



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

Common Council Chambers
Tuesday, October 24, 2023
6:00 PM

I. APPROVAL OF MEETING MINUTES

1. Approval of August 22, 2023 Meeting Minutes

II. NEW BUSINESS

1. Ice House RFP

III. OLD BUSINESS

1. 70 Prospect St. 72-78 Prospect St. 4 Sunfish Cove Rd: Waterfront Assessment Form

POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE

City of Poughkeepsie Planning Division
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12602
(845) 451-4055

MINUTES OF THE AUGUST 22, 2023 MEETING

Members Present: Europa McGovern (Chair), Harvey Flad, Jim Nelson, Mike Young

Also Present: Richard Distel, Planner; Tyler Maegerle, Junior Planner

Meeting called to order: 6:00 PM

I. APPROVAL OF MINUTES

On a motion by Jim Nelson, seconded by Harvey Flad, the Committee voted to receive in print and approve the June 27, 2023, meeting minutes. The motion passed unanimously 4:0:0.

II. NEW BUSINESS

1. 10 Rinaldi Blvd

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

The WAC determined the project as consistent with comments and this will be sent to the Planning Board.

III. OLD BUSINESS

1. WAC consistency review process

Ms. McGovern suggested the list of policies be packaged up to be consistent with the recommendations. She will send that to city staff.

A motion was made by Europa McGovern and seconded by Jim Nelson to adjourn the meeting at 6:48 PM.

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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ 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:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
☐ Forest Agriculture Aquatic Other(Specify):				
☐ Parkland				

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

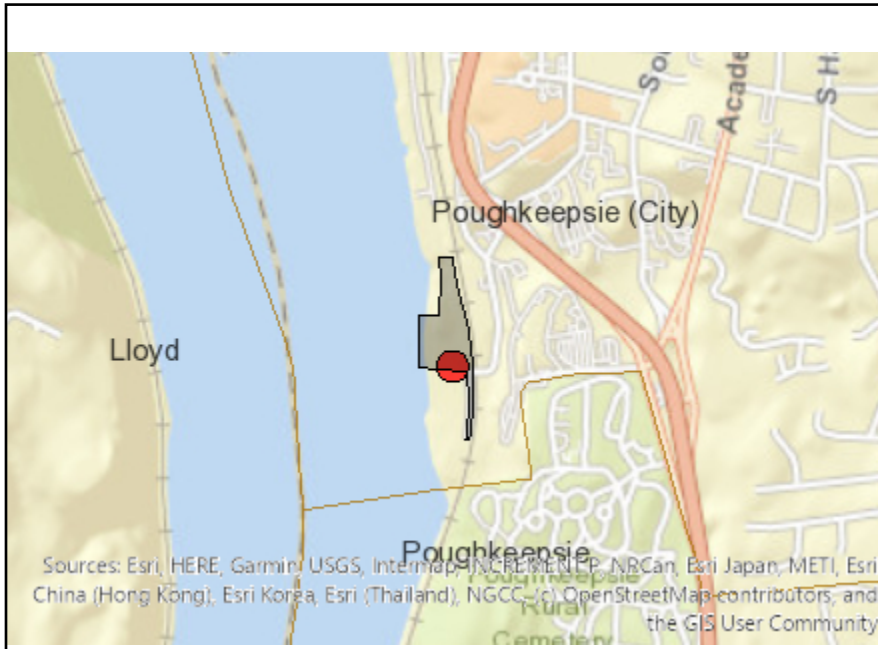
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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



