or limited on the number of opens in the rated exterior walls. This will be reviewed under the permit review process.*

**Response:** It is our understanding that the New York State Building Code defines building Fire Separation Distance from the building face to the centerline of a street, an alley or public way (item 2). The centerline of Zimmer to the building face is over sixteen (16) feet. Thus, per table 602, the exterior walls are required to be one (1) hour rated. Per 705.5, if the Fire Separation Distance is greater than ten (10) feet the rating is from the interior exposure only. Per table 705.8, with a Fire Separation Distance of fifteen (15) to twenty (20) feet, fully sprinklered unprotected openings occupying up to seventy-five (75) precent of the façade is permitted. The North and East facades are only thirty-one (31) percent or less openings, which is well within the permitted standard.

**Below please find responses to comments prepared by the City of Poughkeepsie Fire Department dated August 17, 2023:**

1. *Turning Radius need to be the Tower Ladder 2 template.*

   **Response:** Comment noted. Tower Ladder 2 template added to TT-1.

2. *We would like rolled curbing on the entrance inside corners and the island in the parking lot.*

   **Response:** The applicant requests that the above comment be added as a condition of site plan approval.

3. *Final location of FDC, Knox, and annunciator need to be approved by Fire Department before final issue of permit.*

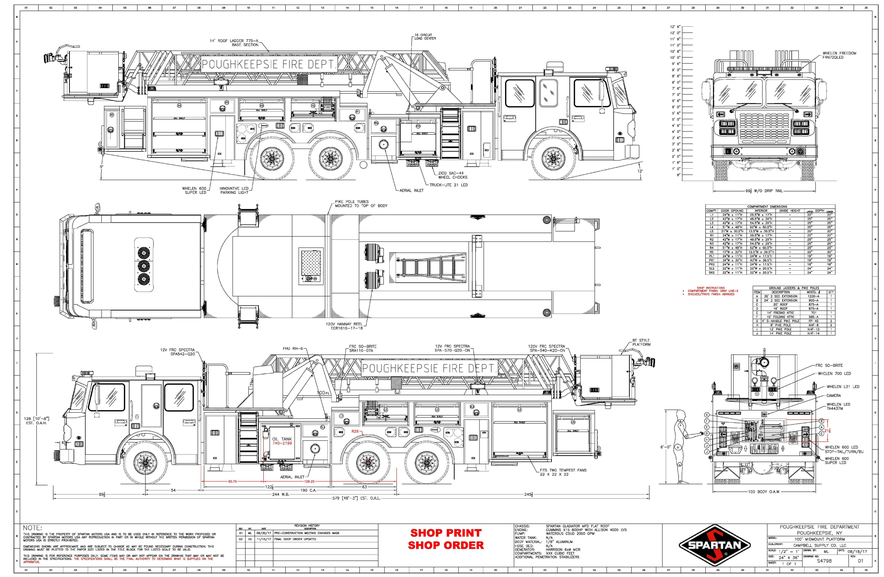
   **Response:** The applicant requests that the above comment be added as a condition of site plan approval.

Thank you,

Natalie Quinn

Natalie Quinn




SPARTAN FIRE TRUCK 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
071104

| # | Date | Revisions |
|---|---|---|
| 2. | 2021-06-04 | 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 |
| 7. | 2023-06-27 | REVISED PER UNIT COUNTS |
| 8. | 2023-08-28 | 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

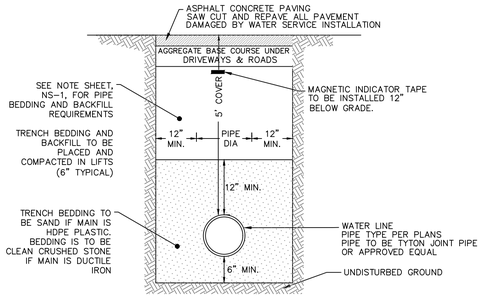
## RESIDENTIAL DEVELOPMENT

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

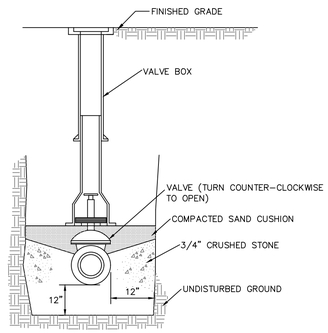
| | | | |
|---|---|---|---|
| Design/Calcs | BS | CAD File | TT18227701.dwg |
| Drawn | SMC | Project No. | 18-2277 |
| Checked | KFC | Date | 2021-04-02 |
| Approved | REM | Scale | 1"=20' |

Sheet No. TT-1

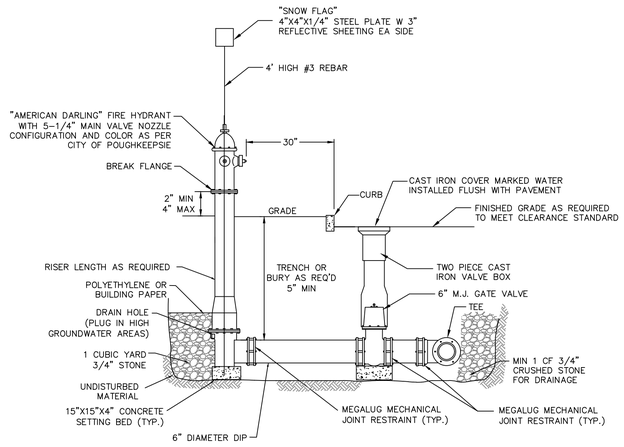
X:_JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\TT18227701.dwg




1 DN-3 **WATER MAIN TRENCH**
NOT TO SCALE

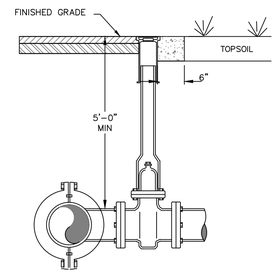



2 DN-3 **VALVE AND VALVE BOX DETAIL**
NOT TO SCALE



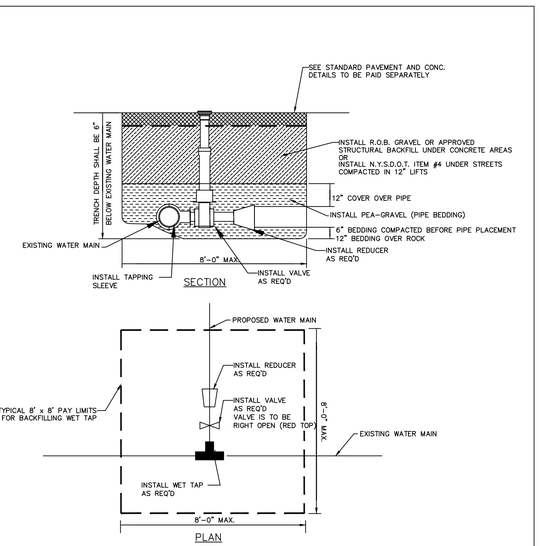

3 DN-3 **HYDRANT AND VALVE ASSEMBLY DETAIL INSTALLATION (ADJACENT CURB)**
NOT TO SCALE
HYDRANTS TO BE AMERICAN DARLING B-62-B

NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED TO MEET ALL NFPA 24 STANDARDS.
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.

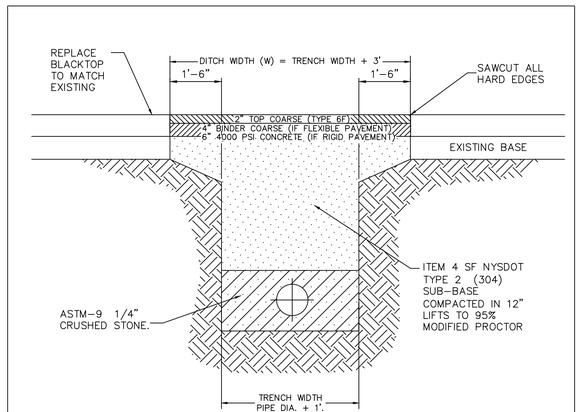
4 DN-3 **WATER TAPPING SLEEVE AND VALVE**
NOT TO SCALE




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.

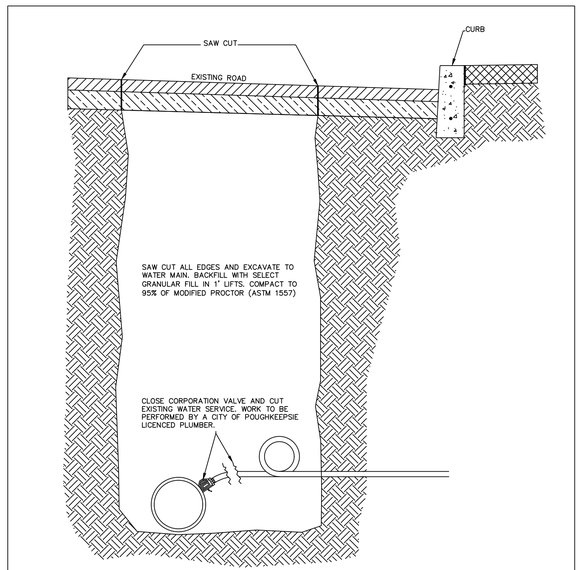
| | | | |
|---|---|---|---|
| CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602 | FILE NO.: | TAPPING SLEEVE & VALVE | 1 PAGE NO. |
| | DATE: 3-6-00 | | |
| | SCALE: AS NOTED | | |
| | DRAWN BY: JP | | |




**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 | | |




| # | Date | Revisions |
|---|---|---|
| 1. | 2021-06-04 | REVISED PER COMMENTS |
| 2. | 2021-09-10 | REVISED PER COMMENTS |
| 3. | 2021-09-28 | REVISED PER COMMENTS |
| 4. | 2021-12-08 | SUBMITTED FOR SIGNATURES |
| 5. | 2021-04-29 | SUBMITTED FOR SIGNATURES |
| 6. | 2023-06-27 | REVISED PER UNIT COUNTS |
| 7. | 2023-08-28 | REVISED PER COMMENTS |
| 8. | | |

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

# WATER DETAILS

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

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

X:\JOBS\Jobs 2018\18-2277-Page Park - High Street\DWG\DN18227703.dwg

NOTES:

1. THE LAYING LENGTH OF THE NEW HYD/VALVE/SHOE ASSEMBLY MAY BE TOO LONG TO PLACE THE HYDRANT A PROPER DISTANCE FROM THE EDGE OF THE ROADWAY/ BACK OF CURB. CENTERLINE OF THE WATER MAIN PIPE WILL HAVE TO BE SET ACCORDINGLY.
2. ANY ABANDONMENT OF EXISTING HYDRANTS TO BE AT THE EXISTING FEED CONNECTIONS – CUT OUT THE TEE AND REPLACE PIPE SECTION.
3. BUTTERFLY VALVES TO BE SUBSTITUTED IF DEPTH OF THE NEW MAIN IS NOT ADEQUATE TO PROVIDE COVER. TOP OF 10 INCH VALVE OPERATING NUT TO THE OUTSIDE OF THE PIPE IS APPROXIMATELY 3 FEET. VALVE AT EAST SIDE OF BRIDGE AND TS&V AT NORTH HAMILTON 16" MAIN SHOULD BE ADEQUATE TO CONTROL THAT SECTION.
4. NORTH HAMILTON TS&V POINT WILL POSSIBLY BE WITHIN THE EXISTING ATT FIBER OPTIC TRENCH, RUNNING FULL LENGTH OF NORTHHAMILTON STREET. CONTRACTOR TO BE AWARE AND TO UNDERSTAND JURISDICTION OVER TRENCH.VALVE ACCESS HARDWARE AT THIS POINT WILL POSSIBLY BE WITHIN THEIR DUCT BANK.
5. WATER SERVICES THAT ARE INTERCEPTED/ CROSSED FROM NORTH HAMILTON TO ELM PLACE SHOULD BE CONNECTED TO NEW MAIN AND OLD SERVICES ABANDONED AT EXISTING MAIN CONNECTION POINTS.
6. ALL JOINTS TO BE FULLY RESTRAINED.

ELM PL.

INSTALL 10" PLUG

APPROX. LOCATION OF FIRE STAND PIPE SERVICING 27 HIGH STREET

INSTALL 4-WAY 10"x8" CROSS. REQUIRES 4-WAY VALVING CONFIGURATION AS SHOWN

CONFIRM OPERATION OF VALVE. REMOVE AND REPLACE WITH NEW 8" VALVE IF INOPERABLE.

CONCRETE SIDEWALK REHAB BY CITY

INSTALL NEW B-62-B HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

CITY TO BAG HYDRANT

REMOVE HYDRANT, CUT AND CAP BRANCH

SEE DRAWINGS MM1-MM3 FOR WATERMAIN CONSTRUCTION DETAIL CROSSING HIGH STREET BRIDGE

FALLKILL CREEK

FLOW

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

INSTALL 10" DIP WATER MAIN

HIGH ST.

ABANDON CATCH BASIN AND REGRADE

INSTALL 10" GATE VALVE

MATCHLINE

FLOW

DIVERSION ST DRY WEATHER 30" LINE

30" TOWN TRUNK

40" BRICK

OF# 18

OF# 19

T/RIM=510.13 INV=502.92

T/GRATE=502.97 INV=499.97

T/RIM=502.42 INV=484.87

T/RIM=502.50 INV IN=498.60 (N) INV IN=498.50 (S) INV OUT=498.30 (E)

T/RIM=501.47 INV=482.32

T/RIM=502.83 INV IN=483.43 INV OUT=494.28

T/RIM=500.52 INV IN=486.43 (E) INV=483.89

T/RIM=501.03 INV IN=488.23 INV OUT=482.62

## WATER MAIN INSTALLATION PLAN

SCALE: 1"=10'-0"

DENOTES WORK TO BE PERMORED BY CITY

DENOTES WORK TO BE PERFORMED BY OWNER / APPLICANT

Developer to place 2" thick temporary asphalt cap as restoration for waterline trench

Revised per commwents 2023-08-28

| 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

MATCHLINE

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-62-B HYDRANT TO INCLUDE 10"X6" TEE AND 6" GUARD VALVE, ALL JOINTS TO BE FULLY RESTRAINED

INSTALL 16"X10" TS&V

NORTH HAMILTON TS&V POINT WILL POSSIBLY BE WITHIN THE EXISTING ATT FIBER OPTIC TRENCH, RUNNING FULL LENGTH OF NORTH HAMILTON STREET. CONTRACTOR TO BE AWARE AND TO UNDERSTAND JURISDICTION OVER TRENCH. VALVE ACCESS HARDWARE AT THIS POINT WILL POSSIBLY BE WITHIN THEIR DUCT BANK.

HIGH ST.

N. HAMILTON ST.

FIBER OPTIC

## WATER MAIN INSTALLATION PLAN

SCALE: 1"=10'–0"

DENOTES WORK TO BE PERFORMED BY CITY

DENOTES WORK TO BE PERFORMED BY OWNER / APPLICANT

Developer to place 2" thick temporary asphalt cap as restoration for waterline trench

Revised per comments 2023-08-28

| REVISIONS | | | |
|---|---|---|---|
| NO. | BY | DESCRIPTION | DATE |
| . | . | . | . |

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT

**WATER IMPROVEMENTS AT HIGH STREET**

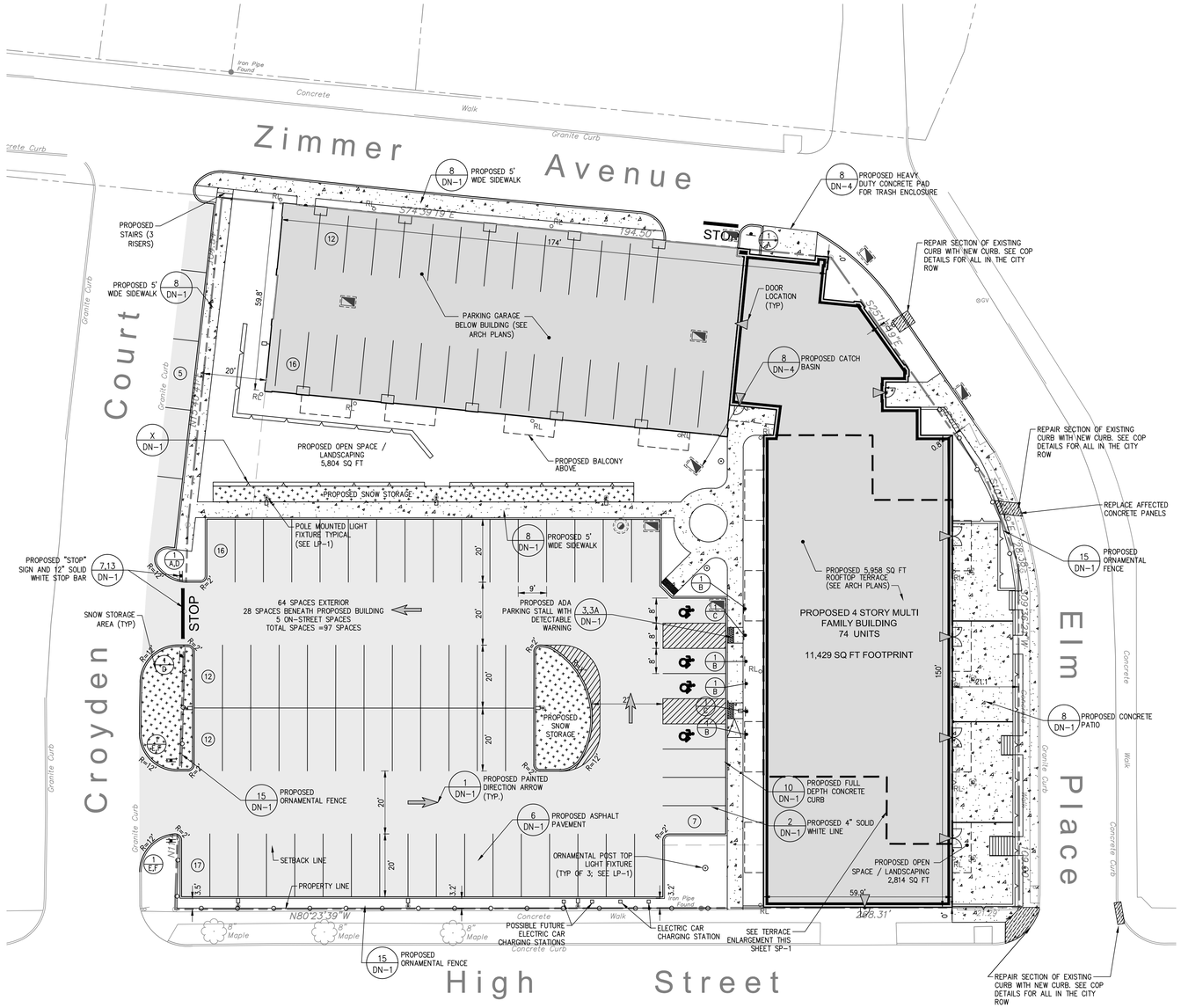
CITY OF POUGHKEEPSIE, NEW YORK

| | |
|---|---|
| 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




* 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<br>0.52 ACRES (3) | 21,548 SF<br>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:<br>1 PER LIVE / WORK<br>1.5 PER ONE BEDROOM<br>2.0 PER TWO BEDROOM<br><br>VISITOR PARKING<br>LIVE WORK UNITS=(4)<br>(2 x 51 TWO BEDROOM UNITS=(4)+(102)=106 SPACES) | 106 REQUIRED | 28 SPACES UNDER BLDG<br>64 EXTERIOR SPACES<br>5 ON-STREET SPACES<br><br>97 TOTAL SPACES |
| HANDICAP SPACES | 4 REQUIRED * | 4 |
| MIN. PARKING DIMENSIONS | 9'x20' | 9'x20' |
| MIN. AISLE WIDTH (ONE WAY TRAFFIC) | 20' | 20' (ONE WAY) |

* PER ADA TABLE 208.2

## LEGEND

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

## SIGN LEGEND

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

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

SIGNS

SIGN LEGEND No.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074104

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

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

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LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

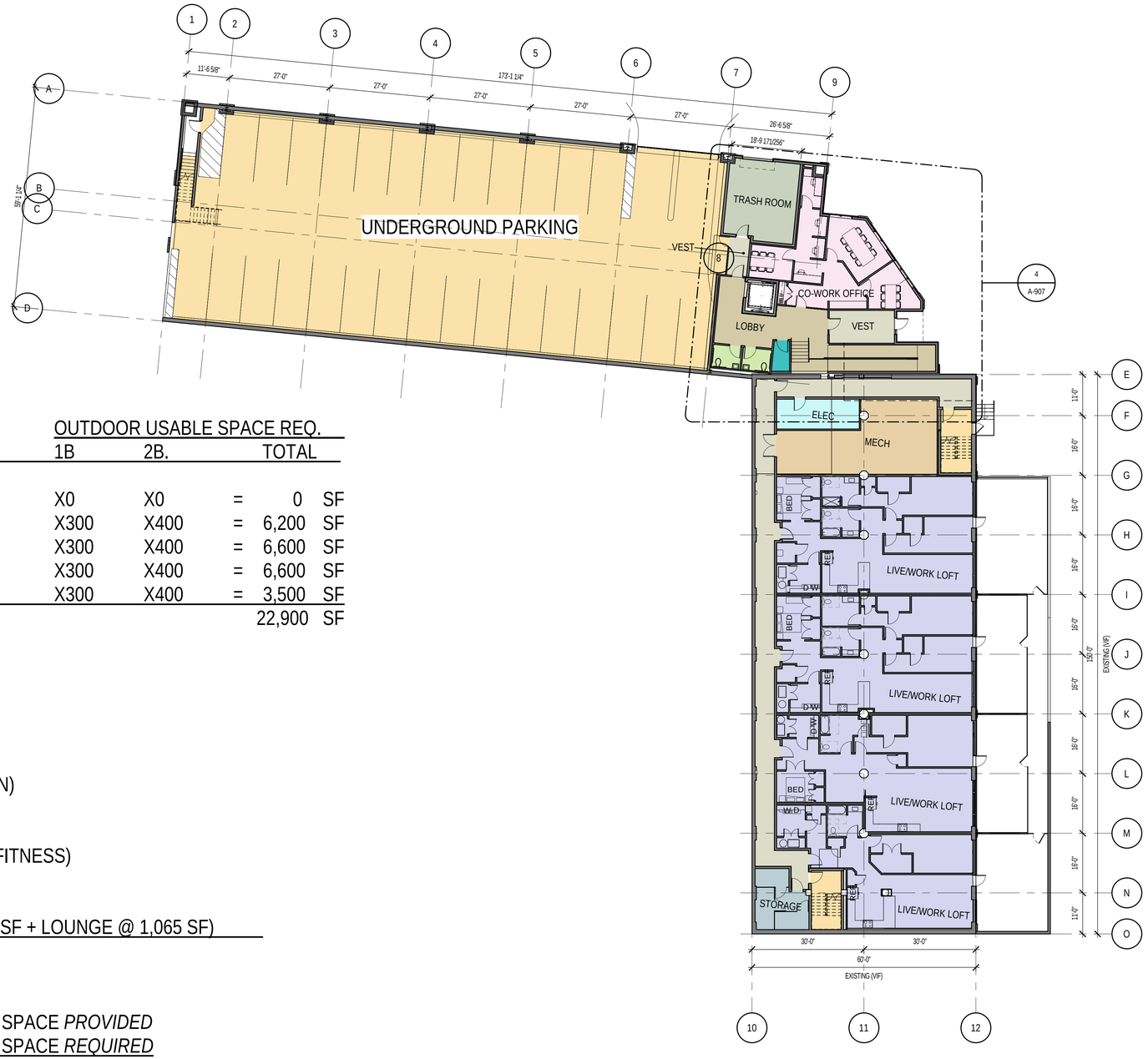
# SITE PLAN

## RESIDENTIAL DEVELOPMENT

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

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

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




## UNIT COUNT

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

## OUTDOOR USABLE SPACE REQ.

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

## OUTDOOR USABLE OPEN SPACE

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

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

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR

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

# BSMT FLOOR PLAN

A-909

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

06/06/2023




## UNIT COUNT

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

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

## OUTDOOR USABLE OPEN SPACE

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

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

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

# FIRST FLOOR PLAN

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

A-910

06/06/2023




## UNIT COUNT

| FLOOR | A LIVE/WORK | B 1B | C 2B | TOTAL |
|---|---|---|---|---|
| BSMT | 4 | | | 4 |
| 1ST FLR | | 14 | 5 | 19 |
| 2ND FLR | | 14 | 6 | 20 |
| 3RD FLR | | 14 | 6 | 20 |
| 4TH FLR | | 9 | 2 | 11 |
| TOTAL | 4 | 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*** |

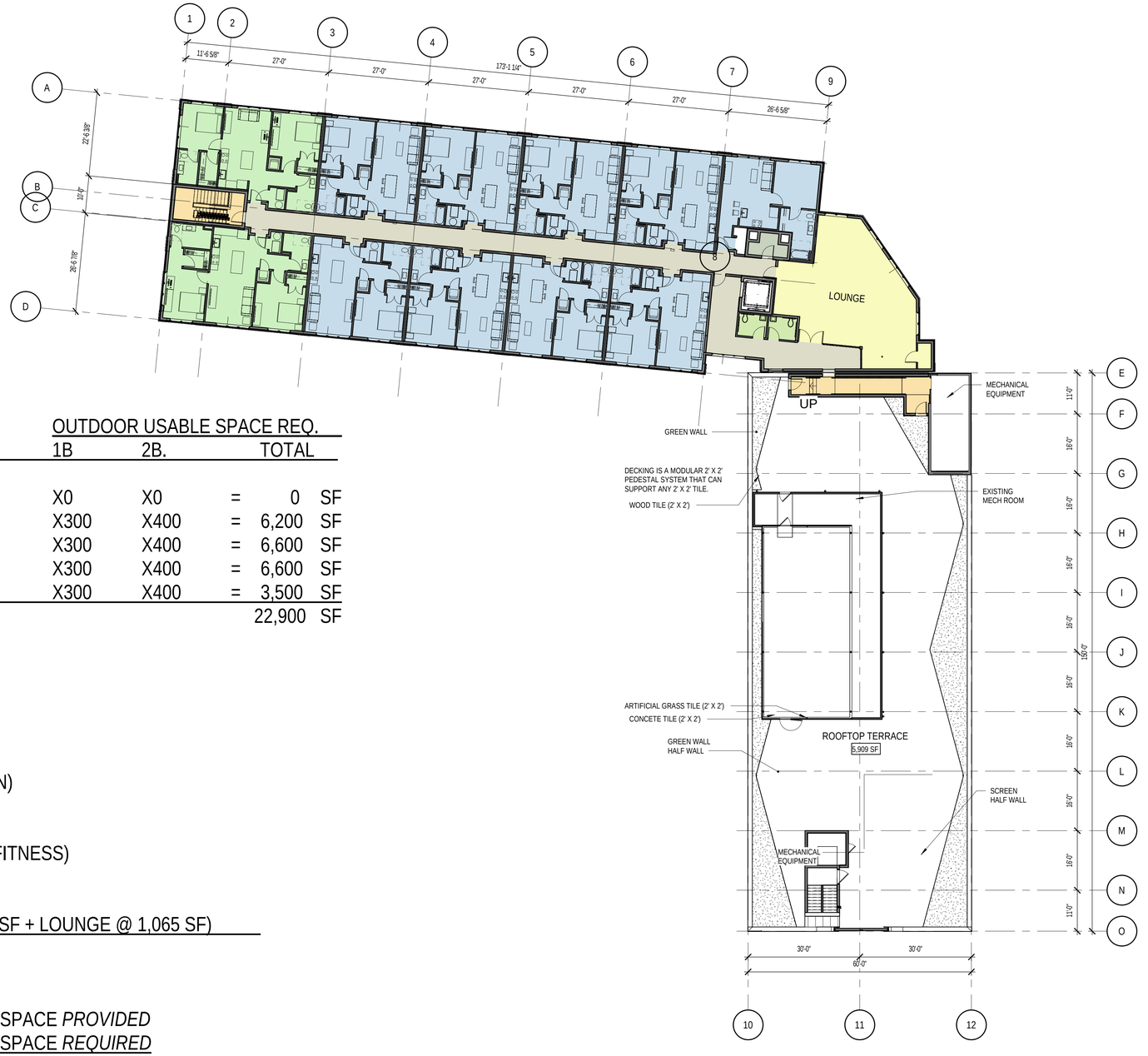
1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

# 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 |
|---|---|---|---|---|
| BSMT | 4 | | | 4 |
| 1ST FLR | | 14 | 5 | 19 |
| 2ND FLR | | 14 | 6 | 20 |
| 3RD FLR | | 14 | 6 | 20 |
| 4TH FLR | | 9 | 2 | 11 |
| TOTAL | 4 | 51 | 19 | 74 |
| | (5%) | (69%) | (26%) | |

## OUTDOOR USABLE SPACE REQ.

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

## OUTDOOR USABLE OPEN SPACE

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

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

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

# FOURTH FLOOR PLAN

A-912

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

06/06/2023




# PERSPECTIVE - 1

D-951

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023

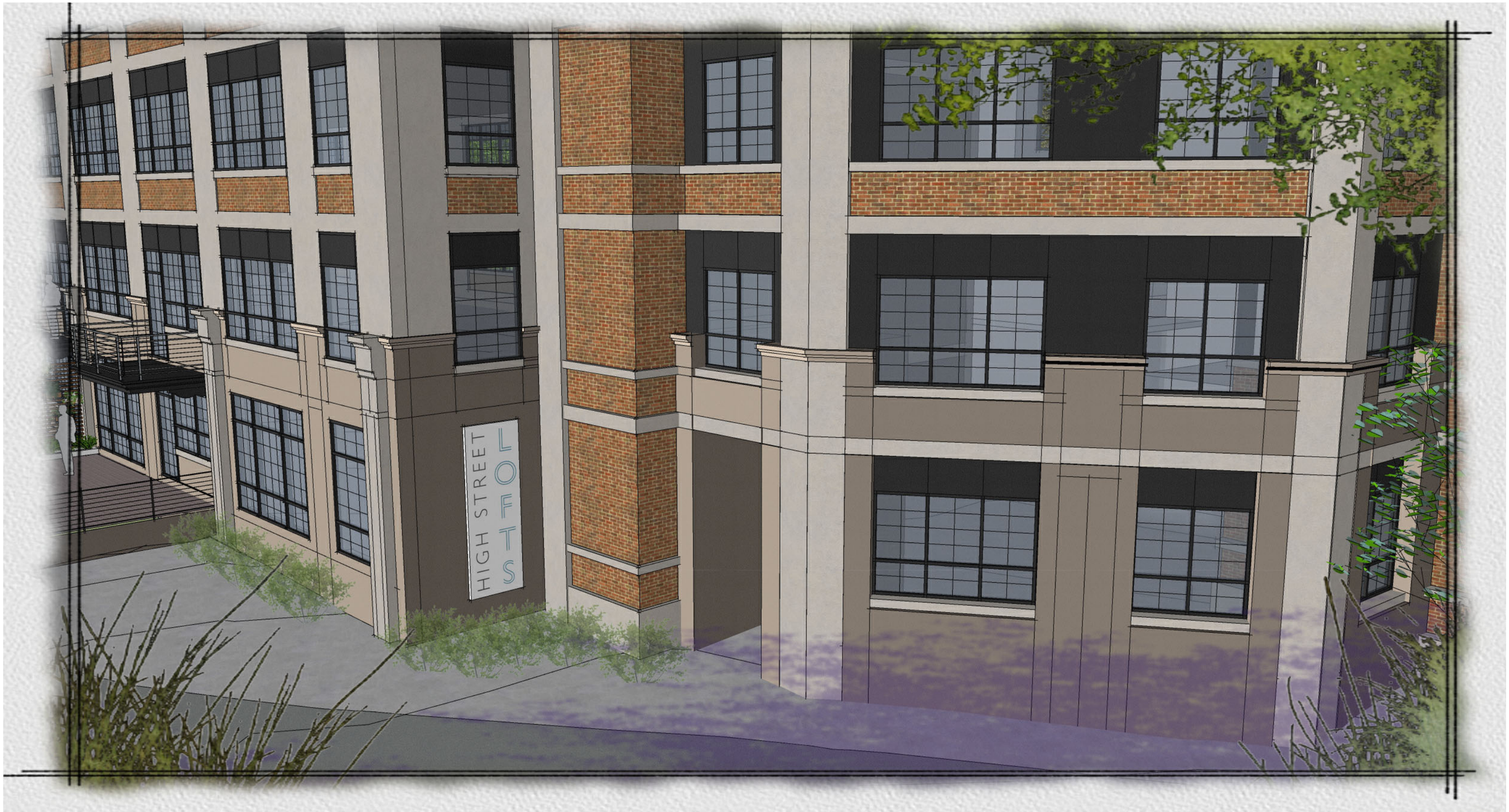



# PERSPECTIVE - 3

D-953

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023




# PERSPECTIVE - 8

D-958

27 HIGH STREET MULTIFAMILY RESIDENTIAL DEVELOPMENT

05/25/2023

**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:** 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.

| 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

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

# RECIPROCAL PARKING AGREEMENT

**AGREEMENT** (this "**Agreement**") dated as of the ___ day of ____, 2023 by and between 27 HIGH ST LOFTS, LLC, a New York limited liability company, with offices located at 85 Civic Center Plaza, Suite LL1, Poughkeepsie, New York 12601 ("**27 High**") and 27 HIGH ST LOFTS LLC, a New York limited liability company, having an address at 85 Civic Center Plaza, Suite LL1, Poughkeepsie, New York 12601 ("**9 W Oakley**").

## W I T N E S S E T H:

**WHEREAS**, 9 West Oakley is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 9 west Oakley Street (Section 6162, Block 62, Lot 197319), as more particularly described on Schedule A .

**WHEREAS**, 27 High is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 27 High Street (Section 6162, Block 62, Lot 192294), as more particularly described on Schedule B.

**WHEREAS**, 27 High and 9 W Oakley desire to complete a parking agreement: and as shown on Schedule C (the **"Parking Agreement"**)

**WHEREAS**, 9 W Oakley desires to grant 27 High, permission to park up to XXX vehicles within the Parking Lot located on 9 W Oakley's Property; and

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

1. 9 W Oakley and 27 High agree that each party shall use the Parking Lot in accordance with the applicable laws, rules, regulations, determinations and ordinances of the City of Poughkeepsie, County of Dutchess and/or any other federal, state, county or local governmental authority having jurisdiction over the Parking Lot and/or the use thereof.

2. 9 W Oakley agrees that it shall have the obligation, to alter, repair and maintain the Parking Lot.

3. This Agreement constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless in writing and signed by 27 High and 9 W Oakley or their respective successors, heirs and assigns. There are no oral agreements between 27 High and 9 W Oakley in connection with this Agreement or the transaction of which it is a part.

DRAFT

[Signatures Appear on Following Page]

DRAFT

[Signature Page to Parking Agreement]

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

**27 HIGH**:

27 HIGH ST LOFTS, LLC
a New York limited liability company

By: _____
Name:
Title:

**95 W OAKLEY**:

27 HIGH ST LOFTS, LLC
a New York limited liability corporation

By: _____
Name:
Title:

DRAFT

## Acknowledgements

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

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

_____
Notary Public

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

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

_____
Notary Public

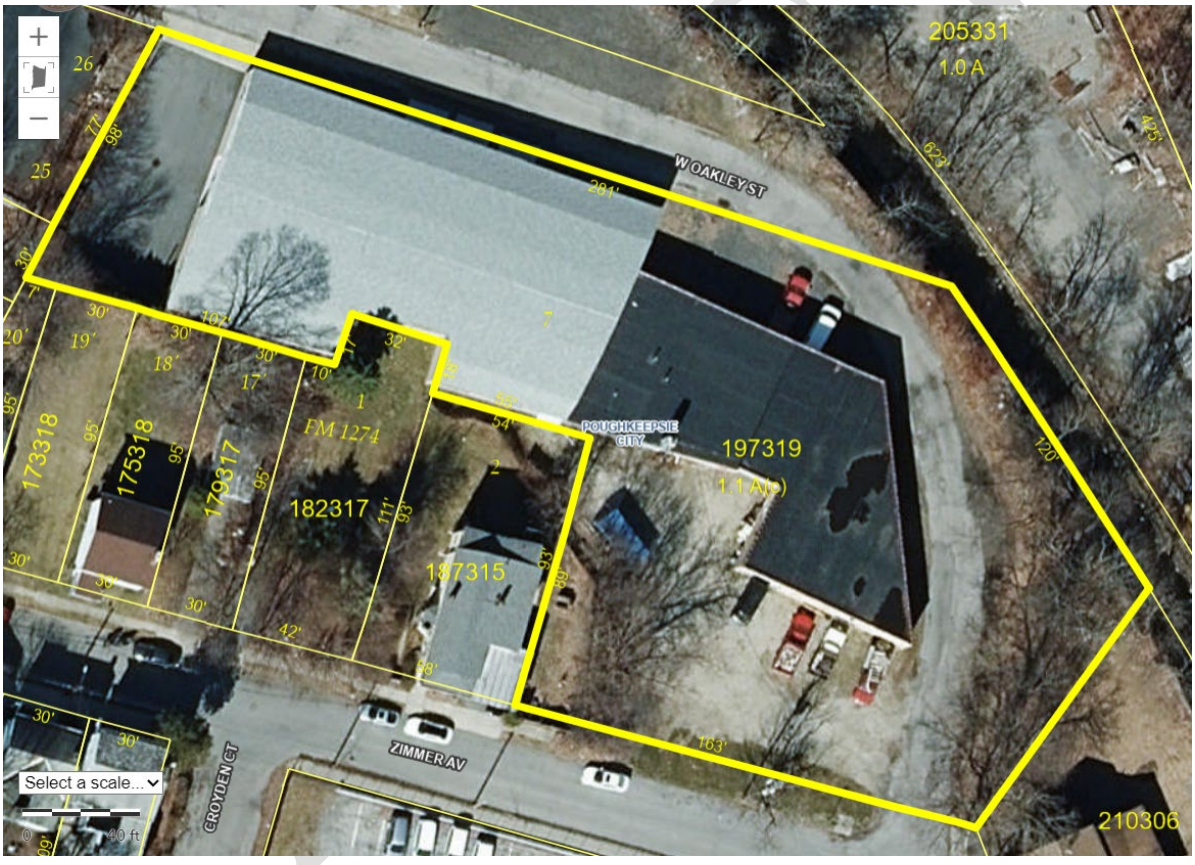
DRAFT

# SCHEDULE A

**9 West Oakley Street**

**Parcel ID 6162-62-197319**

Being a Parcel of land situated, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York. Being bounded and describes as follows:






C&F: 3464850.4

## SCHEDULE B

**27 High Street**

**Parcel ID 6162-62-192294**

Being a Parcel of land situated, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York. Being bounded and describes as follows:






C&F: 3464850.4

# SCHEDULE C

## Dutchess County Parcel Access

## Mapping of Parcels in Agreement






C&F: 3464850.4

# 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**

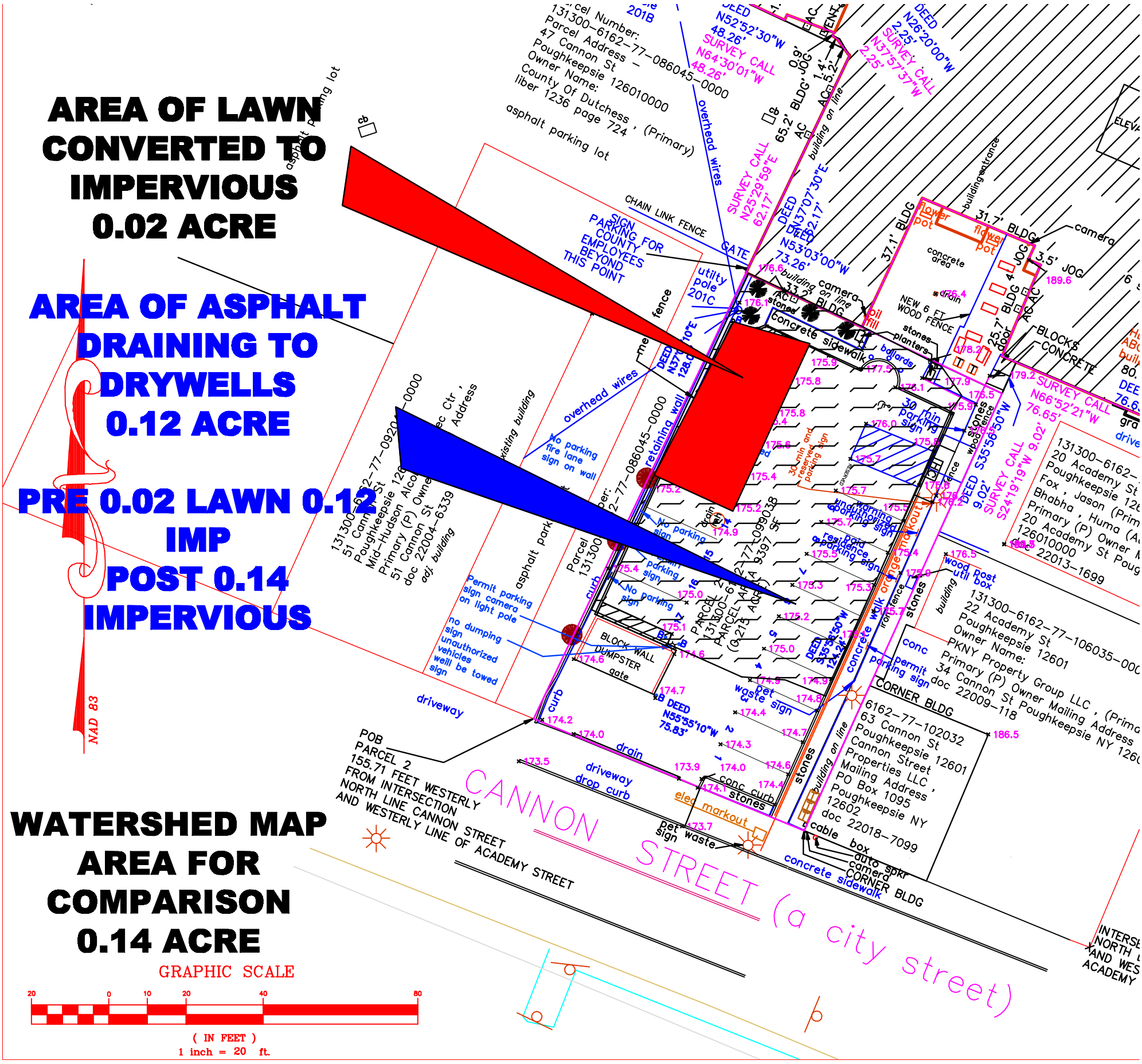
**PRE 0.02 LAWN 0.12 IMP**
**POST 0.14 IMPERVIOUS**

**WATERSHED MAP AREA FOR COMPARISON 0.14 ACRE**

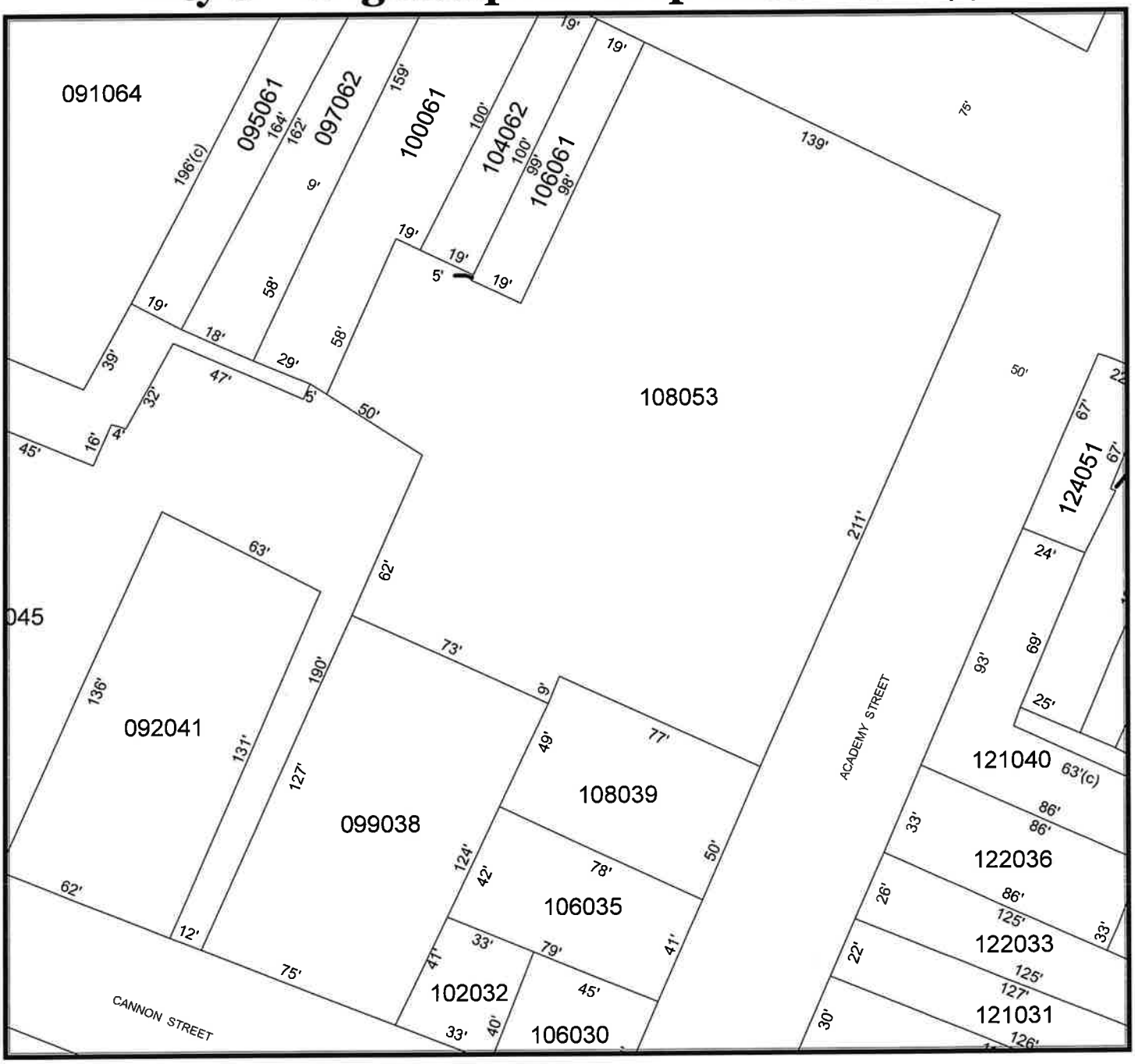
GRAPHIC SCALE

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**

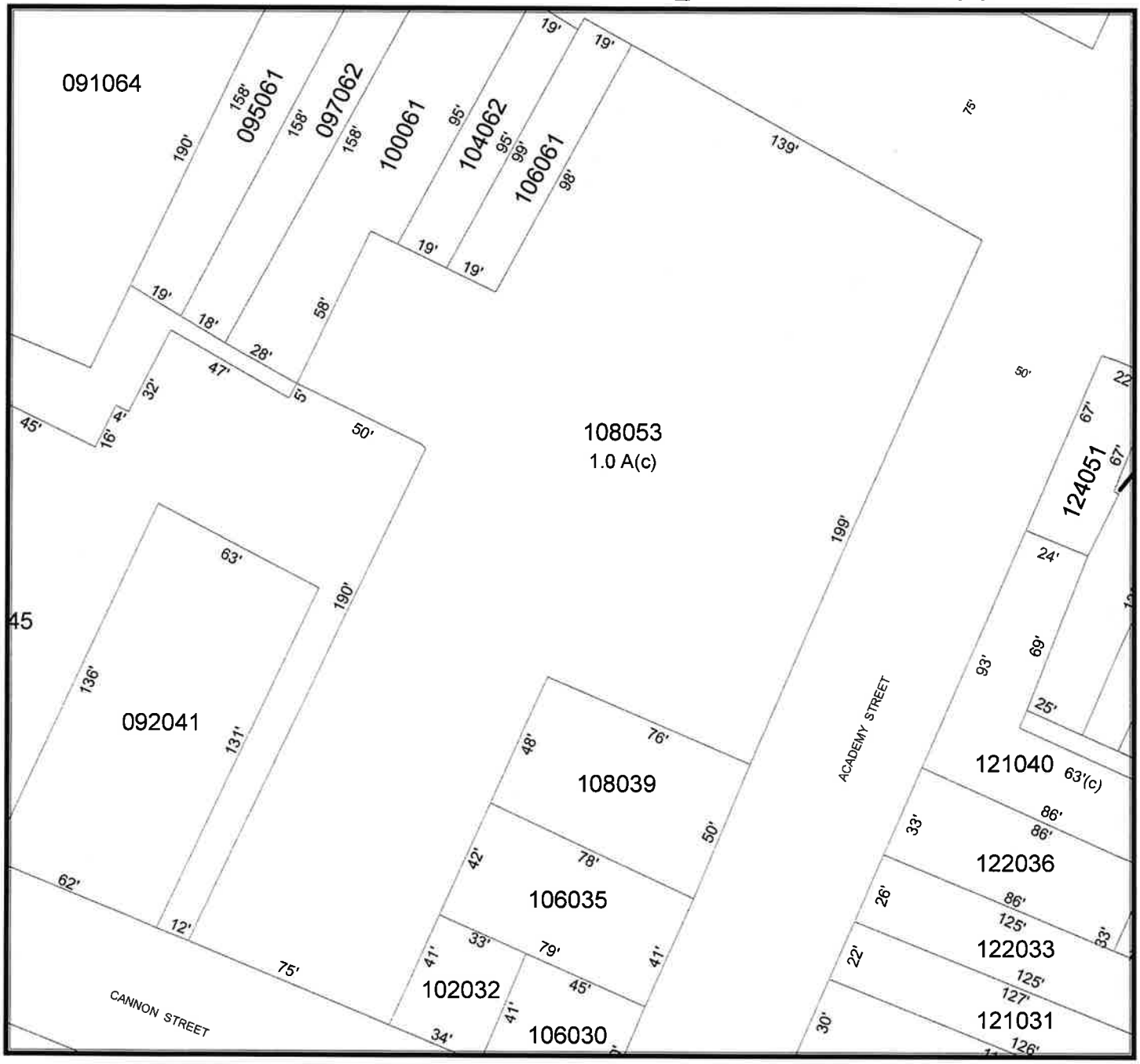
**Lora** **BEFORE**

**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

# THE CITY OF POUGHKEEPSIE
# FIRE DEPARTMENT

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


SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: August 17, 2023

ADDRESS: 332 Main St.

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

___ The site plan is acceptable and will be signed with the following conditions:

*(List conditions here)*

Joseph Franco, Fire Chief

8/17/2023
Date

# 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

KARC
PLANNING CONSULTANTS, INC.

September 11, 2023

Joseph Donat, Interim Development Director
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

**Re: 332 Main Street – Luckey Platt**
**Amended Site Plan**

Dear Mr. Donat and Ms. Garcia:

Enclosed please find two (2) copies of the following:

1. Letter from Central Hudson dated August 10, 2023
2. Letter from LRC Engineering dated September 8, 2023

**Below please find responses to comments prepared by The City of Poughkeepsie Department of Public Works & Engineering dated July 13, 2023:**

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.*

   **Response:** Please see attached letter from Central Hudson dated August 10, 2023 noting the adequacy of the current electrical service to meet the needs of the proposed site plan amendment. Please see the attached letter from LRC Engineering dated September 8, 2023 noting the adequacy of the current water and sewer service to meet the needs to the proposed site plan amendment.

KARC
PLANNING CONSULTANTS, INC.