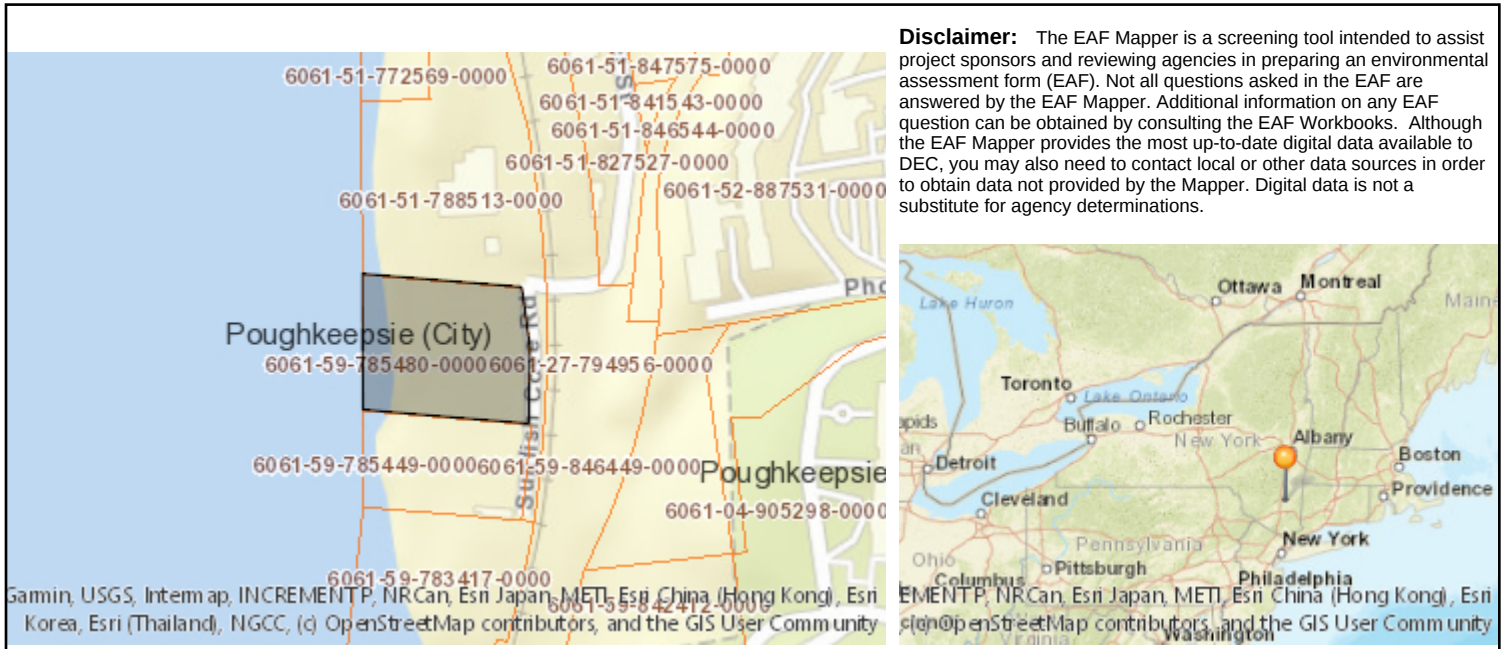
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