**Below please find responses to comments prepared by The City of Poughkeepsie Fire Department dated August 17, 2023:**

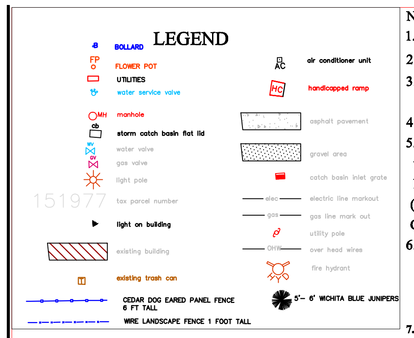
1. *The site plan is acceptable and will be signed without conditions.*

   **Response:** Comment noted.

Thank you,

Natalie Quinn

Natalie Quinn



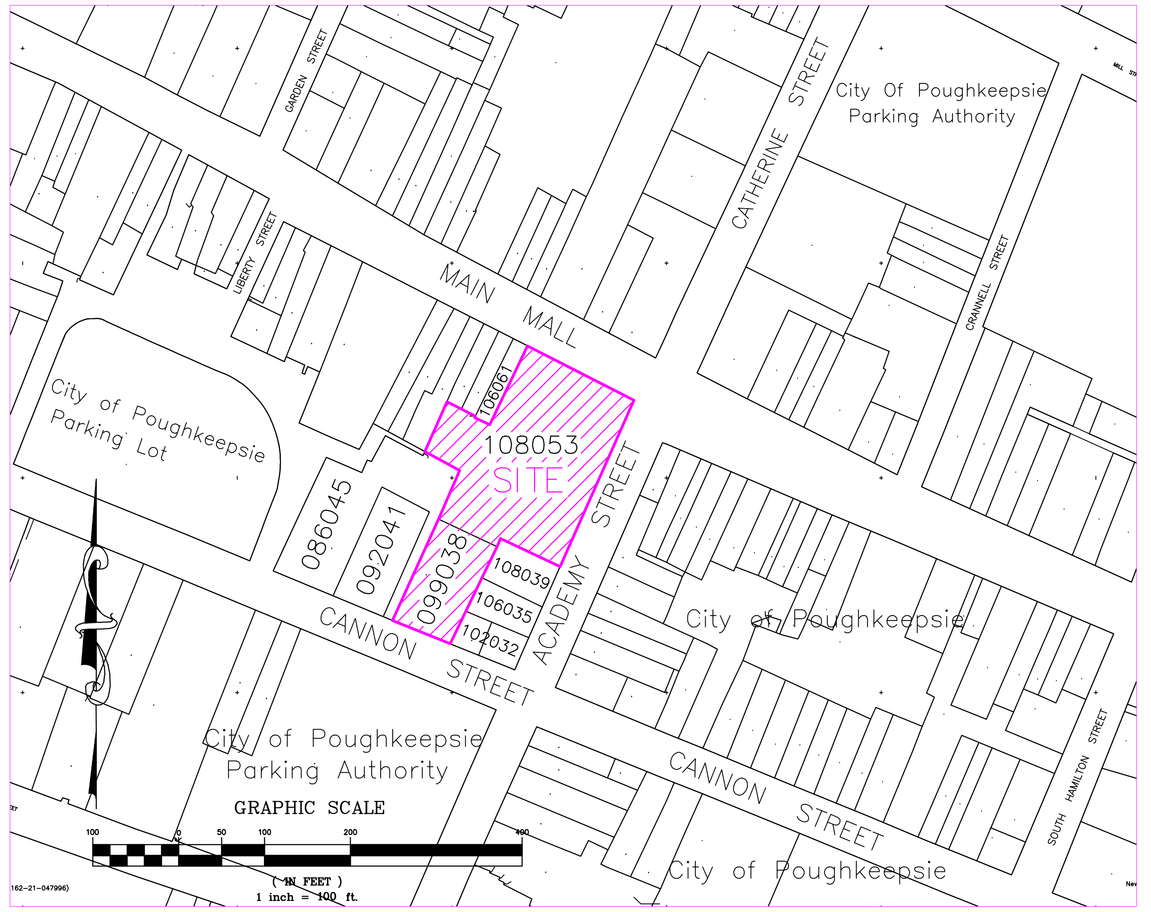

NOTES:

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**




©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

| No. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | 12/28/22 | UPDATE ASBUILT | JPB |

Date 06/26/21
Sheet 1 of 1

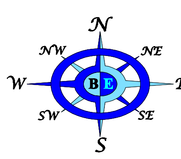
# ALTA/NSPS LAND TITLE SURVEY

**TAX PARCELS**
131300-6162-77-108053-0000
131300-6162-77-099038-0000

**CITY OF POUGHKEEPSIE**
**County of Dutchess**

**BERGER ENGINEERING AND SURVEYING, PLLC**
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergersnp@gmail.com

**State of New York**

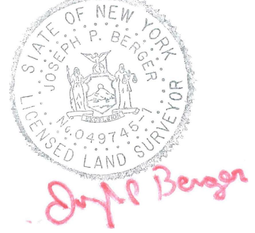



**Title No.: LTA-201113**
**Premises: 332 Main Street and 57-59 Cannon Street, Poughkeepsie, NY**
**Owner: Luckey Platt Owner, LLC**
**Additional: Luckey Platt RealtyCo, LLC**
**Lender: Bank of America, N.A.**

*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*




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.**

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

**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(6), 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 nonconpllying 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.*

# *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**

September 8, 2023

Joseph Kane
Assistant Civil Engineer
City of Poughkeepsie Department of Public Works & Engineering
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: Lucky Platt, 332 Main Street, Poughkeepsie, NY**

Dear Mr. Kane,

In review of the proposed redevelopment of the Lucky Platt Building. The building currently houses a total of 148 Units that is comprised of 146 bedrooms and 44 studio units.

The total estimated water/sewer requirements would 16,000 GPD for the building. The building will continue to utilize two existing sanitary sewer pipe discharge locations, one 6" Cast Iron pipe on Main Street and a second 8" Cast Iron pipe connected to Academy Street. Per the New York State Plumbing Code Table 710.1(1) both the 6" and 8" have more than enough capacity when sloped at 1/8" per foot min.

If any further information is needed at this time please let us know.

Sincerely,
**The LRC Group**

Kenneth Casamento
Principal

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

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

**Offices in New York, Connecticut and New Jersey**
www.lrcconsult.com
**Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture**

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;

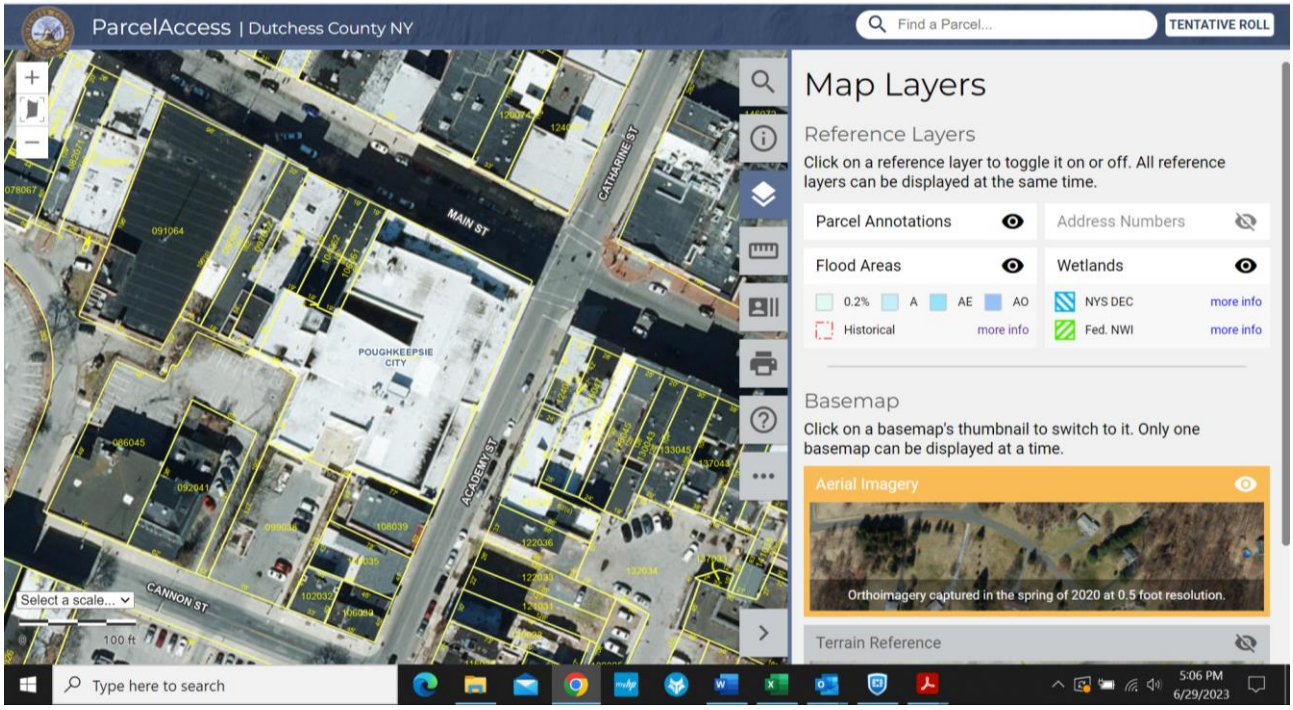
**Response:** The site is relatively flat and fully developed. No new grading is proposed.

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):

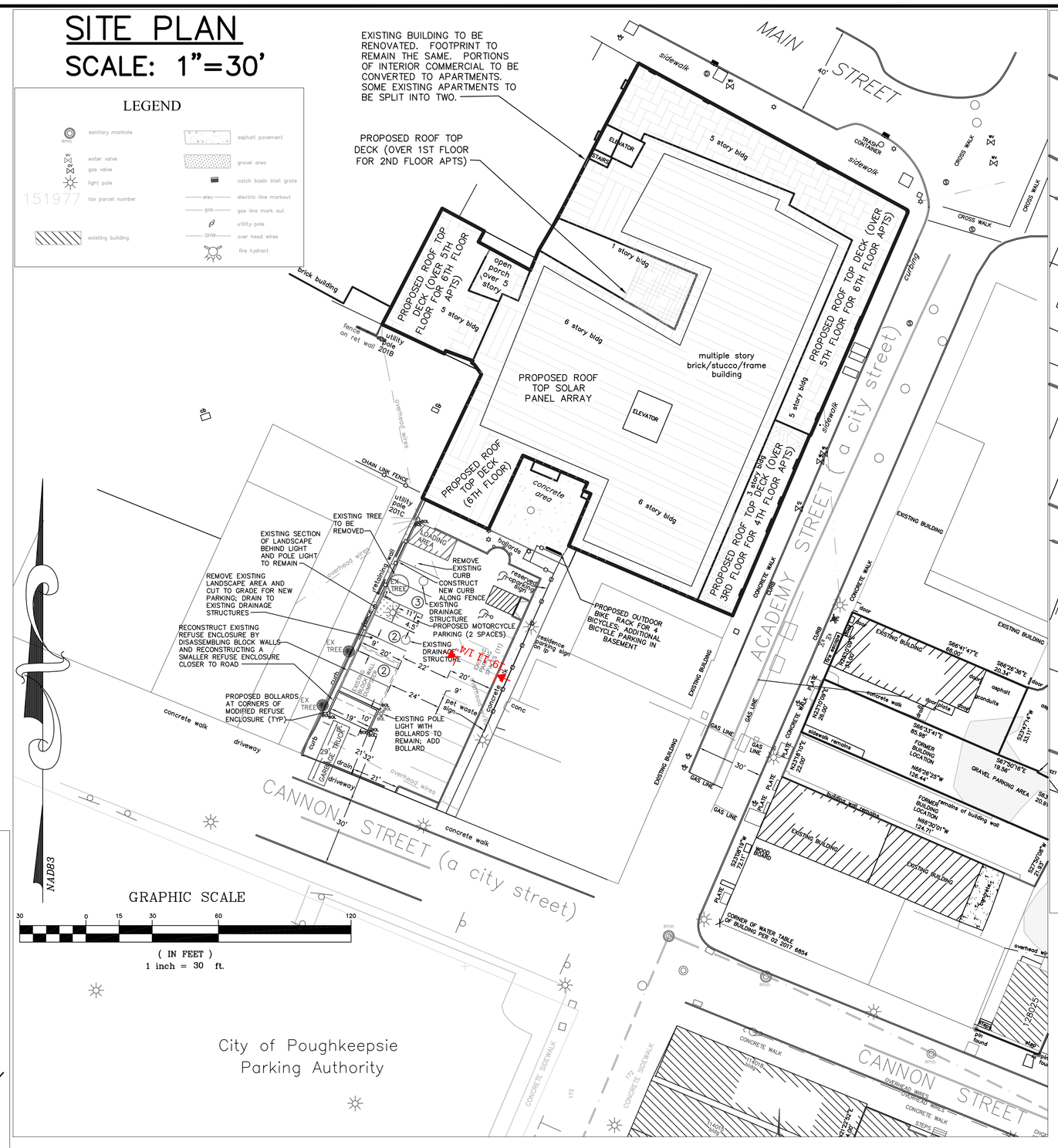
- All comments and questions posed by the City Engineering Department and Fire Department shall be addressed to the satisfaction of the department;
- Required bicycle parking as referenced above shall be provided and shown on the as-built site plan;
- Detailed information regarding the solar array will 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

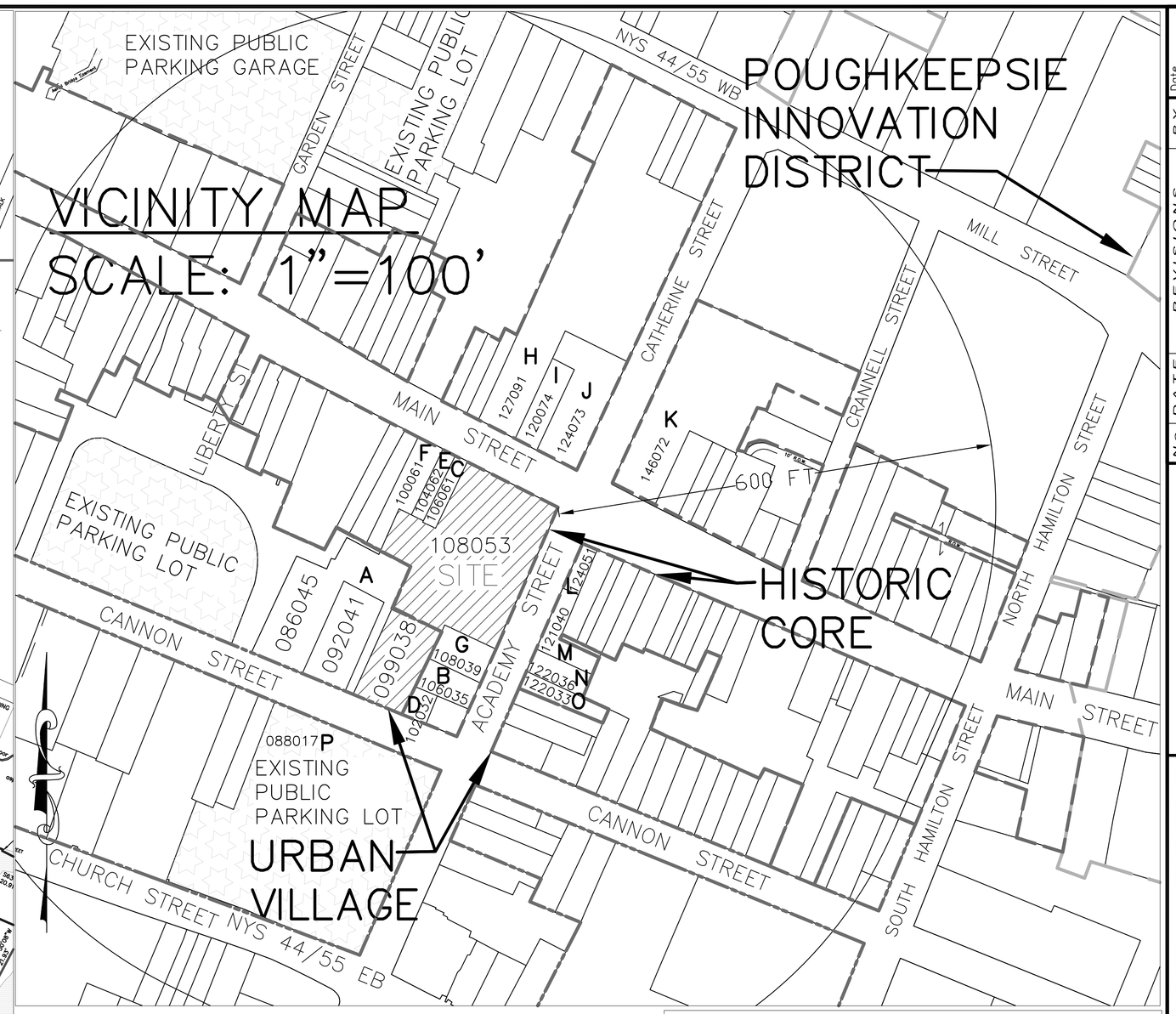
The motion to approve the project as outlined herein carried unanimously.

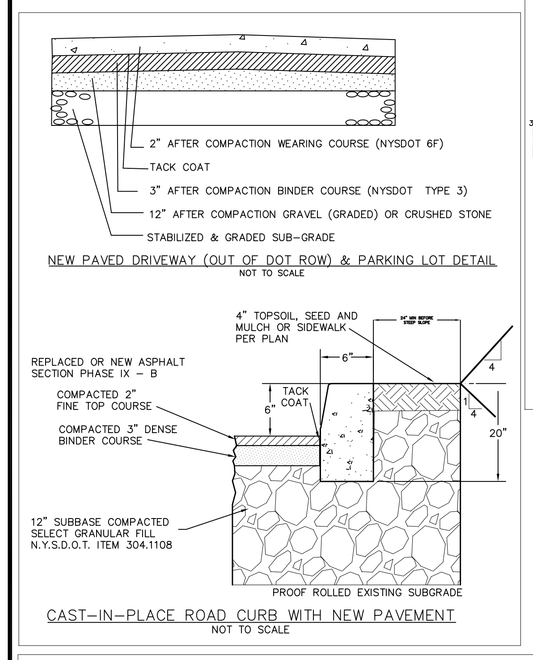
_____
Daniel J. McCabe
Vice Chairman
Planning Board

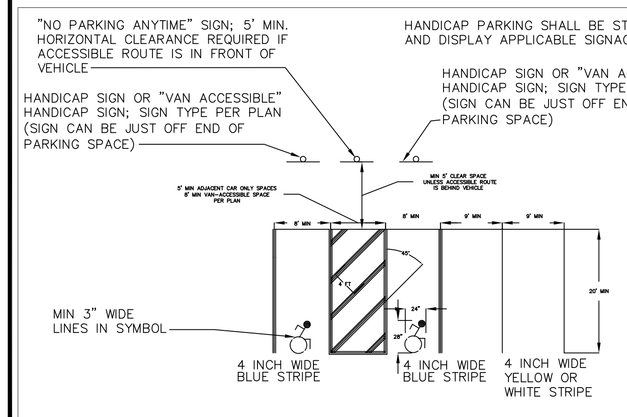
# SITE PLAN
SCALE: 1"=30'



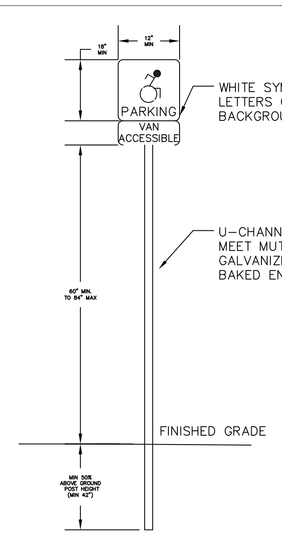

# VICINITY MAP
SCALE: 1"=100'




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 | | | |
| | REQUIRED | EXISTING | | | PROPOSED | | |
| | 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 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:13.300061400077/0060450000
2 STORIES
47 CANNON ST 40FT

C **Nobus Group Ltd Ptnrshp The**
145 Academy St
Poughkeepsie, NY 12601
For Property:13.300061400077/0060610000
330 MAIN ST
4 STORIES 45FT

E **Nobus Group Limited Prtnership**
145 Academy St
Poughkeepsie, NY 12601
For Property:13.300061400077/0060920000
328 MAIN ST
4 STORIES 30FT

J Two Catherine St LLC
5047 Broadway
New York NY 10034
For Property:.13130061627712607130000
341 Main St
3 STORIES 40FT

M 5-13 Acadmy St LLC
39 Lincoln Ave
Spring Valley , NY 10977
For Property:13130061627712490900000
7 Academy St
3 STORIES 30FT

**Luckey Platt Owner LLC**
57 CANNON ST #321
Poughkeepsie, NY 12601
For Property:13130061627712607030000
PARKING LOT

**Luckey Platt Owner LLC**
57 CANNON ST #321
Poughkeepsie, NY 12601
For Property:13130061627712605150000
BUILDING

F **Seema Properties Inc**
324 Main St
Poughkeepsie, NY 12601
For Property:13130061627712606610000
324 MAIN ST
2 STORIES 30FT

H T. L. C Properties Inc
331 Main Mall
Poughkeepsie, NY 12601
For Property:13130061627812709160000
331 Main St
4 STORIES 45FT

K 347 Main Mall LLC
12 Raymond Ave NE
Poughkeepsie, NY 12603
For Property:13130061627812607200000
347 Main St
2 STORIES 30FT

N PK Developers LLC
85 Cannon St
Poughkeepsie, NY 12601
For Property:13130061627712203060000
15 Academy St
3 STORIES 40FT

O City of Poughkeepsie
Parking Authority
62 Civic Center Plz
PO Box 300
Poughkeepsie NY 12602
For Property:13130061627708076000
50 Cannon St
MUNICIPAL PARKING LOT

B **PKNY Property Group LLC**
34 Cannon St
Poughkeepsie, NY 12601
For Property:13130061627712607130000
22 ACADEMY ST
2 STORIES 30FT

D **Cannon Street Properties LLC**
PO Box 1095
Poughkeepsie, NY 12602
For Property:13130061627712703700000
63 CANNON ST
3 STORIES 30FT

G **Jason Fox**
20 Academy St
Poughkeepsie, NY 12601
For Property:13130061627712607130039000
20 ACADEMY ST
3 STORIES 45FT

I 337-81 LLC
35 High St
Poughkeepsie, NY 12601
For Property:13130061627712907040000
337 Main St
3 STORIES 40FT

L Seema Properties Inc
324 Main St
Poughkeepsie NY 12601
For Property:13130061627712405160000
348 Main St
3 STORIES 35FT

O PKNY Property Group LLC
34 Cannon St
Poughkeepsie, NY 12601
For Property:13130061627712203700000
17 Academy St
VACANT LOT

THE BUILDING HEIGHTS ARE FROM GOOGLE EARTH.

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

SHEETS:
1 SITE PLAN
2 BOUNDARY SURVEY

| 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


**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

**Brian Finn**
*District Director*
*Business Development*

People. Power. Possibilities.
Central Hudson
A FORTIS COMPANY

August 10, 2023

Paula Vincitore Stewart
RL Baxter Building Corporation
11 Garden Street Suite 101
Poughkeepsie, NY 12601
By E-Mail

**Re: Central Hudson electric service: Luckey Platt Apartments**

Dear Paula:

I am writing to confirm that as of August 10, 2023, the Central Hudson-owned secondary electric conductors serving the Luckey Platt apartment building at 57 Cannon Street in Poughkeepsie, New York are adequate. Central Hudson owns the secondary conductors from the distribution network pull box under the sidewalk to the customer's 4,000 amp disconnect switch in the basement of the building. Unless additional electric load is connected to the customer-side of the existing service (at which point the customer must provide advance notification so Central Hudson can determine system capacity), Central Hudson's existing secondary electric conductors have the ampacity to pass the customer load that was demanded in the last twelve months.

Please let me know if you need additional information.

Regards,

Brian Finn
District Director
New Business & Commercial Account Services

284 South Avenue
Poughkeepsie, NY 12601

(845) 452-2700
Direct: (845) 486-5474
bfinn@cenhud.com
www.CentralHudson.com

# *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:
4 S. Clinton Street - Carriage House

Project Location (describe, and attach a location map):
4 S. Clinton Street

Brief Description of Proposed Action:
Change of use application to legalize the use of an existing accessory structure (carriage house) for commercial use as artists studios.

| Name of Applicant or Sponsor: | Telephone: 845-874-7166 |
|---|---|
| 4 S. Clinton, LLC (Natalie Quinn, KARC, Agent of Applicant) | E-Mail: Natalie@karcpc.com |

Address:
278 Mill Street, Suite 100

| 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? 0.14 acres
   b. Total acreage to be physically disturbed? 0.00 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 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: | | |
| The proposed action / existing carriage house meets 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? | ☐ | ☑ |
| Although the EAF Mapper indicates "Yes," the project site is not contiguous to a historic site. See attached CRIS map. | ☐ | ☑ |
| 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: _____ | | |
| The Riverine habitat classified as a R3UBH, which aligns with the Fallkill Creek, is over 250 feet from the project site. There will be zero (0) physical alterations near the wetland / waterbody. | | |

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

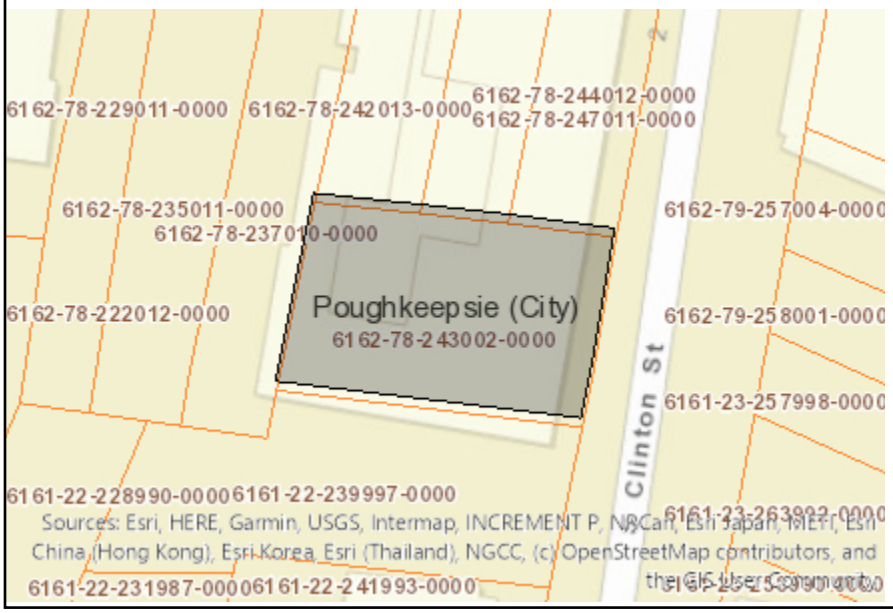
| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed 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: | | |
| No additional discharge will be created. | | |
| 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 site on Clinton Street were found on the NYC DEC Environmental Site Remediation Database. The closest site is "400 Block" Restoration Area (B00148) located at 413-441 Main St. | | |

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

Applicant/sponsor/name: Natalie Quinn, KARC Date: 8.25.2023

Signature: Natalie Quinn Title: Agent of Applicant

**PRINT FORM**



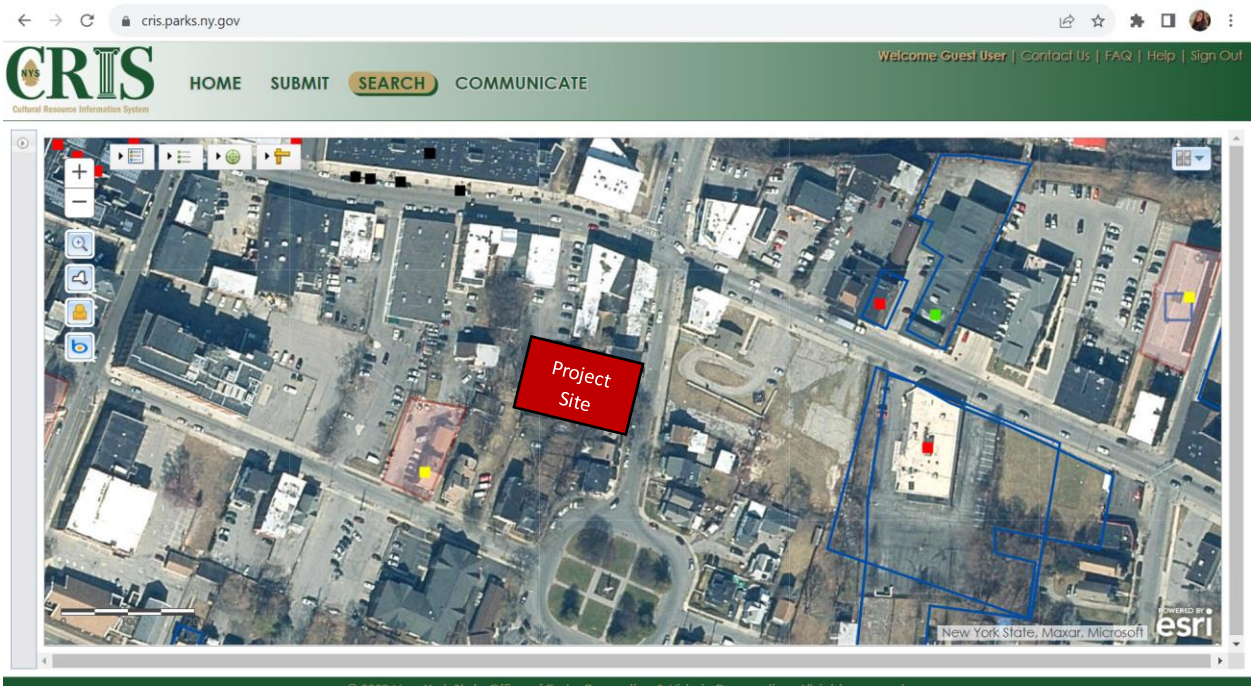

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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] | 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 |

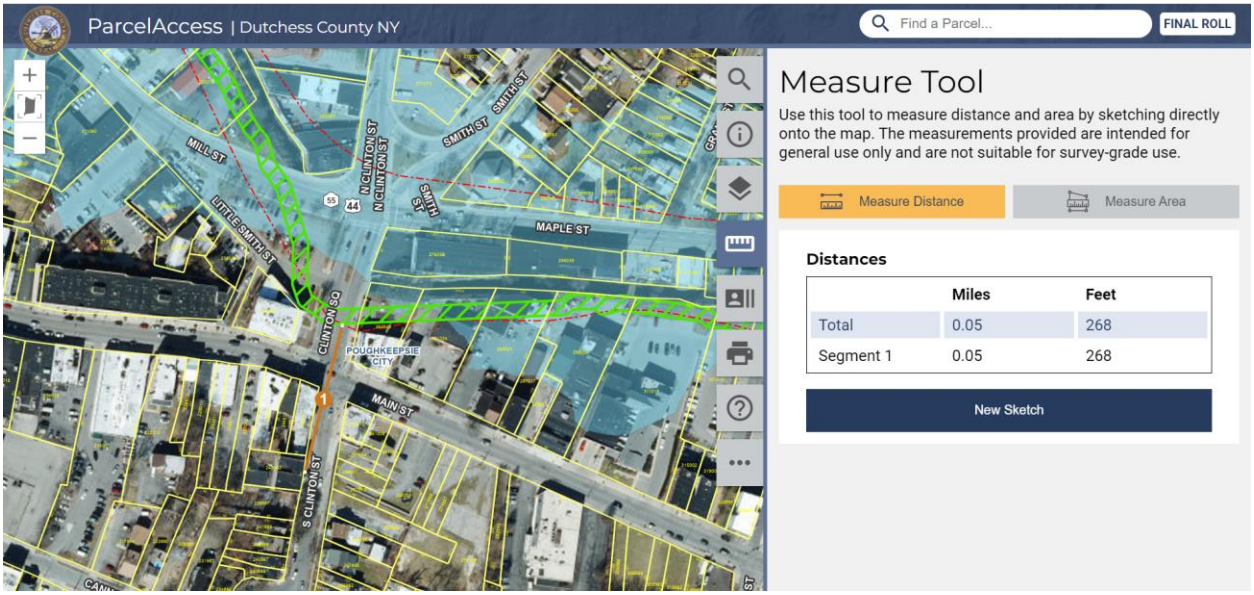
**12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on theState Register of Historic Places?**

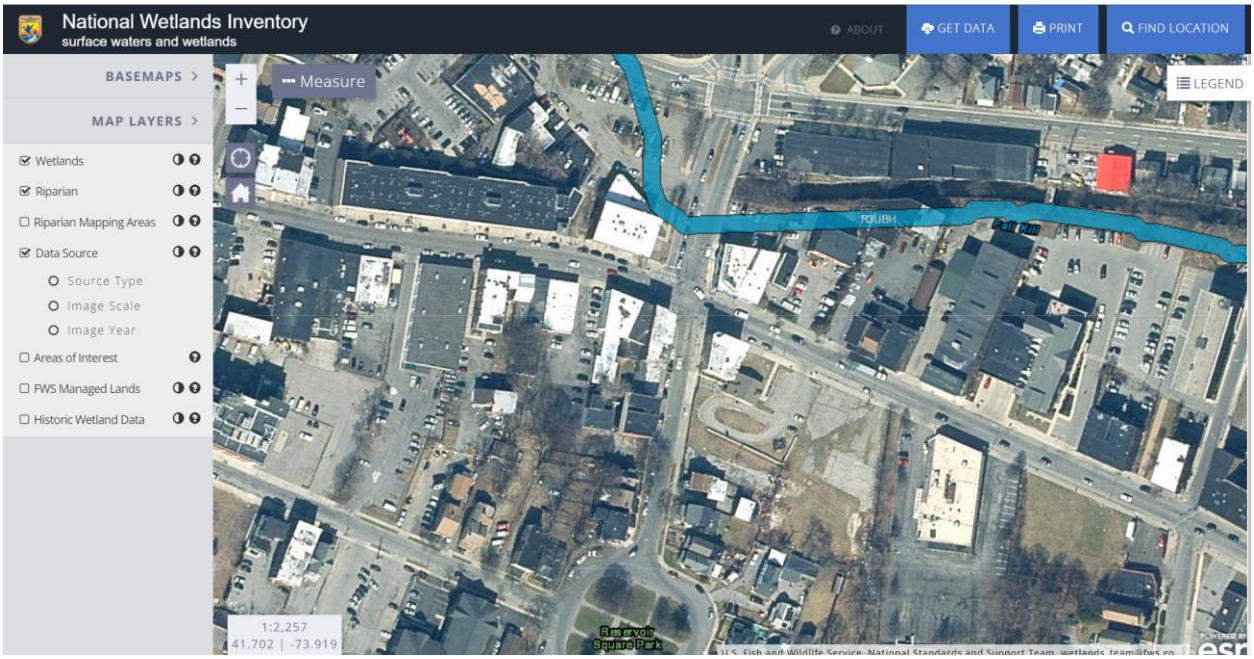
Although the EAF Mapper states "yes," the project site does not contain nor is it substantially contiguous to a building, archaeological site, or district. See map below. The closest historical asset to the project site is the Travis House, located at 131 Cannon Street.



**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?**

The project site is over 250 feet from a Fed NWI wetland. The site and structures are existing on the project site. No additional disturbance will be added in proximity to the nearby wetland.



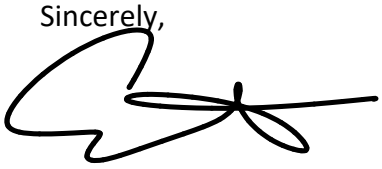
KARC
PLANNING CONSULTANTS, INC.

Date: August 24, 2023

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Eric Baxter, property owner of 4 S Clinton LLC , with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



_____

Eric Baxter



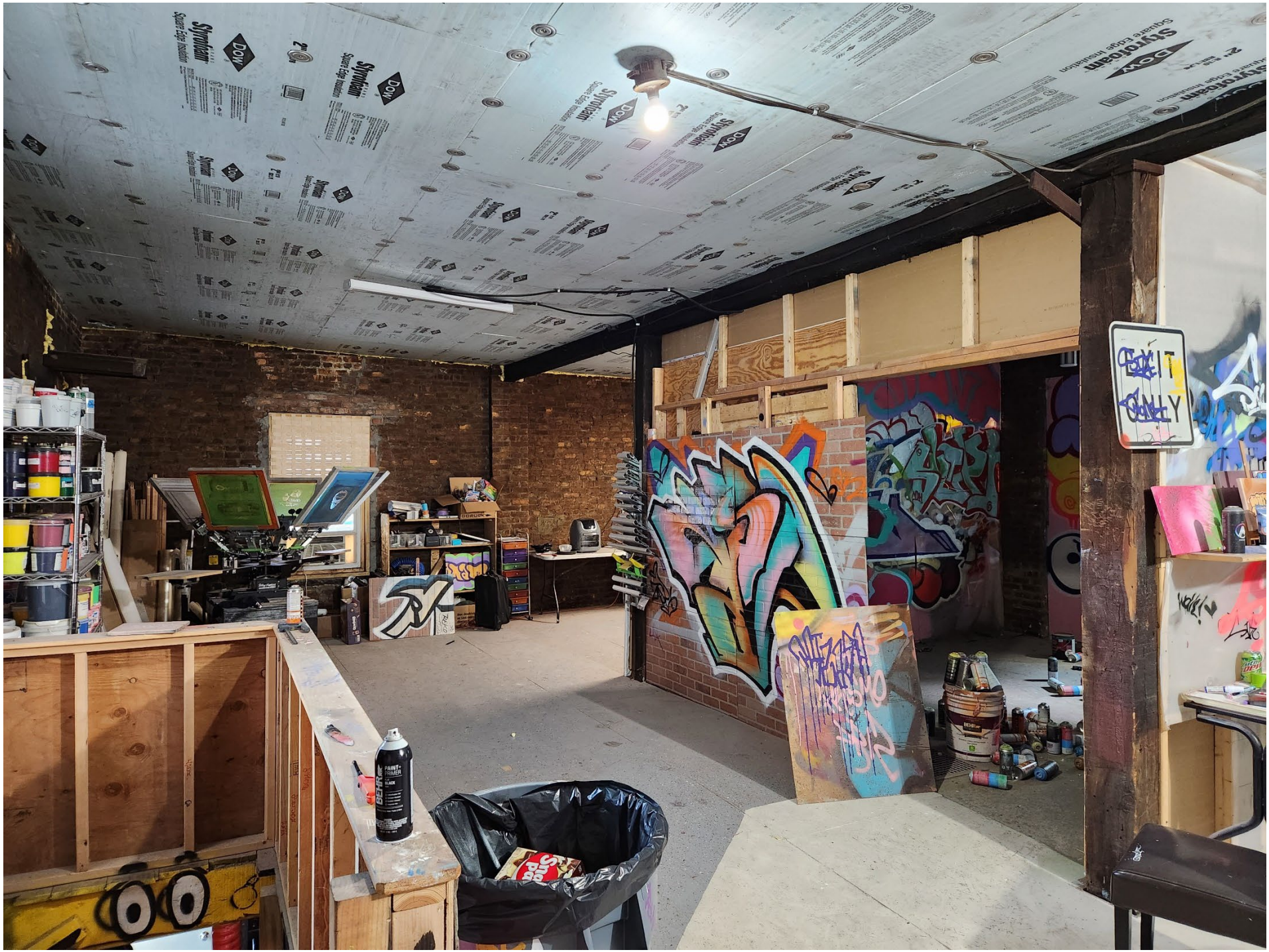
View of carriage house from internal courtyard



View of carriage house from internal courtyard. Third level of building no longer accessible.




Artist Studio




Artist Studio



Rear of primary structure from carriage house / internal courtyard

# CITY OF POUGHKEEPSIE, NY
# BUILDING, PLANNING & ENGINEERING DEPARTMENTS

## SITE PLAN CHECK SHEET

**ADDRESS: 4 S Clinton 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:<br>X Site Plan $500<br>X $150 for 1000 square feet of floor area $ 476.25 = $150 x (3175 sf Floor area / 1000)<br>☐ Special Permit<br>☐ Full EAF $500<br>☐ $35 x 0 (# of Required Parking Spaces) = $<br>**TOTAL: $**976.25**PD $ ck BALANCE DUE $** |
| I) 3. | X | Short / Full Environmental Assessment Form submitted. |
| I) 4. | On Survey | 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. | Cover Letter | Vicinity map (i.e., Sanborn, tax map). (refer to Dutchess County Parcel Access Map for assistance) |
| I) 8. | Cover Letter | Existing zoning with accurate lot and bulk tables. (lot and bulk tables are not always required, but if provided, must be accurate) |
| I) 9. | On Survey | 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. | X | A statement indicating the financial capability of the applicant to complete the proposed development. |
| I) 12. | See Below | 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: |

Please accept this form as a request for waiver of all items below which contain a "N/A" in the corresponding box. The submitted application is in regard to site plan approval for a change of use. All structures and improvements to the land are existing. No new construction, improvements, or site work are proposed. As such, existing conditions elements such as contours, watercourses, and stormwater improvements are not applicable. No new elevations, structures, or landscaping are proposed and are therefore not shown.

## II) EXISTING SITE CONDITIONS

| | Compliance Certified | Item Description |
|---|---|---|
| II) 1. | Survey | 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. | Survey | 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. | Survey | 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. | N/A | 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. | Survey | 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. | Survey | Outlines and descriptions of all structures; |
| II) 7. | N/A | 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. | Survey | 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. | N/A | 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. | N/A | The location of all proposed buildings or structural improvements. |
| III) 2. | N/A | Detailed elevations of all proposed principal and accessory structures. |
| III) 3. | N/A | Show locations, size and material of all proposed utilities and service connections. |
| III) 4. | N/A | 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. | N/A | Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance. |
| III) 6. | N/A | 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. | N/A | Any proposed new grades, indicating clearly how such grades will met existing grades of adjacent properties or the street. |
| III) 8. | N/A | 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. | N/A | Location of any fire alarm boxes and/or connections to the city fire alarm system. |
| III) 10. | N/A | 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. | N/A | Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm. |
| IV) 2. | N/A | 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."<br><br>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

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:** 4 South Clinton Street

**II. PROPERTY OWNER:** 4 S. Clinton, LLC
**ADDRESS:** 11 Garden St., Suite 101
Poughkeepsie
NY 12601 (state and zip code)
**PHONE NUMBER:** 845-471-1047 (include area code)

**III. NAME OF APPLICANT:** 4 S. Clinton, LLC
**ADDRESS:** 11 Garden St., Suite 101
Poughkeepsie
NY 12601 (state and zip code)
**PHONE NUMBER:** 845-471-1047 (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:** Natalie Quinn, KARC Consulting
**ADDRESS:** PO Box 924
Poughkeepsie
NY, 12601 (state and zip code)
**PHONE NUMBER:** 845.874.7166 (include area code)
**Email Address:** natalie@karcpc.com

**V. PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Legalize the use of the existing accessory structure (carraige house) for commercial use as artist studios

**VI. ZONING DISTRICT:** C-2

***(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:_____ (yes) _____X_____ (no)

Cost of Construction: $__NA_____

**LOT AND BULK INFORMATION**:

Lot area: _____0.14_____ (acres) _____6,098_____ (square feet)

Building Footprint: _____0_____ (proposed square feet for new construction)

_____1,683 SF_____ (existing square feet for change of use/expansion) Carriage House Only

_____0_____ (additional proposed square feet for expansion)

_____3,937 SF_____ (total building footprint, square feet)

Lot Coverage: _____65%_____ (percentage, building coverage only)

Gross Floor Area: _____0 SF_____ (proposed square feet for new construction)

_____3,175 SF_____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____10,619 SF_____ (total gross floor area, square feet)

Building Height: _____2/3_____ (stories) _____ (feet) Carriage/primary structure

Floor Area Ratio: _____1.74_____ (ratio of gross floor area divided by lot area)

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: _____0 spaces See cover letter for calculation_____

B) Number of Off-Street Parking Spaces provided: _____0 spaces_____

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

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

If yes, name all such municipal facilities: _____
Little Smith Street Parking Lot (350 feet)
_____

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

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

_____ (Yes) _X_ (No)

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

**IX. RESIDENTIAL PROPOSALS** N/A

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

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

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

**X. OFFICE PROPOSALS** (N/A Medical/Dental ____ Professional ____ Business)
A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

**XI. SERVICE BUSINESS PROPOSALS** N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

**XII. MERCANTILE PROPOSALS** (Retail _____ Wholesale _____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

Two (2) artist studio spaces

_____

_____

_____

**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.

_____ 8/25/2023

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

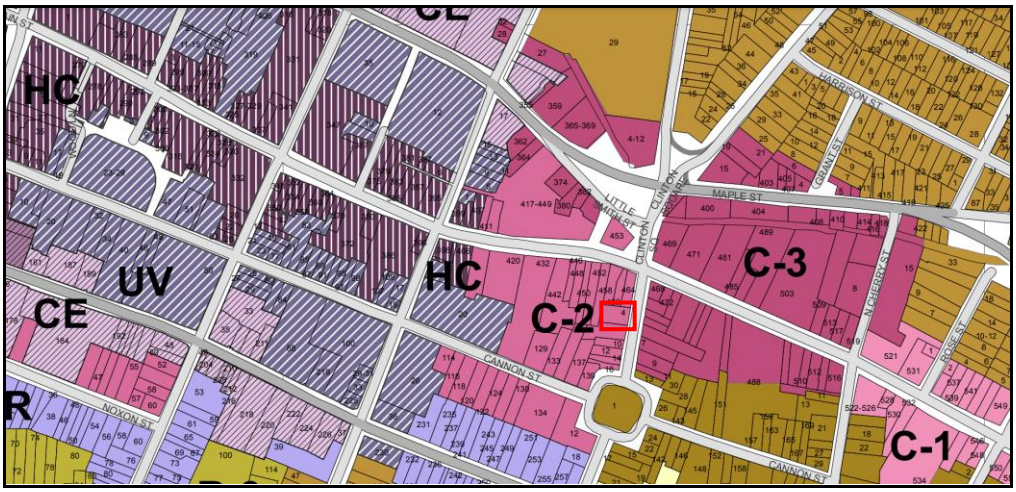
August 25, 2023

Lori Garcia
Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 4 S. Clinton Street – Carriage House**
**Application for Site Plan / Change of Use**

Dear Mrs. Garcia:

This application is for site plan approval for the proposed use of an existing accessory building (carriage house) at 4 S. Clinton Street for commercial use as artist studios. The site in question also contains a primary structure which is a three-story mixed-use building with ground floor commercial (Clinton Street Studio) and two stories of residential above. This application pertains only to the accessory building which does not currently have an approved use. Email correspondence from Deputy Zoning Administrator O'Brien on June 6, 2023 indicated that utilization of the accessory building for the proposed use is permitted subject to site plan approval for review of lot and parking requirements.




The property is located within the C-2 zoning district, which lists "Arts and crafts studios or studios for teaching performing arts" as a use permitted by right per Section 19-3.23(2)(a)(9). Artist studios are a defined use in Section 19-2.2 as "a place of work for one or more artists, artisans, or craftspersons where art is taught, studied, practiced, or sold, including, but not limited to, painting, sculpture, photography, writing, vocal or instrumental music, dance,

drawing and modeling, but shall not include any art associated with tattoos, body piercing, or an adult use."

*Lot Requirements:*

All lot and bulk requirements for the C-2 zoning district are met by the proposed parcel, buildings, and use. All buildings currently exist on site and the applicant is not proposing any exterior site modifications at this time. Please see applicable lot and bulk requirements below.

| Lot & Bulk Requirements in C-2 Zoning District (Section 19-3.23) | | |
|---|---|---|
| | **Required** | **Proposed/Existing** |
| Lot Area | None | 6,098 sq. ft. |
| Max lot coverage | 100% | 65% |
| Max Floor Area Ratio (FAR) | 5.0 | 1.74 |
| Maximum Height | 100 feet | 35 feet |

*Parking Requirements:*

While artist studios are a defined use within the code, they are not listed in the parking space ratio table in Section 19-4.3(11). For all uses not mentioned in the table, Section 19-4.3(11)(d) states that parking ratios shall be "as determined by Planning Board to be needed to prevent frequent parking on the street. Where the Planning Board determines the number of parking spaces, the decision of said Board shall be based upon (1) standards set forth herein for uses with similar characteristics, and (2) previous experience with similar uses."

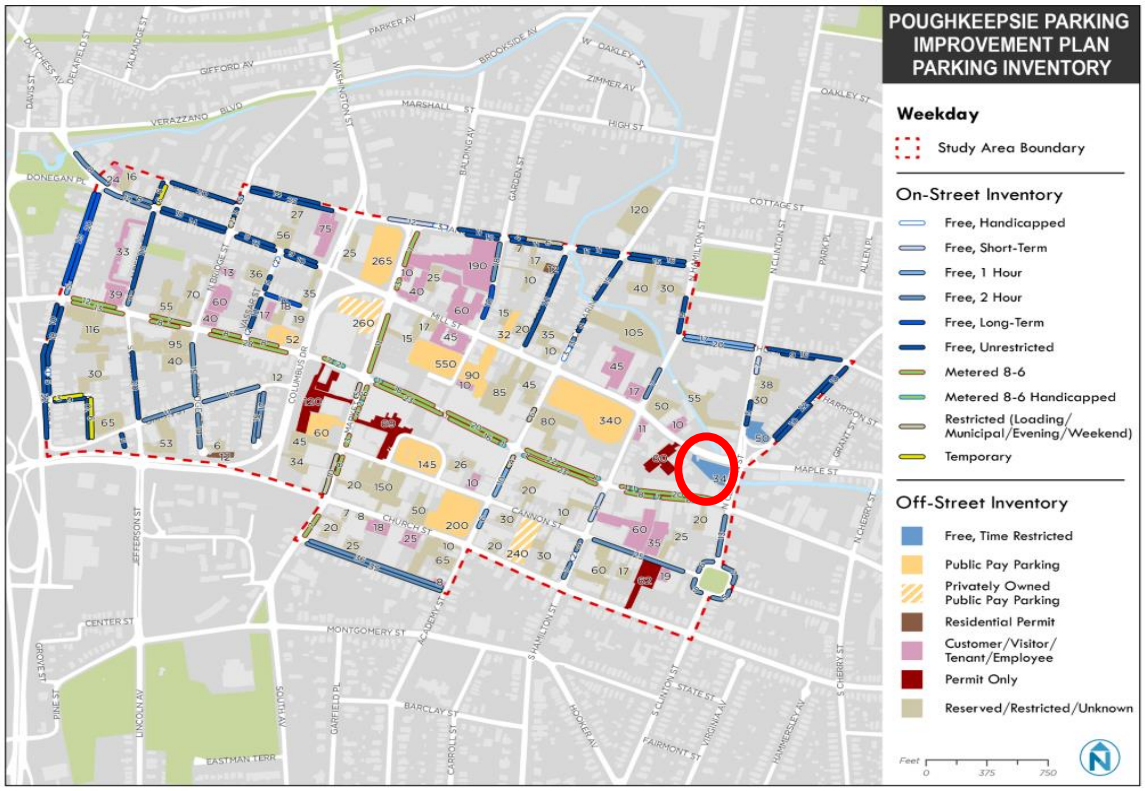
*(1) standards set forth herein for uses with similar characteristics:*

The parking ratio table identifies a parking ratio of 1 space per 300 square feet of gross floor area for museum, art gallery, library or cultural center uses. We do not believe this parking requirement to be applicable to artist studios. Artist studios are most often utilized by a single individual artist with minimal foot traffic in and out of the space. Contrastingly, museums, libraries and gallery spaces are open to the public and often utilized as community gathering spaces where multiple visitors can be expected at one time.

For more comparable uses we recommend that the board look at either live/work lofts or art studios. A live/work loft is a permitted use within the C-2 district and has an assigned parting ratio of 1 space per loft in table 19-4.3(11). Art studio is a permitted use within the adjacent PID-UV zoning district, and has a specific parking requirement listed in the PID section of the zoning code. See summary table below.

| Parking Requirements for Similar or Related Uses | |
|---|---|
| Art Gallery | 1 space per 300 square feet of gross floor area |
| Work/live loft | 1 space per loft |
| Art Studio* | 0 spaces |
| *Art Studio uses with the PID are classified within the office and non-retail commercial parking use group. This use group has a parking requirement of 0 within PID-UV and PID-HC, the two closest subdistricts to 4 S. Clinton Street | |

If the Board decides to apply the parking ratio for live/work lofts, Section 19-3.23(2)(b)(18) states that the parking for this use "shall be provided in accordance with the provisions of Section 19-4.3 of this Chapter, and such space shall be located either on premises or within 1,320 feet of the premises in a municipally operated off-street parking facility or a privately owned and operated parking area." A municipally operated off-street parking facility is located along Little Smith Street, off S. Clinton Street between Main Street and the Mill Street arterial, approximately 320 feet from 4 S. Clinton Street. As noted in the 2018 Poughkeepsie Parking Improvement Plan, the Little Smith Street lot offers 34 off-street parking spaces and provides free, time restricted parking.




*(2) previous experience with similar uses*

The accessory building at 4 S. Clinton Street has operated as artist studios for a number of years. It was not until recently that the property owner was made aware that the use of the

carriage house was not approved for artist uses at the same time as the primary structure. If the board is seeking evidence for "previous experience with similar uses" then they need look no further than the existing building. Use of the space as artist studios has been in operation for a number of years and no parking issues have arisen. The property is well served by a number of municipal parking lots, ample on-street parking, and the benefit of existing within a compact, walkable neighborhood.

With regards to financial capability, the applicant is an experienced developer and property manager, with numerous developments in the City of Poughkeepsie and the surrounding area. Please accept this as a statement indicating the financial capability of the applicant to complete the proposed change of use.

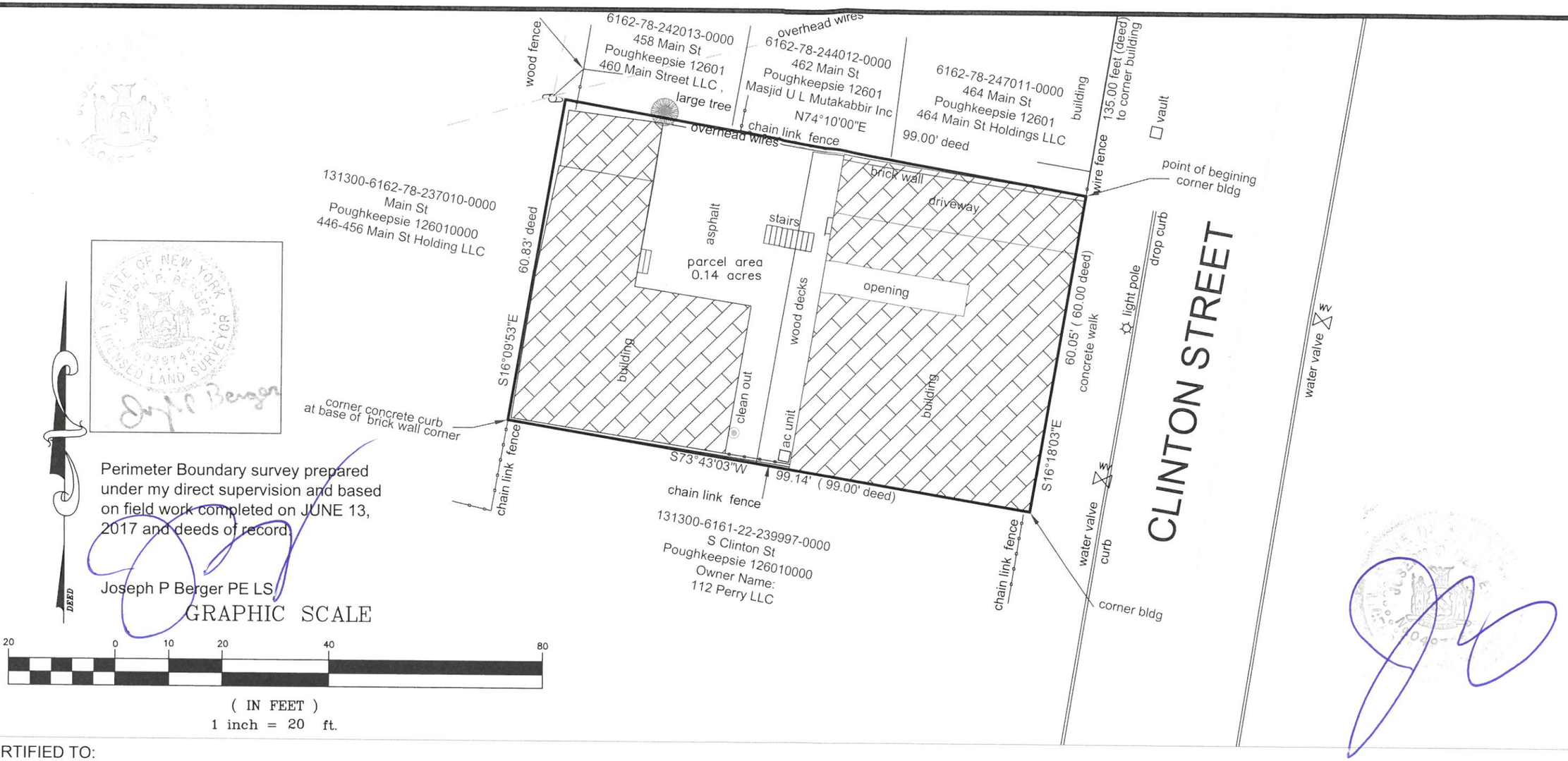
I have enclosed the following documents for your review. Upon your review and advisement, we will submit the necessary copies to the Planning Department/Planning Board for circulation.

1. Two (2) copies of an Application for Site Plan August 25, 2023
2. Two (2) copies of cover letter August 25, 2023
3. Two (2) 24x36' copies of Survey set prepared by Berger Engineering June 15, 2017
4. Two (2) 24x36' copies of floorplans prepared by StudioRepp Architecture, LLC May 30, 2023
5. Two (2) copies of a Short Form EAF August 25, 2023
6. Two (2) copies of photos
7. Two (2) copied of the waiver request checklist

Sincerely,

Natalie Quinn

Natalie Quinn
Director of Planning & Development
KARC Planning Consultants
PO Box 924
Poughkeepsie, NY 12602
845.874.7166 (Mobile)




Perimeter Boundary survey prepared under my direct supervision and based on field work completed on JUNE 13, 2017 and deeds of record.

Joseph P Berger PE LS

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

CERTIFIED TO:
4 S Clinton LLC
Michael P. Rossi
First Hudson Title Agency LLC
Fidelty National Title Insurance Company
its successors and or assigns
Lakeland Bank, its successors and or assigns

SITE DATA
TAX NO 131300-6162-78-243002
4 CLINTON ST POUGHKEEPSIE NY 12601
DEED DOC 22014 PAGE 6591
DEED LIBER 1183 PAGE 19 (0.14 acre)

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

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.

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.

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.

NORTH BASED ON DEED OF RECORD

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**SURVEY**
**4 CLINTON STREET**
**POUGHKEEPSIE NY**

06/15/17

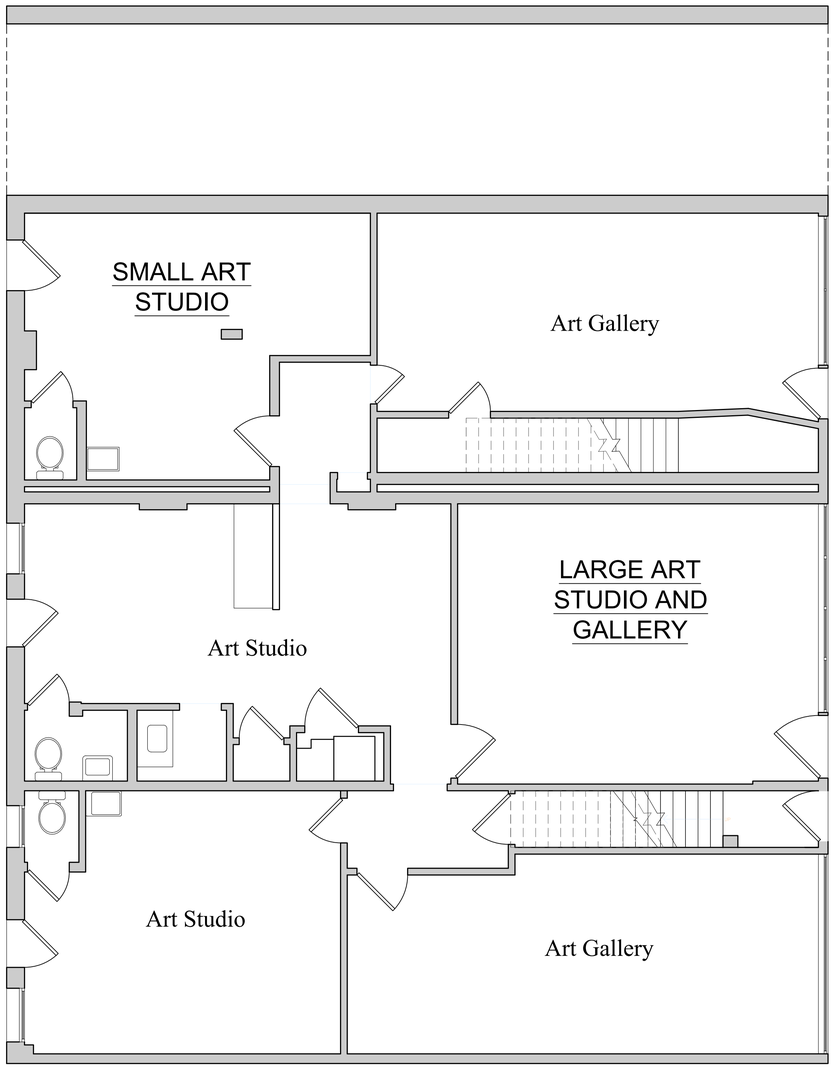
Sheet 1 of 1

Scale: 1" = 20'

**PREPARED FOR**
**4 CLINTON LLC**
**278 MILL STREET SUITE 100**
**Poughkeepsie, NY 12601**

**BERGER ENGINEERING AND SURVEYING**
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383

EXCLUDED FROM SITE PLAN REVIEW

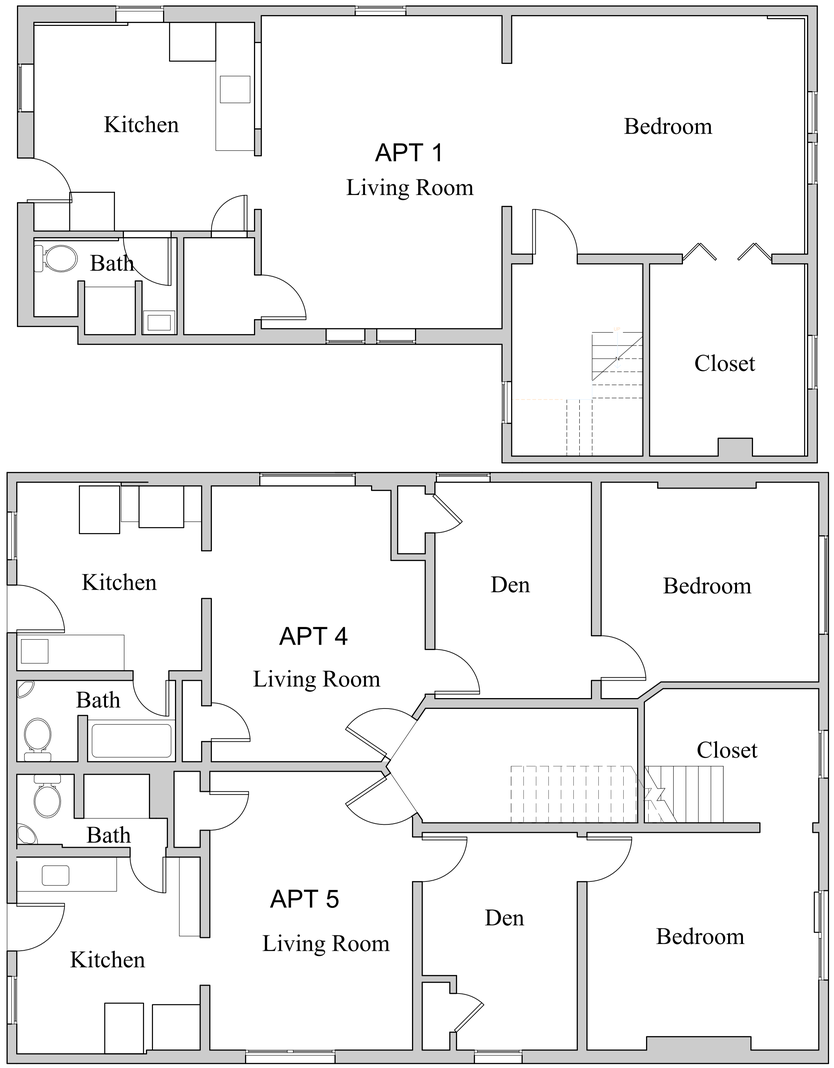



N PROJECT

1 EXISTING FLOOR PLAN - GROUND FLOOR

1/4" = 1'-0"

EXCLUDED FROM SITE PLAN REVIEW




N PROJECT

1 EXISTING FLOOR PLAN - SECOND FLOOR

1/4" = 1'-0"

STUDIOREPP
ARCHITECTURE, PLLC
WWW.STUDIOREPP.COM
25 S RANDOLPH AVE
POUGHKEEPSIE, NEW YORK 12601
T. 845 475 4229

EXISTING
NOT FOR CONSTRUCTION

NY LIC. 040923
COPYRIGHT 2021 STUDIO REPP ARCHITECTURE, PLLC

PROJECT:

# 4 SOUTH CLINTON ST

4 S. CLINTON ST.
POUGHKEEPSIE, NEW YORK

DRAWINGS THIS SHEET, WHEN NOT PRINTED 24x36, ARE NOT TO SCALE.

ISSUE / REVISION:

| No. | REVISION/SUBMISSION | DATE |
|---|---|---|
| 1 | EXISTING FLOOR PLANS | 05.30.2023 |

DRAWING TITLE:

EXISTING FLOOR PLANS

DRAWING NO:

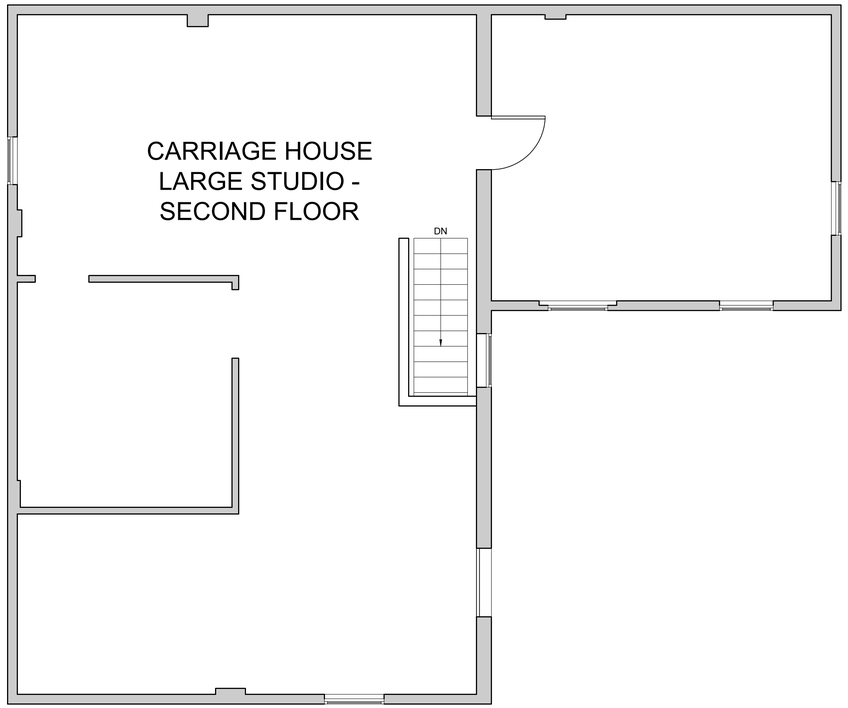
EX1.0

received 2023.05.31

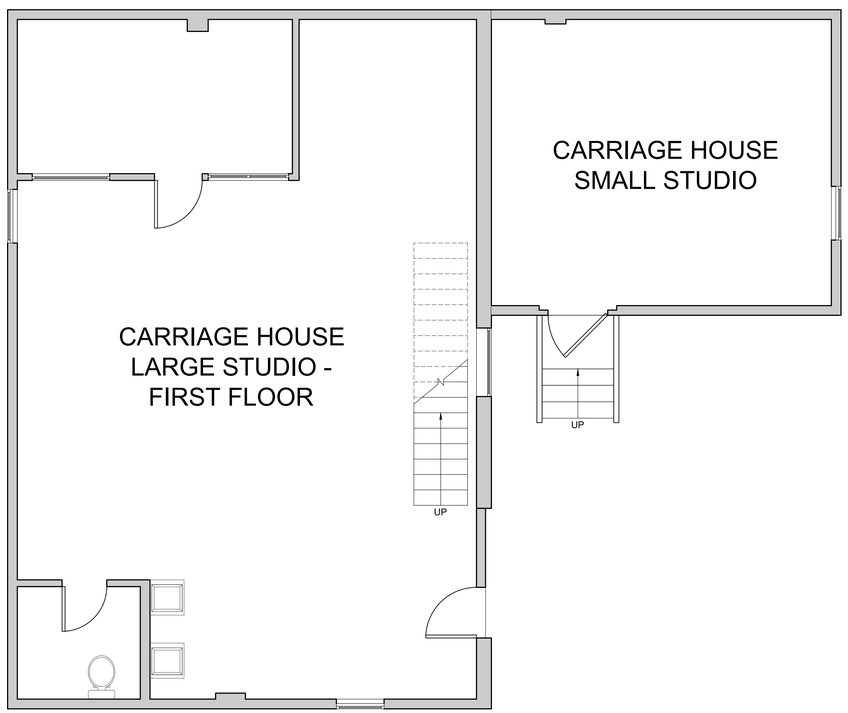
SCALE: as indicated

JOB NO: 22-025

PAGE NO: 1 of 2

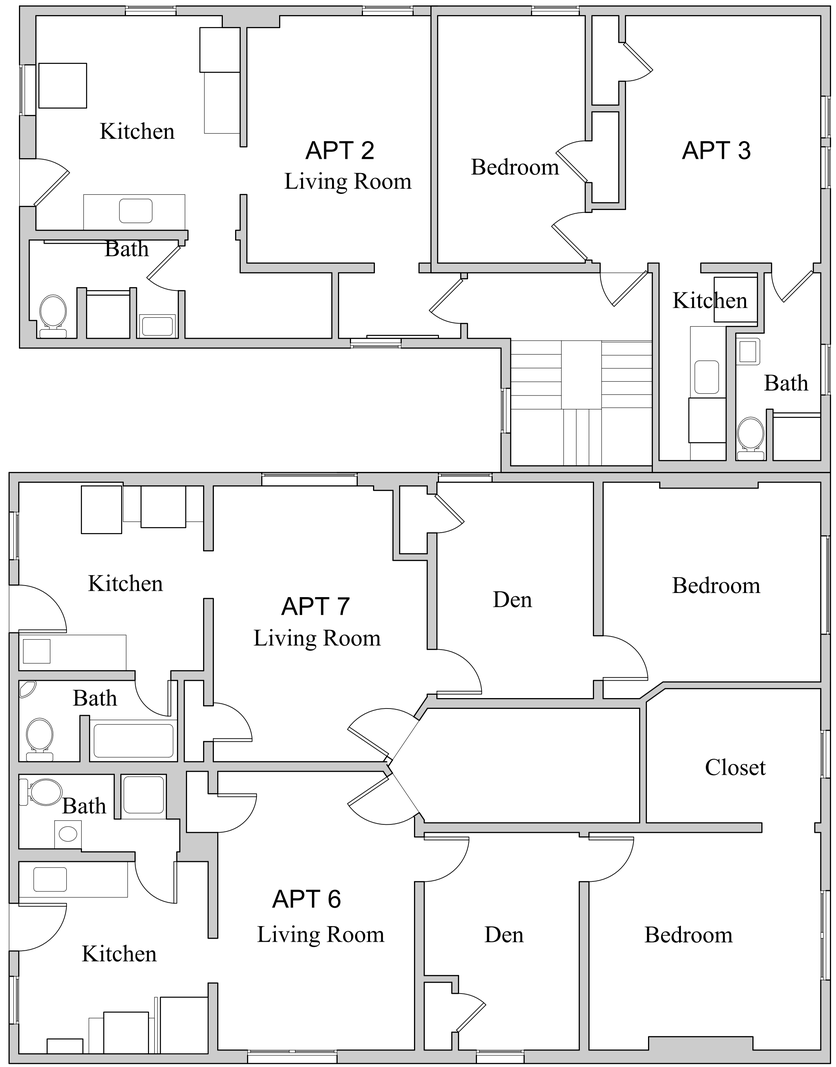



N PROJECT 3 EXISTING FLOOR PLAN - CARRIAGE HOUSE SECOND FLOOR
1/4" = 1'-0"




N PROJECT 2 EXISTING FLOOR PLAN - CARRIAGE HOUSE FIRST FLOOR
1/4" = 1'-0"

EXCLUDED FROM SITE PLAN REVIEW




N PROJECT 1 EXISTING FLOOR PLAN - THIRD FLOOR
1/4" = 1'-0"

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ARCHITECTURE, PLLC
WWW.STUDIOREPP.COM
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T. 845 475 4229

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PROJECT:

# 4 SOUTH CLINTON ST

4 S. CLINTON ST.
POUGHKEEPSIE, NEW YORK

DRAWINGS THIS SHEET, WHEN NOT PRINTED 24x36, ARE NOT TO SCALE.

ISSUE / REVISION:

| No. | REVISION/SUBMISSION | DATE |
|---|---|---|
| 1 | EXISTING FLOOR PLANS | 05.30.2023 |

DRAWING TITLE:

EXISTING FLOOR PLANS

DRAWING NO:

EX1.1

received 2023.05.31

SCALE: as indicated
JOB NO: 22-025

PAGE NO: 2 of 2

**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: 4 S. Clinton, LLC

From: Tyler Maegerle, Junior Planner

Date: 8/31/2023

Re: 4 South Clinton Street

---

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes site plan approval for the use of an existing accessory building for commercial use as artist studios.

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.

# *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**

# Paul Tirums, P.E.
## Consultant Engineer

16 Friendship Lane
Poughkeepsie, N.Y. 12601 Cell (914) 490-3269

August 29, 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 (Revised)**

Dear Judith,

This transmittal is for the City's review of the application package that has been revised based on our initial appearance in front of the Planning Board on Tuesday, August 16th. 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:

1. "Updated" Site Plan Sheet
2. Short Environmental Assessment Form
3. Site Plan Application
4. Statement from Mr. Campbell saying that I can represent him in this application
5. Current Site photos

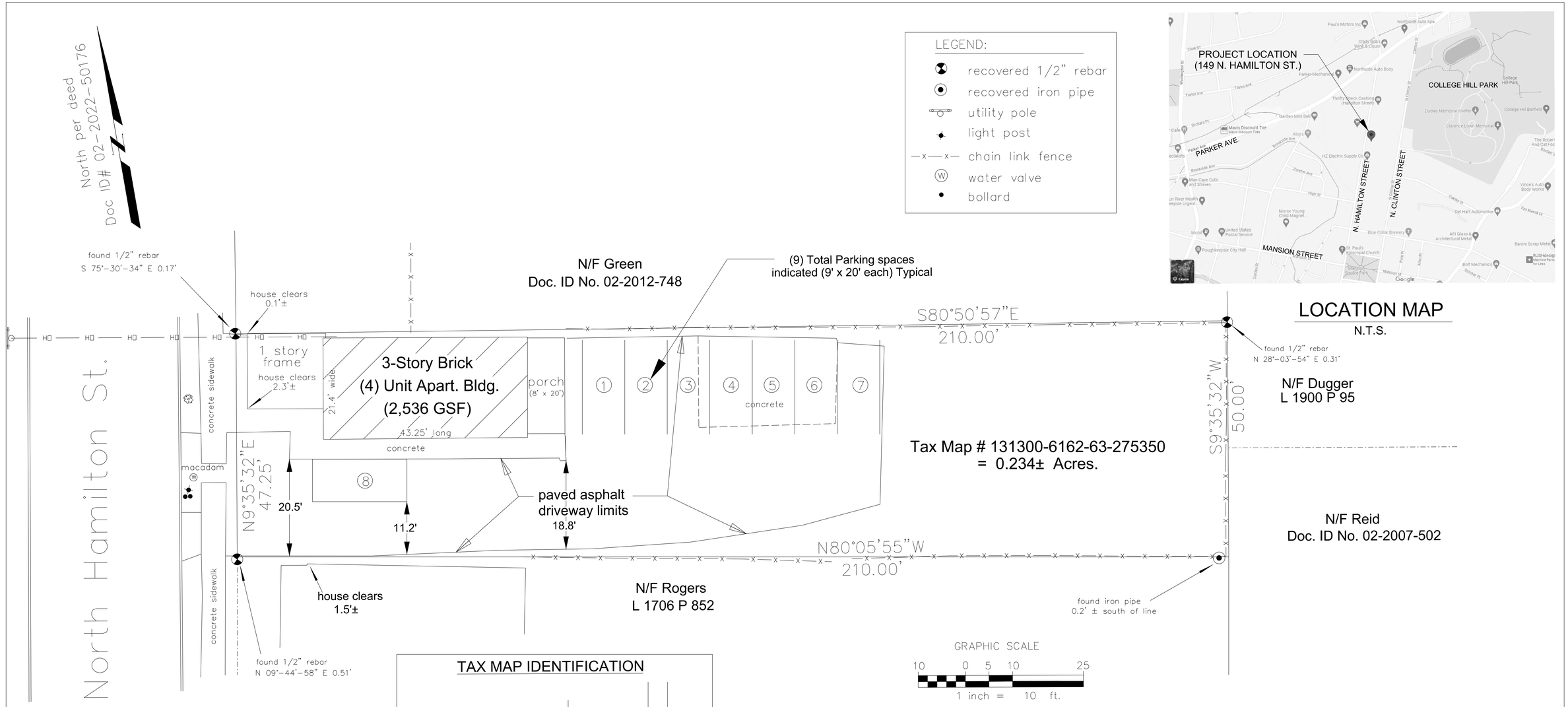
In this updated submittal we addressed the comments received from the Planning Board:

- The Parking Spaces were in creased from 18' in length to 20' in length.
- Added dimensions for the driveway widths were added to the Site Plan.
- When Mr. Campbell repainted and newly sided the Building a couple of years ago he removed the Bail Bondsman sign. Since he became Owner in 2020 there has bever been a Bail Bondsman renter within the Building.
- The curb cut for the driveway was pre-existing as indicated in the photos provided.
- We will be submitting a Variance Application for the September ZBA Meeting based on Judith Knauss's comments.

Please place us on the September Planning Board Meeting. If there are any questions please contact me.

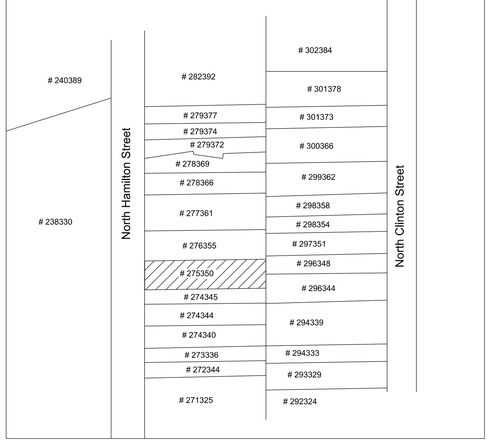
Sincerely,

Paul Tirums, P.E.




## LOCATION MAP
N.T.S.

## TAX MAP IDENTIFICATION




GRAPHIC SCALE
10 0 5 10 25
1 inch = 10 ft.

| 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: 08/24/2023*
*PAGE 1 OF 1*






NO PARKING










2
HOUR
PARKING
9AM - 6PM



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

**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: Roy Campbell

From: Tyler Maegerle, Junior Planner

Date: 8/14/2023

Re: 149 North Hamilton 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 paving of a parking area behind a four-unit residence.

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).

# 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): **2753500000**

Project Name: **Driveway**

Applicant: **Roy Campbell**

Address of Property: **149 Hamilton 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: **9/15/2023**

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: **9/13/2023** | Notes: | ☐ Major Project |
| Date Received: **9/13/2023** | | Referral #: **ZR23-267** |
| Date Requested: **9/15/2023** | | |
| Date Required: **10/12/2023** | ☐ Also mailed hard copy | Reviewer: Heather M. LaV |
| Date Transmitted: **9/14/2023** | | |

RECEIVED
AUG 28 2023
By

↓ Repair shop



Pershing AVE Right side of building



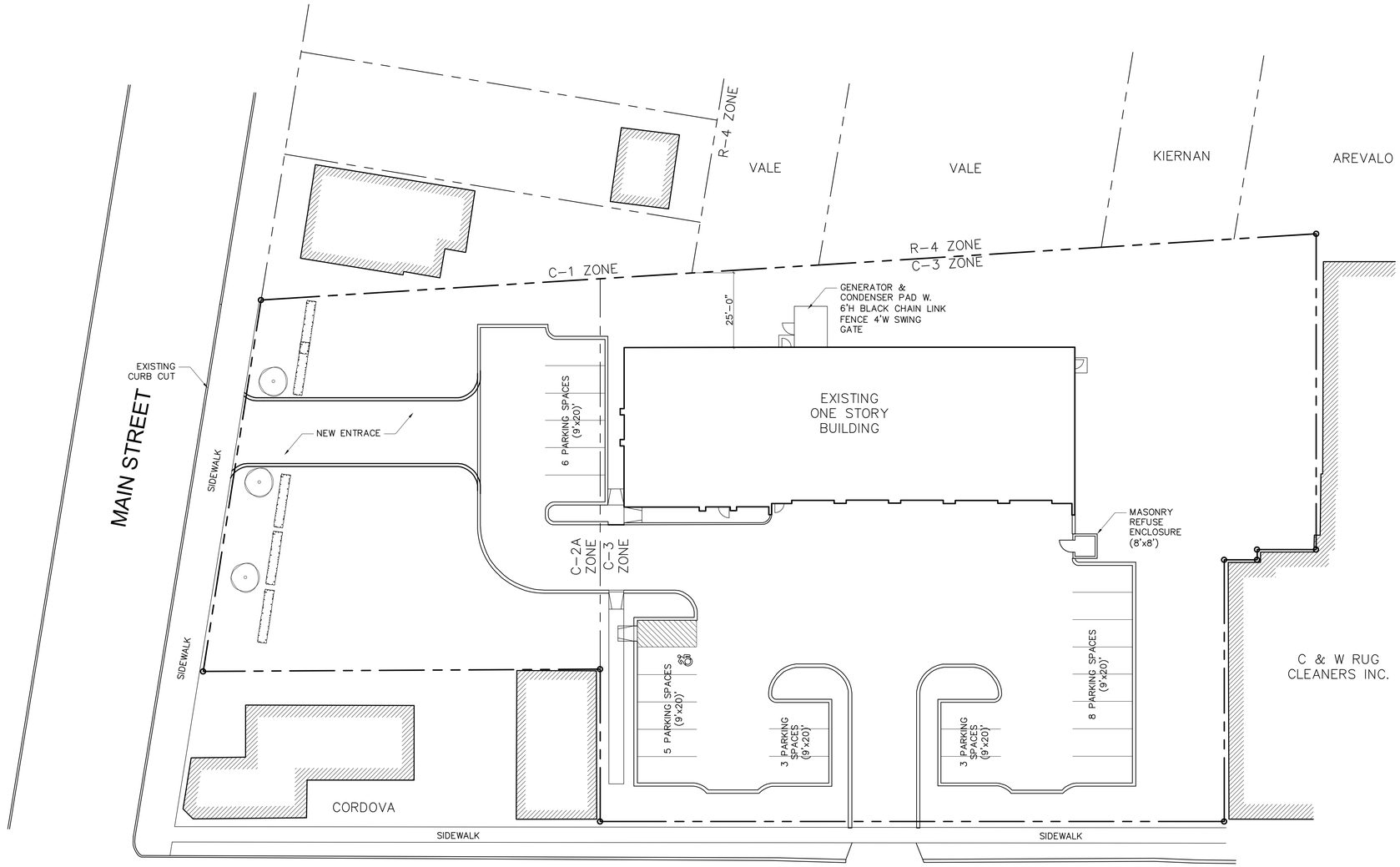
back side of building



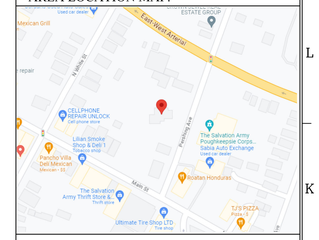
16 Pershing AVE ( Front of building)



Main St ( Left side of building).




AREA LOCATION MAP:




| No. | REVISION/SUBMISSION | DATE |
|---|---|---|
| 1 | | |


Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752


PROJECT
JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, NY

DRAWING
EXISTING SITE PLAN

SEAL: REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018322-1 STATE OF NEW YORK

| DRAWN BY | PROJECT NUMBER |
|---|---|
| KY | 23102 |
| CHECKED BY | DATE |
| MM | 08-24-23 |

DRAWING NUMBER
C100

FILE P:\2000\JOB # - JOB NAME\

A-1 | SITE PLAN
1"=20'-0"

PROJECT NORTH

SCALE: 1"=20'-0"

**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: Devanand Jaikarran

From: Tyler Maegerle, Junior Planner

Date: 9/6/23

Re: 16 Pershing Avenue

---

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 proposed change of use to an auto repair shop.

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).

*617.20*
*Appendix B*
*Short Environmental Assessment Form*

## 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:
Motor Vehicle Body Repair Shop

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

Brief Description of Proposed Action:
One side of the property borders the Main Street Commercial District (C-2A) which does allow Motor Vehicle Service Stations per code Section 19-3.23.1(2)(b)3 of the Zoning Ordinance but are subject to the issuance of a Special Permit from the Planning Board.

| Name of Applicant or Sponsor: | Telephone: 917-416-7591 |
|---|---|
| Devanand Jaikarran | E-Mail: vidyajaikarran1@gmail.com |

Address: 16 Spyglass Hill Rd.

| City/PO: | State: | Zip Code: |
|---|---|---|
| Hopewell Junction | NY | 12533 |

| | 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. | [X] | [ ] |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | [X] | [ ] |

3.a. Total acreage of the site of the proposed action? 1.31 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.31 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
[X] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [X] 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? | ☐ | X | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | X | ☐ |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | X | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | X | ☐ | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | X | ☐ | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | X | ☐ | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☐ | X | |
| 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: _____ | ☐ | X | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | X | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | X | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | X | ☐ | |
| b. Is the proposed action located in an archeological sensitive area? | X | ☐ | |
| 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? | X | ☐ | |
| 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: _____ | X | ☐ | |

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 X 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? | X | ☐ |
| 16. Is the project site located in the 100 year flood plain? | X | ☐ |
| 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? ☐ NO ☐ YES | X | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____ | | |

| | NO | YES |
|---|---|---|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____ | X | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____ | X | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____ | X | ☐ |

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

Applicant/sponsor name: Devanand Jaikarran Date: 8/28/23

Signature: Devanand Jaikarran

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 16 Pershing Ave.

II. **PROPERTY OWNER:** Devanand Jaikarran
**ADDRESS:** 6 Spy Glass Hill Road
Hopewell Junction
NY 12533 (state and zip code)
**PHONE NUMBER:** 917-416-7591 (include area code)

III. **NAME OF APPLICANT:** Devanand Jaikarran
**ADDRESS:** 16 Pershing Ave.
Poughkeepsie
NY 12533 (state and zip code)
**PHONE NUMBER:** 917-416-7591 (include area code)
**EMAIL ADDRESS:** vidyajaikarran1@gmail.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)

OFFICE USE ONLY
CODE: PLSF
RB
ID # 2023-064
FEE: 3,147
Total, from:
$500 plus
$ 1,132
($150 per 1000 square feet of floor area), plus
$ 1,015
($35 per number of required parking spaces), plus
$ 500
($500 for special permit, if applicable)

REGISTERED ARCHITECT
MICHAEL T.J. McCORMACK
No. 018322-1
STATE OF NEW YORK

PAID
AUG 28 2023

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Motor Vehicle Repair Shop

RECEIVED
AUG 28 2023
By _____

VI. **ZONING DISTRICT:** C-2A

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

## PROJECT INFORMATION

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

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

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

Alteration: _____ (yes) X _____ (no)

Cost of Construction: $_____

**LOT AND BULK INFORMATION:**

Lot area: _____ (acres) 56,731 (square feet)

Building Footprint: Existing (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: 42.9% (percentage, building coverage only)

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

7,548 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: One (stories) 25 (feet)

Floor Area Ratio: 0.12 (ratio of gross floor area divided by lot area)

**VIII. PROJECT PARKING INFORMATION**

29

A) Number of Off-Street Parking Spaces required: ~~25~~ + 1 per 2 Employees

B) Number of Off-Street Parking Spaces provided: 25 Spaces

C) Waiver Requested: Yes (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: Repair Shop.

B) Number of shifts (if any): one

C) Number of employees: 6
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): Existing 5 Bays

F) Days/Hours of operation: _____

NEW ACCESSIBLE RAMP FOR:

# CARE NET PCHV

## 226 CHURCH STREET
## POUGHKEEPSIE, NY 12601

## GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2020 BUILDING CODE OF NEW YORK STATE CURRENT EDITION AND ALL LOCAL / MUNICIPAL CODES.

2. ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.

3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

4. INDEMNIFICATION: THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE OWNER'S ARCHITECT / ENGINEER, THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ALL LOSSES, COSTS, FEES, EXPENSES, DAMAGES, OR LIABILITIES CAUSE OF 1- BODILY INJURY (INCLUDING DEATH), ACTUAL OR ALLEGED, TO ANY PERSON (INCLUDING BUT NOT LIMITED TO ANY EMPLOYEE OF THE OWNER OR THE CONTRACTOR OR HIS SUBCONTRACTOR AND INCLUDING ANY THIRD PARTY), OR 2- DAMAGE TO PROPERTY (INCLUDING BUT NOT LIMITED TO THE PROPERTY OF THE OWNER OR IT'S EMPLOYEES OR OF THE CONTRACTOR AND HIS SUBCONTRACTORS OR IT'S EMPLOYEES, OR OF ANY SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDING THE PROPERTY OF ANY THIRD PARTY), ACTUAL OR ALLEGED, IF SUCH BODILY INJURY OR PROPERTY DAMAGE RESULTS DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OF THIS CONTRACT AND WHETHER OR NOT SUCH BODILY INJURY OR PROPERTY DAMAGE IS CAUSED BY THE ACTS OR OMISSIONS, NEGLIGENT OR OTHERWISE, OF THE CONTRACTOR AND AGENTS OR EMPLOYEES OR OF ANY SUBCONTRACTORS OF THE CONTRACTOR AND HIS SUBCONTRACTORS, OR OF THE OWNER, ITS OFFICERS, AGENTS, OR EMPLOYEES.

5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS.
A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD
B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.

6. GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.

7. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.

8. ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.

9. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY REFER.

10. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME.

11. ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.

13. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

14. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.

15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

16. ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

17. MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS.

18. IF, IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS WITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT, OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY; WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

19. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.

20. ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.

## ABBREVIATIONS

| | |
|---|---|
| ACT | ACOUSTICAL CEILING TILE |
| ADD | ADDENDUM |
| ADJ | ADJACENT |
| AFF | ABOVE FINISHED FLOOR |
| ALT | ALTERNATE |
| ALUM | ALUMINNUM |
| ANOD | ANODIZED FINISH |
| AP | ACOUSTICAL PANEL |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECT/ARCHITECTURAL |
| ASSOC | ASSOCIATED |
| A\V | AUDIO VISUAL |
| BB | BULLETIN BOARD |
| B/ | BOTTOM OF |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM/BMS | BEAM/BEAMS |
| BOS | BOTTOM OF SOFFIT |
| BRD/BD | BOARD |
| BRG | BEARING |
| BSMT | BASEMENT |
| C | CARPET |
| CAB | CABINET |
| CB | CHALKBOARD |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLO | CLOSET |
| CLR | COOLER |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONF | CONFERENCE |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CORR | CORRIDOR |
| CSMU | CALCIUM SILICATE MASONRY UNIT |
| CT | CERAMIC TILE |
| CTB | CERAMIC TILE BASE |
| DA | DOUBLE ACTING |
| DET/DTL | DETAIL |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DISP | DISPENSER |
| DIV | DIVISION |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| EA | EACH |
| EHD-X | ELECTRIC HAND DRYER |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM |
| EL/ELEV | ELEVATION |
| ELEC | ELECTRIC |
| EMER | EMERGENCY |
| EMO | EXISTING MASONRY OPENING |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| E.U. | EGRESS UNIT |
| EWC | ELECTRIC WATER COOLER |
| EWO | EXISTING WINDOW OPENING |
| EXHIB | EXHIBIT |
| EXIST/EXIST'G | EXISTING |
| EXP JT | EXPANSION JOINT |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FE | FIRE EXTINGUISHER WALL MTD. |
| FD | FLOOR DRAIN |
| FIN | FINISH |
| FIX | FIXTURE |
| FL | FLOOR |
| FND | FEMININE NAPKIN DISPOSAL |
| FNDN | FOUNDATION |
| FNV | FEMININE NAPKIN VENDOR |
| FRP | FIBER REINFORCED PLASTIC |
| FT | FEET |
| FTG | FOOTING |
| FURN | FURNISH / FURNITURE |
| FUR | FURRED / FURRING |
| FR | FIRE RESISTANT |
| FEC | FIRE EXTINGUISHER CABINET |
| GA | GUAGE |
| GAL | GALLON |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACT |
| GCT | GRANITE COUNTER TOP |
| GL | GLASS / GLAZING |
| GND | GROUND |
| GYP WALL BD/GWB | GYPSUM WALL BOARD |
| H | HIGH |
| H/C | DISABLED ACCESS |
| HD | HEAVY DUTY |
| HDR | HEADER |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORZ | HORIZONTAL |
| HR | HANDRAIL / HOUR |
| HT | HEIGHT |
| HTG | HEATING |
| HVAC | HEATING VENTILATION A/C |
| ID | INSIDE DIAMETER |
| INSUL | INSULATION |
| INV | INVERT |
| JAN | JANITOR |
| JT | JOINT |
| KPL | KICKPLATE |
| L | LAMINATED GLASS |
| LAV | LAVATORY |
| LF | LINEAR FEET |
| LH | LEFT HAND |
| LHR | LEFT HAND REVERSE |
| LIN | LINEN |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LVR | LOUVER |
| MACH | MACHINE |
| MAS | MASONRY |
| MAT | MATERIAL |
| MAX | MAXIMUM |
| MBH | MOP & BROOM HOLDER |
| MECH | MECHANICAL |
| MET/MTL | METAL |
| MEZZ | MEZZANINE |
| MFGR | MANUFACTURE / MANUFACTURER |
| MIN | MINIMUM |
| MIR | MIRROR |
| MLD | MOULDING |
| MO | MASONRY OPENING |
| MP | METAL PANEL |
| MRGWB | MOISTURE RESISTANT GYPSUM BOARD |
| NC | NONCOMBUSTIBLE |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OH | OVERHEAD |
| OPNG | OPENING |
| OPP HD | OPPOSITE HAND |
| PART | PARTITION |
| PC | PLUMBING CONTRACTOR |
| PF | PRE-FINISHED |
| PL | PLATE |
| PL LAM/PLAS LAM | PLASTIC LAMINATE |
| PLAST | PLASTER |
| PLMBG | PLUMBING |
| PLY/PLYWD | PLYWOOD |
| PNL | PANEL |
| P/PNT | PAINT |
| POL | POLISH |
| PR | PAIR |
| PT | POINT |
| PTD | PAPER TOWEL DISPENSER |
| PTN | PARTITION |
| PVC | POLY VINYL CHLORIDE |
| PGB | PAINTED GYPSUM BOARD |
| PS | PROJECTION SCREEN |
| Q.T. | QUARRY TILE |
| R | RISER |
| RAD | RADIUS |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| RE | REFER TO |
| REFRIG | REFRIGERATOR |
| REQD | REQUIRED |
| RH | RIGHT HAND |
| RHR | RIGHT HAND REVERSE |
| RM | ROOM |
| S | SEALER |
| SAT | SATURATION |
| SC | SOLID CORE WOOD DOOR |
| SD | SOAP DISPENSER |
| SF | SQUARE FEET |
| SHT | SHEET |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SPD | SOAP DISH |
| SQ | SQUARE |
| SST | STAINLESS STEEL |
| ST/ST | STEEL |
| STRUCT | STRUCTURAL / STRUCTURE |
| SUSP | SUSPENDED |
| SV | SHEET VINYL FLOORING |
| SW | SHEAR WALL |
| T | TREAD |
| T/ | TOP OF |
| T&G | TONGUE AND GROOVE |
| T/S | TOP OF STEEL |
| TB | TACK BOARD |
| TCB | TECTUM BOARD |
| TEL | TELEPHONE |
| TEMP | TEMPERED |
| TERR | TERRAZZO |
| TG | TEMPERED GLASS |
| THK | THICK |
| THRU | THROUGH |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOOTING |
| TOM | TOP OF MASONRY |
| TPH | TOILET PAPER HOLER |
| TS | TACK STRIP |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| UH | UNIT HEATER |
| UL | UNDERWRITERS LABATORIES |
| UNO/UON | UNLESS OTHERWISE NOTED |
| US | UNDERSIDE |
| UTIL | UTILITY |
| UV | UNIT ELEVATOR |
| V | VINYL |
| VCT | VINYL COMPOSIT TILE |
| VET | VERTICAL |
| VIF | VERIFY IN FIELD |
| VTR | VENT THROUGH ROOF |
| W | WIDE |
| W/ | WITH |
| WB | WHITEBOARD |
| WC | WATER CLOSET |
| WD | WOOD |
| WP | WATERPROOF |
| WR GWB | WATER RESISTANT GYPSUM BRD. |

## DRAWING LIST

| DWG. # | DRAWING NAME |
|---|---|
| 1T1.0 | TITLE SHEET |
| 2SP10 | SITE PLAN & ZONING INFO |

## SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- SECTION # / DWG. # — SECTION
- DETAIL # / DWG. # — DETAIL
- ELEV # / DWG. # — EXTERIOR ELEVATION
- ELEV # / 2 4 / DWG. # — INTERIOR ELEVATION

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1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | ISSUED TO PLANNING BOARD | SW/LB/JD | 08/29/23 |

PROJECT NAME:
New Accessible Ramp for:
Care Net PCHV
226 Church Street
Poughkeepsie, NY 12601

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION UNLESS THEY BEAR THE SIGNATURE OF THE ARCHITECT OF RECORD

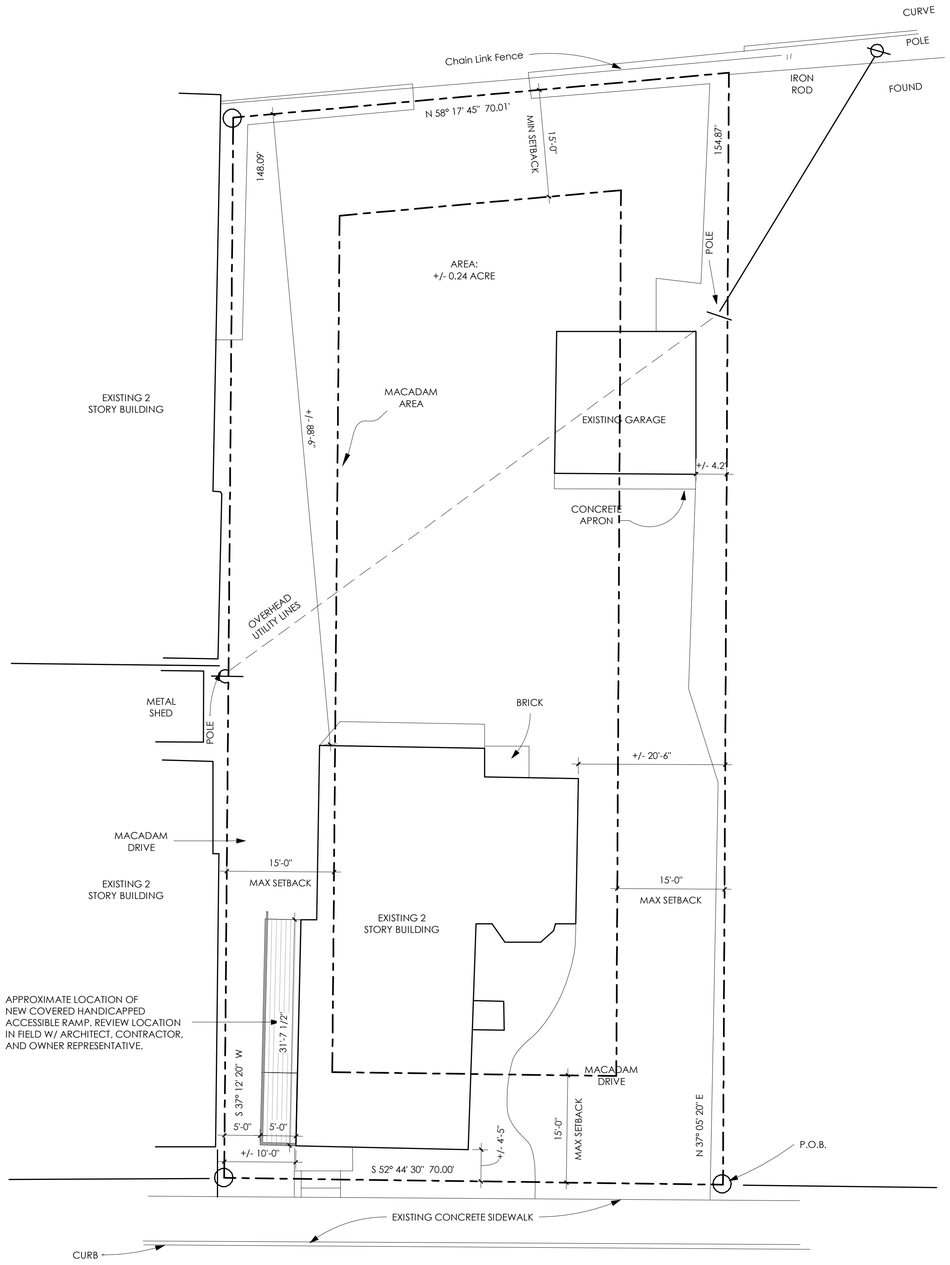
REGISTERED ARCHITECT STEPHEN A. WHALEN 030285 STATE OF NEW YORK

DRAWING TITLE: **TITLE SHEET**

| | |
|---|---|
| DRAWN BY: SW / LB | SHEET: 1 OF 2 |
| DATE: 8/12/22 | SCALE: As indicated |

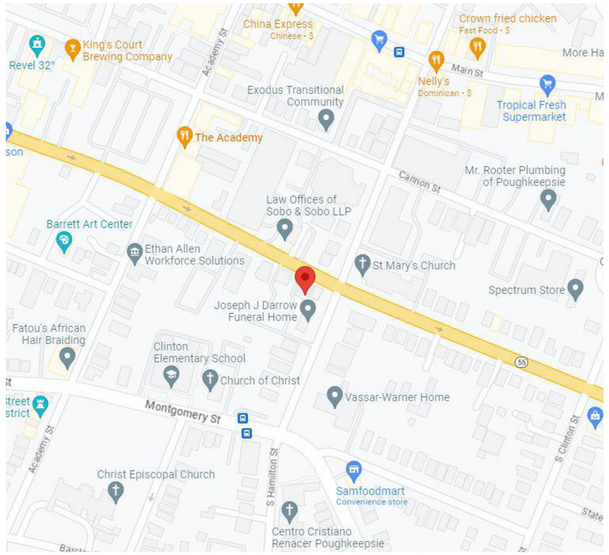
DRAWING NO: **1T1.0**

PROJECT PHASE: CD

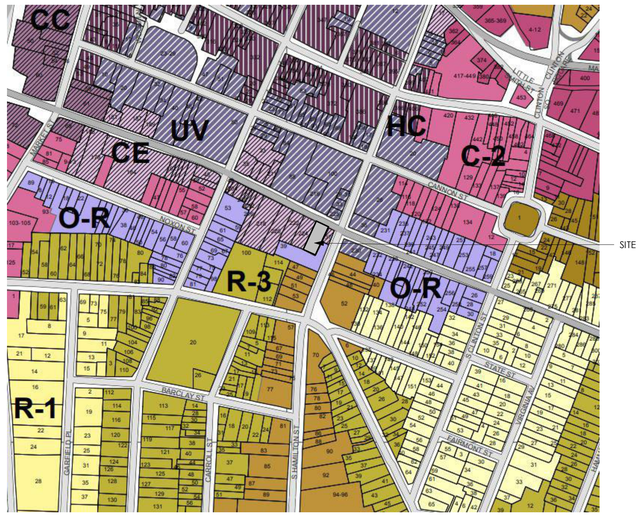



1 2SP1.0 SITE PLAN
1" = 10'-0"

N




2 2SP1.0 LOCATION MAP
NO SCALE




3 2SP1.0 PARTIAL ZONING MAP
NO SCALE







4 2SP1.0 EXISTING PHOTOS
1/8" = 1'-0"

## ZONING INFORMATION

TOWNSHIP: CITY OF POUGHKEEPSIE, NY
SECTION, BLOCK, LOT: 6161, 22, 139959
ZONE: CE CREATIVE EDGE

| | MIN. HEIGHT | MAX. HEIGHT | MIN. LOT COVERAGE | MIN. OPEN SPACE | FRONT YD. MIN/MAX | SIDE YD. MIN/MAX | SIDE YD. MIN/MAX | REAR YD. MIN | FRONTAGE OCCUPANCY MIN/MAX | PARKING SETBACKS |
|---|---|---|---|---|---|---|---|---|---|---|
| ORDINANCE REQUIREMENT: | 2 STORIES | 5 STORIES | 50 % | 15 % | 0 FT/15 FT | 0 FT/15 FT | 0 FT/15 FT | 15 FT | 70 % / 100 % | 40 FT |
| EXISTING: | 2 STORIES | 2 STORIES | +/- 95% (P/N) | +/- 5% (P/N) | +/- 4'-5" (P/N) | +/- 10'-0" | +/- 20'-6" | +/- 88'-6" | +/- 90 % | +/- 70'-0" |
| PROPOSED: | NO CHANGE | NO CHANGE | NO CHANGE | NO CHANGE | NO CHANGE | **+/- 5'-0"*** | +/- 20'-6" | +/- 88'-6" | +/- 90 % | +/- 70'-0" |

* = VARIANCE REQUIRED
(P/N) = PRE-EXISTING/NON-CONFORMING

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REVISIONS / ISSUE DATES

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | ISSUED TO PLANNING BOARD | SW/LB/JD | 08/29/23 |

PROJECT NAME:
New Accessible Ramp for:
Care Net PCHV
226 Church Street
Poughkeepsie, NY 12601

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION UNLESS BEARING THE SIGNATURE OF THE ARCHITECT OF RECORD

REGISTERED ARCHITECT STEPHEN A. WHALEN 030285 STATE OF NEW YORK

DRAWING TITLE:
SITE PLAN & ZONING INFO.