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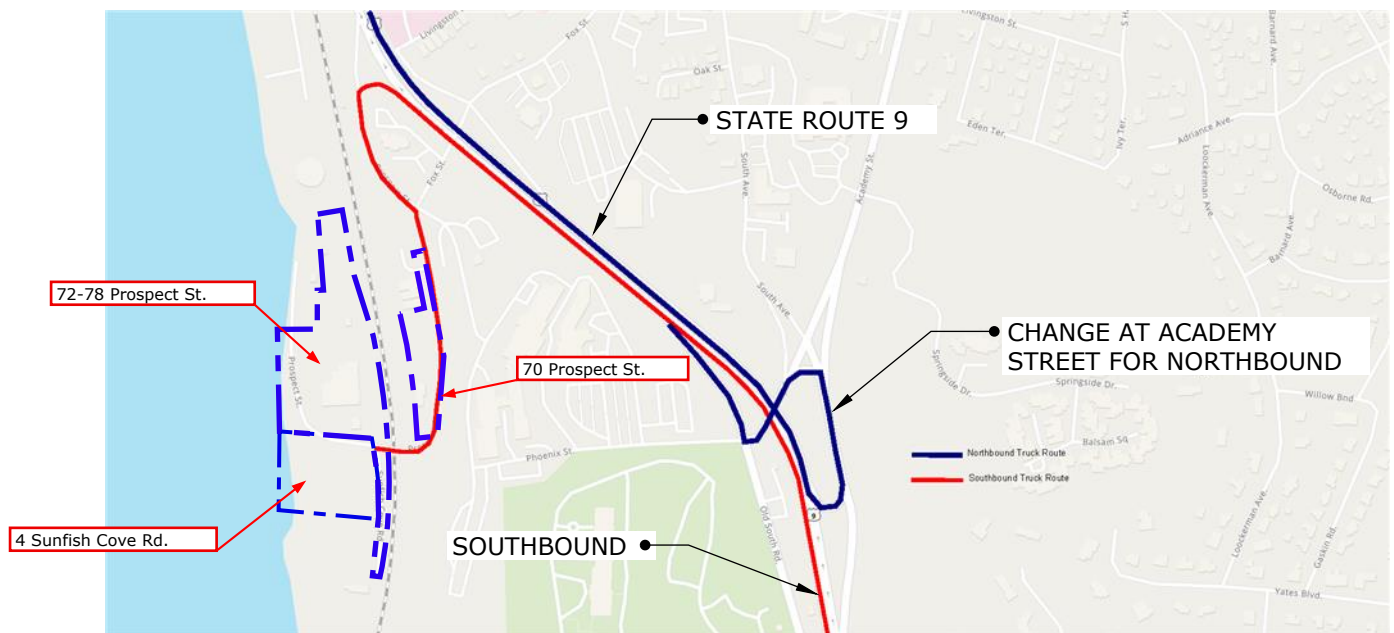


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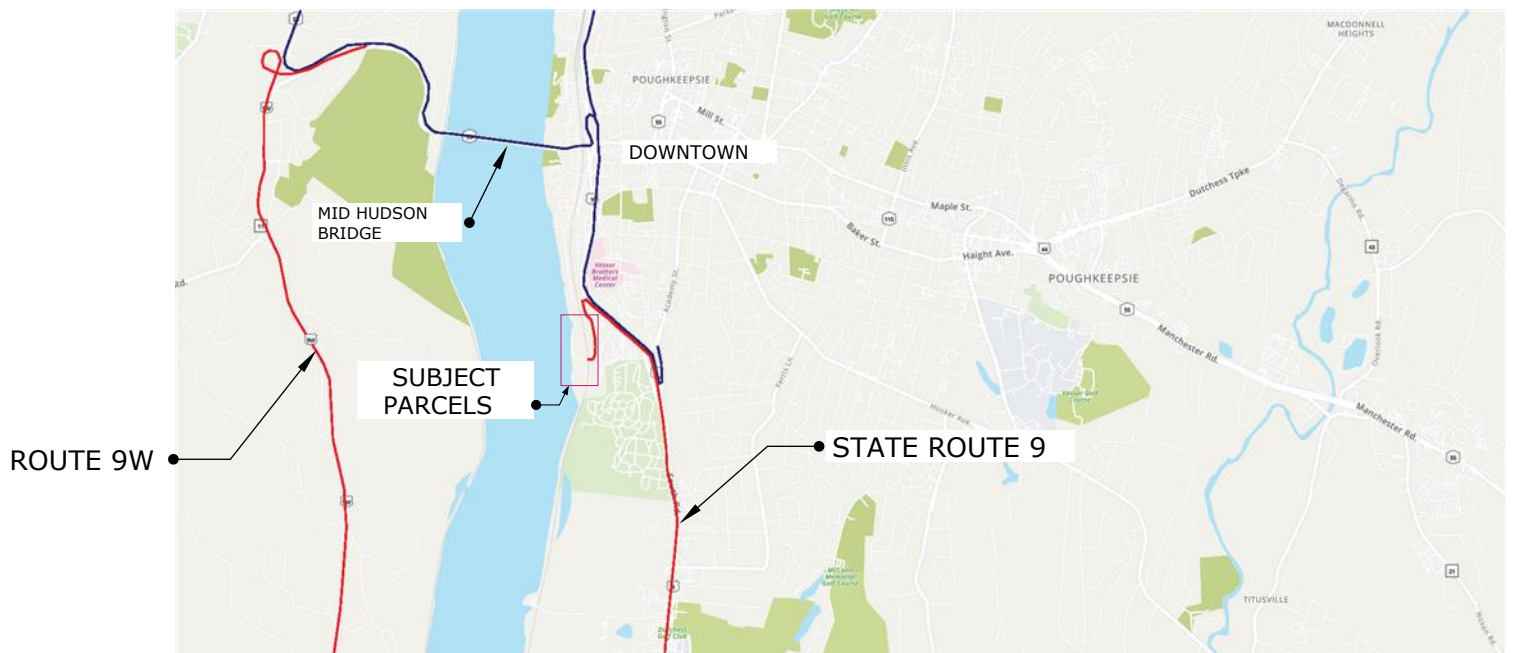