DRAWN BY: SW
SHEET: 2 OF 2
DATE: 8/12/22
SCALE: As indicated

DRAWING NO:
2SP1.0

PROJECT PHASE:
CD

# *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**

Care Net Pregnancy Center of the Hudson Valley

Name of Action or Project:
Addition to existing structure

Project Location (describe, and attach a location map):
226 Church Street Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Addition of new handicap accessible ramp

| Name of Applicant or Sponsor: | Telephone: (845) 471-9284 |
|---|---|
| Care Net Pregnancy Center of the Hudson Valley | E-Mail: debtownsend@gmail.com |

Address:
226 Church Street

| City/PO: | State: | Zip Code: |
|---|---|---|
| Poughkeepsie | New York | 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: Planning Department, Building Department | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? .24 acres
   b. Total acreage to be physically disturbed? .003 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .24 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: N/A _____ | ☑ | ☐ |

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

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

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☐ | ☑ |
| TBD<br>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

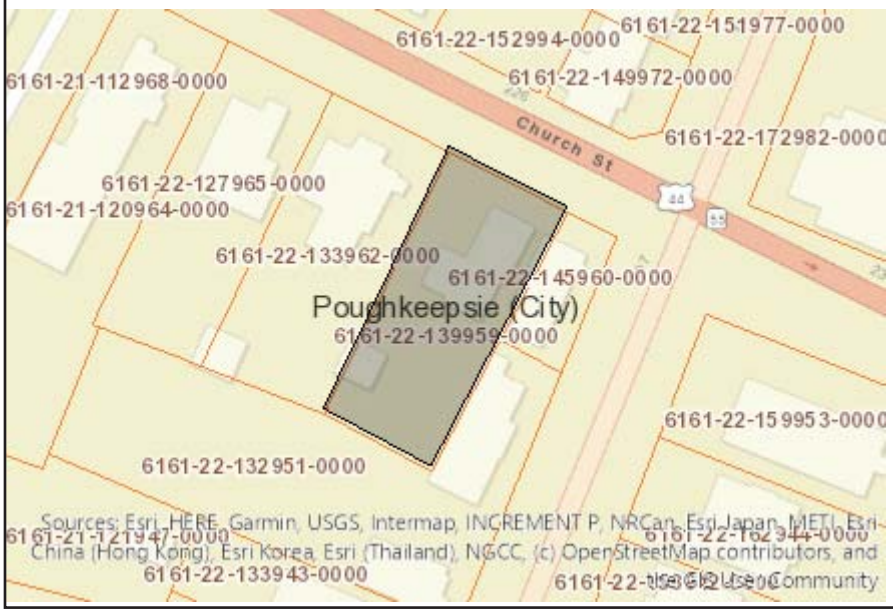
| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed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

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

AGENT
~~Applicant/sponsor~~/name: c/o WHALEN ARCHITECTURE, PLLC STEPHEN A. WHALEN, R.A., LEEP AP Date: 8/29/23

Signature: _____ Title: PRINCIPAL

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 |

**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: Care Net Pregnancy Center of the Hudson Valley

From: Tyler Maegerle, Junior Planner

Date: 9/5/2023

Re: 226 Church Street

---

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes construction of a new handicap accessible ramp.

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.

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:** 226 Church Street Poughkeepsie, NY 12601

**II. PROPERTY OWNER:** Care Net Pregnancy Center of the Hudson Valley
**ADDRESS:** 226 Church Street Poughkeepsie, NY 12601

_____

_____ (state and zip code)

**PHONE NUMBER:** 845-518-8536 (include area code)

**III. NAME OF APPLICANT:** Care Net Pregnancy Center of the Hudson Valley

**ADDRESS:** 226 Church Street Poughkeepsie, NY 12601

_____

_____ (state and zip code)

**PHONE NUMBER:** 203-861-1703 (include area code)

**EMAIL ADDRESS:** debltownsend@gmail.com

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

**IV. CONSULTANT:** Whalen Architecture, PLLC

**ADDRESS:** 1141 Route 55 Suite A Lagrangeville, NY 12540

_____

_____ (state and zip code)

**PHONE NUMBER:** 845-337-4331 (include area code)

**V. PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Addition of new Handicap Accessible Ramp

**VI. ZONING DISTRICT:** CE

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

## PROJECT INFORMATION

New construction: _____(yes)No_____ (no)

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

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

Alteration:_____ (yes) No_____ (no)

Cost of Construction: $TBD_____

**LOT AND BULK INFORMATION**:

Lot area: 0.24_____ (acres) 10,560_____ (square feet)

Building Footprint: N/A_____ (proposed square feet for new construction)

N/A_____ (existing square feet for change of use/expansion)

+/- 158 SF_____ (additional proposed square feet for expansion)

+/- 1778 SF_____ (total building footprint, square feet)

Lot Coverage: +/- 16.8%_____ (percentage, building coverage only)

Gross Floor Area: N/A_____ (proposed square feet for new construction)

+/- 4760 SF_____ (existing square feet for change of use/expansion)

N/A_____ (additional proposed square feet for expansion)

N/A_____ (total gross floor area, square feet)

Building Height: N/A_____ (stories) N/A_____ (feet)

Floor Area Ratio: N/A_____ (ratio of gross floor area divided by lot area)

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 12_____

B) Number of Off-Street Parking Spaces provided: 12_____

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

Is municipal parking available within 600 feet? Yes_____ (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: N/A
(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? ____ Yes ____ No
If yes, describe funding source: N/A

## 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?: N/A 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.) N/A

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):

Proposal of new handicap accessible ramp

**XVII. APPLICANT CERTIFICATION**

I, Deborah Townsend, 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.

Deborah Townsend

Signature of Applicant

8/28/23

Date

# CITY OF POUGHKEEPSIE, NY
# BUILDING, PLANNING & ENGINEERING DEPARTMENTS

## SITE PLAN CHECK SHEET

**ADDRESS:**_____ **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. | | Properly completed application form, including accurate contact information and applicant signature. |
| I) 2. | | Required fees submitted:<br>X Site Plan $500<br>☐ $150 for 1000 square feet of floor area **$**<br>☐ Special Permit<br>☐ Full EAF $500<br>☐ $35 x 144 (# of Required Parking Spaces) = **$**<br>**TOTAL: $ PD $ ck BALANCE DUE $** |
| I) 3. | | Short / Full Environmental Assessment Form submitted. |
| I) 4. | | Name and address of owner of record appears on plan. |
| I) 5. | | Name and address of person, firm or organization preparing the plan. |
| I) 6. | | Date (including any revision dates), north arrow, written and graphic scale. |
| I) 7. | | Vicinity map (i.e., Sanborn, tax map). (refer to Dutchess County Parcel Access Map for assistance) |
| I) 8. | | Existing zoning with accurate lot and bulk tables. (lot and bulk tables are not always required, but if provided, must be accurate) |
| I) 9. | | Professional signature and seal on plan, as required by law. |
| I) 10. | | 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. | | 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. | | 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. | | 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. | | 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. | | 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. | | 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. | | Outlines and descriptions of all structures; |
| II) 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. |
| II) 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 |
| II) 9. | | 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. | | The location of all proposed buildings or structural improvements. |
| III) 2. | | 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. | | 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. | | Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance. |
| 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. |
| III) 7. | | Any proposed new grades, indicating clearly how such grades will met existing grades of adjacent properties or the street. |
| III) 8. | | 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. | | Location of any fire alarm boxes and/or connections to the city fire alarm system. |
| 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. |

## IV) OTHER REQUIRED PLAN NOTES

| | Compliance Certified | Item Description |
|---|---|---|
| IV) 1. | | Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm. |
| 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."<br><br>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:_____

WHALEN ARCHITECTURE pllc
1141 Route 55, Suite A Lagrangeville, NY 12540
(845) 337-4331 whalenarchitecture.com

September 13, 2023

City of Poughkeepsie Planning Board
62 Civic Center Plaza,
Poughkeepsie, New York 12601

Re: Care Net Pregnancy Center of the Hudson Valley
226 Church St.
Poughkeepsie, New York 12601

Dear Members of the Planning Board,

We are submitting this application for site plan approval to you on behalf of Care Net Pregnancy Center of the Hudson Valley. The objective for this project is to provide a new ADA accessible ramp that will provide handicap access to the front entry of the building. The ramp will be 5'-0" wide by approximately 31'-7" long.

If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

**Stephen A. Whalen, RA, LEED AP**
*Principal*
Whalen Architecture, PLLC

**110 SOUTH GRAND AVENUE**
**CITY OF POUGHKEEPSIE**
**DUTCHESS COUNTY, NEW YORK**
**TAX PARCEL: 131300-6161-49-620556-0000**

# ***FAITH APOSTOLIC MINISTRIES REDEVELOPMENT***

# ***STORMWATER POLLUTION PREVENTION PLAN***

Prepared for:

FAITH APOSTOLIC MINISTRIES INC
110 S Grand Ave
Poughkeepsie, NY 12603

Prepared by:

BERGER ENGINEERING AND SURVEYING, PLLC
100 FULTON AVENUE
POUGHKEEPSIE NY 12603




August 24, 2023

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***APPENDICES***

**APPENDIX 1 SITE INFORMATION**

Location Map
NYSDEC Runoff Reduction Planning Table
Flood Plain Map – FEMA
DEC-Environmental Resource Map
NRCS Soil Information
NYS Archeological CRIS Map
Watershed Map - Pre Development
Watershed Map - Post Development

**APPENDIX 2 STORMWATER, EROSION & SEDIMENT CONTROL PLAN AND DETAILS**

| | |
|---|---|
| SH # C-1 | Proposed Stormwater Plan |
| SH # C-2 | Proposed Erosion and Sediment Control Plan |
| SH # CD-1 | Proposed Erosion & Sediment Control and Stormwater Details |
| SH # CD-2 | Proposed Stormwater Chamber Details |

**APPENDIX 3 WATER QUALITY & RUNOFF REDUCTION AND CHANNEL PROTECTION CALCULATIONS**

**APPENDIX 4 HYDROCAD OUTPUT**

# I INTRODUCTION

## BACKGROUND

According to the New York State Department of Environmental Conservation website, http://www.dec.ny.gov/;

> New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.

On January 29th, 2020, NYSDEC issued a new Stormwater Phase II permit. Proposed construction projects that involve one acre or more of land disturbance must obtain SPDES permit coverage through either an individual permit or the new General Construction Permit (GP 0-20-001).

This general permit is issued pursuant to Article 17, Titles 7, 8 and Article 70 of the ECL. An *owner or operator* may obtain coverage under this general permit by submitting a Notice of Intent ("NOI") to the Department. The NOI provides information to NYSDEC on the project, assures that a Stormwater Pollution Prevention Plan has been prepared, and is in place in accordance with the requirements of GP 0-20-001. Under GP-0-20-001 no more than five acres of land disturbance may occur at any time without written approval from the NYSDEC.

Retention of Records is mandatory for five (5) years. SWPPP and associated construction logbook must remain on-site and available for review by regulatory personnel at all times during normal business hours.

Prior submitting a Notice of Termination ("NOT") at the end of construction, the owner or operator has a mechanism in place that requires operation and maintenance of the stormwater practices in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record per the General Permit.

## OBJECTIVES

> *The purpose of this report is to perform a comprehensive drainage analysis of the site in compliance with GP 0-20-001 utilizing the "**New York State Standards and Specifications for Erosion & Sediment Control"** and the "**New York State Stormwater Management Design Manual"** to determine if any adverse offsite effects are caused by the construction of this proposed project. The report shall also recommend specific stormwater management practices that will mitigate these impacts, provide the required **Phase II Storm Water Quality Treatment**, and propose **Best Management Practices** to minimize soil erosion from the proposed construction.*

Proposed Erosion and sediment control mitigating measures include practices such as seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control and daily inspection and maintenance. Upon implementation of these mitigating measures as outlined in this report and the "***New York State Standards and Specifications for Erosion & Sediment Control***", the existing properties and adjoining owners are protected during construction.

> *The proposed stormwater mitigation for this redevelopment project is provided by above ground and underground infiltration. These practices shall be designed to provide runoff reduction, treat and control the stormwater runoff rate prior to reaching the surrounding properties.*

**PROJECT OVERVIEW**

This project is the redevelopment of an existing commercial/religious building with parking located between the east side of South Grand Avenue and west side of Park Avenue in the City of Poughkeepsie, Dutchess County, New York. The tax parcel 131300-6161-49-620556-0000 has an area of 6.4 +/- with one existing building with asphalt driveways and parking. The site is on municipal sewer and water. The project site is located in a section of the City of Poughkeepsie with separate storm and sanitary.

The redevelopment are small additions to the building, increased parking with drives and repaving the existing parking and driveways.

The area of work will include NYSDEC Regulated Disturbance and Non-regulated Disturbance. Regulated Disturbance is disturbance of soil. Non-regulated Disturbance is disturbance of existing impervious cover to a depth above the underlying soil. The Non-regulated Disturbance will be the milling, minor grading and repaving of the existing parking lot and driveway with the milling and grading depth not greater than existing gravel base depth.

The Regulated Disturbance is 2.7 acres (1.9 acres of new development and 0.8 acres of redevelopment). The Non-regulated Disturbance is 1.2 acres.

The following are the geographic coordinates for the project from NYSDEC Stormwater Interactive Mapper of Longitude of 73.908°W and Latitude of 41.689°N. The lot has approximately 480 +/- feet of frontage along South Grand Avenue, approximately 520 +/- feet along Park Avenue and lot width of approximately 500 +/- feet. See location map in Appendix 1

The proposed above ground and under ground infiltration will provide treatment, runoff reduction and control of storm water runoff rate. To protect the site from erosion and sediment during construction seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control, and daily inspection and maintenance will all be implemented.

The various runoff reduction techniques were evaluated to determine which were applicable to this project. See Appendix 1, for summary.

## II SITE DESCRIPTION

The 6.4 +/- acre project site is situated between South Grand Avenue and Park Avenue in the City of Poughkeepsie. The site is an existing building, driveway and parking with lawn and light woods. Topography is flat. The site drains in five directions. The majority of the runoff from the site flows west and east to the two bounding roads. Most flows west in the road side closed municipal stormwater collection system, some flows east in the road side closed municipal stormwater collection system. A small portion of the site flows north to the adjoining property. The western South Grand Avenue closed system drains to the eastern Park Avenue closed system via a 78” RCP that crosses the property in an easement per City record drawings.

There are residential lots, religious buildings and commercial around the site area. See location map in Appendix 1.

**FLOOD PLAIN**

FEMA has established a national standard for flood protection. The standard is the 1-percent annual chance (100-year) flood. According to the FEMA Map Number 36027C0358E, Effective Date May 2, 2012, the site is in “Area of Minimal Flood Hazard, Zone X”. Appendix 1

**STREAMS**

There are no streams on site.

**WATERBODIES**

There are no water bodies on the site.

**WETLANDS**

There are no wetlands on the site.

**CRITICAL ENVIRONMENTAL AREA**

The site is not in a state listed Critical Environmental Area

**HISTORIC PLACES**

The project site is not in an Archeologically Sensitive Area. There are no historic buildings on the site. Map per the CRIS website is in Appendix 1.

**SOILS WITHIN WATERSHED**

The soils found on the site and in the proposed development area per USDA NRCS Web Soil Survey is Knickerbovkrt-Urban land complex (KuA). The USDA does not ascribe a Hydraulic Soil Group to this soil. Appendix 1.

Soils have different soil parameters pertaining to erosion and there susceptibility thereto. These parameters are referred to as soil erosion factors or K. The soil Erosion Factor (K) indicates the susceptibility of a soil to sheet and rill erosion by water. For all other factors being equal, the higher the K value the more susceptible the soil is to sheet and rill erosion by water. The rock free K value for the majority of soil on the site have no ascribed K Factor

All soils in the ounty are at some level susceptible to erosion and as such projects will include erosion and sediment control measures. The erosion and sediment control practices for this project are outlined in section VI Proposed Erosion and Sediment Control Plan later in this report.

**WATERSHED DESCRIPTIONS**

The area of development drains in five (5) discharge directions. Design Point One (DP-1) is easterly to Park Avenue and its existing catch basins. Design Point Two (DP-2) is in the north center to an existing catch basin located on the project property. Design Point Three (DP-3) is a low are in the northwest corner with overflow to the adjacent property. Design Point Four (DP-4) is and existing catch basin in the parking lot near the northwest corner of the building. Design Point Five (DP-5) is westerly to South Grand Avenue and its existing catch basins.

**PRE-DEVELOPMENT WATERSHEDS**

Map in Appendix 1

The Pre-development watershed is comprised of five (5) subsheds.

Pre-1 is 1.9 acres of on-site drainage on the east side of the building. The subshed contains existing asphalt drives and play area, open lawn and woods. The subshed drains east and northeast to the closed storm system along Park Avenue, DP-1.

Pre-2 is 0.2 acres of on-site drainage in the north central protion of the property flowing north to an existing on-site catch basin. The subshed contains existing woods. Over flow from the catch basin with runoff overland to the property to the north, DP-2.

Pre-3 is 0.3 acres of on-site drainage in the northwest corner of the property flowing to a low area. The subshed contains existing woods. The low area overflows to the property to the northwest, DP-3.

Pre-4 is 2.8 acres of on-site drainage on the west/northwest side of the building. The subshed contains existing asphalt drives and parking, the existing building roof, open lawn and woods. The subshed drains to an existing catch basin on the edge of the existing parking lot, DP-4. The discharge pipe from the catch basin goes north off the property to an unknown outlet location.

Pre-5 is 1.7 acres of on-site drainage on the south and west side of the building. The subshed contains existing asphalt drives and parking, a portion of the existing building roof and open lawn. The subshed drains west to the closed storm system along South Grand Avenue, DP-5.

## III PROJECT DESCRIPTION

Proposed is redevlopment includes adding additions the existing structure, adding parking, milling the existing asphalt and constructing surface and subsurface infiltration facilities.

**POST-DEVELOPMENT WATERSHEDS**

Map in Appendix 1

The Post-development watershed is comprised of six (6) subsheds and five (5) design points.

Pst-1 is a total of 3.2 acres broken into 2 subsheds:

> Pst-1A is 1.7 acres of existing drives, new parking lot, and existing eastern building roof (redirected to the east rather than the existing route draining around the building to the existing site catch basin on the west side). This redirection increases the size of the Pst-1 watershed. The runoff will be captured and directed to subsurface infiltration chambers. The discharge rate will be controlled before release to the closed storm system along Park Avenue, DP-1.
>
> Pst-1B is 1.5 acres of existing drives, new parking, open lawn and woods. The existing drive and new parking will be treated in a surface infiltration basin. The overflow from the basin and the remaineder of the subshed will drain to the east to the closed system along Park Avenue, DP-1.

Pst-2 is 0.2 acres of on-site drainage in the north central protion of the property flowing north to an existing on-site catch basin. The subshed contains existing woods. Over flow from the catch basin with runoff overland to the property to the north, DP-2.

Pst-3 is 0.3 acres of on-site drainage in the northwest corner of the property flowing to a low area. The subshed contains existing woods. The low area overflows to the property to the northwest, DP-3.

Pst-4 is 1.5 acres of on-site drainage on the west/northwest side of the building. The subshed contains existing asphalt drives and parking, the existing building roof, the proposed addition roofs, new parking open lawn and woods. The subshed drains to an existing catch basin now in the new parking lot, DP-4. The discharge pipe from the catch basin goes north off the property to an unknown outlet location. The subshed is smaller than Pre-4 as it no longer will receive runoff from the the eastern portions of the existing building roof.

Pst-5 is 1.7 acres of on-site drainage on the south and west side of the building. The subshed contains existing asphalt drives and parking, a portion of the existing building roof and open lawn. The existing asphalt will be milled and repaved. The subshed drains west to the closed storm system along South Grand Avenue, DP-5.

# IV STORM WATER MANAGEMENT PLAN

**Planning and Selection**

Step 1: Site Planning - See Planning Table in Appendix 1 – The project is the redevelopment of an existing site with additons to the existing building, expansion of the parking lot and reuse of the existing drives and parking.

Step 2: Water Quality Volume (WQv) – The required water quality volume is calculated to be 0.17af. The Total WQv and Runoff Reduction provided by the Bioretention is 0.17 af.

The water quality volume for this redevelopment site is based on the amount of additional new impervious plus the existing impervious draining to the treatment facility. This total is greater than the minimum required of 100% new plus 25% redevelopment. Redevelopment treatment is only required for regulated disturbed areas and not non-regulated areas.

The toatal area of impervious draining to DP-4 is being decreased by 21% even though some of the expanded parking is in the subshed. A portion of existing roof will be directed to Pst-1A and will be 100% treated.

The first rows of the underground chambers will be pretreatment. The surface infiltration will have a plunge pool for pretreatment.

Step 5: Standard Practices to Address Remaining Water Quality Volume – The entire required water quality volume is met by the infiltration practices and therefore not additional standard practices are required.

Step 6: Peak Rate Control – The post development runoff rates are the same or less without control for subsheds DP-2, DP-3, DP-4 and DP-5. The underground infiltration chambers will detain runoff for peak rate control.

In order to evaluate the proposed project properly and to develop a storm water management plan a hydrologic analysis was undertaken. The site was evaluated by reviewing aerial maps of the area, onsite topography and county maps. The watershed areas for both the existing and post developed site were determined and evaluated. The watershed limits and the path of stormwater runoff are shown on the maps in Appendix 1

Once the watershed areas are determined the peak stormwater runoff from both the pre-developed and post developed site are calculated and compared. The pre/post values are only a comparison proposed development and do not include off-site areas draining to the road.

The goal of stormwater management is to develop a plan to mitigate the change in stormwater flow and to minimize the potential for soil erosion associated with the proposed project. Watersheds were described previously in detail within section II and III of this report and are shown on the maps included within Appendix 1. Tabular information by sub-catchment, including but not limited to acres of total impervious area, acres of pervious area, times of concentrations, and curve numbers is provided in the attached Hydro CAD summary reports in Appendix 4.

**CRITERIA:**

| | |
|---|---|
| DESIGN STORM | 1, 10 and 100 year, 24-hour storm event |
| RAINFALL DATA | For Dutchess County Type III storms (see Appendix 4) |

1 year - 24 hour storm 2.8 inches

10 year - 24 hour storm 5.0 inches
100 year - 24 hour storm 8.0 inches

**METHODOLOGY:**

- Software program utilized to model the storm runoff was HydroCAD version 10
  - NRCS Curve Number procedure to calculate storm runoff from the proposed site
  - NRCS TR 20 procedure to calculate Storm Runoff Hydrograph from proposed site
  - NRCS procedure for calculating time of concentration (TR 55 worksheet 3)

**DISCUSSION OF RESULTS**

The runoff model results for both pre and post conditions can be found in Appendix 4. The hydrologic analysis performed showed that development of this site would not increase the peak discharge offsite.

The following table displays the comparison of the peak discharges offsite for pre-development and post-development conditions of the evaluation.

| PRE - POST COMPARISON | | | | | | |
|---|---|---|---|---|---|---|
| PRE-DEVELOPMENT | | | | | | |
| SUBSHED | AREA | CN | Tc | 1-YR | 10-YR | 100-YR |
| | AC | | MINUTES | CFS | CFS | CFS |
| PRE-1-EAST | 1.9 | 61 | 8.4 | 0 | 3 | 7 |
| PRE-2-NORTH CENTER | 0.2 | 61 | 6.0 | 0 | 0 | 1 |
| PRE-3-NORTH | 0.3 | 61 | 6.0 | 0 | 1 | 1 |
| PRE-4-NORTH WEST | 2.8 | 79 | 10.5 | 3 | 8 | 15 |
| PRE-5-SOUTH WEST | 1.7 | 83 | 11.5 | 2 | 5 | 10 |
| **PRE-TOTAL** | **7.0** | | | **5** | **16** | **34** |
| POST DEVELOPMENT | | | | | | |
| SUBSHED | AREA | CN | Tc | 1-YR | 10-YR | 100-YR |
| | AC | | MINUTES | CFS | CFS | CFS |
| PST-1A-EAST | 1.7 | 90 | 6.0 | 3 | 7 | 12 |
| PST-1B-EAST | 1.5 | 66 | 8.4 | 0 | 3 | 7 |
| PST-1: DP 1 * | 3.3 | | | 1 | 3 | 7 |
| PST-2-NORTH CENTER | 0.2 | 61 | 6.0 | 0 | 0 | 1 |
| PST-3-NORTH | 0.3 | 61 | 6.0 | 0 | 1 | 1 |
| PST-4-NORTH WEST | 1.5 | 57 | 6.0 | 3 | 6 | 11 |
| PST-5-SOUTH WEST | 1.7 | 82 | 10.1 | 1 | 3 | 9 |
| **POST-TOTAL** | **6.9** | | | **4** | **13** | **29** |
| * ADDITIONAL REDUCTION THROUGH INIFILTRATION BASIN WHICH IS NOT INCLUDED IN THE MODEL | | | | | | |

| TREATMENT & DETENTION | | | | | | |
|---|---|---|---|---|---|---|
| UNDERGROUND INFILTRATION CHAMBERS | | | | TOP ELEVATION | | 160.5 |
| | | | | PLANTING BED ELEVATION | | 159.0 |
| | | | | BOTTOM CHAMBER | | 157.0 |
| | 1-YR | 10-YR | 100-YR | BOTTOM CHAMBER STONE | | 156.0 |
| PEAK ELEVATION | 157.2 | 158.0 | 160.1 | OVER FLOW WEIR | 50 FT | 160.0 |
| FREEBOARD | 3.3 | 2.5 | 0.4 | FLOW STRUCTURE | 2-10" CULVERTS | 157.5 |
| OUTFLOW | 0 | 0 | 2 | EXFILTRATION | | 156.0 |

a. STREAM BANK PROTECTION (Cp)
This criterion is designed to protect stream channels from erosion by providing 24-hour extended detention of the one-year, 24-hour storm event.

The required Channel Protection Volume required for the new impervious is 0.2 af. This volume is provided by the runoff reduction and water quality volume and 1-year storage of in the chambers and is 0.3 af. See Appendix 3. ***CRITERIA MET TO STANDARD***

b. OVER BANK PROTECTION (Qp)
This criterion is intended to prevent an increase in the frequency and magnitude of out of bank flooding generated by urban development. This criterion requires storage to attenuate the post development flow for the 10-year 24-hour peak discharge rate to predevelopment rates.
See Peak Discharge Table above ***CRITERIA MET TO STANDARD***

c. EXTREME FLOOD CONDITION (Qf)
The intent of this criterion is to prevent an increase of the risk of flooding from large storm events, maintain the boundaries of the 100-year floodplain and protect the physical integrity of Stormwater management practices. The criterion requires that storage be provided to attenuate the 100-year 24-hour peak discharge rate to pre-developed rates.
See Peak Discharge Table above ***CRITERIA MET TO STANDARD***

## V PROPOSED PHASE II WATER QUALITY TREATMENT

On January 29, 2020, NYSDEC issued a new Stormwater Phase II permit for construction activity. Proposed construction projects that involve one acre or more of land disturbance must obtain SPDES permit coverage through either an individual permit or the new General Construction Permit (GP 0-20-001). To obtain coverage under the General Permit, the operator of construction activity must file a completed Notice of Intent with the NYSDEC. The project has been developed to meet the design criteria needed to file a NOI and a Stormwater Pollution Prevention Plan (SWPPP), which is the purpose and intent of this report.

Under the general permit, a project shall be designed in accordance with the following manuals:

*"New York State Stormwater Management Design Manual"*
*"New York State Standards and Specifications for Erosion & Sediment Control"*

To comply with requirements for stormwater quality treatment, unified stormwater sizing criteria were used and a list of acceptable Stormwater management practices were developed and provided in accordance with the *"New York State Stormwater Management Design Manual"*.

The NOI provides information to NYSDEC on the project, assures that a Stormwater Pollution Prevention Plan has been prepared, and is in place in accordance with the requirements of GP 0-20-001. The electronic submission NOI form (eNOI) can be found at www.dec.ny.gov/chemical/43133html#Forms

Storm water shall be treated as specified on page 8 in the permit as stated below:

*Maintaining Water Quality- It shall be a violation of this general permit and the Environmental Conservation Law ("ECL") for any discharge to either cause or contribute to a violation of water quality standards as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and regulations of the State of New York such as:*

1. *There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions.*
2. *There shall be no increase in suspended, colloidal and settable solids that will cause deposition or impair the waters for their best usages; and*
3. *There shall be no residue from oil and floating substances, or visible oil film, or globules of grease.*

This section of the report will address the water quality treatment from the site after the construction phase of the project is concluded. Erosion and sediment control during construction will be discussed in section VI.

**ACCEPTABLE STORMWATER MANAGEMENT PRACTICES**

"*New York State Stormwater Management Design Manual*" provides a list of management practices which are acceptable means of treatment and runoff reduction. The following management practices will be utilized in this design to achieve the require water quality treatment.

A. Pretreatment

Chambers

The first 1/4 rows of chambers will provide pretreatment. Sediment will drop out and be held on impervious layer for removal.

Maintenance: Maintenance shall be the responsibility of the owner. Debris should be removed regularly. Full inspections shall take place yearly. Components should be repaired or replaced when needed. Remove sediment when 3 inches thick or reaches inlets to infiltration portion of chambers. Full inspections involve checking all components thoroughly. If a repair is necessary, it shall be initiated in a timely fashion.

Plunge Pool

Shallow basin to allow sediment to drop out and be held for removal.

Maintenance: Maintenance shall be the responsibility of the owner. Debris should be removed regularly. Grass lining shall be maintained to 4" to 6" depth. Full inspections shall take place yearly. Components should be repaired or replaced when needed. Remove sediment when 3 inches thick. Full inspections involve checking all components thoroughly. If a repair is necessary, it shall be initiated in a timely fashion.

B. Infiltration

Stormwater systems capture and temporarily store the water quality volume to allow time for it to infiltrate into the ground. Overflow outlets are provided for large events.

Infiltration runoff reduction capacity for this practice is 100% in areas with HSG A and B soils.

Landscaping: Surface infiltration to have grass cover. Underground infiltration will have cover per plans.

Maintenance: Maintenance shall be the responsibility of the owner. Grass to be maintained at 4" to 6" height.

Full inspections shall take place twice yearly; one in the spring and one in late summer. Full inspections involve checking all components of the infiltration thoroughly. Remove debris and sediment when observed. If a repair is necessary, it shall be initiated in a timely fashion.

C. Soil restoration (NYSDEC SMDM 5.1.6)

Soil restoration is required where soils have been disturbed and will be vegetated. For this project, the majority of the heavy traffic disturbance will be in areas that will be building or pavement. Minimal soil disturbance will occur in proposed vegetated areas. The common practice in

preparing an area for landscape is to loosen the soil and apply topsoil. The native soil in infiltration areas is removed and replaced with stone as ordered by engineer. The need for full soil restoration is not warranted for the disturbed, proposed vegetated areas. If excessive compaction occurs during construction, mitigation including, but not limited to deep ripping and de-compaction as outlined in the NYSDEC Stormwater Manual, Section 5.1.6, may be ordered by the site engineer.

## VI PROPOSED SEDIMENT AND EROSION CONTROL PLAN

An erosion and sediment control plan has been developed for this project and can be found in Appendix 2 of this report. The purpose of this plan is to outline procedures for installing and maintaining the erosion and sediment control structures to be constructed on this site. The type of structures and practices for this site will be seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control, and daily inspection and maintenance.

The proposed project has the potential for soil erosion due to vegetation being removed and soil cut and fill operations. Soils are moderately susceptible to detachment and they produce moderate runoff. All soils in Dutchess County are at some level susceptible to erosion and as such projects should include erosion and sediment control measures. The erosion and sediment control practices for this project are outlined below.

### EROSION AND SEDIMENT CONTROL PRACTICES

During construction erosion control devices will be constructed and used to minimize soil erosion during each phase of the project. In order for the erosion control structures to work properly, they must be installed properly and maintained. Regular inspection and maintenance of erosion control devices is also essential to the efficiency of the entire system. Daily inspection and maintenance of all erosion and sediment control practices shall be performed by the contractor. Inspections shall also be performed once a week by a qualified person. The proposed practices for this site are described below. The Erosion and Sediment Control Plan and Details can be found in Appendix 2.

**Stabilized construction access:** To collect sediment from trucks exiting the site. A construction entrance shall be installed off the existing shared access drive.

**Silt Fence Barriers:** Silt fence shall be placed on slopes immediately downstream of all construction areas Silt fence are to be placed parallel with contours.

**Stock Piles:** Topsoil will be placed in a location that will not interfere with construction and will be protected with a silt fence placed around its perimeter. The topsoil shall be stabilized by covering with tarps or seed and hay when not in use.

**Daily Inspection:** Daily inspection and maintenance of the erosion and sediment control structures as listed in this section is essential to insuring their continued functionality. Each practice must be inspected and maintained on a daily basis by the contractor to keep all of the structures in working order.

**Dust Control:** To control the amount of dust produced by construction at the site dust control measures such as watering will be implemented.

**Sediment Trap:** A sediment trap is a shallow depression created to pool water from construction sites. The water is stored temporarily giving the sediment time to settle out prior to over flowing the high flow weir and entering downstream waters. Sediment traps are not proposed and can be ordered by engineer during construction if necessary.

**Additional Practices:** Other erosion and sediment control practices may be required during construction. These additional practices shall be per *"New York State Standards and Specifications for Erosion and Sediment Control"*, most current edition and as ordered by the engineer.

**In addition to the above mentioned practices the following will be done:**

Construction equipment and supplies will be staged in an area so designated. The area will be protected by placing appropriate silt fencing and additional erosion control devices as needed to minimize erosion. Construction chemicals shall be stored in secured areas so that they will not be spilled and become a source of ground water pollution. A spill response plan shall be developed by the contractor to address the case of an incidental spill. This plan shall include prevention and cleanup. The NYS Spill Hotline is 1-800-457-7362.

To control litter from the site the contractor shall police the area every day and pick up all litter that blows onto the construction area. Litter brought onto the site by the contactor shall be placed in appropriate garbage containers and emptied as needed. To further reduce the migration of litter into the adjoining property a silt fence will be installed as the first item of work.

Top soil and other materials excavated shall either be stockpiled and protected by seeding and mulching within seven days or removed from the site immediately. The stockpiles shall also have silt fence barriers or tubular sediment control devices (if placed in paved areas) around the entire foot print. Stockpiles shall be located in areas where they will not affect construction nor the adjoining area.

Seeding and mulching all disturbed areas as soon as possible. In areas where soil disturbance activities has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven days from the date the soil disturbance activities ceased. Seed mix for this site can be found on the Erosion and Sediment Control Plan.

Materials that may be used and temporarily stored onsite as the project is constructed may include, but are not limited to the following:

- Crushed stone
- Select back fill
- Sand
- Ductile Iron Pipe
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- High Density Polyethylene Pipe
- PVC Pipe
- Concrete mix
- Pre cast concrete structures
- Brick
- Wood
- Silt fence material
- Filtrexx Silt Soxx material
- Geotextile Fabric
- Construction equipment
- Trucks
- Asphalt
- Construction Materials

**INSTALLATION GUIDELINES**

In order to assure that the erosion control structures will work there must be an assurance that they are installed properly. In order to accomplish this all erosion control must be installed as per the final erosion control plan and in accordance with the project Engineer. A certified professional shall inspect the erosion control. No work shall be started on the site until the erosion control is in place and accepted.

The sequence of erosion and sediment control for this project will be installed as follows:

Before Construction

1. The site owner or operator shall hire a professional engineer or certified professional in erosion and sediment control to perform all inspections during construction as required by NYSDEC SPDES General Permit for Stormwater Discharges from construction activities "GP 0-20-001". Any changes in design during construction must be done by a Professional Engineer.
2. Conduct a pre-construction meeting with client, contractor and site Civil Engineer or qualified professional in erosion and sediment control and Town Representatives including Town Engineer to review the site and the erosion control plan as well as sequence of work as it pertains to applicable erosion control measures.
3. All contractors and sub contractors must sign the contractor certification form prior to the start of construction by any contractor and sub contractors when new start during construction and prior to any earthwork/disturbance as applicable throughout construction including new contractors and subcontractors.
4. Contact site Civil Engineer or CPESC for inspection of erosion control measures before starting any clearing and or site construction.
5. Establish limits of disturbance for proposed clearing and grading. Install orange construction fence as applicable.

The construction shall follow the sequence of work as outlined below:

Contractor shall perform daily inspection and repair of erosion and sediment control practices. Weekly inspection of site by a certified professional with all recommendations implemented immediately.

1. Install construction acess as first item of work to prevent dust and debris from being tracked onto the surrounding roads and drives.
2. Installation of silt fence as shown or needed to capture sediment from proposed construction. Silt fence shall be installed per the accepted erosion and sediment control plan as well as in locations deemed necessary during construction inspections of the site. Silt fence shall be installed along the contours.
3. Protect proposed infiltration basin and underground infiltration areas from construction activities as much as possible to reduce the amount of soil restoration required in completing areas.
4. Perform grading, excavation and related construction activities. Topsoil shall be removed and stored at applicable locations so as not to interfere with the construction operations. Possible locations for topsoil stockpiles are shown on the erosion control plan.
5. Once an area is cut or filled, it shall be stabilized by seeding and mulching.
6. Install water, sanitary, electric, phone, cable, other utilities and building in coordination with other site work.
7. Construct underground infiltration after other earth disturbance work is complete.
8. Surface infiltration basin shall not be constructed until the remainder of the earth disturbance in upstream areas is complete and permanently stabilized to keep sediment from entering media.
9. As construction proceeds, all disturbed areas shall be paved, seeded, or planted as specified on the plans in a timely manner to prevent unnecessary erosion.
10. Restore soil in disturbed areas where pervious finish cover is proposed; especially surface and subsurface infiltration areas. Intensive restoration methods may be required if excess compaction occurred during construction. Compaction may be caused by construction equipment, stockpiles, storage of pallets, personal vehicles, construction trailers, etc. Soil restoration will be done to the satisfaction of the inspecting engineer.
11. Installation of surface infiltration basin.
12. Upon completion of construction activities, upon stabilization of site soils, and upon final approval by the site inspector and municipal engineer temporary erosion control devices shall be removed

**MAINTENANCE PLAN FOR EROSION CONTROL DEVICES**

## Temporary Erosion Control Devices

These structures shall include all erosion control devices that will be installed and utilized during the construction of the site. These shall include devices such as silt fences, diversions swales, stabilized construction entrances, sediment basins, and all other temporary erosion and sediment control measures as outlined in this SWPPP or requested by the project Engineer.

Erosion control devices shall be installed in accordance with the schedule of installation. Once the devices are installed and inspected to assure that they are installed properly, the devices must be maintained in order to assure that they will continue to function properly. In order to do so the following list of procedures shall be followed during the construction phase of the project:

- Daily inspection and maintenance shall be performed by the site contractor.
- All erosion control devices shall be inspected at least once a week by a certified professional and within one business day notify the owner or operator and contractor of any corrective actions needed. The contractor must start implementing corrective actions within one business day and complete them in a reasonable time frame per NYSDEC permit GP 0-20-001.
- All erosion control devices shall be maintained in good working order. If a repair is necessary, it will be initiated within 24 hours of report.
- Silt fence will be inspected for depth of sediment, tears, to see if the outer mesh is securely attached to the fence post, no gaps under the siltsoxx, and to see that the fence post are firmly in the ground. Built up sediment will be removed when it reaches one-third the height.
- Temporary seeding will be inspected for bare spots, washouts, and healthy growth. If required additional seeding shall be performed. Acceptable coverage is defined as 80% coverage over the entire pervious area per Appendix A of GP 0-20-001.
- A maintenance report will be prepared by the qualified professional once a week and kept on file at the site.
- All individuals performing the site inspection shall be familiar with the erosion control plan and be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working condition.

Temporary erosion and sediment control devices shall be inspected and maintained by both the contractor and the owner.

**PHASE PLAN**

Under GP 0-20-001 no more than five acres of land disturbance may occur at any time without written approval from the NYSDEC. The total area of disturbance is less than 5 acres therefore a phasing plan is not required.

# VII CONCLUSION

The construction of this development will require several mitigation measures be implemented in order to mitigate both stormwater runoff rates and erosion and sediment control.

*Erosion Control During Construction*
The mitigating measures are the erosion control devices such as seeding and mulching, silt fence, stock piles, dust control, construction entrance and daily inspection and maintenance. Upon implementation of these mitigating measures as outlined in this SWPPP and the "***New York State Standards and Specifications for Erosion & Sediment Control***", the adjoining owners are protected during construction.

*Stormwater Treatment After Construction*
Proposed stormwater treatment practices will treat the water quality volume as required by GP 0-20-001. To comply with requirements for stormwater quality and unified stormwater sizing criteria a list of acceptable Stormwater management practices were developed and provided in accordance with the ***"New York State Stormwater Management Design Manual"***. Utilized for this site are surface and underground infiltration.

The use of proposed treatment practices will provide the water quality treatment volume for the proposed redeveloped disturbed area. Upon completion of construction, these measures will meet or exceed the pollutant removal standards required by the phase II stormwater permit prior to any discharge to the existing storm sewer systems.

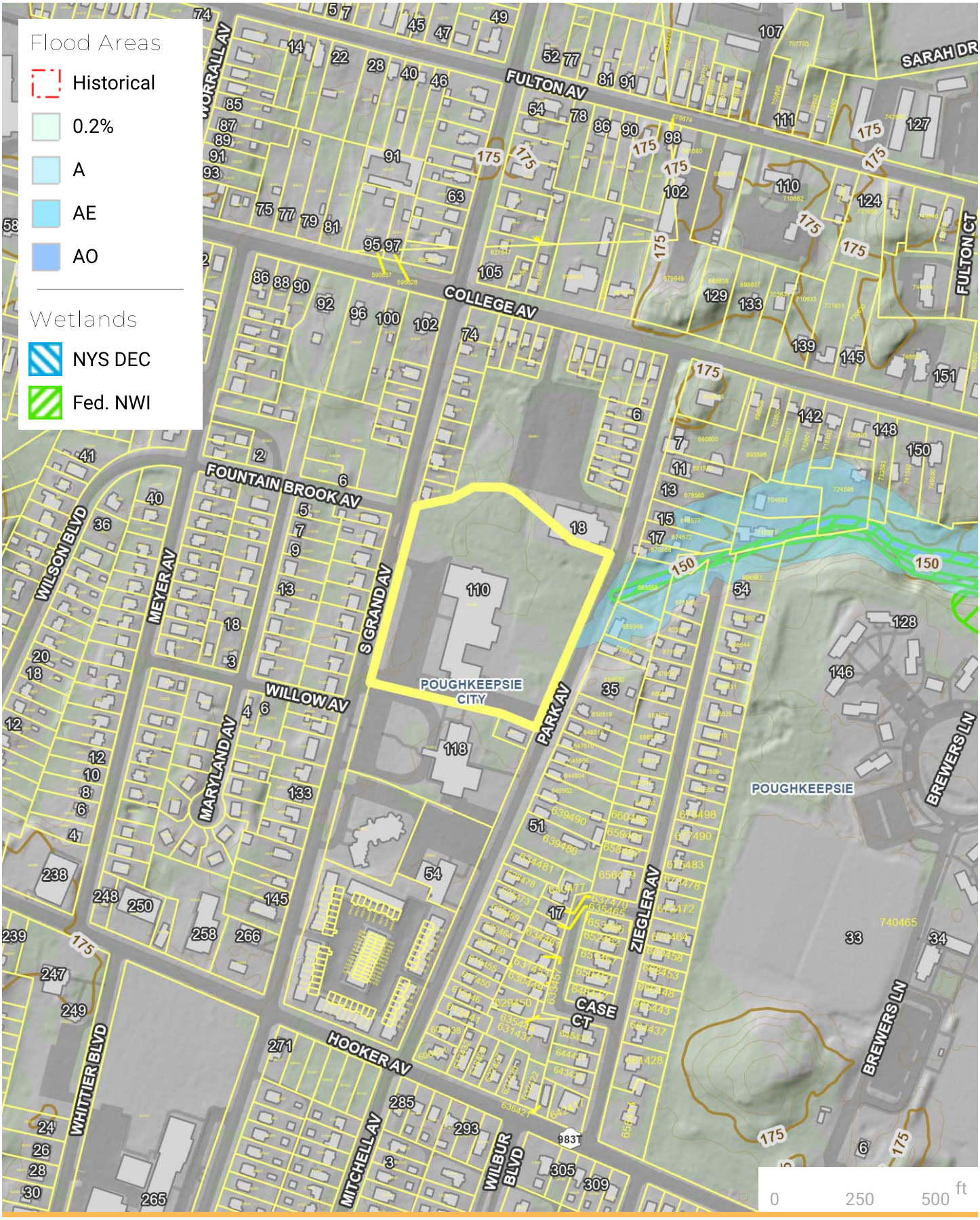
The runoff rate will be controlled by the proposed stormwater treatment practices.

Utilizing the proposed erosion and sediment control measures and stormwater treatment practices, will result in this project complying with the NYSDEC GP 0-20-001 permit requirements and will protect the adjoining property owners.

**APPENDIX 1**

**SITE INFORMATION**

Location Map
NYSDEC Runoff Reduction Planning Table
Flood Plain Map – FEMA
DEC-Environmental Resource Map
NRCS Soil Information
NYS Archeological CRIS Map
Watershed Map- Pre-Development
Watershed Map- Post Development




Dutchess County
New York

FAITH APOSTOLIC
C/Poughkeepsie, Dutchess County, NY

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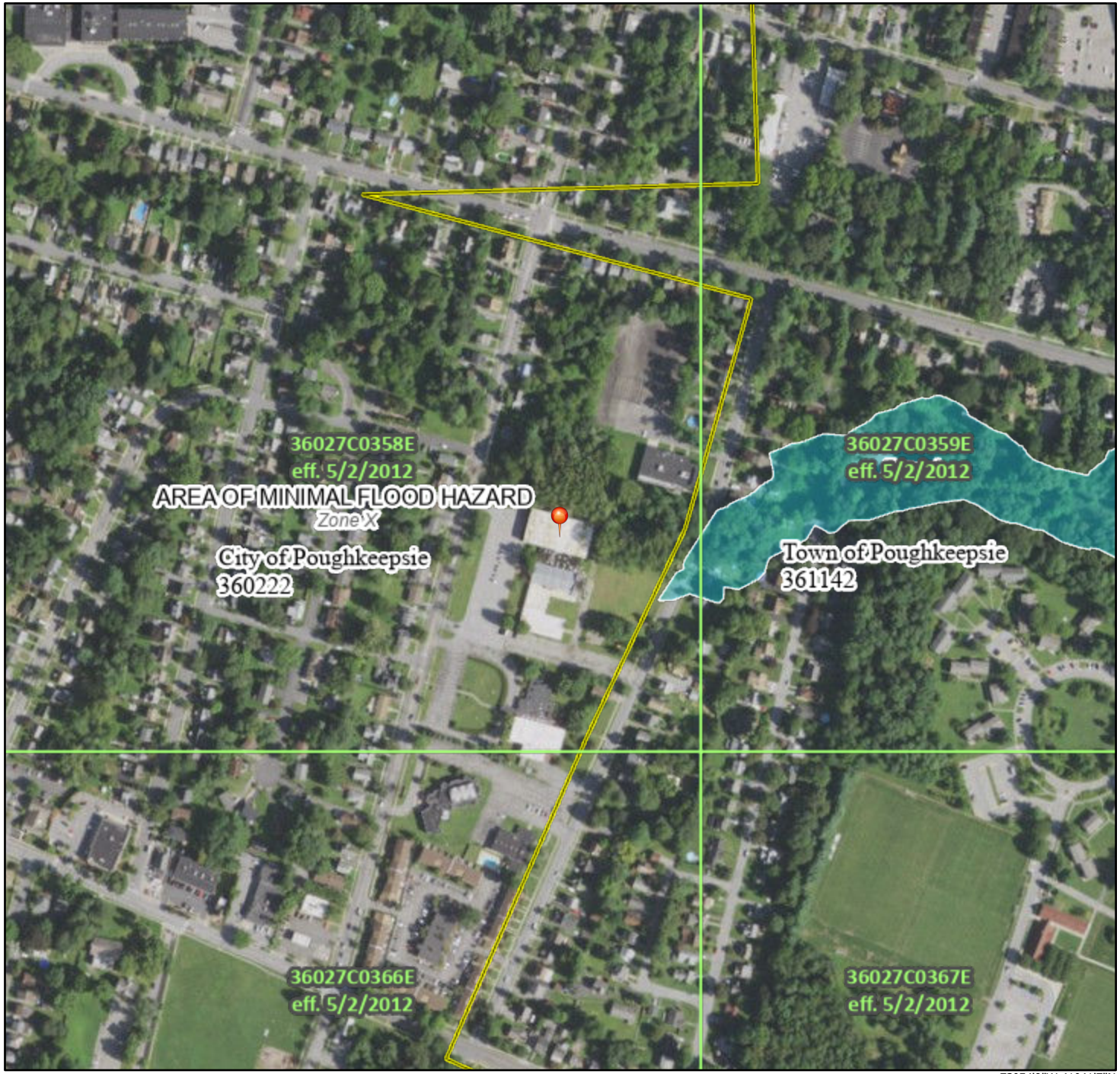
# Planning

| Practice | Description | Application |
|---|---|---|
| **Preservation of Undisturbed Areas** | Delineate and place into permanent conservation undisturbed forests, native vegetated areas, riparian corridors, wetlands, and natural terrain. | Considered & Not Applied |
| **Preservation of Buffers** | Define, delineate and preserve naturally vegetated buffers along perennial streams, rivers, shorelines and wetlands. | N/A |
| **Reduction of Clearing and Grading** | Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities. | Considered & Applied |
| **Locating Development in Less Sensitive Areas** | Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact. | N/A |
| **Open Space Design** | Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources. | N/A |
| **Soil Restoration** | Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of post construction practices. | Considered & Applied |
| **Roadway Reduction** | Minimize roadway widths and lengths to reduce site impervious area | N/A |
| **Sidewalk Reduction** | Minimize sidewalk lengths and widths to reduce site impervious area | Considered & Applied |
| **Driveway Reduction** | Minimize driveway lengths and widths to reduce site impervious area | Considered & Applied |
| **Cul-de-sac Reduction** | Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover. | N/A |
| **Building Footprint Reduction** | Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio. | Considered & Applied |
| **Parking Reduction** | Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, minimizing stall dimensions, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate. | Considered & Applied |

# National Flood Hazard Layer FIRMette

FEMA

73°54'46"W 41°41'34"N




0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°54'9"W 41°41'7"N

*Basemap Imagery Source: USGS National Map 2023*

## 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 Cross Sections with 1% Annual Chance
- 17.5 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

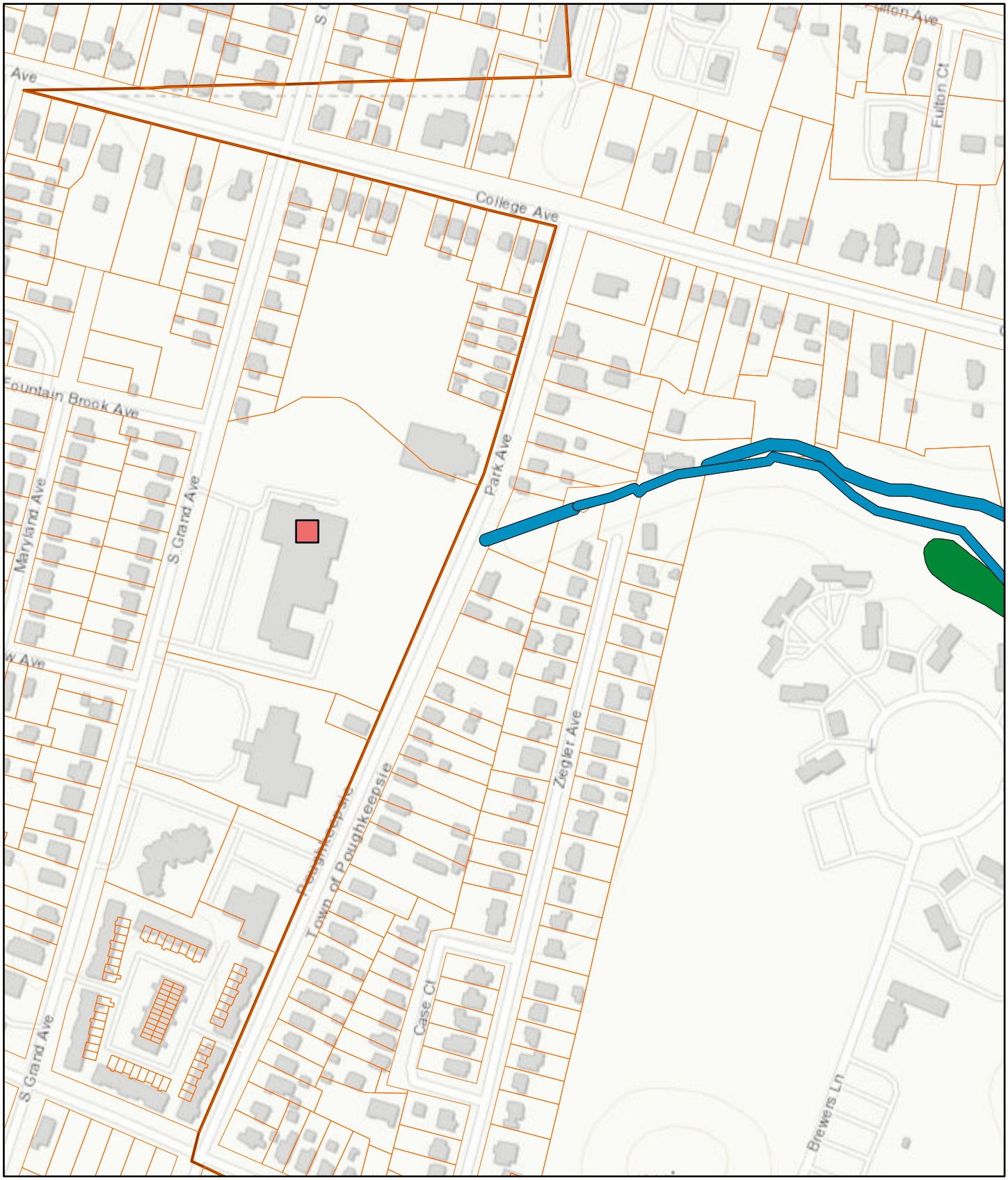
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/8/2023 at 12:54 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.

# FAITH APOSTOLIC, 110 S Grand, C/Poughkeepsie, Dutchess County




August 8, 2023

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NYS Department of Environmental Conservation

Not a legal document

Soil Map—Dutchess County, New York
(110 S GRAND, Poughkeepsie)




Map Scale: 1:1,690 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

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

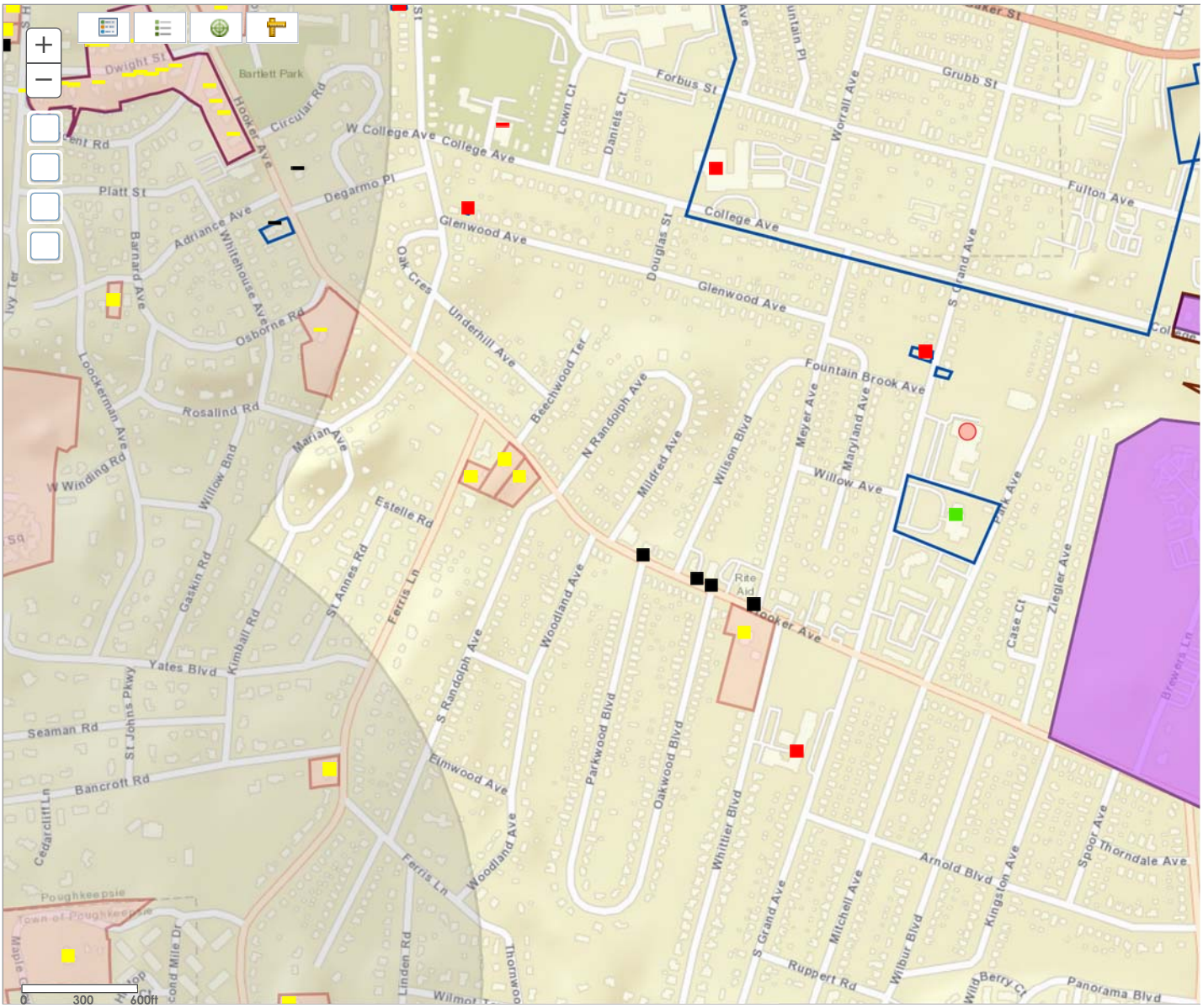
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

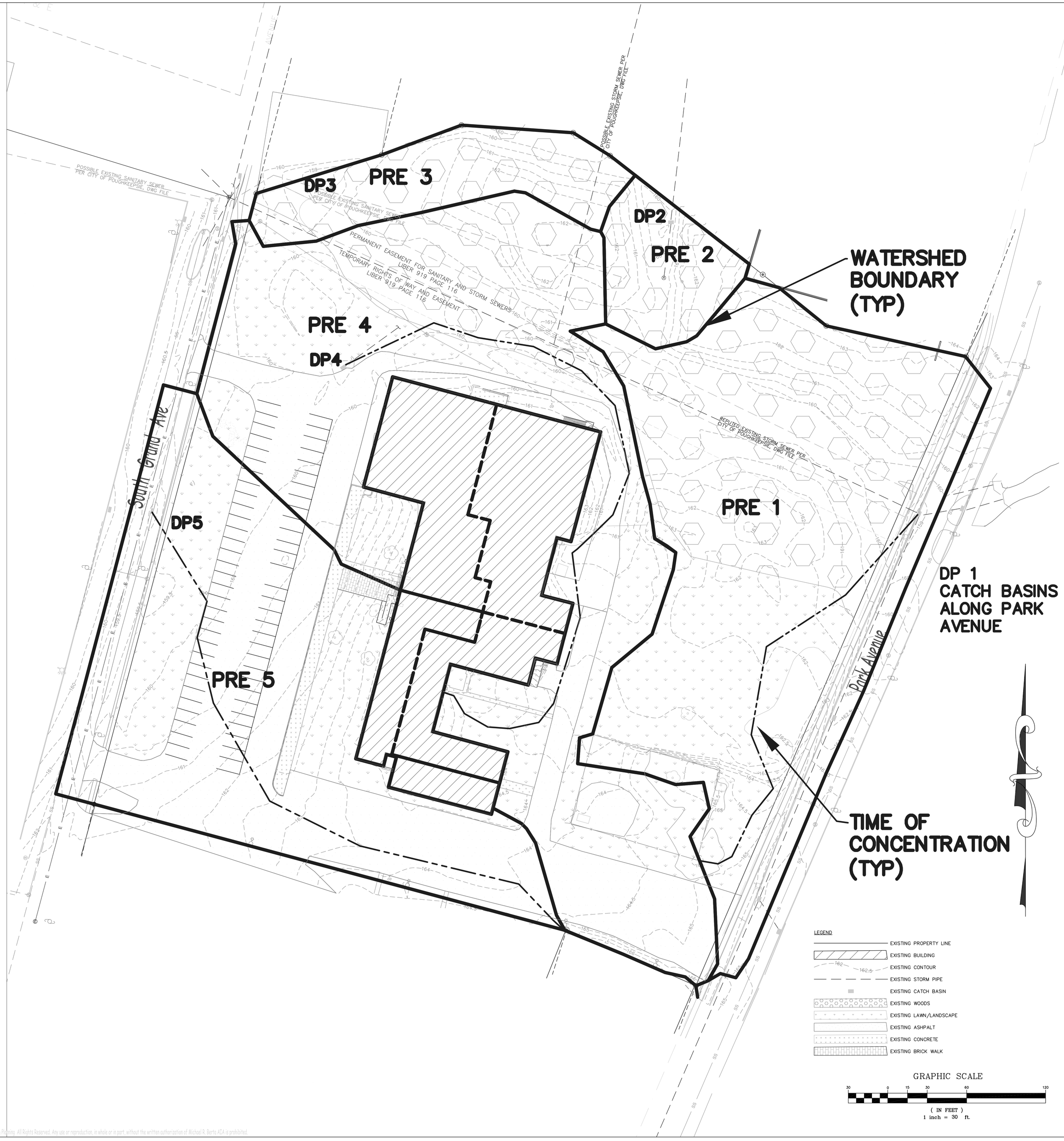
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| KuA | Knickerbocker-Urban land complex, nearly level | 6.4 | 100.0% |
| **Totals for Area of Interest** | | **6.4** | **100.0%** |

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE




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LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING CATCH BASIN
- EXISTING WOODS
- EXISTING LAWN/LANDSCAPE
- EXISTING ASHPALT
- EXISTING CONCRETE
- EXISTING BRICK WALK

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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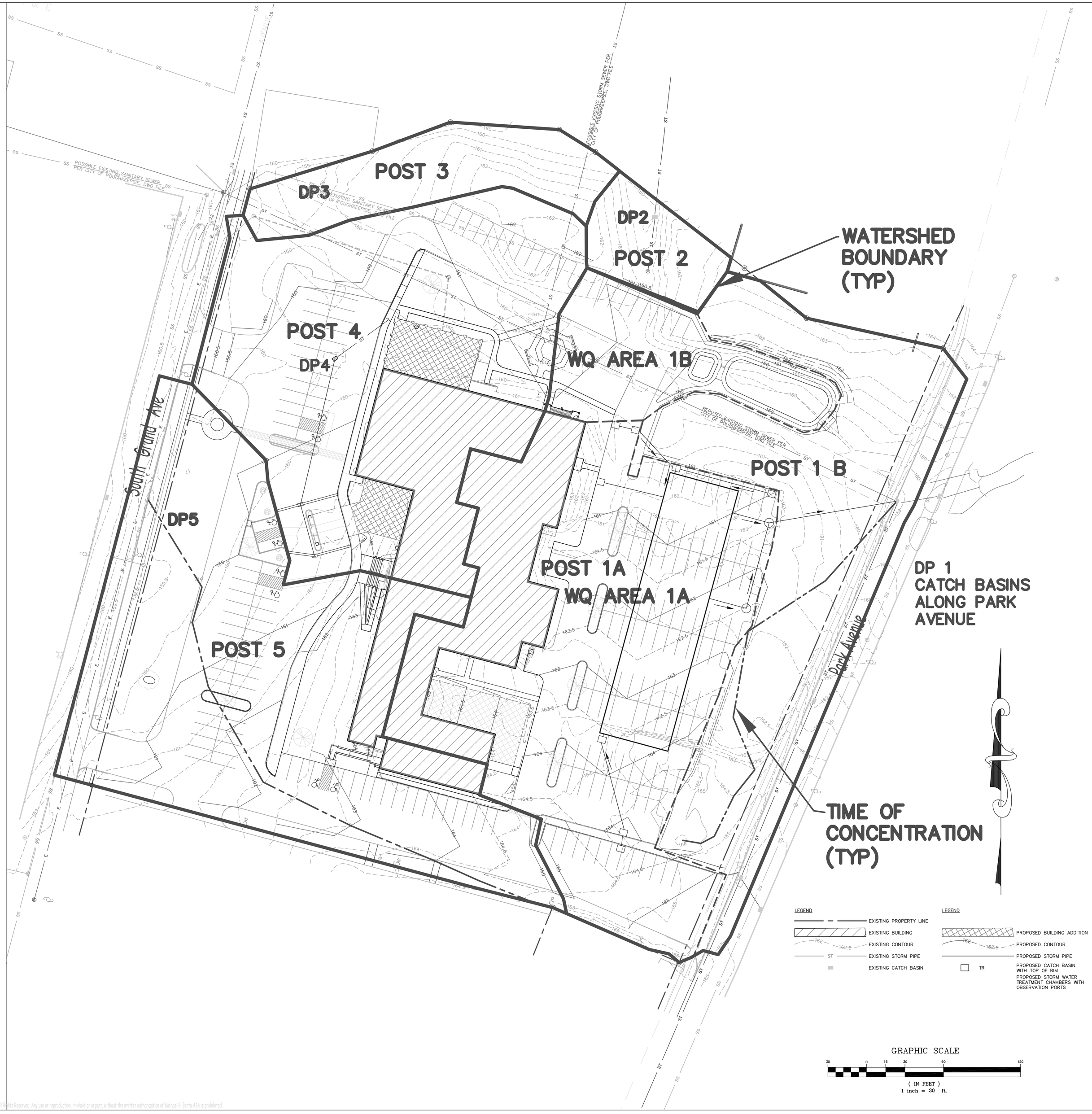
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|---|---|
| August 24, 2023 | Stormwater Design |
| March 1, 2023 | Misc Revision per Owner |
| February 28, 2023 | Misc Revision per Owner |
| February 10, 2023 | Misc Revision per Owner |

WATERSHED MAP - PRE DEVELOPMENT

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
100 South Grand Ave
Poughkeepsie, New York

| | |
|---|---|
| Date | February 6, 2023 |
| Job No | 2023-001 |
| Scale | 1" = 30' |
| Drawing | G |
| Of | One |

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING CATCH BASIN

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN WITH TOP OF RIM
- PROPOSED STORM WATER TREATMENT CHAMBERS WITH OBSERVATION PORTS
- TR

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# WATERSHED MAP - POST DEVELOPMENT

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Date February 6, 2023
Job No 2023-001
Scale 1" = 30'
Drawing H
Of One

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STATE OF NEW YORK — JOSHUA S. BERGER — LICENSED PROFESSIONAL ENGINEER

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**APPENDIX 2**

**STORMWATER, EROSION AND SEDIMENT CONTROL PLAN AND DETAILS**




LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING CATCH BASIN

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN WITH TOP OF RIM
- PROPOSED STORM WATER TREATMENT CHAMBERS WITH OBSERVATION PORTS

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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| February 10, 2023 | Misc Revision per Owner |

PROPOSED STORMWATER PLAN

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

| | |
|---|---|
| Date | February 6, 2023 |
| Job No | 2023-001 |
| Scale | 1" = 30' |
| Drawing | C-1 |
| Of | - |

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AREA OF DISTURBANCE SUMMARY
TOTAL AREA OF REGULATED DISTURBANCE = 2.7 AC
TOTAL AREA OF NON-REGULATED DISTRUBANCE = 1.2 AC

AREA OF NON-REGULATED DISTURBANCE = 1.2 AC

AREA OF REGULATED DISTURBANCE = 0.02 AC

AREA OF REGULATED DISTURBANCE = 2.5 AC

AREA OF REGULATED DISTURBANCE = 0.2 AC

CONCRETE WASHOUT

STABILIZED CONSTRUCTION ACCESS

STOCK PILE

STOCK PILE

STOCK PILE

SILT FENCE (TYP)

INLET PROTECTION (TYP)

STABILIZED CONSTRUCTION ACCESS

POSSIBLE EXISTING SANITARY SEWER PER CITY OF POUGHKEEPSIE, DWG FILE

POSSIBLE EXISTING STORM SEWER PER CITY OF POUGHKEEPSIE, DWG FILE

REPUTED EXISTING STORM SEWER PER CITY OF POUGHKEEPSIE, DWG FILE

South Grand Ave

Park Avenue

LEGEND

EXISTING PROPERTY LINE
EXISTING BUILDING
EXISTING CONTOUR
EXISTING STORM PIPE
EXISTING CATCH BASIN
EXISTING ASHPALT

LEGEND

PROPOSED BUILDING ADDITION
PROPOSED CONTOUR

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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| February 28, 2023 | Misc Revision per Owner |
| February 17, 2023 | Misc Revision per Owner |

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

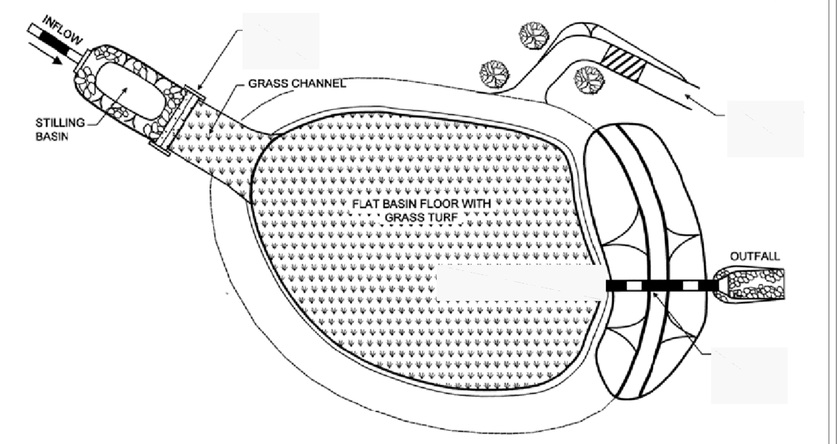
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## Figure 6.12 Infiltration Basin (I-2)




### GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SILT FENCES SHALL BE CLOSELY MONITORED AND SHALL BE REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACH OR WHEN ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED.
3. THE LOCATION AND INSTALLATION TIMES OF THE SEDIMENT CAPTURING DEVICES SHALL BE ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS PLAN.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOP SOIL THAT IS REQUIRED FOR FINAL GRADING AND STORED ON THE SITE SHALL BE LIMED, FERTILIZED, AND TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THEN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
7. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
8. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

### EROSION CONTROL SEQUENCE:

BEFORE CONSTRUCTION
1. THE SITE OWNER OR OPERATOR SHALL HIRE A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PERFORM ALL INSPECTIONS DURING CONSTRUCTION AS REQUIRED BY NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES "GP 0-20-001": ANY CHANGES IN DESIGN DURING CONSTRUCTION MUST BE DONE BY A PROFESSIONAL ENGINEER.
2. CONDUCT A PRE-CONSTRUCTION MEETING WITH CLIENT, CONTRACTOR AND SITE CIVIL ENGINEER OR QUALIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER TO REVIEW THE SITE AND THE EROSION CONTROL PLAN AS WELL AS SEQUENCE OF WORK AS IT PERTAINS TO APPLICABLE EROSION CONTROL MEASURES.
3. ALL CONTRACTORS AND SUB CONTRACTORS MUST SIGN THE CONTRACTOR CERTIFICATION FORM PRIOR TO THE START OF CONSTRUCTION BY ANY CONTRACTOR AND SUB CONTRACTORS WHEN NEW START DURING CONSTRUCTION AND PRIOR TO ANY EARTHWORK/DISTURBANCE AS APPROPRIATE THROUGHOUT CONSTRUCTION INCLUDING NEW CONTRACTORS AND SUBCONTRACTORS.
4. CONTACT SITE CIVIL ENGINEER OR CPESC FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE STARTING ANY CLEARING AND OR SITE CONSTRUCTION.
5. ESTABLISH LIMITS OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING. INSTALL ORANGE CONSTRUCTION FENCE AS APPLICABLE.

THE CONSTRUCTION SHALL FOLLOW THE SEQUENCE OF WORK AS OUTLINED BELOW:

CONTRACTOR SHALL PERFORM DAILY INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES. WEEKLY INSPECTION OF SITE BY A CERTIFIED PROFESSIONAL WITH ALL RECOMMENDATIONS IMPLEMENTED IMMEDIATELY.
1. INSTALL CONSTRUCTION ACCESS AS FIRST ITEM OF WORK TO PREVENT DUST AND DEBRIS FROM BEING TRACKED ONTO THE SURROUNDING ROADS AND DRIVES.
2. INSTALLATION OF SILT FENCE AS SHOWN OR NEEDED TO CAPTURE SEDIMENT FROM PROPOSED CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PER THE ACCEPTED EROSION AND SEDIMENT CONTROL PLAN AS WELL AS IN LOCATIONS DEEMED NECESSARY DURING CONSTRUCTION INSPECTIONS OF THE SITE. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOURS.
3. PROTECT PROPOSED INFILTRATION BASIN AND UNDERGROUND INFILTRATION AREAS FROM CONSTRUCTION ACTIVITIES AS MUCH AS POSSIBLE TO REDUCE THE AMOUNT OF SOIL RESTORATION REQUIRED IN COMPLETING AREAS.
4. PERFORM ROUGH GRADING, EXCAVATION AND RELATED CONSTRUCTION. TOPSOIL SHALL BE REMOVED AND STORED AT APPLICABLE LOCATIONS SO AS NOT TO INTERFERE WITH THE CONSTRUCTION OPERATIONS. POSSIBLE LOCATIONS FOR TOPSOIL STOCKPILES ARE SHOWN ON THE EROSION CONTROL PLAN.
5. ONCE AN AREA IS CUT OR FILLED, IT SHALL BE STABILIZED BY SEEDING AND MULCHING.
6. INSTALL WATER, SANITARY, ELECTRIC, PHONE, CABLE, OTHER UTILITIES AND BUILDING IN COORDINATION WITH OTHER SITE WORK.
7. CONSTRUCT UNDERGROUND INFILTRATION AFTER OTHER EARTH DISTURBANCE WORK IS COMPLETE.
8. SURFACE INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE REMAINDER OF THE EARTH DISTURBANCE IN UPSTREAM AREAS IS COMPLETE AND PERMANENTLY STABILIZED TO KEEP SEDIMENT FROM ENTERING MEDIA.
9. AS CONSTRUCTION PROCEEDS, ALL DISTURBED AREAS SHALL BE PAVED, SEEDED, OR PLANTED AS SPECIFIED ON THE PLANS IN A TIMELY MANNER TO PREVENT UNNECESSARY EROSION.
10. RESTORE SOIL IN DISTURBED AREAS WHERE PERVIOUS FINISH COVER IS PROPOSED; ESPECIALLY SURFACE AND SUBSURFACE INFILTRATION AREAS. INTENSIVE RESTORATION METHODS MAY BE REQUIRED IF EXCESS COMPACTION OCCURRED DURING CONSTRUCTION. COMPACTION MAY BE CAUSED BY CONSTRUCTION EQUIPMENT, STOCKPILES, STORAGE OF PALLETS, PERSONAL VEHICLES, CONSTRUCTION TRAILERS, ETC. SOIL RESTORATION WILL BE DONE TO THE SATISFACTION OF THE ENGINEER.
11. INSTALLATION OF SURFACE INFILTRATION BASIN.
12. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, UPON STABILIZATION OF SITE SOILS, AND UPON FINAL APPRO
13. VAL BY THE SITE INSPECTOR AND MUNICIPAL ENGINEER TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED.

### EROSION CONTROL INSTALLATION AND MAINTENANCE

I. INTRODUCTION
THE PURPOSE OF THIS PLAN IS TO OUTLINE PROCEDURES FOR MAINTAINING THE EROSION CONTROL STRUCTURES CONSTRUCTED ON THE SITE. THE TYPE OF STRUCTURES FOR THIS SITE WILL BE TEMPORARY FOR USE DURING CONSTRUCTION,

II EROSION CONTROL STRUCTURES
SILT FENCE STRUCTURES WILL BE USED TO MINIMIZE SOIL EROSION DURING THE CONSTRUCTION PHASE OF THE PROJECT. IN ORDER FOR THE EROSION CONTROL STRUCTURES TO WORK PROPERLY THEY MUST BE INSTALLED PROPERLY AND MAINTAINED. INSPECTIONS SHALL BE PERFORMED PERIODICALLY AS STATED BELOW AND SHALL BE PERFORMED AFTER ANY MAJOR STORM EVENT. SILT FENCE TO BE INSTALLED PARALLEL WITH CONTOURS.

III INSTALLATION GUIDELINES

IN ORDER TO ASSURE THAT THE EROSION CONTROL STRUCTURES WILL WORK THERE MUST BE AN ASSURANCE THAT THEY ARE INSTALLED PROPERLY. IN ORDER TO ACCOMPLISH THIS ALL EROSION CONTROL MUST BE INSTALLED AS PER THE DETAILS ON THIS PLAN. THE EROSION CONTROL SHALL BE INSPECTED BY BY A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL. NO WORK SHALL BE STARTED ON THE SITE UNTIL THE EROSION CONTROL IS IN PLACE AND ACCEPTED.

IV. MAINTENANCE PLAN FOR EROSION CONTROL DEVICES
1. TEMPORARY EROSION CONTROL DEVICES
THESE STRUCTURES SHALL INCLUDE ALL EROSION CONTROL DEVICES THAT WILL BE INSTALLED AND UTILIZED DURING THE CONSTRUCTION OF THE SITE. THESE SHALL INCLUDE DEVICES SUCH AS SILT FENCES, ROCK PILES, AND CHECK DAMS.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT , TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POST ARE FIRMLY IN THE GROUND.
5. TEMPORARY SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. ALL INDIVIDUALS PERFORMING THE SITE INSPECTION SHALL BE FAMILIAR WITH THE EROSION CONTROL PLAN AND BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING CONDITION.

### SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVER 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 1A) WHICH IS AS FOLLOWS:

| SPECIES (% by weight) | Pure Live Seed Values lbs/1000SF | lbs/acre |
|---|---|---|
| 50% perennial ryegrass | 1.5 – 2.0 | 65 – 87 |
| 50% Kentucky bluegrass blend | 1.5 – 2.0 | 65 – 88 |
| | 3.0 – 4.0 | 130 – 175 |

OR USE SEED MIX SPECIFIED BY SITE ARCHITECT OR LANDSCAPE ARCHITECT.

### POST CONSTRUCTION STORMWATER OPERATION AND MAINTENANCE

A. PRETREATMENT

CHAMBERS

THE FIRST 1/4 ROWS OF CHAMBERS WILL PROVIDE PRETREATMENT. SEDIMENT WILL DROP OUT AND BE HELD ON IMPERVIOUS LAYER FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK OR REACHES INLETS TO INFILTRATION PORTION OF CHAMBERS. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

PLUNGE POOL

SHALLOW BASIN TO ALLOW SEDIMENT TO DROP OUT AND BE HELD FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. GRASS LINING SHALL BE MAINTAINED TO 4" TO 6" DEPTH. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

B.INFILTRATION

STORMWATER SYSTEMS CAPTURE AND TEMPORARILY STORE THE WATER QUALITY VOLUME TO ALLOW TIME FOR IT TO INFILTRATE INTO THE GROUND. OVERFLOW OUTLETS ARE PROVIDED FOR LARGE EVENTS.

INFILTRATION RUNOFF REDUCTION CAPACITY FOR THIS PRACTICE IS 100% IN AREAS WITH HSG A AND B SOILS.

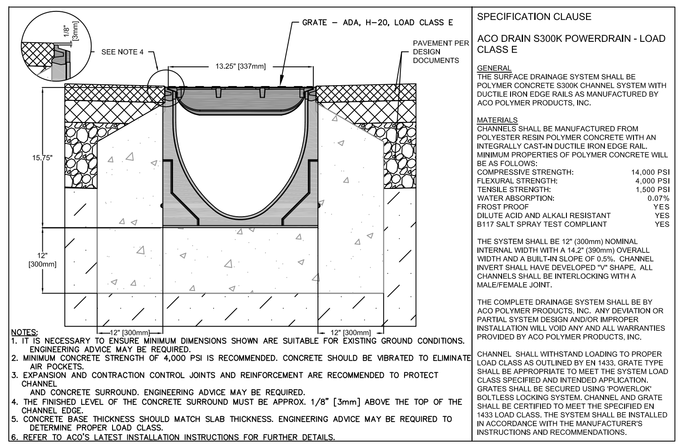
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. GRASS TO BE MAINTAINED AT 4" TO 6" HEIGHT.

FULL INSPECTIONS SHALL TAKE PLACE TWCE YEARLY; ONE IN THE SPRING AND ONE IN LATE SUMMER. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS OF THE INFILTRATION THOROUGHLY, REMOVE DEBRIS AND SEDIMENT WHEN OBSERVED. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

C.SOIL RESTORATION (NYSDEC SMDM 5.1.6)

SOIL RESTORATION IS REQUIRED WHERE SOILS HAVE BEEN DISTURBED AND WILL BE VEGETATED. FOR THIS PROJECT, THE MAJORITY OF THE HEAVY TRAFFIC DISTURBANCE WILL BE IN AREAS THAT WILL BE BUILDING OR PAVEMENT. MINIMAL SOIL DISTURBANCE WILL OCCUR IN PROPOSED VEGETATED AREAS. THE COMMON PRACTICE IN PREPARING AN AREA FOR LANDSCAPE IS TO LOOSEN THE SOIL AND APPLY TOPSOIL. THE NATIVE SOIL IN INFILTRATION AREAS IS REMOVED AND REPLACED WITH STONE AS ORDERED BY ENGINEER. THE NEED FOR FULL SOIL RESTORATION IS NOT WARRANTED FOR THE DISTURBED, PROPOSED VEGETATED AREAS. IF EXCESSIVE COMPACTION OCCURS DURING CONSTRUCTION, MITIGATION INCLUDING, BUT NOT LIMITED TO DEEP RIPPING AND DE-COMPACTION AS OUTLINED IN THE NYSDEC STORMWATER MANUAL, SECTION 5.1.6, MAY BE ORDERED BY THE SITE ENGINEER.




TRENCH DRAIN
NO TO SCALE

SPECIFICATION CLAUSE

ACO DRAIN S300K POWERDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

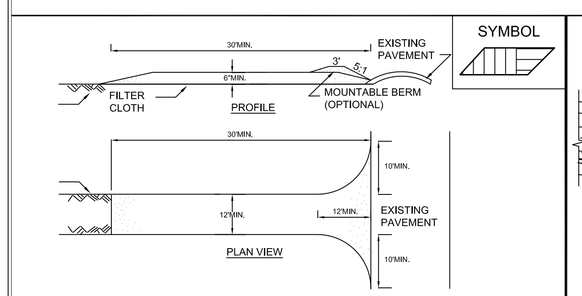
MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN DUCTILE IRON EDGE RAIL. PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

| | |
|---|---|
| COMPRESSIVE STRENGTH: | 14,000 PSI |
| FLEXURAL STRENGTH: | 4,000 PSI |
| TENSILE STRENGTH: | 1,500 PSI |
| WATER ABSORPTION: | 0.07% |
| FROST PROOF | YES |
| SILLITE ACID AND ALKALI RESISTANT | YES |
| B117 SALT SPRAY TEST COMPLIANT | YES |

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (390mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

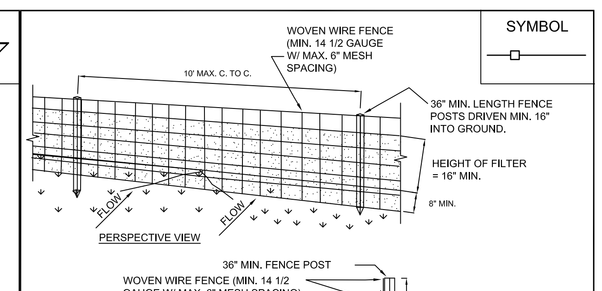
CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433, GRATE TYPE AND LOAD CLASS SHALL BE AS SPECIFIED ON PLANS. LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING POWERLOK BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.




## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" 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 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

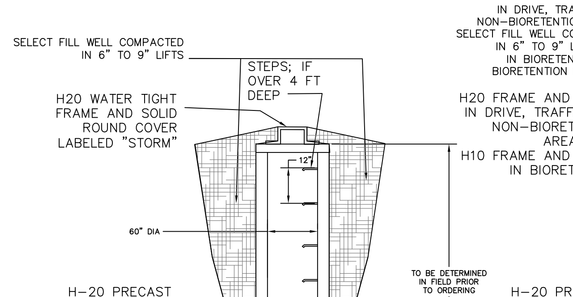
STABILIZED CONSTRUCTION ACCESS




## 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.

SILT FENCE

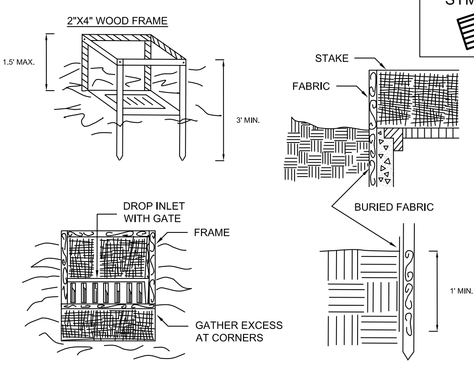



## CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED, IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION



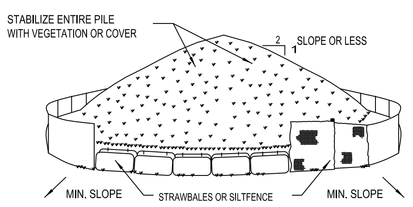

## CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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

LANDGRADING SPECIFICATIONS

SYMBOL (SP)



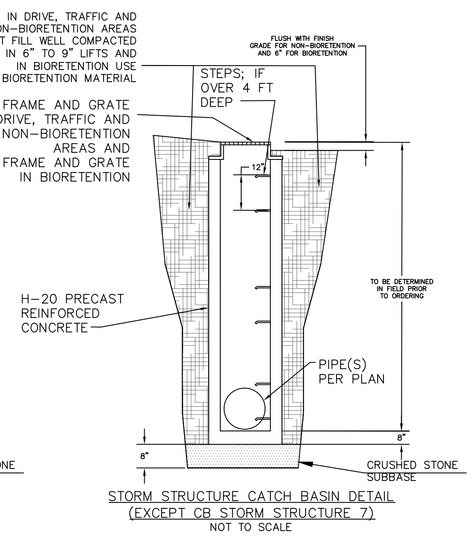

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

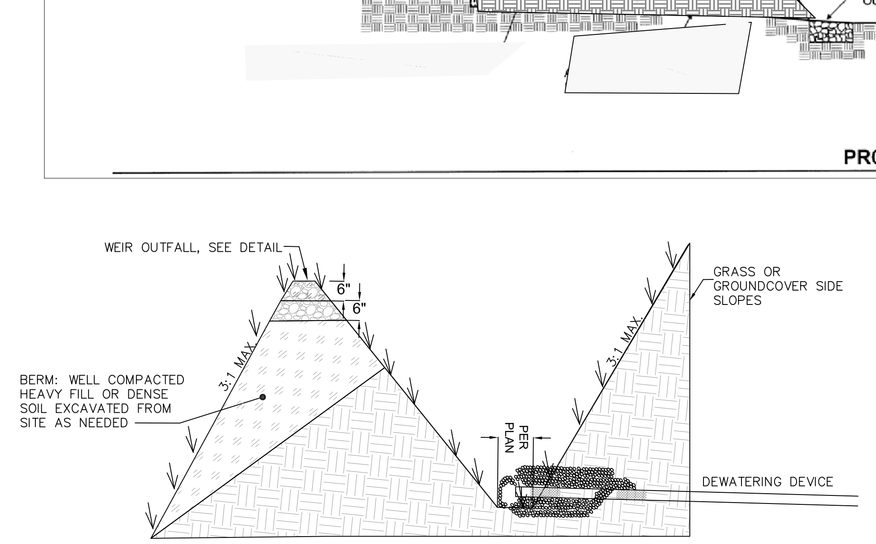
STOCK PILE



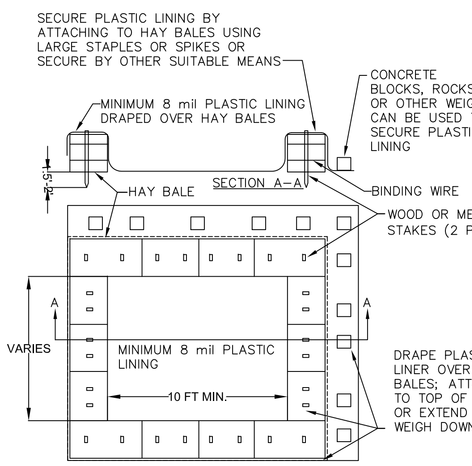

STORM STRUCTURE DRAINAGE MANHOLE DETAIL
NOT TO SCALE




STORM STRUCTURE CATCH BASIN DETAIL
(EXCEPT CB STORM STRUCTURE 7)
NOT TO SCALE




TYPICAL PRETREATMENT BASIN




CONCRETE WASHOUT AREA

NYS SPILL HOTLINE 1-800-457-7362

NOTE: POST SIGN AT WASHOUT AREA

ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FT FROM WETLANDS.
2. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE.
   - APPROXIMATELY 50 GALLONS ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK
3. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED ONLY AT CONCRETE WASHOUT FACILITY.
4. CONCRETE WASHO

**CULTEC RECHARGER® 150XLHD SPECIFICATIONS**

**GENERAL**
CULTEC RECHARGER® 150XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT, THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR
3. THE CHAMBER SHALL BE ARCHED IN SHAPE,
4. THE CHAMBER SHALL BE OPEN-BOTTOMED,
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD, CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 150XLHD SHALL BE 18,5 INCHES (470 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3,35 m) LONG, THE INSTALLED LENGTH OF A JOINED RECHARGER 150XLHD SHALL BE 10,25 FEET (3,12 m),
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 12 INCHES (300 mm) HDPE OR 15" (375 mm) SMOOTH-WALL PVC.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD, THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 8,5 INCHES (216 mm) HIGH BY 12 INCHES (304 mm) WIDE, MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 10,25 INCHES (260 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24,2 INCHES (615 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 150XLHD CHAMBER SHALL BE 2,650 FT³ / FT (0,246 m³ / m) - WITHOUT STONE, THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 150XLHD SHALL BE 27,16 FT3 / UNIT (0,77 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0,913 FT³ / FT (0,085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 150XLHD CHAMBER SHALL HAVE THIRTY DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 150XLHD CHAMBER SHALL HAVE 20 CORRUGATIONS,
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT, SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 150XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS.
16. THE RECHARGER 150XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20,5 INCHES (521 mm) WIDE.
17. THE RECHARGER 150XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20,5 INCHES (521 mm) WIDE.
18. THE RECHARGER 150XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD AND ACT AS CROSS FEED CONNECTIONS,
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS,
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS,
26. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
27. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3,65 m).

**CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS**

**GENERAL**
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS.

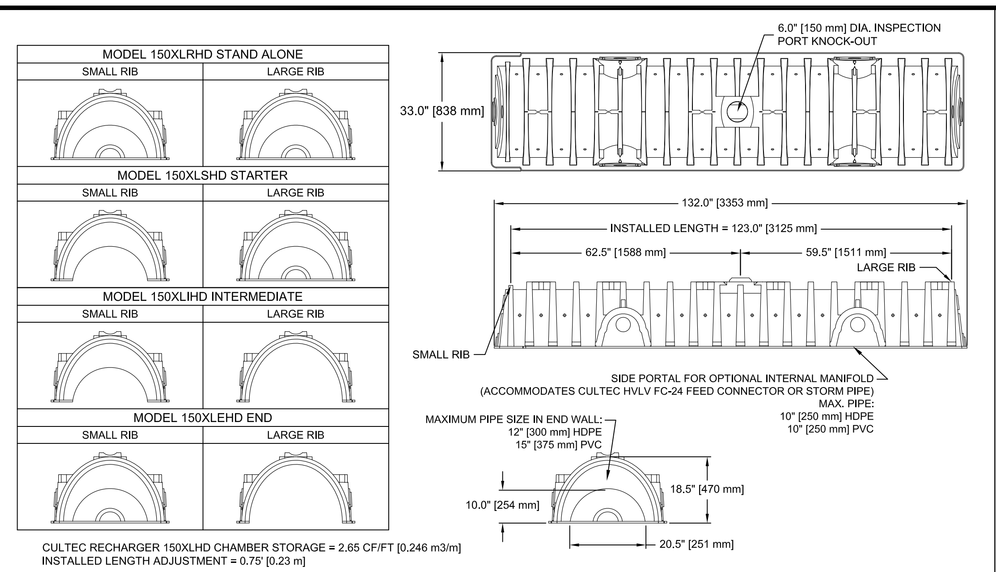
**CHAMBER PARAMETERS**
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 mm) WIDE AND 24,2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0,085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

**CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

**GEOTEXTILE PARAMETERS**
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4,5 OZ/SY (142 G/M),
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD,
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD,
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD,
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD,
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD,
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0,212 MM) PER ASTM D4751 TESTING METHOD,
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1,7 SEC-1 PER ASTM D4491 TESTING METHOD,
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD,
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

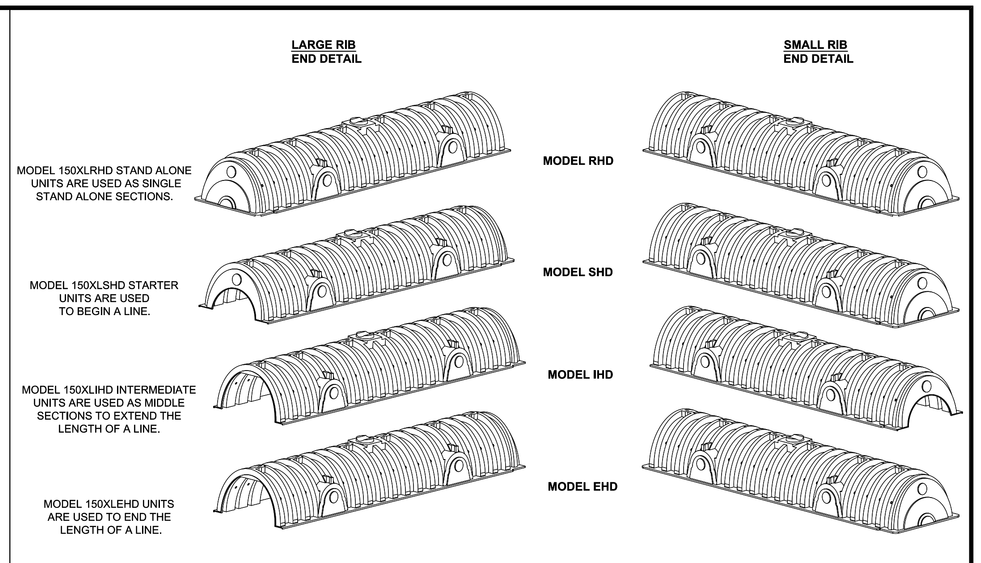
**CULTEC NO. 4800™ WOVEN GEOTEXTILE**
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE, IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

**GEOTEXTILE PARAMETERS**
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE,
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD,
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD,
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD,
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0,425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0,15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD,
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

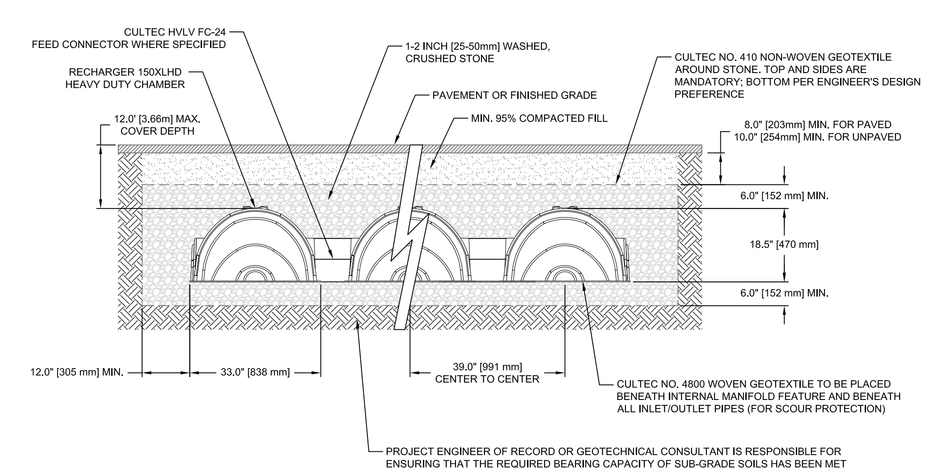



CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2,65 CF/FT [0,246 m3/m]
INSTALLED LENGTH ADJUSTMENT = 0.75' [0.23 m]

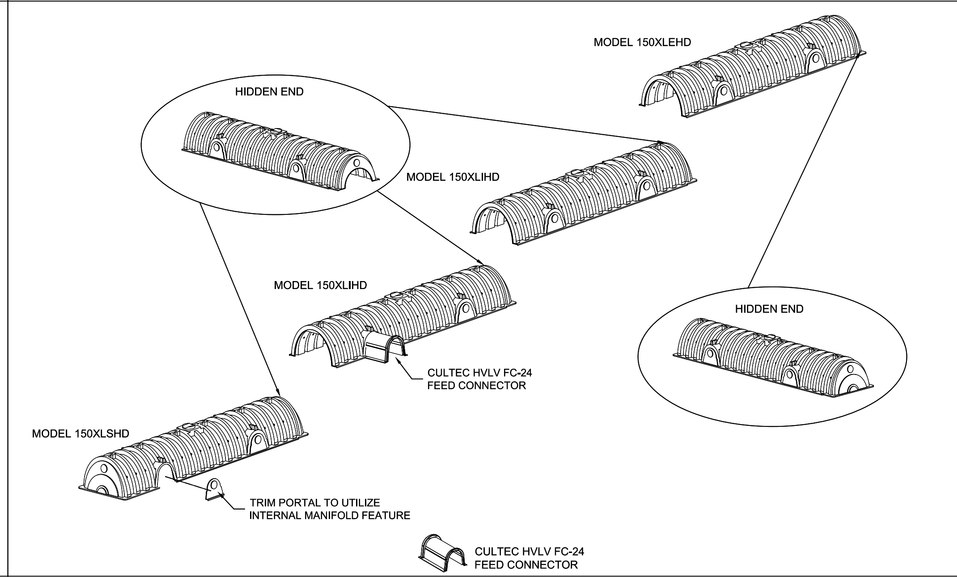
150XLHD 2.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW**



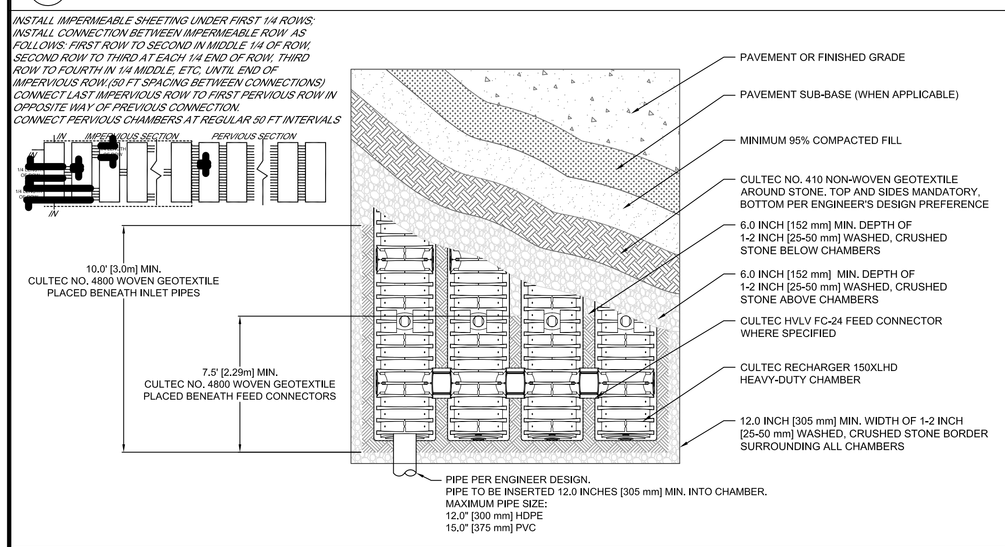

150XLHD 3.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION**



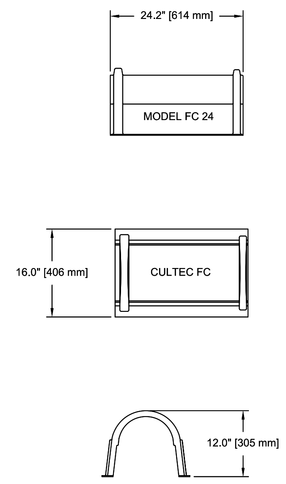

150XLHD 4.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW**



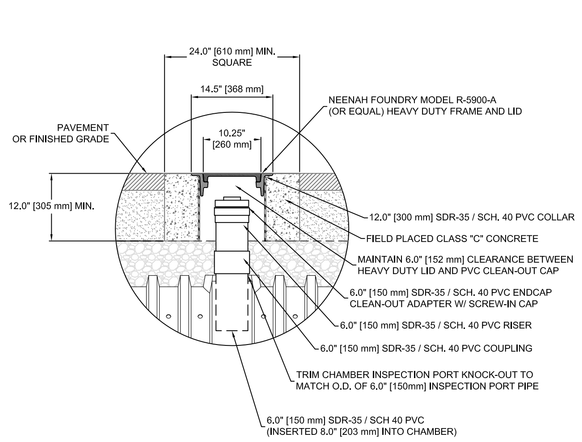

150XLHD 1.0 **GENERAL NOTES**




150XLHD 5.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION**

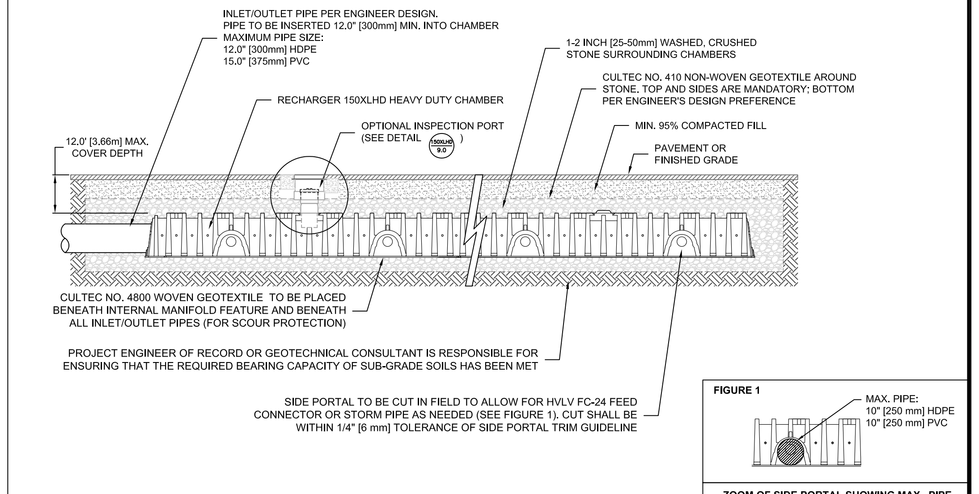



150XLHD 8.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**




150XLHD 9.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**

150XLHD 6.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK**




150XLHD 7.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW**

150XLHD 10.0 **CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**


**CULTEC, Inc.**
*Subsurface Stormwater Management Systems*
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Brookfield, CT 06804
www.cultec.com
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tech@cultec.com



THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.