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TRAFFIC TO/FROM SITE

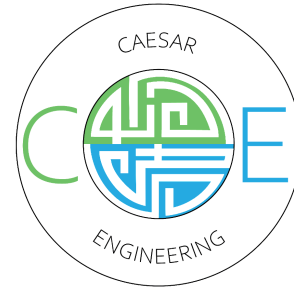


NOTES: TRAFFIC FLOW WILL PRIMARILY USE MULTI-LANE ROADS/HIGHWAYS/STATE ROUTES FOR OPERATIONS

TRAFFIC TO/FROM IMMEDIATE REGION

Caesar Engineering D.P.C.

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



To: City of Poughkeepsie and Dutchess County
Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Comment Response Letter

October 4th, 2023

Dear Officials, Board Members, and Stakeholders,

This letter is intended to formally address comments received on the AC Aggregates Site Plan dated 07JUN23 concerning 70 Prospect St., 72-78 Prospect St., and 4 Sunfish Cove Rd. in Poughkeepsie, NY (please be advised that an updated site plan has been submitted to the City of Poughkeepsie Planning Department as of 03OCT23). Within this letter are snippets of the comments and our responses to those comments received to date from various departments, agencies, and boards. The intent of this letter is to provide a response to the comments received and update the pertinent stakeholders on the status project overall. I ask that the readers of this document keep in mind that this is a “working” document and as such is not yet comprehensive. The responses so far only reflect the information and feedback received to date. Responses from key agencies such as the DEC are still incoming. Please see the below:

1. City of Poughkeepsie Building Department (comments received 26JUN23)

a. Comment: *Required Flood Plain Permit with USACE review*

- i. **Response:** If required, the project sponsor intends to submit a formal flood plain development permit utilizing the form that was provided by the City of Poughkeepsie. Our firm has reached out to the U.S. Army Corps of Engineers (USACE) and was informed that a permit by USACE would be required if the project is below the Mean High Water (MHW) mark or the Spring High Tide (SHT) mark of the Hudson River. If it is determined that the project is outside of those marks, then a USACE permit will not be needed. The project sponsor will work with an appropriate professional to identify where the project is in relation to those markers and compliance with the guidance received from USACE.

2. City of Poughkeepsie Waterfront Advisory Committee (comments received 27JUN23)

a. Comment: *Need for NRI Conservation Analysis... [comment summarized]*

i. **Response:** Completed and submitted on 17JUL23.

b. Comment: *Use of spud barge in shoreline/riverine habitat...[comment summarized]:*

i. **Response:** After our discussion at the WAC meeting on 27JUN23 and planning board meeting on 16MAY23, it was understood that the best authority to review the use and/or impact of the operations on the marine environment (including use of the spud barge) is the DEC. As such our firm has sent over a copy of the most recent site plan to the DEC for review and commentary. It is expected that feedback will be received from the DEC to discuss the overall impact of the operation and applicable permits needed to operate in the Hudson River. Our firm will comply with the feedback from the DEC and forward the relevant information to the planning board regarding the impact/requirements of the spud barge.