RECHARGER 150XLHD
DETAIL SHEET
TRAFFIC APPLICATION

**CULTEC STORMWATER CHAMBER**

| | | | |
|---|---|---|---|
| PROJECT NO: | | DATE: | 2019 |
| DESIGNED BY: | CULTEC, INC | DRAWN BY: | TECH |
| SCALE: | N.T.S. | SHEET NO: | 1 OF 1 |


**BERGER ENGINEERING AND SURVEYING**
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergerengr@gmail.com
PE REGISTRATION 069634 CERT 0405443 EXPIRE ON 04-30-25
LS REGISTRATION 049745 CERT 1255930 EXPIRE ON 04-30-24
COA FOR PE AND LS CERT 0018252 AND 0018253



Michael R. Berta. AIA
Architecture & Planning
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www.bertaarchitects.com - mike@bertaarchitects.com


| Date | Revision |
|---|---|
| August 24, 2023 | Stormwater Design |
| March 1, 2023 | Misc Revision per Owner |
| February 28, 2023 | Misc Revision per Owner |
| February 11, 2023 | Misc Revision per Owner |

PROPOSED STORMWATER CHAMBER DETAILS

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
110 South Grand Ave.
Poughkeepsie, New York

Date: February 6, 2023
Job No: 2023-001
Scale: AS SHOWN
Drawing: CD-2
Of 4

**APPENDIX 3**

**WATER QUALITY & RUNOFF REDUCTION AND CHANNEL PROTECTION**

**WATER QUALITY & RUNOFF REDUCTION**

COVER

| PRE DEVELOPMENT (EXISTING) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COVER | TOTAL | | DP1-E-PARK AVE | | DP2-N-CENTER | | DP3-NORTH | | DP-4-NW-S GRAND | | DP-5-SW-S GRAND | |
| | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC |
| TOTAL AREA | 302,644 | 6.95 | 83,718 | 1.92 | 9,404 | 0.22 | 14,605 | 0.34 | 120,090 | 2.76 | 74,827 | 1.71 |
| LAWN | 200,074 | 4.59 | 83,191 | 1.91 | 9,404 | 0.22 | 14,605 | 0.34 | 62,671 | 1.44 | 30,203 | 0.69 |
| ROOF | 35,090 | 0.81 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 28,788 | 0.66 | 6,302 | 0.14 |
| ASPHALT & WALKS | 67,480 | 1.55 | 527 | 0.01 | 0 | 0.00 | 0 | 0.00 | 28,631 | 0.66 | 38,322 | 0.88 |
| IMPERVIOUS TOTAL | 102,570 | 2.35 | 527 | 0.01 | 0 | 0.00 | 0 | 0.00 | 57,419 | 1.32 | 44,624 | 1.02 |

| POST DEVELOPMENT (REDEVELOPMENT WITH REMAINING EXISTING PLUS PROPOSED) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COVER | TOTAL | | DP1-E-PARK AVE | | DP2-N-CENTER | | DP3-NORTH | | DP-4-NW-S GRAND | | DP-5-SW-S GRAND | |
| | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC |
| TOTAL | 302,644 | 6.95 | 141,654 | 3.25 | 7,103 | 0.16 | 14,605 | 0.34 | 65,215 | 1.50 | 74,067 | 1.70 |
| LAWN | 146,663 | 3.37 | 73,267 | 1.68 | 7,103 | 0.16 | 14,605 | 0.34 | 19,581 | 0.45 | 32,107 | 0.74 |
| ROOF | 39,378 | 0.90 | 15,827 | 3.00 | 0 | 0.00 | 0 | 0.00 | 17,244 | 0.40 | 6,307 | 0.14 |
| ASPHALT & WALKS | 116,603 | 2.68 | 52,560 | 1.21 | 0 | 0.00 | 0 | 0.00 | 28,390 | 0.65 | 35,653 | 0.82 |
| IMPERVIOUS TOTAL | 155,981 | 3.58 | 68,387 | 1.57 | 0 | 0.00 | 0 | 0.00 | 45,634 | 1.05 | 41,960 | 0.96 |

| DIFFERENCE BETWEEN EXISTING AND PROPOSED | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COVER | TOTAL | | DP1-E-PARK AVE | | DP2-N-CENTER | | DP3-NORTH | | DP-4-NW-S GRAND | | DP-5-SW-S GRAND | |
| | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC | SF | AC |
| TOTAL | 0 | 0.00 | 57,936 | 1.33 | -2,301 | -0.05 | 0 | 0.00 | -54,875 | -1.26 | -760 | -0.02 |
| LAWN | -53,411 | -1.23 | -9,924 | -0.23 | -2,301 | -0.05 | 0 | 0.00 | -43,090 | -0.99 | 1,904 | 0.04 |
| ROOF | 4,288 | 0.10 | 15,827 | 3.00 | 0 | 0.00 | 0 | 0.00 | -11,544 | -0.27 | 5 | 0.00 |
| ASPHALT & WALKS | 51,792 | 1.19 | 52,033 | 1.19 | 0 | 0.00 | 0 | 0.00 | -241 | -0.01 | -2,669 | -0.06 |
| IMPERVIOUS TOTAL CHANGE | 56,080 | 1.29 | 67,860 | 1.56 | 0 | 0.00 | 0 | 0.00 | -11,785 | -0.27 | -2,664 | -0.06 |
| REDUCTION IN IMPERVIOUS, % | | | | | | | | | 21 | | 6 | |

Version 1.8
Last Updated: 11/09/2015

Total Water Quality Volume Calculation
WQv(acre-feet) = [(P)(Rv)(A)] /12

| Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?..... | No |
|---|---|

| Design Point: | 1 | |
|---|---|---|
| P= | 1.35 | *inch* |

*Manually enter P, Total Area and Impervious Cover.*

**Breakdown of Subcatchments**

| Catchment Number | Total Area *(Acres)* | Impervious Area *(Acres)* | Percent Impervious *%* | Rv | WQv *($ft^3$)* | Description |
|---|---|---|---|---|---|---|
| 1 | 1.72 | 1.36 | 79% | 0.76 | 6,420 | Infiltration Basin-1A-UnderGround |
| 2 | 0.36 | 0.21 | 59% | 0.58 | 1,014 | Infiltration Basin-1B |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |
| Subtotal (1-30) | 2.08 | 1.57 | 76% | 0.73 | **7,433** | **Subtotal 1** |
| **Total** | 2.08 | 1.57 | 76% | 0.73 | **7,433** | **Initial WQv** |

**Identify Runoff Reduction Techniques By Area**

| Technique | Total Contributing Area *(Acre)* | Contributing Impervious Area *(Acre)* | Notes |
|---|---|---|---|
| Conservation of Natural Areas | 0.00 | 0.00 | *minimum 10,000 sf* |
| Riparian Buffers | 0.00 | 0.00 | *maximum contributing length 75 feet to 150 feet* |
| Filter Strips | 0.00 | 0.00 | |
| Tree Planting | 0.00 | 0.00 | *Up to 100 sf directly connected impervious area may be subtracted per tree* |
| **Total** | **0.00** | **0.00** | |

**Recalculate WQv after application of Area Reduction Techniques**

| | Total Area *(Acres)* | Impervious Area *(Acres)* | Percent Impervious *%* | Runoff Coefficient Rv | WQv *($ft^3$)* |
|---|---|---|---|---|---|
| "<<Initial WQv" | 2.08 | 1.57 | 76% | 0.73 | 7,433 |
| Subtract Area | 0.00 | 0.00 | | | |
| WQv adjusted after Area Reductions | **2.08** | **1.57** | 76% | 0.73 | 7,433 |
| Disconnection of Rooftops | | 0.00 | | | |
| Adjusted WQv after Area Reduction and Rooftop Disconnect | 2.08 | 1.57 | 76% | 0.73 | **7,433** |

| Runoff Reduction Volume and Treated volumes | | | | | | |
|---|---|---|---|---|---|---|
| | **Runoff Reduction Techiques/Standard SMPs** | | **Total Contributing Area** | **Total Contributing Impervious Area** | **WQv Reduced (RRv)** | **WQv Treated** |
| | | | **(acres)** | **(acres)** | **cf** | **cf** |
| Area/Volume Reduction | Conservation of Natural Areas | RR-1 | 0.00 | 0.00 | | |
| | Sheetflow to Riparian Buffers/Filter Strips | RR-2 | 0.00 | 0.00 | | |
| | Tree Planting/Tree Pit | RR-3 | 0.00 | 0.00 | | |
| | Disconnection of Rooftop Runoff | RR-4 | | 0.00 | | |
| | Vegetated Swale | RR-5 | 0.00 | 0.00 | 0 | |
| | Rain Garden | RR-6 | 0.00 | 0.00 | 1 | |
| | Stormwater Planter | RR-7 | 0.00 | 0.00 | 0 | |
| | Rain Barrel/Cistern | RR-8 | 0.00 | 0.00 | 0 | |
| | Porous Pavement | RR-9 | 0.00 | 0.00 | 0 | |
| | Green Roof (Intensive & Extensive) | RR-10 | 0.00 | 0.00 | 0 | |
| Standard SMPs w/RRv Capacity | Infiltration Trench | I-1 | 0.00 | 0.00 | 0 | 0 |
| | Infiltration Basin | I-2 | 2.08 | 1.57 | 7329 | 105 |
| | Dry Well | I-3 | 0.00 | 0.00 | 0 | 0 |
| | Underground Infiltration System | I-4 | | | | |
| | Bioretention & Infiltration Bioretention | F-5 | 0.00 | 0.00 | 0 | 0 |
| | Dry swale | O-1 | 0.00 | 0.00 | 0 | 0 |
| Standard SMPs | Micropool Extended Detention (P-1) | P-1 | | | | |
| | Wet Pond (P-2) | P-2 | | | | |
| | Wet Extended Detention (P-3) | P-3 | | | | |
| | Multiple Pond system (P-4) | P-4 | | | | |
| | Pocket Pond (p-5) | P-5 | | | | |
| | Surface Sand filter (F-1) | F-1 | | | | |
| | Underground Sand filter (F-2) | F-2 | | | | |
| | Perimeter Sand Filter (F-3) | F-3 | | | | |
| | Organic Filter (F-4 | F-4 | | | | |
| | Shallow Wetland (W-1) | W-1 | | | | |
| | Extended Detention Wetland (W-2 | W-2 | | | | |
| | Pond/Wetland System (W-3) | W-3 | | | | |
| | Pocket Wetland (W-4) | W-4 | | | | |
| | Wet Swale (O-2) | O-2 | | | | |
| Totals by Area Reduction → | | | 0.00 | 0.00 | 0 | |
| Totals by Volume Reduction → | | | 0.00 | 0.00 | 1 | |
| Totals by Standard SMP w/RRV → | | | 2.08 | 1.57 | 7329 | 105 |
| Totals by Standard SMP → | | | 0.00 | 0.00 | | 0 |
| Totals ( Area + Volume + all SMPs) → | | | 2.08 | 1.57 | 7,329 | 105 |
| | Impervious Cover √ | okay | | | | |
| | Total Area √ | okay | | | | |

# Infiltration Basin Worksheet

| Design Point: | 1 |
|---|---|

| Enter Site Data For Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area** *(Acres)* | **Impervious Area** *(Acres)* | **Percent Impervious** *%* | **Rv** | **WQv** *($ft^3$)* | **Precipitation** *(in)* | **Description** |
| 1 | 1.72 | 1.36 | 0.79 | 0.76 | 6419.58 | 1.35 | Infiltration Basin-1A-UnderGround |
| Enter Impervious Area Reduced by Disconnection of Rooftops | | 0.00 | 79% | 0.76 | 6,420 | <<WQv after adjusting for Disconnected Rooftops | |
| Enter the portion of the WQv that is not reduced for all practices routed to this practice. | | | | | 0 | *$ft^3$* | |

| Pretreatment Techniques to Prevent Clogging | | | |
|---|---|---|---|
| Infiltration Rate | 0.50 | *in/hour* | *Okay* |
| Pretreatment Sizing | 25 | *% WQv* | *25% minimum;*<br>*50% if >2 in/hr*<br>*100% if >5in/hour* |
| Pretreatment Required Volume | 1,605 | *$ft^3$* | |
| Pretreatment Provided | 1,605 | *$ft^3$* | |
| Pretreatment Techniques utilized | *Other* | | |

| Size An Infiltration Basin | | | |
|---|---|---|---|
| Design Volume | 6,420 | *$ft^3$* | WQv |
| Basal Area Required | 4,280 | *$ft^2$* | *Infiltration practices shall be designed to exfiltrate the entire WQv through the floor of each practice.* |
| Basal Area Provided | 6,466 | *$ft^2$* | |
| Design Depth | 1.50 | *ft* | |
| Volume Provided | 9,699 | *$ft^3$* | *Storage Volume provided in infiltration basin area (not including pretreatment.* |

| Determine Runoff Reduction | | | |
|---|---|---|---|
| **RRv** | **6,420** | ***$ft^3$*** | ***90% of the storage provided in the basin or WQv whichever is smaller*** |
| Volume Treated | 0 | *$ft^3$* | *This is the portion of the WQv that is not reduced/infiltrated* |
| Sizing √ | OK | | *The infiltration basin must provide storage equal to or greater than the WQv of the contributing area.* |

# Infiltration Basin Worksheet

| Design Point: | 1 |
|---|---|

| Enter Site Data For Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Catchment Number** | **Total Area** *(Acres)* | **Impervious Area** *(Acres)* | **Percent Impervious** *%* | **Rv** | **WQv** *($ft^3$)* | **Precipitation** *(in)* | **Description** |
| 2 | 0.36 | 0.21 | 0.59 | 0.58 | 1013.73 | 1.35 | Infiltration Basin-1B |
| Enter Impervious Area Reduced by Disconnection of Rooftops | | 0.00 | 59% | 0.58 | 1,014 | <<WQv after adjusting for Disconnected Rooftops | |
| Enter the portion of the WQv that is not reduced for all practices routed to this practice. | | | | | 0 | *$ft^3$* | |

| Pretreatment Techniques to Prevent Clogging | | | |
|---|---|---|---|
| Infiltration Rate | 0.50 | *in/hour* | *Okay* |
| Pretreatment Sizing | 25 | *% WQv* | *25% minimum;*<br>*50% if >2 in/hr*<br>*100% if >5in/hour* |
| Pretreatment Required Volume | 253 | *$ft^3$* | |
| Pretreatment Provided | 254 | *$ft^3$* | |
| Pretreatment Techniques utilized | *Plunge Pool* | | |

| Size An Infiltration Basin | | | |
|---|---|---|---|
| Design Volume | 1,014 | *$ft^3$* | WQv |
| Basal Area Required | 2,027 | *$ft^2$* | *Infiltration practices shall be designed to exfiltrate the entire WQv through the floor of each practice.* |
| Basal Area Provided | 2,020 | *$ft^2$* | *Error, too small* |
| Design Depth | 0.50 | *ft* | |
| Volume Provided | 1,010 | *$ft^3$* | *Storage Volume provided in infiltration basin area (not including pretreatment.* |

| Determine Runoff Reduction | | | |
|---|---|---|---|
| **RRv** | **909** | ***$ft^3$*** | ***90% of the storage provided in the basin or WQv whichever is smaller*** |
| Volume Treated | 105 | *$ft^3$* | *This is the portion of the WQv that is not reduced/infiltrated* |
| Sizing √ | Error | | *The infiltration basin must provide storage equal to or greater than the WQv of the contributing area.* |

| UNDERGROUND INFILTRATION - I-4 | | | BOTTOM AREA Ab | | = WQv | / dp | |
|---|---|---|---|---|---|---|---|
| | | | | | | DEPTH | |
| | | | | sf | cf | ft | |
| | | | | 5807 | 5565 | 0.96 | |
| | | | WQv PROV'D = | | Vst + | Vsys | |
| | | | | | VOL STONE BASE | VOL OF SYSTEM ABOVE STONE | |
| | | | | cf | cf | cf | |
| | | | | 5811 | 2226 | 3585 | |

| UNDERGROUND INFILTRATION - I-4 | | | BOTTOM AREA Ab | | = WQv | / dp | |
|---|---|---|---|---|---|---|---|
| | | | | | | DEPTH | |
| | | | | sf | cf | ft | |
| | | | | 6466 | 6466 | 1.00 | |
| | | | WQv PROV'D = | | Vst + | Vsys | |
| | | | | | VOL STONE BASE | VOL OF SYSTEM ABOVE STONE | |
| | | | | cf | cf | cf | |
| | | | | 6171 | 2586 | 3585 | |

# Minimum RRv

| Enter the Soils Data for the site | | |
|---|---|---|
| Soil Group | Acres | S |
| A | | 55% |
| B | | 40% |
| C | | 30% |
| D | **2.08** | 20% |
| Total Area | 2.076905418 | |
| **Calculate the Minimum RRv** | | |
| S = | **0.20** | |
| Impervious = | 1.57 | *acre* |
| Precipitation | 1.35 | *in* |
| Rv | 0.95 | |
| **Minimum RRv** | **1,462** | ***ft3*** |
| | 0.03 | af |

# NOI QUESTIONS

| # | NOI Question | Reported Value | |
|---|---|---|---|
| | | cf | af |
| 28 | Total Water Quality Volume (WQv) Required | 7433 | *0.171* |
| 30 | Total RRV Provided | 7433 ~~7329~~ | *0.168* |
| 31 | Is RRv Provided ≥WQv Required? | ~~No~~ Yes | |
| 32 | Minimum RRv | 1462 | *0.034* |
| 32a | Is RRv Provided ≥ Minimum RRv Required? | Yes | |
| | | | |
| 33a | Total WQv Treated | 0 ~~105~~ | *0.002* |
| 34 | Sum of Volume Reduced & Treated | > 7434 | *0.171* |
| 34 | Sum of Volume Reduced and Treated | > 7434 | *0.171* |
| 35 | Is Sum RRv Provided and WQv Provided ≥WQv Required? | Yes | |

Total RRv Provided is > 7329 cf. DEC spread sheet calcs incorrect. Total RRv for infiltration is 100% volume provided. There RRv Provided is equal to or greater than WQv Required

| Apply Peak Flow Attenuation | | | |
|---|---|---|---|
| 36 | Channel Protection | *Cpv* | |
| 37 | Overbank | *Qp* | |
| 37 | Extreme Flood Control | *Qf* | |
| | Are Quantity Control requirements met? | *Yes* | Plan Completed |

**CHANNEL PROTECTION**

**Stream Channel Proctection Volume (Cp)**

**Ia =** 200/CN-2

**$P_1$ =** One year rainfall = 2.80 inches

**Vs/Vr =** 0.682-1.43(Qo/Qi)+1.64(Qo/Qi))^2-0.804(Qo/Qi)^3

**Qd =** Post-development runoff for $P_1$ (inches)

**A =** Site area in acres

**Vs (Cp)=** (Vs/Vr)(Qd)(A)/12 (acre-feet)

| Watershed | CN | Ia | $P_1$ | Ia/P | Tc (hours) * | Qu** (csm/in) | (Qo / Qi) ** * | (Vs/Vr) | Qd | A, ac | Vs (acre-ft) | RRv + WQv Prov'd (cu ft) | 1year detention (cu ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DP-1-East | 90 | 0.22 | 2.80 | 0.079 | 0.10 | 700 | 0.028 | 0.643 | 1.80 | 2.1 | 0.2 | 7,434 | 6,349 |
| | | | | | | | | | Total CPv Provided, ac-ft | | | **0.3** | |

* Tc = Minimum

** Using NRCC Mass Curve Value

*** Using T= 24 hr and Figure D.11.2 from MD design Manual

## Summary for Subcatchment CPv: CHANNEL PROTECTION VOLUME-EAST

Runoff = 4 cfs @ 12.09 hrs, Volume= 0.312 af, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

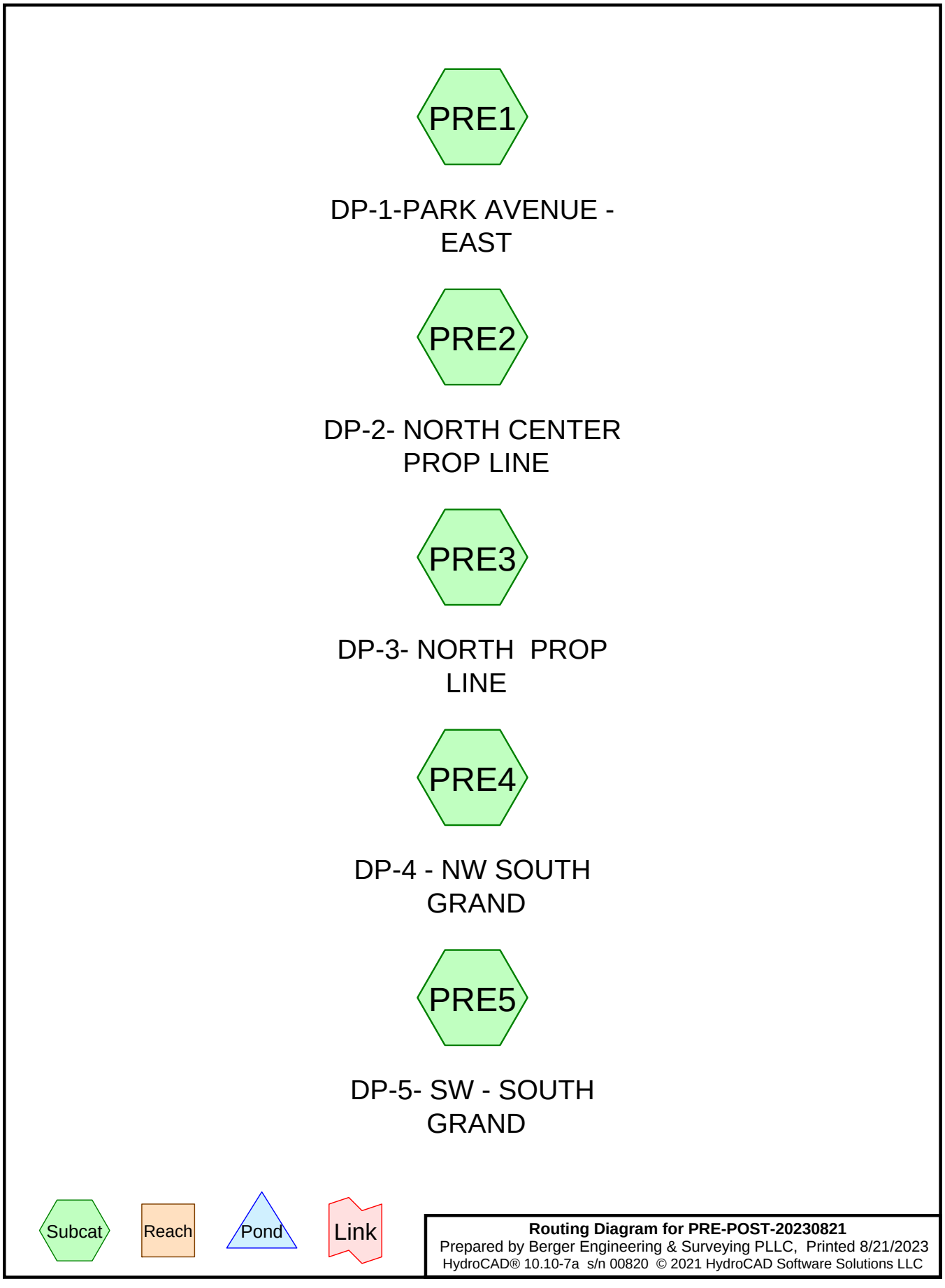
| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 1.640 | 98 | INCREASE IN IMPERVIOUS |
| | 0.440 | 61 | >75% Grass cover, Good, HSG B |
| | 2.080 | 90 | Weighted Average |
| | 0.440 | | 21.15% Pervious Area |
| | 1.640 | | 78.85% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

**APPENDIX 4**

**HYDROCAD OUTPUT REPORTS**

**PRE-DEVELOPMENT HYDROCAD OUTPUT REPORTS**




**Routing Diagram for PRE-POST-20230821**
Prepared by Berger Engineering & Surveying PLLC, Printed 8/21/2023
HydroCAD® 10.10-7a s/n 00820 © 2021 HydroCAD Software Solutions LLC

## Summary for Subcatchment PRE1: DP-1-PARK AVENUE - EAST

Runoff = 0 cfs @ 12.29 hrs, Volume= 0.047 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 1.910 | 61 | >75% Grass cover, Good, HSG B |
| 0.010 | 98 | Paved parking, HSG B |
| 1.920 | 61 | Weighted Average |
| 1.910 | | 99.48% Pervious Area |
| 0.010 | | 0.52% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PRE2: DP-2- NORTH CENTER PROP LINE

Runoff = 0 cfs @ 12.15 hrs, Volume= 0.005 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.220 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.220 | 61 | Weighted Average |
| 0.220 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE3: DP-3- NORTH PROP LINE

Runoff = 0 cfs @ 12.15 hrs, Volume= 0.008 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE4: DP-4 - NW SOUTH GRAND

Runoff = 3 cfs @ 12.15 hrs, Volume= 0.240 af, Depth= 1.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 1.440 | 61 | >75% Grass cover, Good, HSG B |
| 1.320 | 98 | Paved parking, HSG B |
| 2.760 | 79 | Weighted Average |
| 1.440 | | 52.17% Pervious Area |
| 1.320 | | 47.83% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.7 | 100 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.8 | 675 | 0.0040 | 1.28 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.5 | 775 | Total | | | |

## Summary for Subcatchment PRE5: DP-5- SW - SOUTH GRAND

Runoff = 2 cfs @ 12.16 hrs, Volume= 0.183 af, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.690 | 61 | >75% Grass cover, Good, HSG B |
| 1.020 | 98 | Paved parking, HSG B |
| 1.710 | 83 | Weighted Average |
| 0.690 | | 40.35% Pervious Area |
| 1.020 | | 59.65% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 3.7 | 445 | 0.0100 | 2.03 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.5 | 495 | Total | | | |

## Summary for Subcatchment PRE1: DP-1-PARK AVENUE - EAST

Runoff = 3 cfs @ 12.13 hrs, Volume= 0.219 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.910 | 61 | >75% Grass cover, Good, HSG B |
| 0.010 | 98 | Paved parking, HSG B |
| 1.920 | 61 | Weighted Average |
| 1.910 | | 99.48% Pervious Area |
| 0.010 | | 0.52% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PRE2: DP-2- NORTH CENTER PROP LINE

Runoff = 0 cfs @ 12.10 hrs, Volume= 0.025 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.220 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.220 | 61 | Weighted Average |
| 0.220 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE3: DP-3- NORTH PROP LINE

Runoff = 0 cfs @ 12.10 hrs, Volume= 0.039 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE4: DP-4 - NW SOUTH GRAND

Runoff = 8 cfs @ 12.15 hrs, Volume= 0.644 af, Depth= 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.440 | 61 | >75% Grass cover, Good, HSG B |
| 1.320 | 98 | Paved parking, HSG B |
| 2.760 | 79 | Weighted Average |
| 1.440 | | 52.17% Pervious Area |
| 1.320 | | 47.83% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.7 | 100 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.8 | 675 | 0.0040 | 1.28 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.5 | 775 | Total | | | |

## Summary for Subcatchment PRE5: DP-5- SW - SOUTH GRAND

Runoff = 5 cfs @ 12.16 hrs, Volume= 0.452 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.690 | 61 | >75% Grass cover, Good, HSG B |
| 1.020 | 98 | Paved parking, HSG B |
| 1.710 | 83 | Weighted Average |
| 0.690 | | 40.35% Pervious Area |
| 1.020 | | 59.65% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 3.7 | 445 | 0.0100 | 2.03 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.5 | 495 | Total | | | |

## Summary for Subcatchment PRE1: DP-1-PARK AVENUE - EAST

Runoff = 7 cfs @ 12.12 hrs, Volume= 0.551 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.910 | 61 | >75% Grass cover, Good, HSG B |
| 0.010 | 98 | Paved parking, HSG B |
| 1.920 | 61 | Weighted Average |
| 1.910 | | 99.48% Pervious Area |
| 0.010 | | 0.52% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PRE2: DP-2- NORTH CENTER PROP LINE

Runoff = 1 cfs @ 12.09 hrs, Volume= 0.063 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.220 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.220 | 61 | Weighted Average |
| 0.220 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE3: DP-3- NORTH PROP LINE

Runoff = 1 cfs @ 12.09 hrs, Volume= 0.098 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PRE4: DP-4 - NW SOUTH GRAND

Runoff = 15 cfs @ 12.14 hrs, Volume= 1.267 af, Depth= 5.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.440 | 61 | >75% Grass cover, Good, HSG B |
| 1.320 | 98 | Paved parking, HSG B |
| 2.760 | 79 | Weighted Average |
| 1.440 | | 52.17% Pervious Area |
| 1.320 | | 47.83% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.7 | 100 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.8 | 675 | 0.0040 | 1.28 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.5 | 775 | Total | | | |

## Summary for Subcatchment PRE5: DP-5- SW - SOUTH GRAND

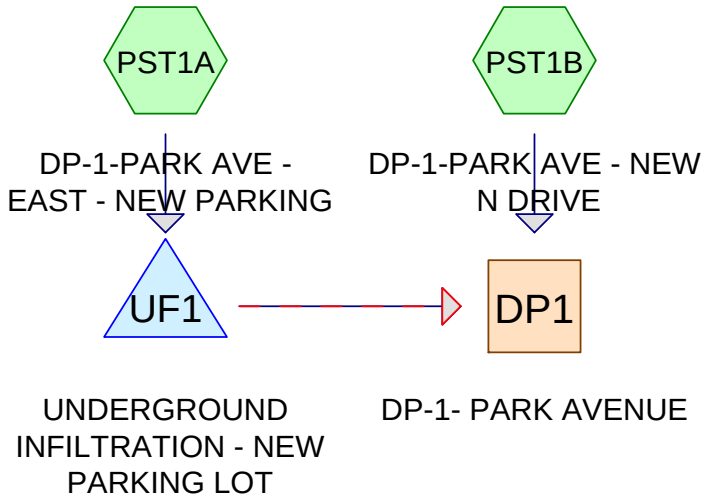
Runoff = 10 cfs @ 12.15 hrs, Volume= 0.852 af, Depth= 5.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.690 | 61 | >75% Grass cover, Good, HSG B |
| 1.020 | 98 | Paved parking, HSG B |
| 1.710 | 83 | Weighted Average |
| 0.690 | | 40.35% Pervious Area |
| 1.020 | | 59.65% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 3.7 | 445 | 0.0100 | 2.03 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.5 | 495 | Total | | | |

**POST-DEVELOPMENT HYDROCAD OUTPUT REPORTS**




PST2

DP-2- NORTH CENTER PROP LINE

PST3

DP-3- NORTH PROP LINE

PST4

DP-4 - NW SOUTH GRAND

PST5

DP-5- SW - SOUTH GRAND

Subcat Reach Pond Link

**Routing Diagram for PRE-POST-20230821**
Prepared by Berger Engineering & Surveying PLLC, Printed 8/21/2023
HydroCAD® 10.10-7a s/n 00820 © 2021 HydroCAD Software Solutions LLC

## Summary for Subcatchment PST1A: DP-1-PARK AVE - EAST - NEW PARKING

Runoff = 4 cfs @ 12.09 hrs, Volume= 0.260 af, Depth= 1.80"
Routed to Pond UF1 : UNDERGROUND INFILTRATION - NEW PARKING LOT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.360 | 61 | >75% Grass cover, Good, HSG B |
| 1.370 | 98 | Paved parking, HSG B |
| 1.730 | 90 | Weighted Average |
| 0.360 | | 20.81% Pervious Area |
| 1.370 | | 79.19% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MINIMUM** |

## Summary for Subcatchment PST1B: DP-1-PARK AVE - NEW N DRIVE

Runoff = 1 cfs @ 12.15 hrs, Volume= 0.058 af, Depth= 0.45"
Routed to Reach DP1 : DP-1- PARK AVENUE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 61 | >75% Grass cover, Good, HSG B |
| 0.210 | 98 | Paved parking, HSG B |
| 1.530 | 66 | Weighted Average |
| 1.320 | | 86.27% Pervious Area |
| 0.210 | | 13.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PST2: DP-2- NORTH CENTER PROP LINE

Runoff = 0 cfs @ 12.15 hrs, Volume= 0.004 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.160 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.160 | 61 | Weighted Average |
| 0.160 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST3: DP-3- NORTH PROP LINE

Runoff = 0 cfs @ 12.15 hrs, Volume= 0.008 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST4: DP-4 - NW SOUTH GRAND

Runoff = 3 cfs @ 12.09 hrs, Volume= 0.196 af, Depth= 1.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.450 | 61 | >75% Grass cover, Good, HSG B |
| 1.050 | 98 | Paved parking, HSG B |
| 1.500 | 87 | Weighted Average |
| 0.450 | | 30.00% Pervious Area |
| 1.050 | | 70.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST5: DP-5- SW - SOUTH GRAND

Runoff = 2 cfs @ 12.15 hrs, Volume= 0.173 af, Depth= 1.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.80"

| Area (ac) | CN | Description |
|---|---|---|
| 0.740 | 61 | >75% Grass cover, Good, HSG B |
| 0.960 | 98 | Paved parking, HSG B |
| 1.700 | 82 | Weighted Average |
| 0.740 | | 43.53% Pervious Area |
| 0.960 | | 56.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 2.3 | 400 | 0.0200 | 2.87 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.1 | 450 | Total | | | |

## Summary for Reach DP1: DP-1- PARK AVENUE

Inflow Area = 3.260 ac, 48.47% Impervious, Inflow Depth = 0.21" for 1-Year event
Inflow = 1 cfs @ 12.15 hrs, Volume= 0.058 af
Outflow = 1 cfs @ 12.15 hrs, Volume= 0.058 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3

## Summary for Pond UF1: UNDERGROUND INFILTRATION - NEW PARKING LOT

Inflow Area = 1.730 ac, 79.19% Impervious, Inflow Depth = 1.80" for 1-Year event
Inflow = 4 cfs @ 12.09 hrs, Volume= 0.260 af
Outflow = 0 cfs @ 11.44 hrs, Volume= 0.260 af, Atten= 96%, Lag= 0.0 min
Discarded = 0 cfs @ 11.44 hrs, Volume= 0.260 af
Primary = 0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP1 : DP-1- PARK AVENUE
Secondary = 0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP1 : DP-1- PARK AVENUE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 157.21' @ 15.78 hrs Surf.Area= 11,115 sf Storage= 6,349 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 474.8 min ( 1,286.9 - 812.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 159.00' | 231 cf | **67.00'W x 157.00'L x 1.10'H Prismatoid**<br>11,571 cf Overall x 2.0% Voids |
| #2A | 156.00' | 10,035 cf | **53.50'W x 207.75'L x 3.04'H Field A**<br>33,807 cf Overall - 8,721 cf Embedded = 25,086 cf x 40.0% Voids |
| #3A | 157.00' | 8,721 cf | **Cultec R-150XLHD** x 320 Inside #2<br>Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf<br>Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap<br>Row Length Adjustment= +0.75' x 2.65 sf x 16 rows |
| | | 18,987 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 157.50' | **10.0" Round Culvert X 2.00**<br>L= 200.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Secondary | 160.00' | **50.0' long + 4.0 '/' SideZ x 10.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |
| #3 | Discarded | 156.00' | **0.500 in/hr Exfiltration over Surface area** |

**Discarded OutFlow** Max=0 cfs @ 11.44 hrs HW=156.04' (Free Discharge)
↑└**3=Exfiltration** (Exfiltration Controls 0 cfs)

**Primary OutFlow** Max=0 cfs @ 0.00 hrs HW=156.00' TW=0.00' (Dynamic Tailwater)
↑└**1=Culvert** ( Controls 0 cfs)

**Secondary OutFlow** Max=0 cfs @ 0.00 hrs HW=156.00' TW=0.00' (Dynamic Tailwater)
↑└**2=Broad-Crested Rectangular Weir** ( Controls 0 cfs)

## Summary for Subcatchment PST1A: DP-1-PARK AVE - EAST - NEW PARKING

Runoff = 8 cfs @ 12.09 hrs, Volume= 0.559 af, Depth= 3.88"
Routed to Pond UF1 : UNDERGROUND INFILTRATION - NEW PARKING LOT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.360 | 61 | >75% Grass cover, Good, HSG B |
| 1.370 | 98 | Paved parking, HSG B |
| 1.730 | 90 | Weighted Average |
| 0.360 | | 20.81% Pervious Area |
| 1.370 | | 79.19% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MINIMUM** |

## Summary for Subcatchment PST1B: DP-1-PARK AVE - NEW N DRIVE

Runoff = 3 cfs @ 12.13 hrs, Volume= 0.220 af, Depth= 1.73"
Routed to Reach DP1 : DP-1- PARK AVENUE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 61 | >75% Grass cover, Good, HSG B |
| 0.210 | 98 | Paved parking, HSG B |
| 1.530 | 66 | Weighted Average |
| 1.320 | | 86.27% Pervious Area |
| 0.210 | | 13.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PST2: DP-2- NORTH CENTER PROP LINE

Runoff = 0 cfs @ 12.10 hrs, Volume= 0.018 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.160 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.160 | 61 | Weighted Average |
| 0.160 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST3: DP-3- NORTH PROP LINE

Runoff = 0 cfs @ 12.10 hrs, Volume= 0.039 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST4: DP-4 - NW SOUTH GRAND

Runoff = 6 cfs @ 12.09 hrs, Volume= 0.446 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.450 | 61 | >75% Grass cover, Good, HSG B |
| 1.050 | 98 | Paved parking, HSG B |
| 1.500 | 87 | Weighted Average |
| 0.450 | | 30.00% Pervious Area |
| 1.050 | | 70.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST5: DP-5- SW - SOUTH GRAND

Runoff = 5 cfs @ 12.14 hrs, Volume= 0.436 af, Depth= 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.740 | 61 | >75% Grass cover, Good, HSG B |
| 0.960 | 98 | Paved parking, HSG B |
| 1.700 | 82 | Weighted Average |
| 0.740 | | 43.53% Pervious Area |
| 0.960 | | 56.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 2.3 | 400 | 0.0200 | 2.87 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.1 | 450 | Total | | | |

## Summary for Reach DP1: DP-1- PARK AVENUE

Inflow Area = 3.260 ac, 48.47% Impervious, Inflow Depth = 1.41" for 10-Year event
Inflow = 3 cfs @ 12.13 hrs, Volume= 0.382 af
Outflow = 3 cfs @ 12.13 hrs, Volume= 0.382 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3

## Summary for Pond UF1: UNDERGROUND INFILTRATION - NEW PARKING LOT

Inflow Area = 1.730 ac, 79.19% Impervious, Inflow Depth = 3.88" for 10-Year event
Inflow = 8 cfs @ 12.09 hrs, Volume= 0.559 af
Outflow = 1 cfs @ 13.04 hrs, Volume= 0.559 af, Atten= 92%, Lag= 57.1 min
Discarded = 0 cfs @ 9.66 hrs, Volume= 0.397 af
Primary = 1 cfs @ 13.04 hrs, Volume= 0.162 af
Routed to Reach DP1 : DP-1- PARK AVENUE
Secondary = 0 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP1 : DP-1- PARK AVENUE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 157.96' @ 13.04 hrs Surf.Area= 11,115 sf Storage= 12,836 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 566.0 min ( 1,356.8 - 790.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 159.00' | 231 cf | **67.00'W x 157.00'L x 1.10'H Prismatoid**<br>11,571 cf Overall x 2.0% Voids |
| #2A | 156.00' | 10,035 cf | **53.50'W x 207.75'L x 3.04'H Field A**<br>33,807 cf Overall - 8,721 cf Embedded = 25,086 cf x 40.0% Voids |
| #3A | 157.00' | 8,721 cf | **Cultec R-150XLHD** x 320 Inside #2<br>Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf<br>Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap<br>Row Length Adjustment= +0.75' x 2.65 sf x 16 rows |
| | | 18,987 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 157.50' | **10.0" Round Culvert X 2.00**<br>L= 200.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Secondary | 160.00' | **50.0' long + 4.0 '/' SideZ x 10.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |
| #3 | Discarded | 156.00' | **0.500 in/hr Exfiltration over Surface area** |

**Discarded OutFlow** Max=0 cfs @ 9.66 hrs HW=156.04' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0 cfs)

**Primary OutFlow** Max=1 cfs @ 13.04 hrs HW=157.96' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 1 cfs @ 1.22 fps)

**Secondary OutFlow** Max=0 cfs @ 0.00 hrs HW=156.00' TW=0.00' (Dynamic Tailwater)
└**2=Broad-Crested Rectangular Weir** ( Controls 0 cfs)

## Summary for Subcatchment PST1A: DP-1-PARK AVE - EAST - NEW PARKING

Runoff = 13 cfs @ 12.08 hrs, Volume= 0.981 af, Depth= 6.81"
Routed to Pond UF1 : UNDERGROUND INFILTRATION - NEW PARKING LOT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.360 | 61 | >75% Grass cover, Good, HSG B |
| 1.370 | 98 | Paved parking, HSG B |
| 1.730 | 90 | Weighted Average |
| 0.360 | | 20.81% Pervious Area |
| 1.370 | | 79.19% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, MINIMUM** |

## Summary for Subcatchment PST1B: DP-1-PARK AVE - NEW N DRIVE

Runoff = 7 cfs @ 12.12 hrs, Volume= 0.511 af, Depth= 4.01"
Routed to Reach DP1 : DP-1- PARK AVENUE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 61 | >75% Grass cover, Good, HSG B |
| 0.210 | 98 | Paved parking, HSG B |
| 1.530 | 66 | Weighted Average |
| 1.320 | | 86.27% Pervious Area |
| 0.210 | | 13.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 2.7 | 15 | 0.0100 | 0.09 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.50" |
| 5.7 | 340 | 0.0200 | 0.99 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 8.4 | 355 | Total | | | |

## Summary for Subcatchment PST2: DP-2- NORTH CENTER PROP LINE

Runoff = 1 cfs @ 12.09 hrs, Volume= 0.046 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.160 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.160 | 61 | Weighted Average |
| 0.160 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST3: DP-3- NORTH PROP LINE

Runoff = 1 cfs @ 12.09 hrs, Volume= 0.098 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.340 | 61 | >75% Grass cover, Good, HSG B |
| 0.000 | 98 | Paved parking, HSG B |
| 0.340 | 61 | Weighted Average |
| 0.340 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST4: DP-4 - NW SOUTH GRAND

Runoff = 11 cfs @ 12.08 hrs, Volume= 0.806 af, Depth= 6.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.450 | 61 | >75% Grass cover, Good, HSG B |
| 1.050 | 98 | Paved parking, HSG B |
| 1.500 | 87 | Weighted Average |
| 0.450 | | 30.00% Pervious Area |
| 1.050 | | 70.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Summary for Subcatchment PST5: DP-5- SW - SOUTH GRAND

Runoff = 10 cfs @ 12.14 hrs, Volume= 0.830 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=8.00"

| Area (ac) | CN | Description |
|---|---|---|
| 0.740 | 61 | >75% Grass cover, Good, HSG B |
| 0.960 | 98 | Paved parking, HSG B |
| 1.700 | 82 | Weighted Average |
| 0.740 | | 43.53% Pervious Area |
| 0.960 | | 56.47% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.8 | 50 | 0.0200 | 0.11 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.50" |
| 2.3 | 400 | 0.0200 | 2.87 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 10.1 | 450 | Total | | | |

## Summary for Reach DP1: DP-1- PARK AVENUE

Inflow Area = 3.260 ac, 48.47% Impervious, Inflow Depth = 3.88" for 100-Year event
Inflow = 9 cfs @ 12.29 hrs, Volume= 1.055 af
Outflow = 9 cfs @ 12.29 hrs, Volume= 1.055 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3

## Summary for Pond UF1: UNDERGROUND INFILTRATION - NEW PARKING LOT

Inflow Area = 1.730 ac, 79.19% Impervious, Inflow Depth = 6.81" for 100-Year event
Inflow = 13 cfs @ 12.08 hrs, Volume= 0.981 af
Outflow = 6 cfs @ 12.29 hrs, Volume= 0.981 af, Atten= 56%, Lag= 12.4 min
Discarded = 0 cfs @ 12.24 hrs, Volume= 0.437 af
Primary = 4 cfs @ 12.29 hrs, Volume= 0.537 af
Routed to Reach DP1 : DP-1- PARK AVENUE
Secondary = 2 cfs @ 12.29 hrs, Volume= 0.007 af
Routed to Reach DP1 : DP-1- PARK AVENUE

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 160.06' @ 12.29 hrs Surf.Area= 21,634 sf Storage= 18,977 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 377.2 min ( 1,153.2 - 775.9 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 159.00' | 231 cf | **67.00'W x 157.00'L x 1.10'H Prismatoid**<br>11,571 cf Overall x 2.0% Voids |
| #2A | 156.00' | 10,035 cf | **53.50'W x 207.75'L x 3.04'H Field A**<br>33,807 cf Overall - 8,721 cf Embedded = 25,086 cf x 40.0% Voids |
| #3A | 157.00' | 8,721 cf | **Cultec R-150XLHD** x 320 Inside #2<br>Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf<br>Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap<br>Row Length Adjustment= +0.75' x 2.65 sf x 16 rows |
| | | 18,987 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 157.50' | **10.0" Round Culvert X 2.00**<br>L= 200.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Secondary | 160.00' | **50.0' long + 4.0 '/' SideZ x 10.0' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60<br>Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |
| #3 | Discarded | 156.00' | **0.500 in/hr Exfiltration over Surface area** |

**Discarded OutFlow** Max=0 cfs @ 12.24 hrs HW=159.01' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0 cfs)

**Primary OutFlow** Max=4 cfs @ 12.29 hrs HW=160.05' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 4 cfs @ 3.49 fps)

**Secondary OutFlow** Max=2 cfs @ 12.29 hrs HW=160.05' TW=0.00' (Dynamic Tailwater)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 2 cfs @ 0.58 fps)

**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: Faith Apostolic Ministries Inc

From: Tyler Maegerle, Junior Planner

Date: 9/5/23

Re: 110 South Grand Avenue

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Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes construction of an addition to a church and renovation of a youth center.

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

**I. PROPERTY ADDRESS:** 110 S Grand Ave

**II. PROPERTY OWNER:** Faith Apostolic Ministries Inc
**ADDRESS:** _____
110 S. Grand Ave
Poughkeepsie, NY 12603 (state and zip code)

**PHONE NUMBER:** _____ (include area code)

**III. NAME OF APPLICANT:** Faith Apostolic Ministries Inc

**ADDRESS:** 110 S Grand Ave
_____
Poughkeepsie, NY 12603 (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:** Michael R. Berta, AIA Architecture & Planning

**ADDRESS:** 7 Robert Road
_____
Poughkeepsie, NY 12603 (state and zip code)

**PHONE NUMBER:** 845-489-1638 (include area code)

**V. PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Phase I Church sanctuary addition, meeting rooms, church offices and related facilities. Phase II Youth center renovation

**VI. ZONING DISTRICT:** R2

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

## PROJECT INFORMATION

New construction: _____(yes)__X__ (no)

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

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

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $__1.5 mil.__

**LOT AND BULK INFORMATION**:

Lot area: __6.39__ (acres) __278,336.39__ (square feet)

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

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

__4,295__ (additional proposed square feet for expansion)

__39,431__ (total building footprint, square feet)

Lot Coverage: __7.1%__ (percentage, building coverage only)

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

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

__4,295__ (additional proposed square feet for expansion)

__47,315__ (total gross floor area, square feet)

Building Height: __2__ (stories) __31'-6"__ (feet)

Floor Area Ratio: __0.17__ (ratio of gross floor area divided by lot area)

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __211__

B) Number of Off-Street Parking Spaces provided: __218__

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

## IX. RESIDENTIAL PROPOSALS

A) Type of Development: _____
(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: Place of Worship

B) Number of shifts (if any): _____

C) Number of employees: 5
(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: 760 Sanctuary Seats

F) Number of classrooms (schools): 5

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: Evenings and weekends

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

_____

_____

_____

_____

_____

**XVII. APPLICANT CERTIFICATION**

I, Michael R Berta, AIA, 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.



_____ August 28, 2023

Signature of Applicant Date

Michael R. Berta. AIA
Architecture & Planning

August 28, 2023

Planning Department
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: 110 S. Grand Avenue
Planning Board Application

Chairperson and Members of the Board

Thank you for your time and we look forward to working with the board on the proposed project.

The proposed project is being completed in two phases which are as follows;

**Phase I**

Will consist of a 60' x 40' addition to the existing sanctuary and a mezzanine addition to be able to accommodate 760 parishioners. The existing pool area locker rooms will be renovated into additional restrooms, the baptismal room will be relocated & enlarged, a choir practice room and two classrooms will be added. A café area will be created in the main building lobby. This phase will include all site work to expand the parking area and landscaping.

**Phase II**

The former pool area will be converted into a youth center. The center will have activity space, a conversation area and youth ministry.

The above is a brief description of what each phase contains, we look forward to discussing them further at the upcoming meeting.

Thank you again for your time and I look forward to working with you on the project with you.

Sincerely Yours.

Michael R. Berta, AIA
Architect

7 Robert Road Poughkeepsie, New York 12603 (845) 489-1638 fax (845) 483-9887
E-Mail mike@bertaarchitects.com Web Site www.bertaarchitects.com

# Proposed Addition / Alteration To For



# Faith Apostolic Ministries Inc

## 110 South Grand Ave

## Poughkeepsie, New York

## Drawings Index


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| Cover | Cover Page |
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| Render-2 | Renderings From S. Grand Ave |
| Render-3 | Proposed Interior Renderings |
| Pre-1 | Proposed Elevations |
| Pre-2 | Proposed First Floor Plan |
| Pre-3 | Proposed Second Floor Plan |
| EX-1 | Existing Survey |
| SP-1 | Proposed Site Plan |
| SP-2 | Landscape Plan and Details |


## Architectural Abbreviations Key

| | |
|---|---|
| ARCH. | ARCHITECTURAL |
| A.F.F. | ABOVE FINISHED FLOOR |
| A.C. | AIR CONDITIONING |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| MTL. | METAL |
| APPROX. | APPROXIMATE |
| AUTO | AUTOMATIC |
| BSMT. | BASEMENT |
| BP | BEAM POCKET |
| BD. | BOARD |
| BOTT. | BOTTOM |
| BLDG. | BUILDING |
| CAB. | CABINET |
| CLG. | CEILING |
| CLO. | CLOSET |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CMU | CONCRETE MASONRY UNIT |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CONTR. | CONTRACTOR |
| DET. | DETAIL |
| DIAM. | DIAMETER |
| DR. | DOOR |
| DN. | DOWN |
| DWG. | DRAWING |
| EA. | EACH |
| ELEC. | ELECTRIC(AL) |
| ELEV. | ELEVATION |
| EQ. | EQUAL |
| EXIST'G | EXISTING |
| EXT. | EXTERIOR |
| E.I.F.S | EXTERIOR INSULATTION AND FINISH SYSTEM |
| FIN. | FINISH(ED) |
| F.P. | FIRE PROOFING |
| FLR. | FLOOR |
| F.D. | FLOOR DRAIN |
| FT. | FOOT |
| FTG. | FOOTING |
| FND. | FOUNDATTION |
| FUR. | FURRING |
| GALV. | GALVANIZED |
| GA. | GAGE |
| G.C. | GENERAL CONTRACTOR |
| GL. | GLASS |
| GYP. BD. | GYPSUM WALL BOARD |
| HTR. | HEATER |
| HVAC | HEATING, VENTILATING & AIR CONDITIONING |
| HT. | HEIGHT |
| HORIZ. | HORIZONTAL |
| HB | HOSE BIB |
| H.W | HOT WATER |
| HR. | HOUR |
| INC. | INCLUDED |
| INSUL. | INSULATE(D)(ION) |
| INT. | INTERIOR |
| JT | JOINT |
| KIT. | KITCHEN |
| LAM. | LAMINATED |
| LT. | LIGHT |
| M.H | MAN HOLE |
| MFTR. | MANUFACTURER |
| MAS. | MASONRY |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MC. | MEDICINE CABINET |
| MEMB. | MEMBRANE |
| MIN. | MINIMUM |
| MR. | MIRROR |
| MISC. | MISCELLANEOUS |
| MULL | MULLION |
| NAT. | NATURAL |
| N.I.C | NOT IN CONTRACT |
| N.T.S | NOT TO SCALE |
| NO. | NUMBER |
| O.C | ON CENTER |
| OPN'G | OPENING |
| OPT. | OPTIONAL |
| PNL. | PANEL |
| PVMT. | PAVEMENT |
| PL. | PLATE |
| PLMB. | PLUMBING |
| PLY'WD | PLYWOOD |
| P.T. | PRESSURE TREATED |
| PT. | POINT |
| PCF | POUNDS PER CUBIC FEET |
| PSI | POUNDS PER SQUARE INCH |
| PSF. | POUNDS PER SQUARE FOOT |
| PCP | PRECAST CONCRETE PANEL |
| QTY. | QUANTITY |
| RAD. | RADIUS |
| RE: | REFER TO |
| REF. | REFRIGERATOR |
| REINF. | REINFORCE(D)(ING) |
| REQ'D | REQUIRED |
| RET. | RETURN |
| REV | REVISION |
| R.D. | ROOF DRAIN |
| RM. | ROOM |
| R.O. | ROUGH OPENING |
| RWC | RAIN WATER CONDUCTOR |
| SD. | SMOKE DETECTOR |
| SECT. | SECTION |
| SIM. | SIMILAR |
| SPEC. | SPECIFICATIONS |
| SQ. | SQUARE |
| ST. STL. | STAINLESS STEEL |
| STD | STANDARD |
| STL. | STEEL |
| STRUCT. | STRUCTURAL |
| SYM. | SYMMETRICAL |
| TEL. | TELEPHONE |
| TEMP. | TEMPERATURE |
| T&G | TONGUE AND GROOVE |
| T.O. | TOP OF |
| TYP. | TYPICAL |
| V.I.F. | VERIFY IN FIELD |
| VERT. | VERTICAL |
| W.C. | WATER CLOSET |
| W/ | WITH |
| W/O | WITH OUT |
| WD. | WOOD |

EXST'G MATERIAL TO BE REMOVED

GYPSUM BOARD PARTITION ON WD STUDS (SMALL SCALE)

CONC. MASONRY UNIT BLOCK

STEEL

STEEL REINFORCING

WOOD BLOCKING

GYPSUM BOARD (LARGE SCALE)

CONCRETE

CRUSHED STONE BASE

GROUT/MORTAR

BATT INSULATION

RIGID INSULATION

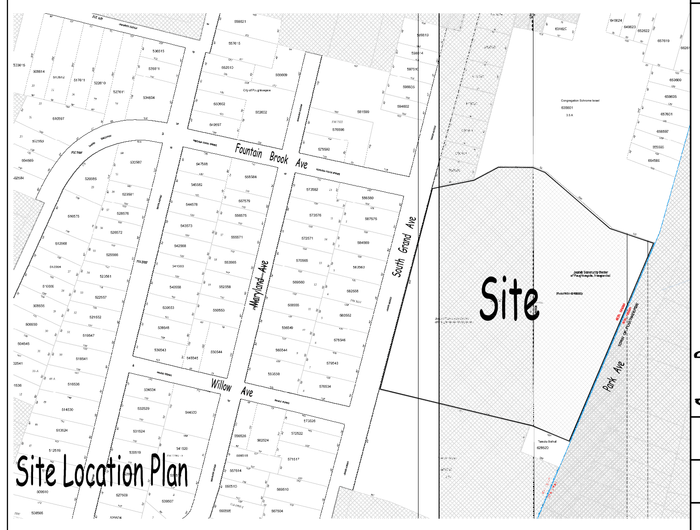
GYP BD CEILING

COMPACTED FILL

TOP SOIL

SOLID WOOD TRIM

ENGINEER LUMBER




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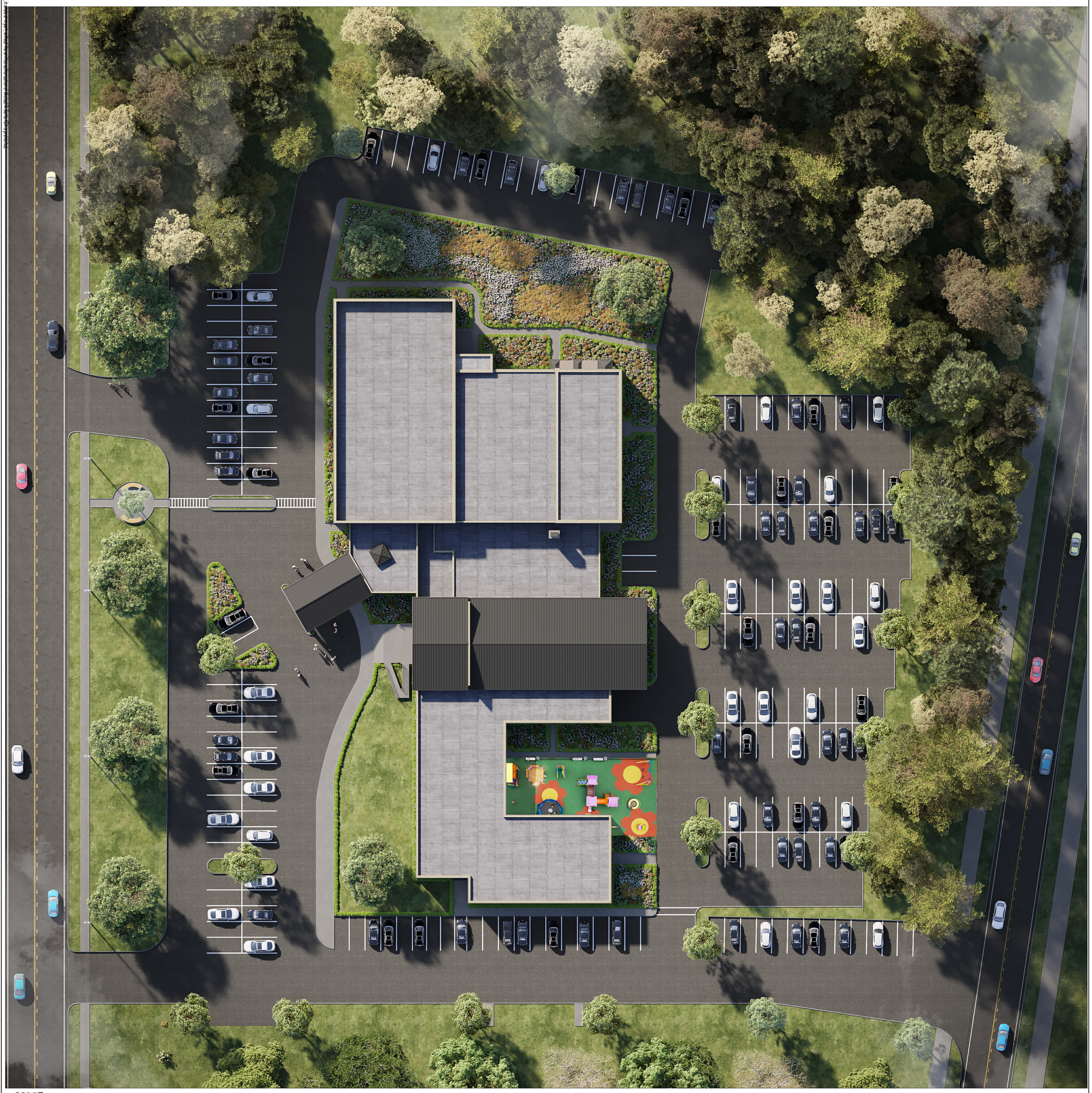
| Date | Revision |
|---|---|

Cover Page

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Date: February 6, 2023
Job No: 2023-001
Scale: 1/8" = 1'-0"
Drawing: Cover
Of: One

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Drawing: Render-1
Of: Three

Scale: None

Job No: 2023-001

Date: August 28, 2023

Proposed Site Rendering

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

| Date | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Revision | | | | | | | | | |

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| Date | Revision |
|---|---|

Proposed Front Renderings

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
1101 South Grand Ave
Poughkeepsie, New York

Date: August 28, 2023

Job No: 2023-001

Scale: None

Drawing: Render-2
Of: Three

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| Date | Revision |
|---|---|
| | |

Do Not Scale Prints

Proposed Interior Renderings

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
110 South Grand Ave.
Poughkeepsie, New York

Date: August 28, 2023
Job No: 2023-001
Scale: None
Drawing: Render-3
Of: Three

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

*11. Contour interval is 1/2 foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.*

## DEED REFERENCE

*Doc. #02 2020 4591*
*Hudson Valley Community Center, Inc.*
*To*
*Faith Apostolic Ministries, Inc.*
*November 12, 2020*

## TAX PARCEL NUMBER

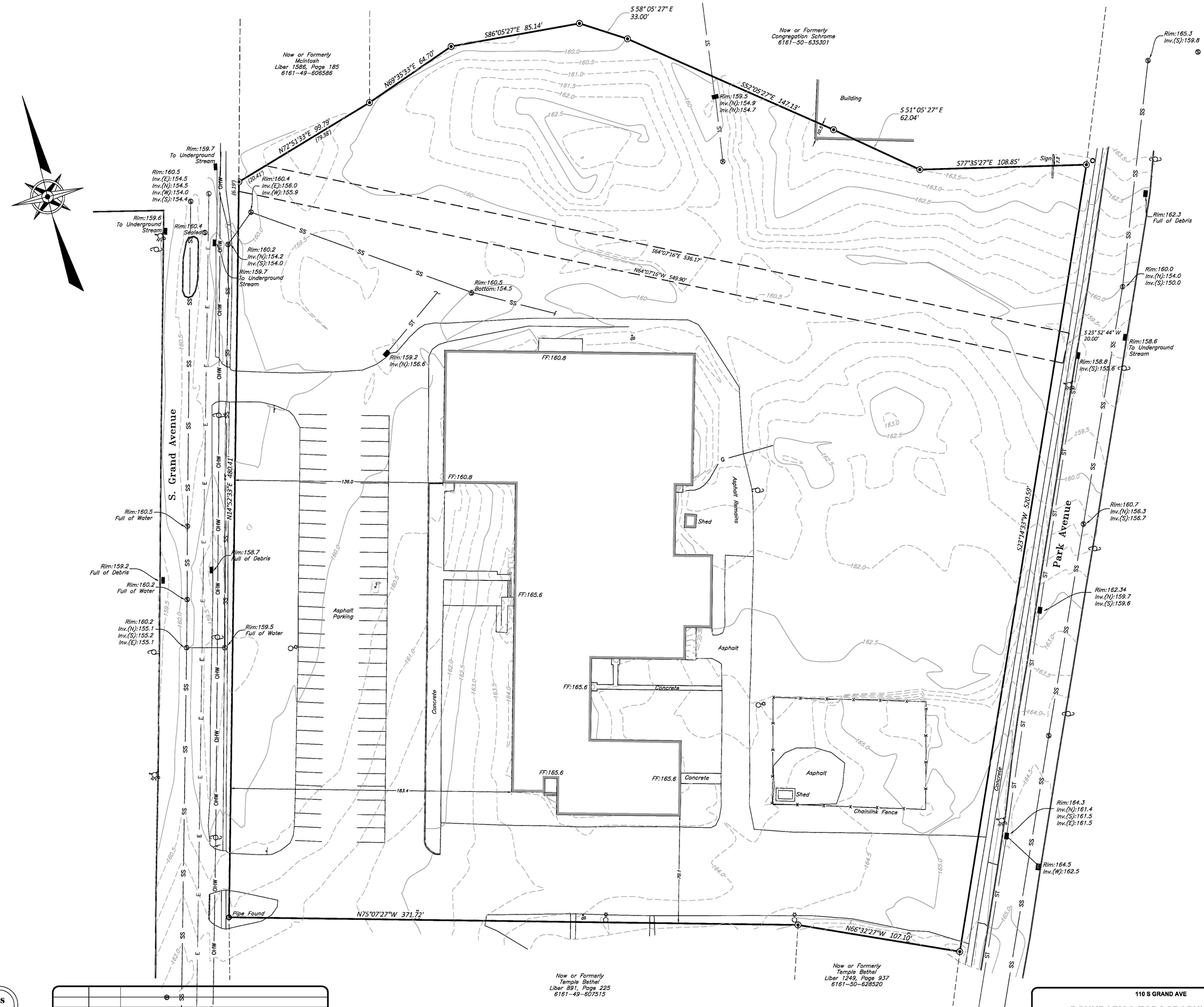
*City of Poughkeepsie, Dutchess County, New York*
*6161-49-620556*

## AREA

*278,334 Square Feet*
*6.390 Acres*

## DATE OF SURVEY

*Field Completion: May 4, 2023*




**JOHNSON SURVEYING**


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


Copyright 2014

| rev. | date | description |
|---|---|---|
| | | |

110 S GRAND AVE

**BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR FAITH APOSTOLIC MINISTRIES, INC**

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

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

| | |
|---|---|
| tax id | 6161-49-620556 |
| address | 110 S GRAND AVE |
| date | drawn |
| 5/8/2023 | BJ |
| scale | checked |
| 1"=30' | BJ |
| project no. | 23-063 |
| project name | 110 S GRAND AVE |
| sheet | 1 OF 1 |


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Date | Revision

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Existing Survey

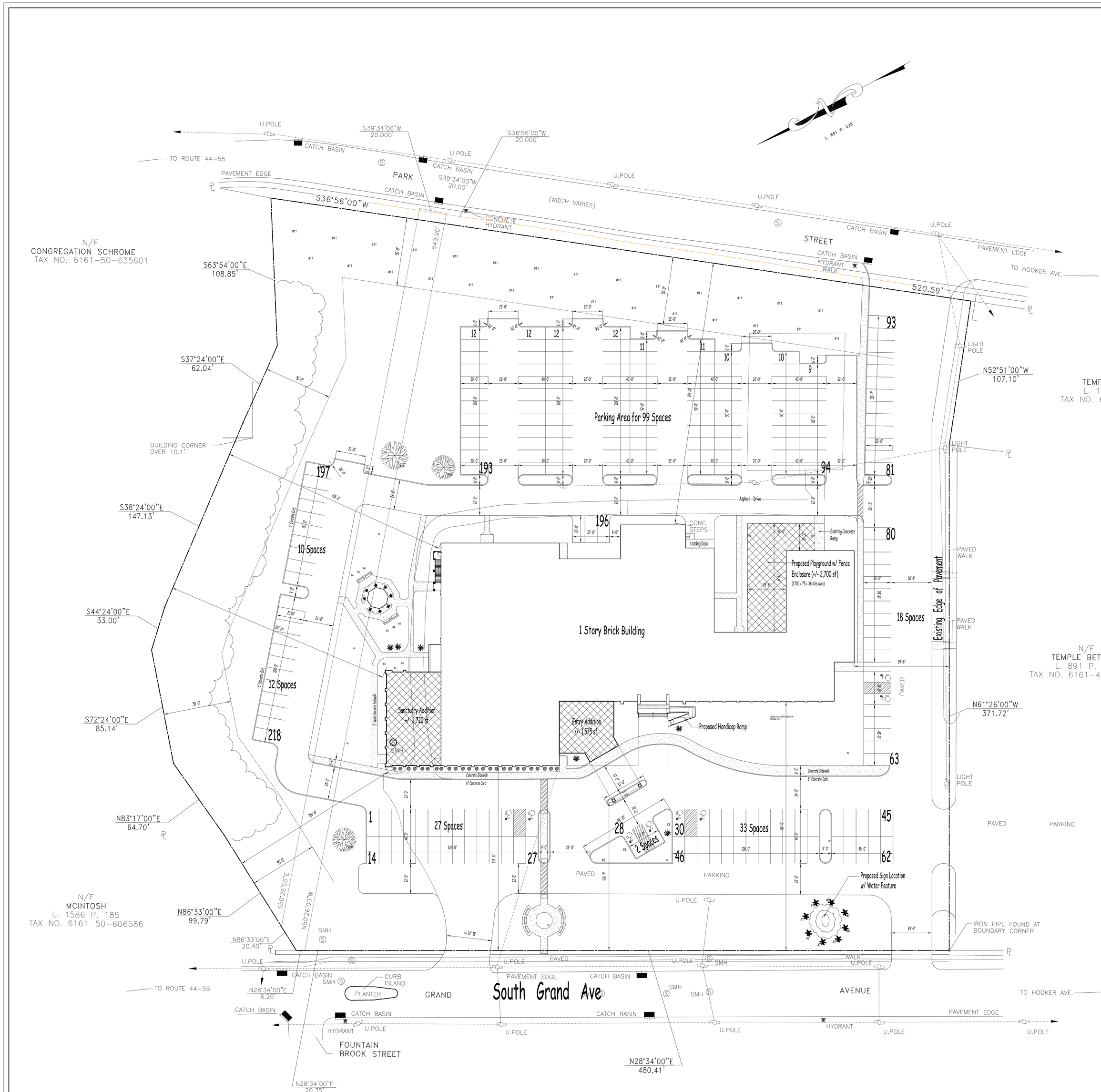
Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
110 South Grand Ave.
Poughkeepsie, New York

Date: August 28, 2023
Job No: 2023-001
Scale: 1" = 30'-0"
Drawing: EX-1
Of: One

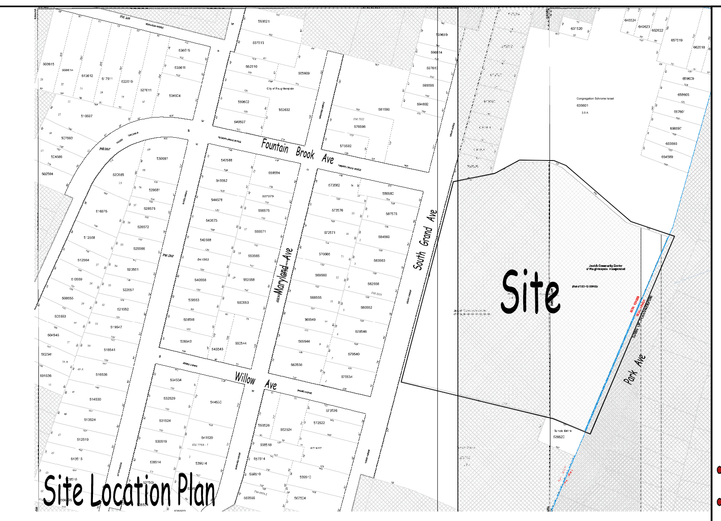
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## Site Plan
Scale: 1" = 30'-0"




## Site Location Plan

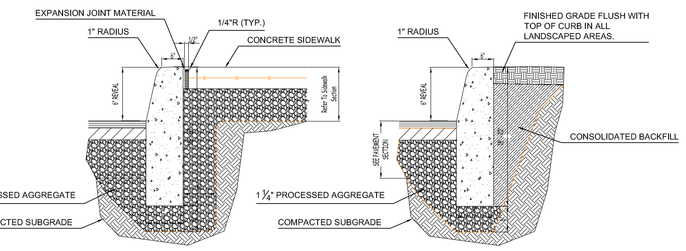
## Site Data

| | | |
|---|---|---|
| Tax Map No | 131300-6161-49-620556-0000 | |
| Zone | R-2 (Medium Low Density Residence) | |
| Use | Mixed Use (Church & Daycare) | |
| | **Required** | **Provided** |
| Lot Area | 10,000 SF | 6.39 ac (278,336.39 sf) |
| **Min Lot Dimensions** | | |
| Frontage | 30' | 287.77' |
| Width | 50' | 287.77' |
| **Setbacks** | | |
| Front | 20' | 108.58' (Adition) |
| Side | 10' | 126.50' (Addition) |
| Side | 10' | 69.90' (Existing) |
| Rear | 15% of Lot Depth = 82.5' (Not Less Than 15') | 194.42' (Existing) |
| Building Hgt (Height / Stories) | 35' / 2 1/2 | 28' / 1 story (Existing) |
| Maximum Lot Coverage | 30 % 278,336.39 sf x .30 = 83,500.90 sf | 22 % Provided 61,235 sf |

Off Street Parking

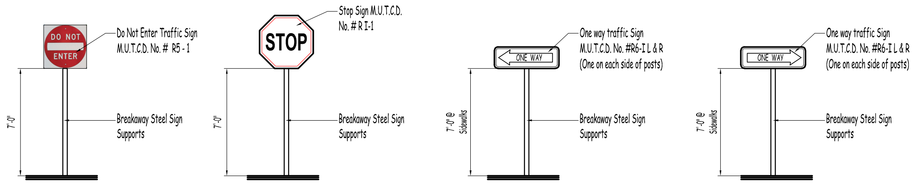
| | | | |
|---|---|---|---|
| Church | 1 Space per 4 seats | 760 Seats / 4 | = 190 Spaces |
| Daycare | 1 Space per Staff Member | 16 Staff Members | = 16 Spaces |
| Classroom | 1 Space per Classroom | 5 Classrooms | = 5 Spaces |
| | | | = 211 Spaces Required |

218 Spaces Provided
(Includes 8 Handicapped Spaces)




CONCRETE CURB SHALL BE 4,500 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS SECTIONS 500 AND 608

EXPANSION JOINTS OF 11/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 8 FOOT INTERVALS IN ACCORDANCE WITH NYSDOT SECTION 609




## Typical Site Signs
Scale: None

City Planning Board
City of Poughkeepsie, New York

**Site Plan Approval**
File No:
Project Name: Proposed Addition / Alteration For Faith Apostolic Ministries Inc
Project Location: 103 S Grand Ave Poughkeepsie, New York 12602
Applicant: Faith Apostolic Ministries Inc

Officially **approved** at the planning board meeting held the _____ day of _____, _____
Planning Chair:
Designee
Date Signed
Condition(s):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

Michael R. Berta, AIA
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www.berraarchitects.com mike@berraarchitects.com

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Do Not Scale Prints

| Date | Revision |
|---|---|
| | |

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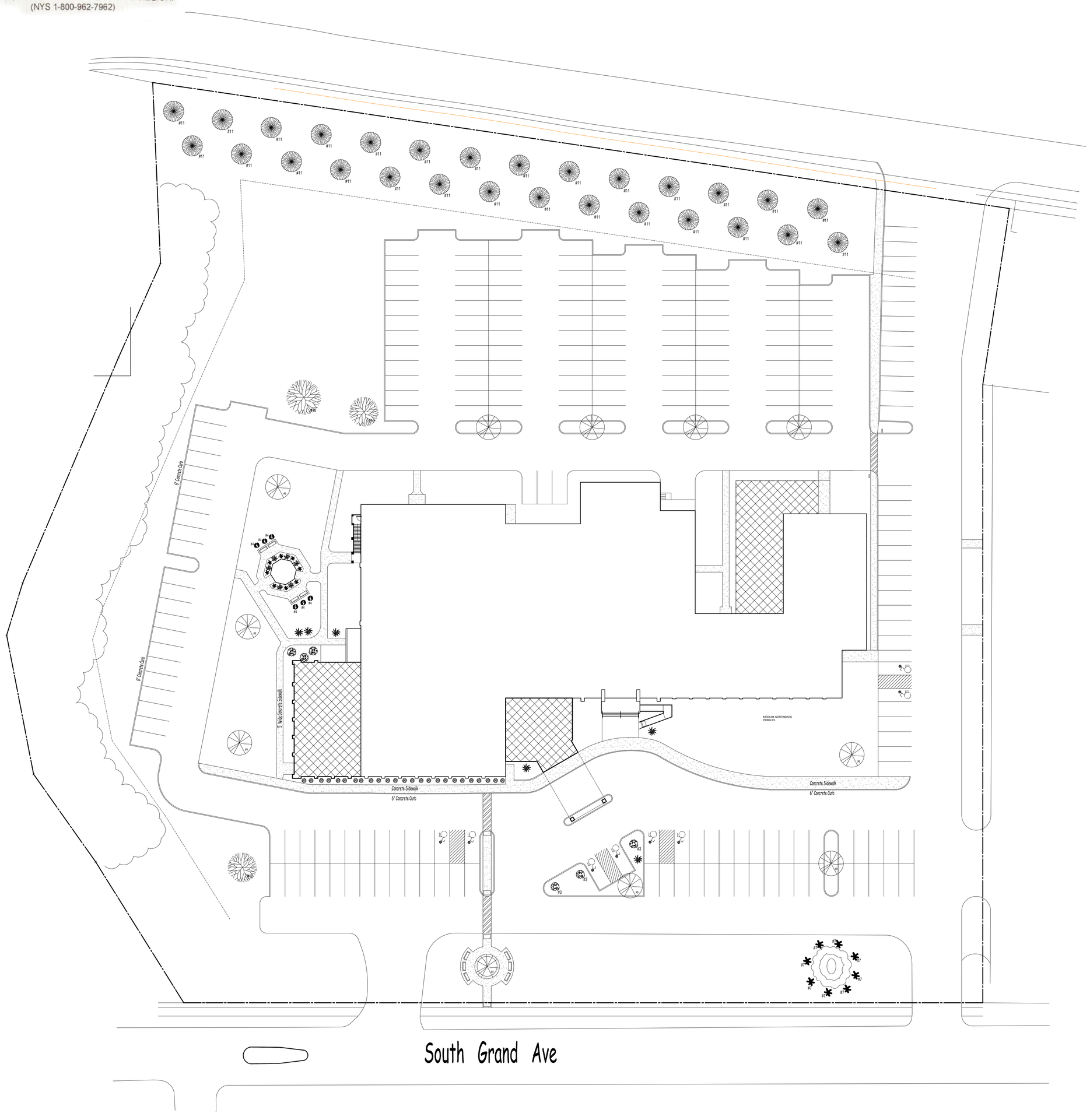
Proposed Site Plan

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
103 South Grand Ave
Poughkeepsie, New York

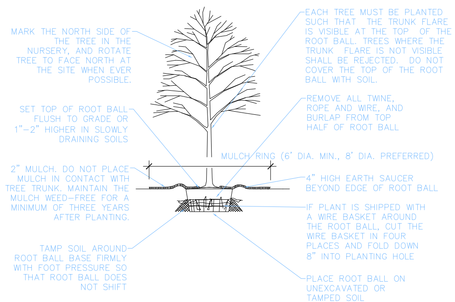
Date: August 28, 2023
Job No: 2023-001
Scale: As Noted
Drawing: SP-1
Of

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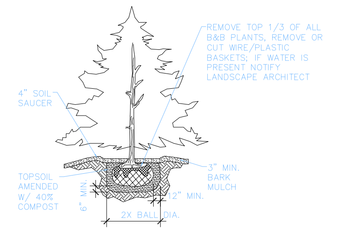
Dig Safely. New York
Dig Safely and Dig Safely: New York are used interchangeably to identify this program
800-962-7962
www.digsafelynewyork.com
THE ABOVE REFERENCED REGIONS REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THAT REGION.
(NYS 1-800-962-7962)



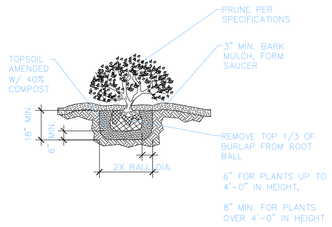

## Landscapping Plan
Scale: 1" = 30'-0"




## Deciduous Planting Detail
Scale: None




## Conifer Planting Detail
Scale: None




## Shrub Planting Detail
Scale: None

## GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR IS CAUTIONED TO VERIFY ALL LAYOUT, GRADES AND OTHER EXISTING FEATURES AND TO CHECK ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.
2. IF AND WHENEVER PLANT MATERIAL CANNOT BE LOCATED AS INDICATED DUE TO UNDERGROUND UTILITIES OR OTHER SUBSURFACE OBSTRUCTIONS, SUCH LOCATIONS SHALL BE ADJUSTED IN THE FIELD BY THE ARCHITECT.
3. AREAS FOR STOCKPILING MATERIALS, STORING EQUIPMENT AND PARKING EMPLOYEE VEHICLES WILL BE ONLY IN THOSE AREAS AS APPROVED BY THE ARCHITECT OR OWNER.

PLANTING SPECIFICATIONS ALL TREE PITS, SHRUBS PITS AND GROUND COVER AREAS SHALL BE EXCAVATED AS FOLLOWS:
a. TREE PITS SHALL BE TWO (2) TIMES AS WIDE AS THE BALL. TREE PITS SHALL BE SIX (6) INCHES DEEPER THAN THE DEPTH OF THE BALL.
b. FOR SHRUBS THE PIT SHALL BE TWO (2) TIMES THE WIDTH OF THE BALL OR SPREAD OF THE ROOTS AND SIX (6) INCHES DEEPER THAN THE DEPTH OF THE BALL OR ROOTS.
c. FOR GROUND COVER AREAS THE EXCAVATION SHALL BE SIX (6) INCHES DEEP.
d. ALL TREES AND SHRUBS SHALL BE PLANTED TWO (2) INCHES HIGHER THAN THE ORIGINAL GROWING DEPTH.
e. ALL EXCESS EXCAVATION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY THE LANDSCAPE ARCHITECT.

TOPSOIL FURNISHED AND PLACED ALL MATERIAL SHALL BE NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL, SOD, STONES OVER TWO (2) INCHES IN GREATEST DIMENSION AND ANY OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONTAIN NOT LESS THAN FIVE (5) PERCENT ORGANIC MATTER AND SHALL HAVE A PH OF BETWEEN 5.5 AND 7.0. TOPSOIL SHALL BE FRIABLE WITH A LOW CLAY CONTENT.

TOPSOIL SHALL BE PLACED AS FOLLOWS: BACKFILL FOR ALL TREE PITS, SHRUB PITS AND GROUND COVER AREAS AND SHALL BE COMPACTED TO FILL THE EXCAVATION AS DESCRIBED ABOVE. HUMUS SHALL BE INCORPORATED WITH TOPSOIL AS FOLLOWS:

HUMUS HUMUS SHALL BE REED PEAT, SEDGE PEAT OR NATURAL HUMUS. IT SHALL BE FREE FROM HARD LUMPS, STICKS, STONES AND OTHER UNDESIRABLE MATERIAL. THE ACIDITY RANGE SHALL BE 5.5 PH TO 7.0 PH AND THE ORGANIC CONTENT SHALL NOT BE LESS THAN 85 % AS DETERMINED BY LOSS ON IGNITION. HUMUS SHALL BE INCORPORATED AS FOLLOWS:
a. BACKFILL OF TREE AND SHRUB PITS AT ONE (1) PART HUMUS TO FOUR (4) PARTS TOPSOIL.
b. IN GROUND COVER BEDS SPREAD THREE (3) INCHES THICK AND INCORPORATED INTO UPPER SIX (6) INCHES OF SOIL.

IRRIGATION DESIGN / BUILD

MULCH MULCH SHALL BE SHREDDED BARK FREE OF LARGE PEELINGS, INORGANIC DEBRIS, STONES, LOGS OR ANY MATERIAL WHICH AFFECTS ITS APPEARANCE OR FUNCTION. A SAMPLE SHALL BE SUBMITTED TO ABACA, FOR APPROVAL PRIOR TO DELIVERY TO THE SITE. MUCH SHALL BE SPREAD IN ALL BEDS THREE (3) INCHES IN DEPTH. A COMMERCIAL FERTILIZER WITH A 10 - 6 - 4 RATIO SHALL BE SPREAD ON SOIL AT THE RATE OF 10 POUNDS PER 1000 SQ. FEET PRIOR TO SPREADING OF MULCH. GROUND COVER AREAS SHALL BE MULCHED WITH 1" - 1 1/2" OF SHREDDED BARK.

PLANT MATERIAL AND PLANTING PLANT MATERIALS SHALL BE AS DESCRIBED IN THE PLANT SCHEDULE. ABACA, RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL BEFORE DELIVERY. LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY ABACA, PRIOR TO PLANTING. CALIPER OF TREES SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND. BALL SIZES FOR PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN.

STAKING AND GUYING IMMEDIATELY AFTER PLANTING ALL TREES OVER 10' IN HEIGHT, SHALL BE EITHER STAKED OR GUYED AS APPROVED BY ABACA.

WATERING ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING PLANTING AND AS MANY TIMES AS NEEDED UNTIL THE FORMAL ACCEPTANCE OF THE PROJECT BY THE OWNER.

SPECIAL NOTES
1. AREAS SCHEDULED FOR TREE, SHRUB, PERENNIAL OR GROUND COVER BEDS, AND WHICH ARE PRESENTLY IN TURF, SHALL BE SPRAYED WITH A 2 1/2 % SOLUTION OF "ROUNDUP" BY MONSANTO, TEN (10) DAYS PRIOR TO PLANTING.
2. ALL LEUCOTHOE SPECIES SHALL BE SPRAYED WITH A SOLUTION OF "BENOMYL" FUNGICIDE WITHIN FIVE (5) DAYS AFTER PLANTING AND AGAIN AFTER A TEN (10) DAY PERIOD. THE LANDSCAPE ARCHITECT SHALL WITNESS BOTH THESE PROCEDURES.
3. ALL EVERGREEN TREES AND SHRUBS SHALL BE SPRAYED WITH WILMTA TRANSPIRANT SUCH AS "WILT-PRUF" OR "ENVY" THE FIRST DECEMBER AFTER PLANTING, AND AGAIN DURING A TIME IN FEBRUARY WHEN TEMPERATURES ARE 40 DEGREES OR HIGHER.
4. ALL PLANTING BEDS, SHRUB BEDS, GROUND COVER BEDS AND TREE PITS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS "TREFLAN" OR "SURFLAN" OR AN APPROVED EQUAL. PRIOR TO SPREADING OF MULCH AND AS DIRECTED BY THE ARCHITECT.
5. ALL BETULA SPECIES SHALL BE SPRAYED WITH A SOLUTION OF "UNDANE" THE FIRST MAY AFTER PLANTING.

GUARANTEE AND REPLACEMENT THE CONTRACTOR SHALL GUARANTEE AND REPLACE ALL PLANT MATERIAL PLANTED BY HIM FOR ONE (1) YEAR. THE ONE (1) YEAR PERIOD SHALL COMMENCE AT THE TIME ALL MATERIAL IS PLANTED AND FORMALLY ACCEPTED BY THE ARCHITECT. THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ANY TREES, SHRUBS, PERENNIALS AND GROUND COVER PLANTS THAT ARE DEAD OR, IN THE OPINION OF THE ARCHITECT, ARE UNHEALTHY OR UNSIGHTLY CONDITION

CLEAN-UP THE CONTRACTOR SHALL "CLEAN-UP" AND REMOVE FROM THE SITE ALL RUBBISH, DEBRIS AND SURPLUS MATERIAL AS FAST AS IT ACCUMULATES AND SHALL NOT PERMIT IT TO BE SCATTERED ABOUT THE SITE.

## PLANTING SCHEDULE

| NUMBER | SYMBOL | BOTANICAL/COMMON NAME | QUANTITY | SIZE | REMARKS |
|---|---|---|---|---|---|
| #1 | | GREEN VELVET BOXWOOD (BUXUS GREEN VELVET) | | 2 GALLON CONTAINER | 24" SPACING AS SHOWN |
| #2 | | HETZ MIDGET ARBORVITAE (THUJA OCCIDENTALLIS HETZ MIDGET) | 5 | 4 GALLON CONTAINER | 30" SPACING AS SHOWN |
| #3 | | BLACK KNIGHT BUTTERFLY BUSH (BUDDLEJA DAVIDII BLACK KNIGHT) | 15 | 4 GALLON CONTAINER | |
| #4 | | BLOOMERANG PURPLE REBLOOMING LILAC SHRUB (SYRINGA 'SMSJBP7') | 5 | 4 GALLON CONTAINER | 30" SPACING AS SHOWN |
| #5 | | AMERICAN BOXWOOD SHRUB (BUXUS SEMPERVIRENS) | 15 | 4 GALLON CONTAINER | 24" SPACING AS SHOWN |
| #6 | | PARDON ME DAYLILLY (HEMEROCALLIS 'PARDON ME') | | VARIES | MIX DIFFERENT COLORS |
| #7 | | AVALANCHE FEATHER REED GRASS | | SPECIMEN | |
| #8 | | BURNING BUSH (EUONYMOUS ALATUS) | 12 | 30" TALL | 5'-0" SPACING |
| #9 | | EASTERN REDBUD (CERCIS CANADENSIS) | 1 | 5'-6" TALL | 4 INCH CALIPER |
| #10 | | Norway Maple (Acer Platanoides) | 1 | 8' TALL | 4 INCH CALIPER |
| #11 | | White Pines, Colorado Blue Spruce or Norway Spruce | 1 | 6' TALL | 4 INCH CALIPER |

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| Date | Revision |
|---|---|
| | |

Proposed Site Plan

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
1101 South Grand Ave.
Poughkeepsie, New York

Date August 28, 2023
Job No 2023-001
Scale As Noted
Drawing SP-2
Of

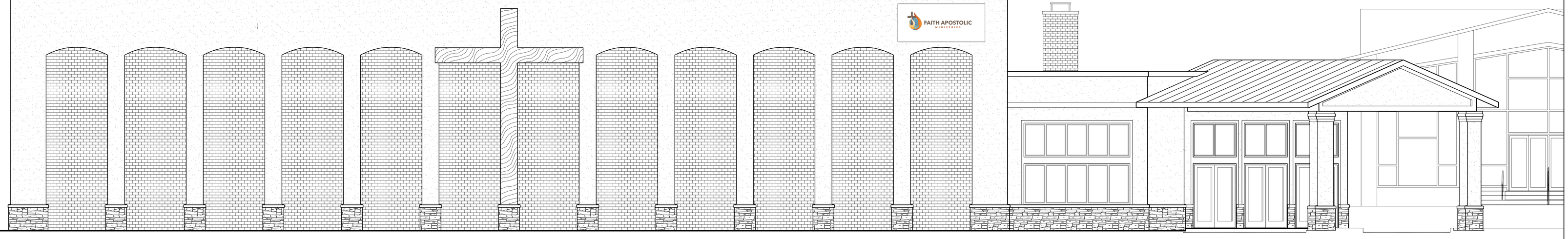
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Note:
Prior to collection of the bid the proposer, unless acting under the direction of a registered architect or engineer that has personally inspected the site, shall visit the site and advise the architect in writing that the architect shall not be responsible for any conditions at the site that could have been observed by the proposer had such a visit been made. Failure by the proposer to comply with the above requirement will be cause to reject the proposer's bid as being non-responsive.

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Phase II









1 TYPICAL SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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Proposed Front & Left Side Elevations

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
110 South Grand Ave.
Poughkeepsie, New York

| | |
|---|---|
| Date | August 28, 2023 |
| Job No | 2023-001 |
| Scale | As Noted |
| Drawing | Pre-1 |
| Of | Two |

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Addition

Proposed Choir Loft
44 Seats

Proposed Stage
36" Raised Platform

Wheelchair Lift

Addition

80 Seats
109 Seats
89 Seats
Proposed Sanctuary
8,162 sf
528 Seats
20 Seats
55 Seats
30 Seats
23 Seats
54 Seats
36 Seats
Up To Mezzanine
Line of Mezzanine Above
Existing Building To Remain

Proposed Baptismal Room
510 sf

Dressing Rm
Dressing Rm
Dressing Rm
Dressing Rm

Proposed Classroom
794 sf

Laundry
Washer
Washer
Dryer
Dryer

Men's Toilet

Women's Toilet

Toilet

Proposed Classroom
839 sf

Janitor Closet

Sound Booth

Production Room

Reception

Proposed Entry Lobby
1,340 sf

Water Feature w/ Seating Wall

Existing Office
To Remain

Existing Office
To Remain

Main Building Lobby
Ceiling Height = 13'-8"
Finish Floor Elevation = 0'-0"

Line of Marque Above

Refrig
Mitrro
48" High Kneewall w/ Shelves Under

Cafe
225 sf

ADA Compliant Counter
Supplies
Coffee Station
Closet
Mixing Station

Phase II

Proposed Stage
12" Raised Platform

Proposed Classroom
794 sf

Dressing Rm
Dressing Rm
Dressing Rm
Dressing Rm

Stadium Telescopic Bleacher Seating

Line of Mezzanine Above

Proposed Choir Practice Rm
930 sf

Proposed Youth Center
2,575 sf

Up To Mezzanine

Baptistmal

Ramp Down

Corridor
Ceiling Height = 12'-9"
Finish Floor Elevation = 0'-0"

ROOM #13
MAIN FLOOR
EL. 0'-0"

ROOM #14
MAIN FLOOR
EL. 0'-0"

ROOM #15
MAIN FLOOR
EL. 0'-0"

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|---|---|
| Drawing | Pre-2 |
| Of | Four |
| Scale | 1/8" = 1'-0" |
| Job No | 2023-001 |
| Date | August 28, 2023 |

Proposed First Floor Plan

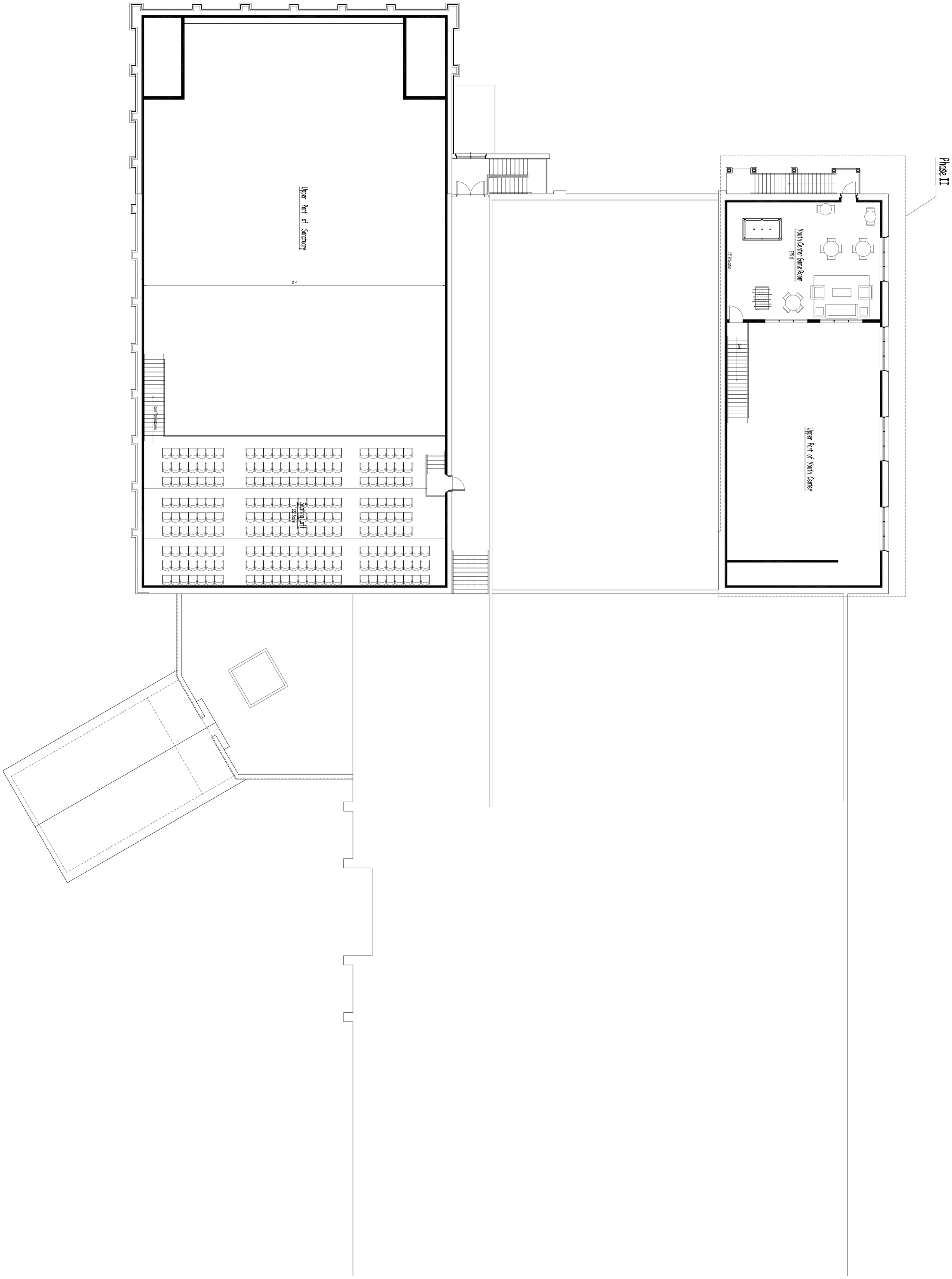
Proposed Addition / Alteration For
**Faith Apostolic Ministries Inc**
110 South Grand Ave
Poughkeepsie, New York

| | |
|---|---|
| Date | |
| Revision | |

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Proposed Second Floor Plan

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

| | |
|---|---|
| Drawing | Pre-3 |
| Of | Three |
| Scale | 1/8" = 1'-0" |
| Job No | 2023-001 |
| Date | August 28, 2023 |

| Date | Revision |
|---|---|
| | |

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| | |
|---|---|
| August 24, 2023 | Stormwater Design |
| March 1, 2023 | Misc Revision per Owner |
| February 28, 2023 | Misc Revision per Owner |
| February 10, 2023 | Misc Revision per Owner |
| Date | Revision |

PROPOSED STORMWATER PLAN

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

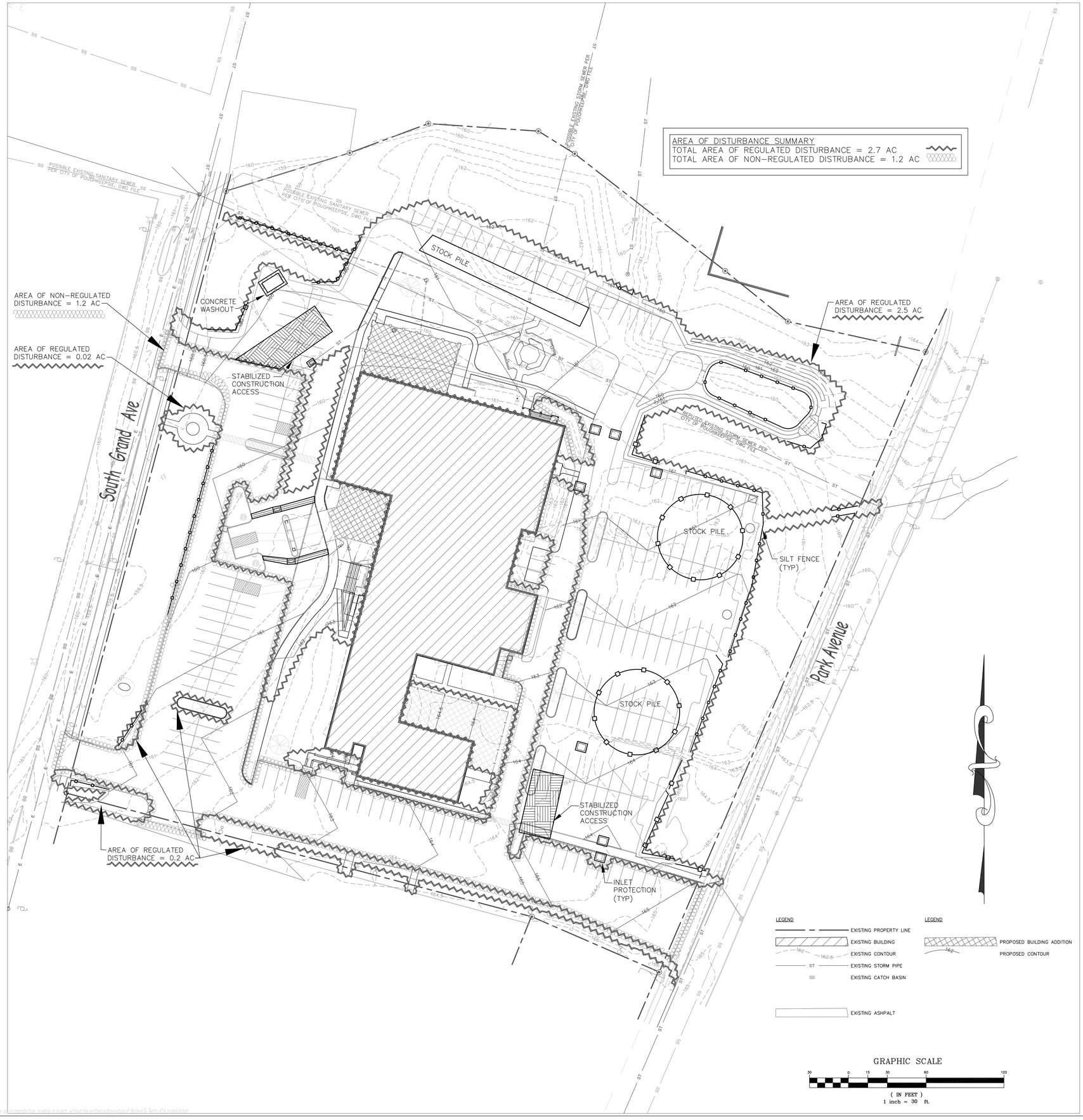
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(845) 471 - 7383
bergerengr@gmail.com
PE REGISTRATION 069634 CERT 0405443 EXPIRE ON 04-30-25
LS REGISTRATION 049745 CERT 1255930 EXPIRE ON 04-30-24
COA FOR PE AND LS CERT 0018252 AND 0018253

STATE OF NEW YORK — JOSHUA BERGER — 049745 — LICENSED PROFESSIONAL ENGINEER

Date: February 6, 2023
Job No: 2023-001
Scale: 1" = 30'
Drawing: C-1
Of -

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| Date | Revision |
|---|---|
| August 24, 2023 | Stormwater Design |
| March 1, 2023 | Misc Revision per Owner |
| February 28, 2023 | Misc Revision per Owner |
| February 17, 2023 | Misc Revision per Owner |

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Date February 6, 2023
Job No 2023-001
Scale 1" = 30'
Drawing C-2
Of -

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GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SILT FENCES SHALL BE CLOSELY MONITORED AND SHALL BE REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACH OR WHEN ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED.

3. THE LOCATION AND INSTALLATION TIMES OF THE SEDIMENT CAPTURING DEVICES SHALL BE ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS PLAN.

4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOP SOIL THAT IS REQUIRED FOR FINAL GRADING AND STORED ON THE SITE SHALL BE LIMED, FERTILIZED, AND TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THEN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING; MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

6. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

7. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

8. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

EROSION CONTROL SEQUENCE:

BEFORE CONSTRUCTION
1. THE SITE OWNER OR OPERATOR SHALL HIRE A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PERFORM ALL INSPECTIONS DURING CONSTRUCTION AS REQUIRED BY NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES "GP 0-20-001": ANY CHANGES IN DESIGN DURING CONSTRUCTION MUST BE DONE BY A PROFESSIONAL ENGINEER.
2. CONDUCT A PRE-CONSTRUCTION MEETING WITH CLIENT, CONTRACTOR AND SITE CIVIL ENGINEER OR QUALIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER TO REVIEW THE SITE AND THE EROSION CONTROL PLAN AS WELL AS SEQUENCE OF WORK AS IT PERTAINS TO APPLICABLE EROSION CONTROL MEASURES.
3. ALL CONTRACTORS AND SUB CONTRACTORS MUST SIGN THE CONTRACTOR CERTIFICATION FORM PRIOR TO THE START OF CONSTRUCTION BY ANY CONTRACTOR AND SUB CONTRACTORS WHEN NEW START DURING CONSTRUCTION AND PRIOR TO ANY EARTHWORK/DISTURBANCE AS APPLICABLE THROUGHOUT CONSTRUCTION INCLUDING NEW CONTRACTORS AND SUBCONTRACTORS.
4. CONTACT SITE CIVIL ENGINEER OR CPESC FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE STARTING ANY CLEARING AND OR SITE CONSTRUCTION.
5. ESTABLISH LIMITS OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING. INSTALL ORANGE CONSTRUCTION FENCE AS APPLICABLE.

THE CONSTRUCTION SHALL FOLLOW THE SEQUENCE OF WORK AS OUTLINED BELOW:

CONTRACTOR SHALL PERFORM DAILY INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES. WEEKLY INSPECTION OF SITE BY A CERTIFIED PROFESSIONAL WITH ALL RECOMMENDATIONS IMPLEMENTED IMMEDIATELY.
1. INSTALL CONSTRUCTION ACCESS AS FIRST ITEM OF WORK TO PREVENT DUST AND DEBRIS FROM BEING TRACKED ONTO THE SURROUNDING ROADS AND DRIVES.
2. INSTALLATION OF SILT FENCE AS SHOWN OR NEEDED TO CAPTURE SEDIMENT FROM PROPOSED CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PER THE ACCEPTED EROSION AND SEDIMENT CONTROL PLAN AS WELL AS IN LOCATIONS DEEMED NECESSARY DURING CONSTRUCTION INSPECTIONS OF THE SITE. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOURS.
3. PROTECT PROPOSED INFILTRATION BASIN AND UNDERGROUND INFILTRATION AREAS FROM CONSTRUCTION ACTIVITIES AS MUCH AS POSSIBLE TO REDUCE THE AMOUNT OF SOIL RESTORATION REQUIRED IN COMPLETING AREAS.
4. PERFORM GRADING, EXCAVATION AND RELATED CONSTRUCTION. TOPSOIL SHALL BE REMOVED AND STORED AT APPLICABLE LOCATIONS SO AS NOT TO INTERFERE WITH THE CONSTRUCTION OPERATIONS. POSSIBLE LOCATIONS FOR TOPSOIL STOCKPILES ARE SHOWN ON THE EROSION CONTROL PLAN.
5. ONCE AN AREA IS CUT OR FILLED, IT SHALL BE STABILIZED BY SEEDING AND MULCHING.
6. INSTALL WATER, SANITARY, ELECTRIC, PHONE, CABLE, OTHER UTILITIES AND BUILDING IN COORDINATION WITH OTHER SITE WORK.
7. CONSTRUCT UNDERGROUND INFILTRATION AFTER OTHER EARTH DISTURBANCE WORK IS COMPLETE.
8. SURFACE INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE REMAINDER OF THE EARTH DISTURBANCE IN UPSTREAM AREAS IS COMPLETE AND PERMANENTLY STABILIZED TO KEEP SEDIMENT FROM ENTERING MEDIA.
9. AS CONSTRUCTION PROCEEDS, ALL DISTURBED AREAS SHALL BE PAVED, SEEDED, OR PLANTED AS SPECIFIED ON THE PLANS IN A TIMELY MANNER TO PREVENT UNNECESSARY EROSION.
10. RESTORE SOIL IN DISTURBED AREAS WHERE PERVIOUS FINISH COVER IS PROPOSED; ESPECIALLY SURFACE AND SUBSURFACE INFILTRATION AREAS. INTENSIVE RESTORATION METHODS MAY BE REQUIRED IF EXCESS COMPACTION OCCURRED DURING CONSTRUCTION. COMPACTION MAY BE CAUSED BY CONSTRUCTION EQUIPMENT, STOCKPILES, STORAGE OF PALLETS, PERSONAL VEHICLES, CONSTRUCTION TRAILERS, ETC. SOIL RESTORATION WILL BE DONE TO THE SATISFACTION OF THE INSPECTING ENGINEER.
11. INSTALLATION OF SURFACE INFILTRATION BASIN.
12. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, UPON STABILIZATION OF SITE SOILS, AND UPON FINAL APPRO
13. VAL BY THE SITE INSPECTOR AND MUNICIPAL ENGINEER TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED.

EROSION CONTROL INSTALLATION AND MAINTENANCE

I. INTRODUCTION
THE PURPOSE OF THIS PLAN IS TO OUTLINE PROCEDURES FOR MAINTAINING THE EROSION CONTROL STRUCTURES CONSTRUCTED ON THE SITE. THE TYPE OF STRUCTURES FOR THIS SITE WILL BE TEMPORARY FOR USE DURING CONSTRUCTION,

II EROSION CONTROL STRUCTURES
SILT FENCE STRUCTURES WILL BE USED TO MINIMIZE SOIL EROSION DURING THE CONSTRUCTION PHASE OF THE PROJECT. IN ORDER FOR THE EROSION CONTROL STRUCTURES TO WORK PROPERLY THEY MUST BE INSTALLED PROPERLY AND MAINTAINED. INSPECTIONS SHALL BE PERFORMED PERIODICALLY AS STATED BELOW AND SHALL BE PERFORMED AFTER ANY MAJOR STORM EVENT. SILT FENCE TO BE INSTALLED PARALLEL WITH CONTOURS.

III INSTALLATION GUIDELINES

IN ORDER TO ASSURE THAT THE EROSION CONTROL STRUCTURES WILL WORK THERE MUST BE AN ASSURANCE THAT THEY ARE INSTALLED PROPERLY. IN ORDER TO ACCOMPLISH THIS ALL EROSION CONTROL MUST BE INSTALLED AS PER THE DETAILS ON THIS PLAN. THE EROSION CONTROL SHALL BE INSPECTED BY BY A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL. NO WORK SHALL BE STARTED ON THE SITE UNTIL THE EROSION CONTROL IS IN PLACE AND ACCEPTED.

IV. MAINTENANCE PLAN FOR EROSION CONTROL DEVICES
1. TEMPORARY EROSION CONTROL DEVICES
THESE STRUCTURES SHALL INCLUDE ALL EROSION CONTROL DEVICES THAT WILL BE INSTALLED AND UTILIZED DURING THE CONSTRUCTION OF THE SITE. THESE SHALL INCLUDE DEVICES SUCH AS SILT FENCES, ROCK PIPE OUTLETS, AND CHECK DAMS.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT , TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POST ARE FIRMLY IN THE GROUND.
5. TEMPORARY SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. ALL INDIVIDUALS PERFORMING THE SITE INSPECTION SHALL BE FAMILIAR WITH THE EROSION CONTROL PLAN AND BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING CONDITION.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVER 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 1A) WHICH IS AS FOLLOWS:

| SPECIES (% by weight) | Pure Live Seed Values lbs/1000SF | lbs/acre |
|---|---|---|
| 50% perennial ryegrass | 1.5 – 2.0 | 65 – 87 |
| 50% Kentucky bluegrass blend | 1.5 – 2.0 | 65 – 88 |
| | 3.0 – 4.0 | 130 – 175 |

OR USE SEED MIX SPECIFIED BY SITE ARCHITECT OR LANDSCAPE ARCHITECT.

POST CONSTRUCTION STORMWATER OPERATION AND MAINTENANCE

A. PRETREATMENT

CHAMBERS

THE FIRST 1/4 ROWS OF CHAMBERS WILL PROVIDE PRETREATMENT. SEDIMENT WILL DROP OUT AND BE HELD ON IMPERVIOUS LAYER FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK OR REACHES INLETS TO INFILTRATION PORTION OF CHAMBERS. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

PLUNGE POOL

SHALLOW BASIN TO ALLOW SEDIMENT TO DROP OUT AND BE HELD FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. GRASS LINING SHALL BE MAINTAINED TO 4" TO 6" DEPTH. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

B.INFILTRATION

STORMWATER SYSTEMS CAPTURE AND TEMPORARILY STORE THE WATER QUALITY VOLUME TO ALLOW TIME FOR IT TO INFILTRATE INTO THE GROUND. OVERFLOW OUTLETS ARE PROVIDED FOR LARGE EVENTS.

INFILTRATION RUNOFF REDUCTION CAPACITY FOR THIS PRACTICE IS 100% IN AREAS WITH HSG A AND B SOILS.

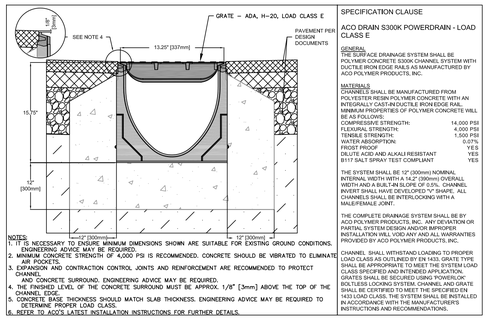
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. GRASS TO BE MAINTAINED AT 4" TO 6" HEIGHT.

FULL INSPECTIONS SHALL TAKE PLACE TWCE YEARLY; ONE IN THE SPRING AND ONE IN LATE SUMMER. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS OF THE INFILTRATION THOROUGHLY, REMOVE DEBRIS AND SEDIMENT WHEN OBSERVED. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

C.SOIL RESTORATION (NYSDEC SMDM 5.1.6)

SOIL RESTORATION IS REQUIRED WHERE SOILS HAVE BEEN DISTURBED AND WILL BE VEGETATED. FOR THIS PROJECT, THE MAJORITY OF THE HEAVY TRAFFIC DISTURBANCE WILL BE IN AREAS THAT WILL BE BUILDING OR PAVEMENT. MINIMAL SOIL DISTURBANCE WILL OCCUR IN PROPOSED VEGETATED AREAS. THE COMMON PRACTICE IN PREPARING AN AREA FOR LANDSCAPE IS TO LOOSEN THE SOIL AND APPLY TOPSOIL. THE NATIVE SOIL IN INFILTRATION AREAS IS REMOVED AND REPLACED WITH STONE AS ORDERED BY ENGINEER. THE NEED FOR FULL SOIL RESTORATION IS NOT WARRANTED FOR THE DISTURBED, PROPOSED VEGETATED AREAS. IF EXCESSIVE COMPACTION OCCURS DURING CONSTRUCTION, MITIGATION INCLUDING, BUT NOT LIMITED TO DEEP RIPPING AND DE-COMPACTION AS OUTLINED IN THE NYSDEC STORMWATER MANUAL, SECTION 5.1.6, MAY BE ORDERED BY THE SITE ENGINEER.




TRENCH DRAIN
NO TO SCALE

SPECIFICATION CLAUSE

ACO DRAIN S300K POWERDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN DUCTILE IRON EDGE RAIL. THE PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

| | |
|---|---|
| COMPRESSIVE STRENGTH: | 14,000 PSI |
| FLEXURAL STRENGTH: | 4,000 PSI |
| TENSILE STRENGTH: | 1,500 PSI |
| WATER ABSORPTION: | 0.07% |
| FROST PROOF | YES |
| SILUTE ACID AND ALKALI RESISTANT | YES |
| 8117 SALT SPRAY TEST COMPLIANT | YES |

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (390mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

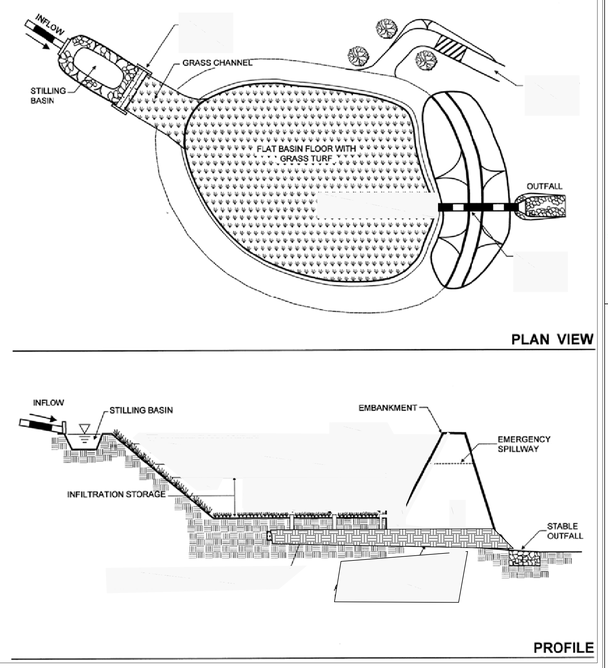
THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

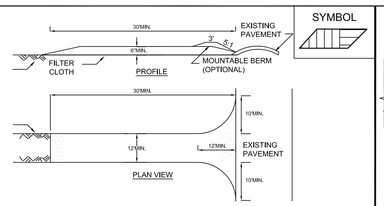
CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE AND LOAD CLASS SHALL BE SELECTED BY THE ENGINEER. LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING POWERLOK BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

## New York State Stormwater Management Design Manual

Chapter 6: Performance Criteria
Section 6.3 Stormwater Infiltration

### Figure 6.12 Infiltration Basin (I-2)

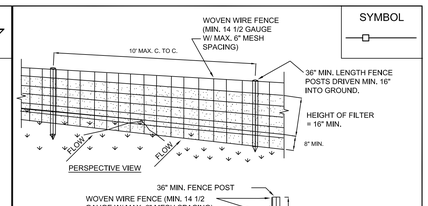



## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" 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 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

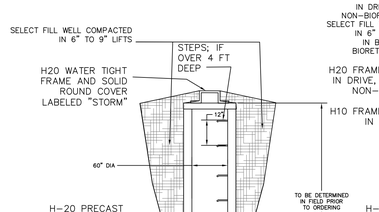
STABILIZED CONSTRUCTION ACCESS

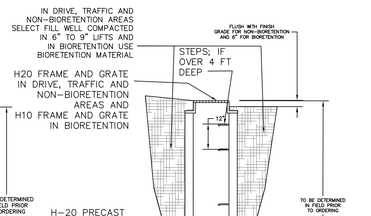



## CONSTRUCTION SPECIFICATIONS

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.

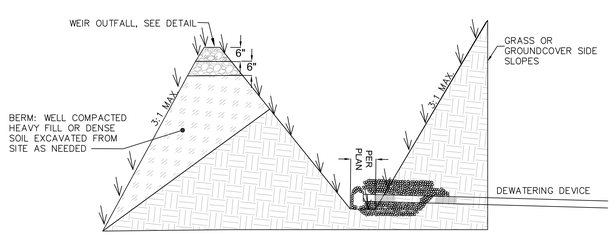
SILT FENCE









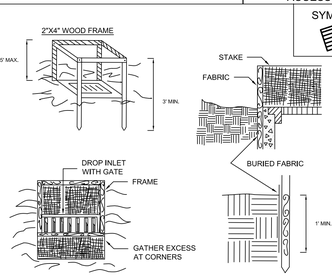

TYPICAL PRETREATMENT BASIN

## CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL,
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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

LANDGRADING SPECIFICATIONS

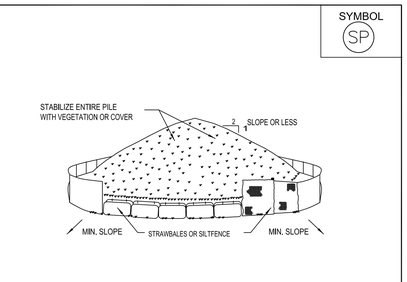



## CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED, IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

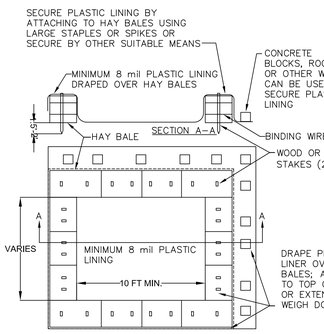
FILTER FABRIC DROP INLET PROTECTION




INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

STOCK PILE




CONCRETE WASHOUT AREA

NYS SPILL HOTLINE 1-800-457-7362

NOTE: POST SIGN AT WASHOUT AREA

NOTE:
PORTABLE CONCRETE WASHOUT AREAS SUCH AS CONCRETE DUMPSTERS OR THOSE MANUFACTURED BY OUTPAK MAYBE SUBSTITUTED PROVIDED THE CAPACITY IS NOT EXCEEDED. LOCATION RESTRICTIONS MUST BE MET.

ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FT FROM WETLANDS.
2. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   – APPROXIMATELY 7 GALLONS OF WASH WAT

**CULTEC RECHARGER® 150XLHD SPECIFICATIONS**

**GENERAL**
CULTEC RECHARGER® 150XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT, THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED,
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD, CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 150XLHD SHALL BE 18,5 INCHES (470 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3,35 m) LONG, THE INSTALLED LENGTH OF A JOINED RECHARGER 150XLHD SHALL BE 10,25 FEET (3,12 m),
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 12 INCHES (300 mm) HDPE OR 15" (375 mm) SMOOTH-WALL PVC.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD, THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 8,5 INCHES (216 mm) HIGH BY 12 INCHES (304 mm) WIDE, MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 10,25 INCHES (260 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24,2 INCHES (615 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 150XLHD CHAMBER SHALL BE 2,650 FT³ / FT (0,246 m³ / m) - WITHOUT STONE, THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 150XLHD SHALL BE 27,16 FT3 / UNIT (0,77 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0,913 FT³ / FT (0,085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 150XLHD CHAMBER SHALL HAVE THIRTY DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 150XLHD CHAMBER SHALL HAVE 20 CORRUGATIONS,
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT, SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 150XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS.
16. THE RECHARGER 150XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20,5 INCHES (521 mm) WIDE.
17. THE RECHARGER 150XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20,5 INCHES (521 mm) WIDE.
18. THE RECHARGER 150XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS,
19. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD AND ACT AS CROSS FEED CONNECTIONS,
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS,
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY,
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS,
26. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
27. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3,65 m).

**CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS**

**GENERAL**
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS.

**CHAMBER PARAMETERS**

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 mm) WIDE AND 24,2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0,085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

**CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

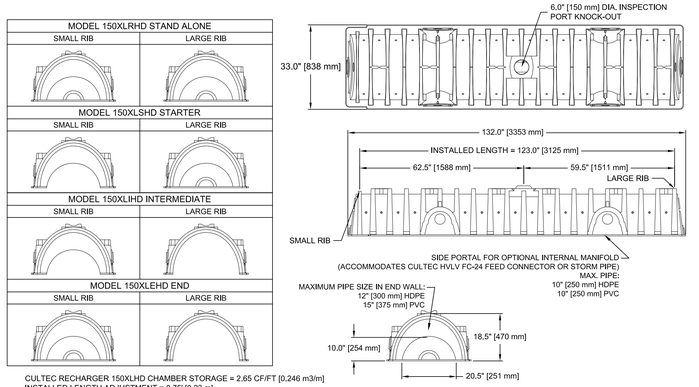
**GEOTEXTILE PARAMETERS**

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4,5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0,212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

**CULTEC NO. 4800™ WOVEN GEOTEXTILE**
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE, IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

**GEOTEXTILE PARAMETERS**

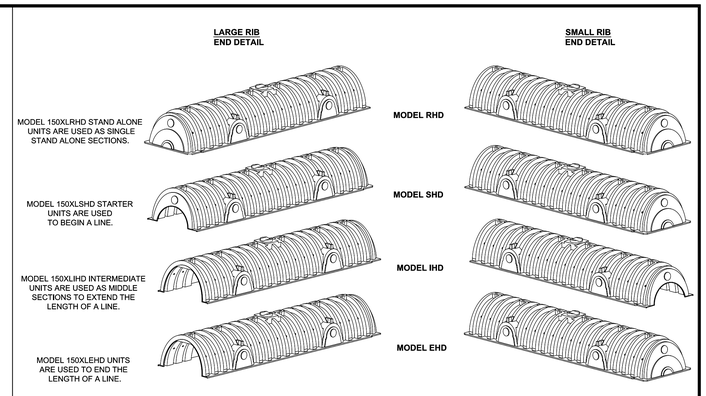
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0,425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0,15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.




CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2,65 CF/FT [0,246 m3/m]
INSTALLED LENGTH ADJUSTMENT = 0.75" [0.23 m]

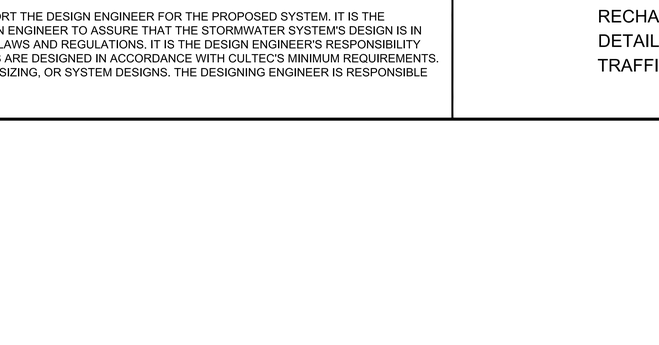
150XLHD 2.0

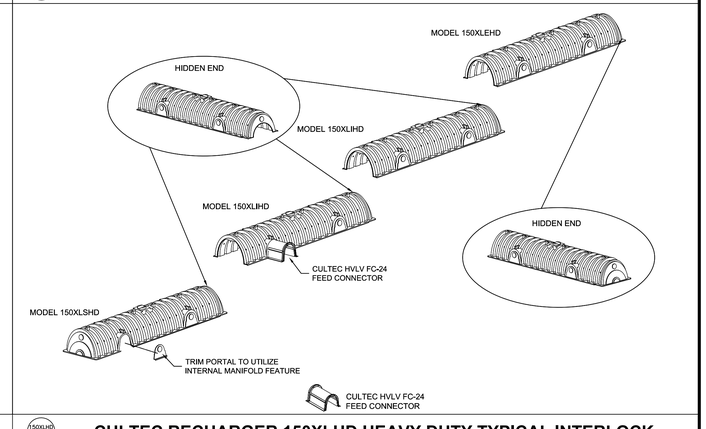
## CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW




150XLHD 3.0

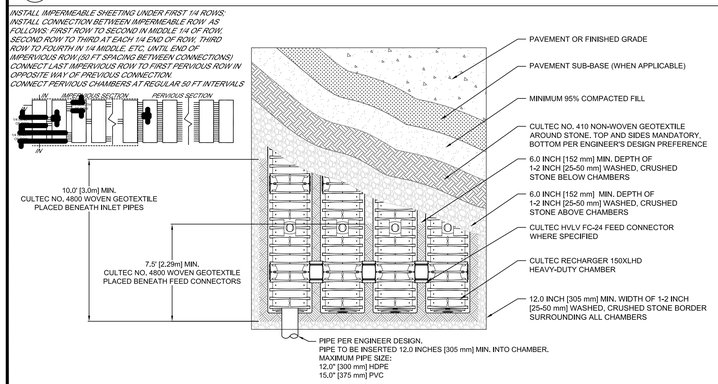
## CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION




150XLHD 7.0

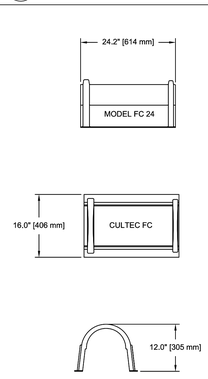
## GENERAL NOTES



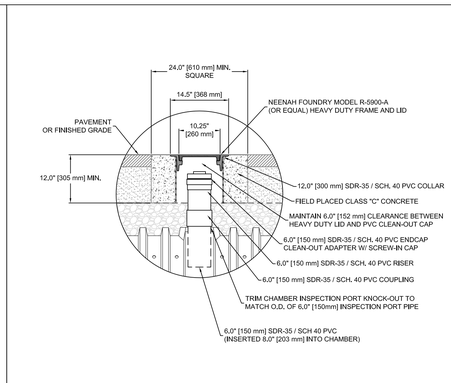

## CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW

150XLHD 5.0

## CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION



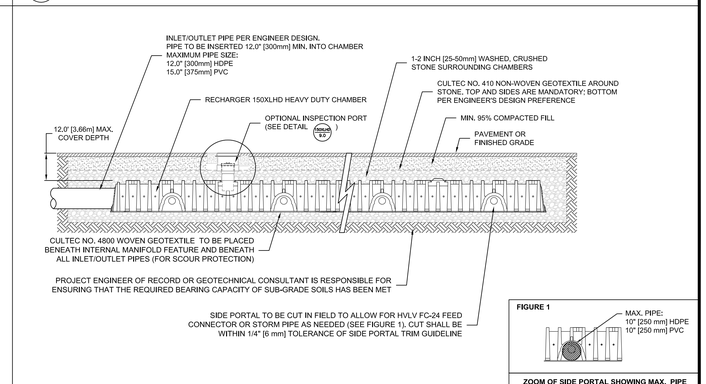

## CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW




## OPTIONAL INSPECTION PORT - ZOOM DETAIL

150XLHD 6.0

## CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK




## CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL


**CULTEC, Inc.**
*Subsurface Stormwater Management Systems*
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com



THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.


RECHARGER 150XLHD
DETAIL SHEET
TRAFFIC APPLICATION

**CULTEC STORMWATER CHAMBER**

| | | | |
|---|---|---|---|
| PROJECT NO: | | DATE: | 2019 |
| DESIGNED BY: | CULTEC, INC | DRAWN BY: | TECH |
| SCALE: | N.T.S. | SHEET NO: | 1 OF 1 |


**BERGER ENGINEERING AND SURVEYING**
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergerengr@gmail.com
PE REGISTRATION 069634 CERT 0405443 EXPIRE ON 04-30-25
LS REGISTRATION 049745 CERT 1255930 EXPIRE ON 04-30-24
COA FOR PE AND LS CERT 0018252 AND 0018253



Michael R. Berta, AIA
Architecture & Planning
7 Rochelle Drive, Suite 2600
(845) 489-1638
www.bertaarchitects.com - mike@bertaarchitects.com


| Date | Revision |
|---|---|
| August 24, 2023 | Stormwater Design |
| March 1, 2023 | Misc Revision per Owner |
| February 28, 2023 | Misc Revision per Owner |
| February 11, 2023 | Misc Revision per Owner |

PROPOSED STORMWATER CHAMBER DETAILS

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave.
Poughkeepsie, New York

Date: February 6, 2023
Job No: 2023-001
Scale: AS SHOWN
Drawing: CD-2
Of 4

# *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 Addition / Alteration For Faith Apostolic Ministries Inc

Project Location (describe, and attach a location map):
110 S. Grand Ave Poughkeepsie, New York 12603

Brief Description of Proposed Action:
Proposed santuary & front entry addition. New parking areas and landscapping.

| Name of Applicant or Sponsor: | Telephone: 845.489.1638 |
|---|---|
| Michael R. Berta, AIA Architecture & Planning | E-Mail: mike@bertaarchitects.com |

Address:
7 Robert Road

| 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: | ☑ | ☐ |

3. a. Total acreage of the site of the proposed action? 6.39 acres
   b. Total acreage to be physically disturbed? 2.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.9 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: Colletction system is being designed and overflow will go into the existing storm water 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: Michael R. Berta, AIA Date: August 28, 2023

Signature: _____ Title: Architect

**PRINT FORM**

# *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:
Garay Capitol LLC

Project Location (describe, and attach a location map):
48 Columbia St, Poughkeepsie

Brief Description of Proposed Action:
We want to legalize the 10 required parking spaces per the previously approved site plan. We are looking to utilize the City owned lot at 4 Lincoln Ave.

| Name of Applicant or Sponsor: | Telephone: 845-471-9370 |
|---|---|
| Gary E. Beck, Jr Z3 Consultants | E-Mail: assistant@z3consultants.com |

Address:
PO Box 303

| City/PO: | State: | Zip Code: |
|---|---|---|
| LaGrangeville | NY | 12540 |

| | 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: Planning | ☐ | ☒ |

3. a. Total acreage of the site of the proposed action? 10 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? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☒ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | |
| If Yes, identify: _____ | ☒ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☒ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☐ | ☒ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☐ | ☒ |

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

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

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

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☒ | ☐ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☒ | ☐ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☒ | ☐ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☒ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☒ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☒ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | ☒ | ☐ |
| If Yes, | | |
| a. Will storm water discharges flow to adjacent properties? | ☒ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | ☒ | ☐ |
| If Yes, briefly describe: | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | ☒ | ☐ |
| If Yes, explain the purpose and size of the impoundment: | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | ☒ | ☐ |
| If Yes, describe: | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | ☒ | ☐ |
| If Yes, describe: | | |

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

Applicant/sponsor/name: Gary E. Beck Jr Date: 8/9/23

Signature: Gary E Beck Jr Title: President

**PRINT FORM**

Agency Use Only [If applicable]

| | |
|---|---|
| Project: | |
| Date: | |

# *Short Environmental Assessment Form*
# *Part 2 - Impact Assessment*

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

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

PRINT FORM



SEAF 2019

Agency Use Only [If applicable]

| | |
|---|---|
| Project: | |
| Date: | |

## *Short Environmental Assessment Form*
## *Part 3 Determination of Significance*

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

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

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

| | |
|---|---|
| Name of Lead Agency | Date |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM

The City of Poughkeepsie
Office of the Mayor
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601
845-451-4073

August 8, 2023

Mr. Jake Garay
Garay Capital LLC
48 Columbia Street
Poughkeepsie, NY 12601

Re: Parking-48 Columbia St.

Dear Sir:

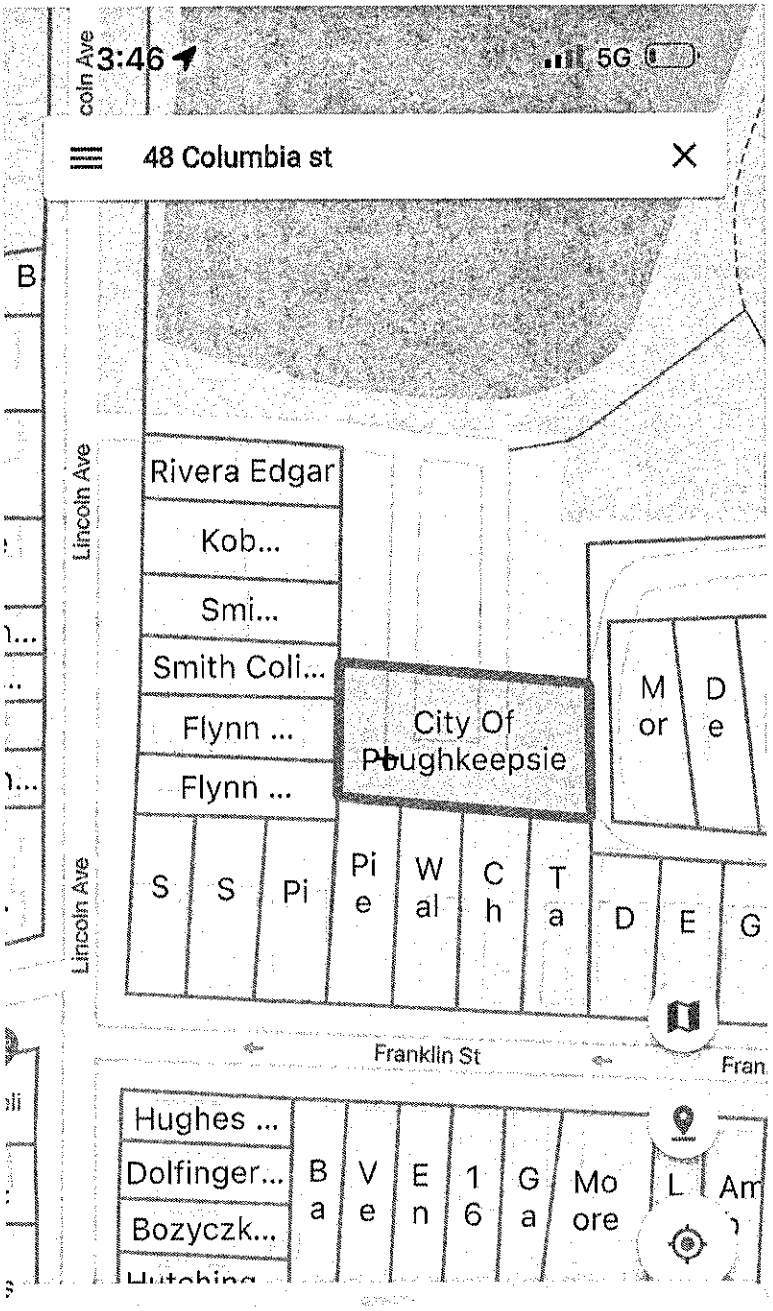
I have reviewed your request for use of the public lot which has access via an entrance next to 20 Lincoln Ave. This public parking lot serves both overflow parking for the park and residents of Lincoln, Franklin and other nearby streets.

I do not have any objection to the use of this lot for parking by the residents of 48 Columbia St. The lot is mostly underutilized and has sufficient capacity for your parking needs.

In addition, the City will be conducting a study with the Parking Department to so utilize this lot as a designated parking lot for residential permits.

Sincerely,

Marc Nelson
Mayor, City of Poughkeepsie




**City Of Poughkeepsie**
Owner

**Eastman**
Address

**6061-36-921836-0000**
Parcel ID

464 Freedom Plains Road, Poughkeepsie, NY 12603
Phone (845) 471-9370 Fax (845) 625-1479

# OWNER CONSENT FORM

**NAME:** GARAY CAPITOL LLC
**COMPANY:** DAN, JAKE & GAVIN GARAY
**ADDRESS:** 48 COLUMBIA/35 LINCOLN

**CONTACT NUMBERS:**
**HOME-** 914-774-5737 - DAN 914-772-2603 - JAKE
**WORK-** 914-774-5737 - DAN 914-772-2603 - JAKE
**CELL-**
**EMAIL-** JASTINE CONTRACTING CORP @ GMAIL.COM

I/we hereby authorize ***Gary E. Beck, Jr. of Z3 Consultants Inc.***
To represent us on all matters in the PLANNING/SITE PLAN AMENDMENT. for the purposes.
Of ***Building Planning & Zoning*** for property known as 48 COLUMBIA/35 LINCOLN

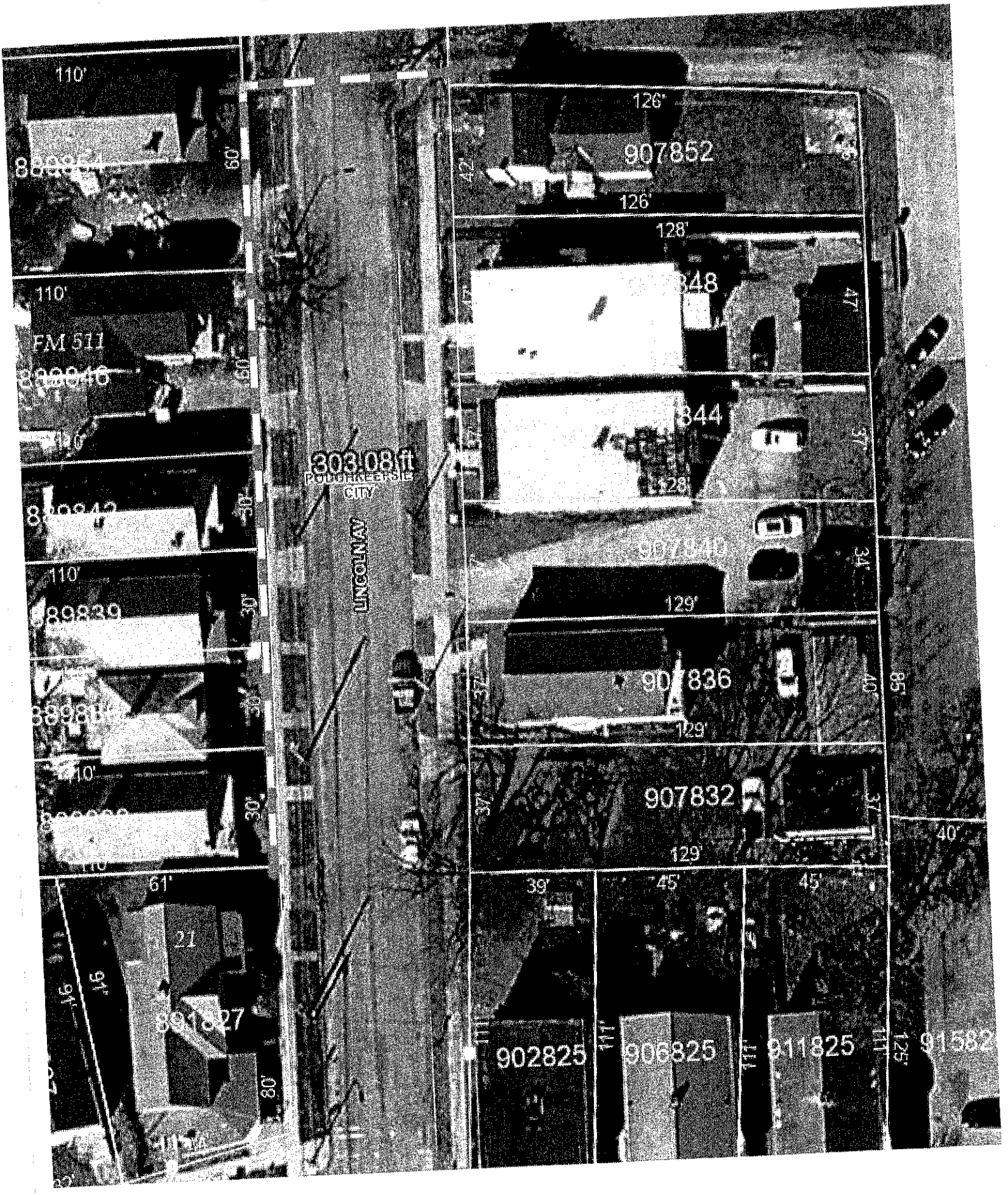
X David Garay Jr MBL
Authorized Signature

STATE OF NEW YORK
COUNTY OF Dutchess ss:

Sworn before me this 27th day of February 2023

Kara Bucher
NOTARY PUBLIC

KARA BUCHER
Notary Public, State of New York
No. 01BU6369380
Qualified in Dutchess County
Commission Expires March 4, 2023


110'
60'
907852
126'
128'
110'
FM 511
60'
844
303.08 ft
POLE
CITY
LINCOLN AV
110'
30'
907836
129'
907832
129'
61'
21
91'
80'
39'
45'
45'
111'
902825
906825
911825
125'
91582

HN 7116

# BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS STATUTORY FORM C

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

*THIS INDENTURE,* made the 11th day of March, 2022

**between**

Vinton Pierce, Jr. 21 Priscilla Lane, Poughkeepsie, New York 12603;

party of the first part, and

Garay Capital, LLC; 128 Old Route 52, Stormville, New York 12582;

party of the second part:

*WITNESSETH,* that the party of the first part, in consideration of Ten ($10.00) and 00/100 and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever, all that lot, piece or parcel of land situate and being in the City of Poughkeepsie, County of Dutchess and State of New York, as follows:

See Schedule A annexed hereto.

BEING the same premises conveyed by Ford Consumer Finance Company, Inc. Grantor, dated 11/25/92 to Vinton Pierce, Jr., Grantee, recorded on 12/1/92 as Liber 1922 at page 185 and by Correction Deed recorded 4/12/93 in Liber 1927 at page 2 in the office of the Dutchess County Clerk.

**It is specifically understood that this conveyance does not include any right, title, and/or interest in 13 Franklin Street, Poughkeepsie, New York including the right to park at said property. Purchaser joins in this conveyance to acknowledge that it is in agreement with the aforesaid.**

**together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD **the premises herein granted unto the party of the second part, his heirs, successors and assigns forever. And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.**

And the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor will receive the consideration for this



Copyright Capsoft® Development

## Schedule A Description



Title Number **HN 71116**

ALL THAT tract or parcel of land situate in the CITY OF POUGHKEEPSIE County of Dutchess and State of New York known and designated as Lot No. 21 and the easterly portion of Lot No. 22 as shown on a map "Map of Property Owned by J.C. Alverson" filed in the Dutchess County Clerk's Office as Map No. 511 bounded and described as follows:

BEGINNING at a point at the intersection of the westerly line of Lincoln Avenue with the northerly line of Columbia Street; thence along the northerly line of the said Columbia street South 80-45-00 West 44.00 feet to a point; thence along the easterly line of the westerly portion of Lo No. 22, lands now or formerly Brown (Liber 1545 page 654) North 9-15-00 West 91.38 feet to a point; thence along the southerly line of Lot No. 20 lands now or formerly Pinnock (Liber 1524 page 326) South 87-30-00 East 61.69 feet to a point in the westerly line of the said Lincoln Avenue; thence along the said westerly line of Lincoln Avenue South 2-30-00 West 80.50 feet to the point or place of beginning.

conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires

***IN WITNESS WHEREOF,*** the party of the first part has hereunto set his hand and seal the day and year first above written.

Vinton Pierce, Jr.

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

Acknowledgment by a Person Within New York State (RPL § 309-a)

On the 11th day of March in the year 2022, before me, the undersigned, personally appeared Vinton Pierce, Jr. personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

signature and office of individual taking acknowledgment

SUZANNE BOUTOT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO6028844
Qualified in Dutchess County
Commission Expires August 2, 20[illegible]


Copyright Capsoft® Development

Garay Capital, LLC

By: Gavin Garay

By: Daniel Garay, Jr.

By: Jake Garay

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

Acknowledgment by a Person Within New York State (RPL § 309-a)

On the 11th day of March in the year 2022, before me, the undersigned, personally appeared Gavin Garay, Daniel Garay, Jr. and Jake Garay personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

signature and office of individual taking acknowledgment

SUZANNE BOUTOT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO6028844
Qualified in Dutchess County
Commission Expires August 2, 20__

RECORD & RETURN:

John Revella, Esq.
16 Church Street
Walden, New York 12586


Copyright Capsoft® Development

# 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**


## NOTICE OF VIOLATION AND ORDER TO ABATE

January 24, 2023

Garay Capital LLC
128 Old Route 52
Stormville, NY 12582

**RE: 48 Columbia St**
**ID# 103060**
**Grid ID# 6061-36-891827-0000**
**Complaint Number: 2023-0040**

**PLEASE TAKE NOTICE** that the building located at **48 Columbia St** in the City of Poughkeepsie, New York has been found to be in violation with Chapter 19 Zoning Ordinance of the Code of Ordinances of the City of Poughkeepsie as indicated in the attached violation(s) report.

**YOU ARE HEREBY ORDERED TO ABATE the violation(s) by 02/23/2023 and to schedule an inspection by contacting** Joseph O'Brien, **at the below listed number on or before 02/23/2023.**

**YOU ARE HEREBY ORDERED** to cease and desist from the use of the property at **48 Columbia St** as indicated in the attached violation(s) report. In the event of your failure to comply with the terms of this notice within thirty (30) days of the date of notice, you may be subject to prosecution and penalties as set forth in Section 19-7.8 of the Zoning Ordinance. You may request a hearing on the alleged violations by submitting an appeal to the Zoning Board of Appeals with the Building Inspector/Zoning Administrator within sixty (60) days of the date of this notice.

Joseph O'Brien, Deputy Zoning Administrator,
845-451-4273 or jobrien@cityofpoughkeepsie.com

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

Eric Philipp
Building Inspector


# VIOLATION(S) / SCHEDULE A

Property Address: 48 Columbia St
Complaint Number: 2023-0040

Issued To: Garay Capital LLC

Count: 1

Violation Date: 01/24/23

Description: The 10 parking spaces approved by Site Plan located at FKA 13 Franklin St has been removed due to the sale of the property and deed restriction. The tenants of this property now have no approved parking other than on street parking.

Area Involved: 48 Columbia St

Violation Code:
CHARTER AND CODES OF THE CITY OF POUGHKEEPSIE, NEW YORK\Chapter 19, ZONING AND LAND USE REGULATIONS\ARTICLE III, DISTRICT REGULATIONS\Section 19-3.35 Hospital-Medical District (H-M)\(5) Parking and loading.

Off-street parking and loading spaces shall be provided, subject to the requirements of Section 19-4.3 of this Chapter.

Comply by date: 02/23/23

Corrective Action: Apply for Site Plan modification to legalize the required 10 parking spaces per the previously approved Site Plan within 30 days. Have the Site Plan approved within 60 days of this violation.

---

Count: 2

Violation Date: 01/24/23

Description: The 10 parking spaces approved by Site Plan located at FKA 13 Franklin St has been removed due to the sale of the property and deed restriction. The tenants of this property now have no approved parking other than on street parking.

Area Involved: 48 Columbia St

Violation Code:
CHARTER AND CODES OF THE CITY OF POUGHKEEPSIE, NEW YORK\Chapter 19, ZONING AND LAND USE REGULATIONS\ARTICLE VI, SITE PLAN AND SPECIAL PERMITS\Section 19-6.1 Site development plan approval

In all districts, site development plan (referred to hereinafter as site plan) approval by the Planning Board shall be required for:
(a) The erection or enlargement of all buildings in all districts other than one, two- or three-family residences, except as part of a subdivision and except as provided hereinafter or uses accessory thereto.
(b) All uses of vacant land other than uses customarily accessory to one, two- or three-family houses.
(c) 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.
(d) Any plan to alter or improve a building facade in any area designated by the Common Council as a landmark or a special historical, architectural or design improvement district.
(e) Any application for a special use permit and any use or structure in a flood hazard area.
Any amendment of a previously approved plan shall also require approval of the amendment by the Planning Board. No building permit may be issued for any building within the purview of this section until the original or amended site plan is approved by the Planning Board. No certificate of occupancy may be issued for any building or use of land within the purview of this section unless the Planning Board or its designee certifies that all applicable conditions of the approved original or amended site plan have been

mplied with.

Comply by date: 02/23/23

Corrective Action: Apply for Site Plan modification to legalize the required 10 parking spaces per the previously approved Site Plan within 30 days. Have the Site Plan approved within 60 days of this violation.

The City of Poughkeepsie
Office of the Mayor
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601
845-451-4073

August 8, 2023

Mr. Jake Garay
Garay Capital LLC
48 Columbia Street
Poughkeepsie, NY 12601

Re: Parking-48 Columbia St.

Dear Sir:

I have reviewed your request for use of the public lot which has access via an entrance next to 20 Lincoln Ave. This public parking lot serves both overflow parking for the park and residents of Lincoln, Franklin and other nearby streets.

I do not have any objection to the use of this lot for parking by the residents of 48 Columbia St. The lot is mostly underutilized and has sufficient capacity for your parking needs.

In addition, the City will be conducting a study with the Parking Department to so utilize this lot as a designated parking lot for residential permits.

Sincerely,

Marc Nelson
Mayor, City of Poughkeepsie

# THE CITY OF POUGHKEEPSIE
# NEW YORK

Daniel Vonknoblauch
Parking System Administrator
Hours: Mon., Wed. & Fri. 10-2
Tues. & Thus. 8:30-4

Marc Nelson
Mayor

May 25th, 2023

City of Poughkeepsie
Planning & Development
62 Civic Center PLZ
Poughkeepsie NY 12601

RE: Parking Waiver Application – 48 Columbia ST Poughkeepsie NY 12601

To Whom It May Concern,

Per City Code Section 19-4.3(9), a parking waiver can be approved if adequate parking is located within 600 feet of the applicants address. In the case of 48 Columbia St, the City of Poughkeepsie does not operate a Municipal lot within that 600 feet.

There is, however, a City owned parking located at 4 Lincoln Ave. However, this parking lot is operated by the City of Poughkeepsie's Parks and Recreation Department for use by the visitors of Eastman Park, Lincoln Park, and Stitzel Field. I do not believe this parking lot falls into the definition provided in section 19-4.3(9) of the City code.

In my opinion, due to the above, I cannot recommend an approval of the parking waiver.

Thank you,

Daniel Vonknoblauch
Parking Department Administrator

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY
CODE: PLSF
ID #_____
FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 48 Columbia St

II. **PROPERTY OWNER:** Garay Capitol LLC
**ADDRESS:** 48 Columbia St
Poughkeepsie
NY _____ (state and zip code)
**PHONE NUMBER:** 845-471-9370 (include area code)

III. **NAME OF APPLICANT:** Gary E. Beck, Jr 23 Consultants
**ADDRESS:** PO Box 363
LaGrangeville
NY 12540 (state and zip code)
**PHONE NUMBER:** 845-471-9370 (include area code)
**EMAIL ADDRESS:** assistant@23consultants.com

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

IV. **CONSULTANT:** Gary E. Beck, Jr 23 consultants
**ADDRESS:** PO Box 363
LaGrangeville
NY 12540 (state and zip code)
**PHONE NUMBER:** 845-471-9370 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Legalize the required 10 parking spaces per the previously approved site plan

VI. **ZONING DISTRICT:** H-M

***(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: _____ (yes) X (no)

Cost of Construction: $ 1500.00

### LOT AND BULK INFORMATION:

Lot area: .10 (acres) _____ (square feet)

Building Footprint: _____ (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: _____ (percentage, building coverage only)

Gross Floor Area: _____ (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: _____ (stories) _____ (feet)

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

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 10

B) Number of Off-Street Parking Spaces provided: 0 DEED RESTRICTION Removed

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

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

If yes, name all such municipal facilities: 4 LINCOLN CITY OWNED LOT

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

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

_____ (Yes) ___X___ (No)

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

## IX. RESIDENTIAL PROPOSALS

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 ___X___ Professional ____ Business)

A) Number of Employees: 2

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: 8-5 pm

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, GARY E Beck JR 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.

Gary Beck

Signature of Applicant

3-15-23

Date

Revised January 2018: Previous Editions Obsolete

March 20, 2023

City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: 48 Columbia St
Grid ID # 6061-36-891827-0000

TO Whom It May Concern,

We are assisting our clients, Garay Capital LLC on their Site Plan Modification regarding the required parking spaces for 48 Columbia St. The 10 parking spaces that were approved by Site Plan located at FKA 13 Franklin St has been removed due to the sale of the property and deed restriction.

We are requesting a waiver for these parking spaces because there is municipal parking available within 600 feet of the building. The address of this municipal parking area is 4 Lincoln Ave, and it is owned by the City of Poughkeepsie.

Please do not hesitate if have any questions/concerns, please contact us at (845) 471-9370.

For Z3 Consultants Inc.:

Gary E Beck Jr

Gary E. Beck, Jr.
Certified Backflow Tester #10953
Certified Electrical Inspector #6060950
Code Compliance Technician #720000-0804-0096
CT Licensed Home Inspector #HOI.0000999
NYS Licensed Home Inspector #16000001220
NYS Certified Building Official #0299-7020 B
garybeck@z3consultants.com

**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: Garay Capitol LLC

From: Tyler Maegerle, Junior Planner

Date: 9/5/2023

Re: 48 Columbia 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 is a request for a parking waiver.

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)(25) “official acts of a ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building or preservation code(s.” The action is therefore not subject to further environmental review.