c. Comment: *Consider if a Stormwater Pollution Prevention Plan/and or Flood Plain Development Permit is required... [comment summarized]:*

i. **Response:** Our firm has sent over a copy of the most recent site plan to the DEC for review and commentary. It is expected that feedback will be received from the DEC to discuss the need for a Stormwater Pollution Prevention Plan. Please see response 1.a.i in regard to the need for a flood plain development permit.

d. Comment: *Consider the potential traffic impact on proximate local roads/communities... [comment summarized]:*

i. **Response:** Using the Short Environmental Assessment Form (SEAF) Workbook, as a light industrial/warehousing land use that is less than 180,000 square feet (4 acres) in gross area (the project calls for no more than 2 acres to be used for material stockpiling), the project will generate less than 100 peak hour trips as defined in Table 1 (please see site plan dated 03OCT23 for reference). As such the impact on traffic is not a substantial increase according to the workbook. The project sponsor estimates that approximately 3 barges will visit the site per month and there will be around 25 truck trips from the site per day which is substantially below 100 peak hour trips. The trucks will also primarily use State Route 9 as the primary means of accessing the site as shown in the traffic diagram provided 3OCT23.

3. City of Poughkeepsie Department of Public Works (comments received 14JUL23)

- a. Comment:** *Label contours on the site plan.*
 - i. Response:** Completed. Please see the site plan dated 03OCT23
- b. Comment:** *During a 7/11/2023 site visit with the applicant and their engineer, it was mentioned an access agreement exists for the Petro Inc.-owned parcel to the northwest of the site. Please show the easement on-site plan and provide a copy.*
 - i. Response:** See easement overlay attachment dated 4APR23. 3 additional copies were submitted to the City of Poughkeepsie planning department on 3OCT23.
- c. Comment:** *Will a dust suppression system be used? If so, will water be needed? Provide details for water service if necessary.*
 - i. Response:** Dust suppression will be used on site. Details of the dust suppression system and water supply will be provided once a service conditions report on the water situation is performed.
- d. Comment:** *A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties...[comment summarized]:*
 - i. Response:** Please see the easement overlay dated 4APR23. The adjoining properties mentioned have easement rights to establish their own service connection to the relevant supplier (i.e. City of Poughkeepsie Water). Please see the easement overlay for more details including the references to the relevant deed pages.
- e. Comment:** *Show on the Site Plan all utilities, including overhead.*
 - i. Response:** Completed. Please see the site plan dated 03OCT23
- f. Comment:** *All on-site hydrants are to be flow tested. Submit results to the City Engineering Department and City Fire Department for review.*
 - i. Response:** Will comply.
- g. Comment:** *Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s).*
 - i. Response:** It is unknown which hydrants are operable/inoperable until a flow test and conditions report is completed. Once complete, inoperable hydrants that are required by the fire department for compliance or are relevant to the project will be replaced as needed.

-
- h. Comment:** *The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.*
- i. Response:** Due to the proposed use of the site (stockpiling dry sand aggregate), there is no critical requirement for water use. As such the client does not foresee full utilization of the existing water lines. A conditions report will be conducted to determine the water service conditions on-site. Based on the results of that report, the project sponsor will develop and propose the most practical solution to meet water needs for the site (i.e. dust suppression and fire requirements as stipulated by the City of Poughkeepsie Fire Department, etc.).
- i. Comment:** *Locate and exercise all on-site water gate valves to ensure a full range of operation. Provide findings in the condition report. Include a discussion on the methodology of testing to support determination.*
- i. Response:** See response 3.h.i.
- j. Comment:** *Show on Site Plan owner to replace or repair any out-of-service or partially operable water gate valves identified in the condition report.*
- i. Response:** See response 3.h.i.
- k. Comment:** *Coordinate with City Fire regarding the adequacy of fire flow and demonstrate what is being requested is achieved.*
- i. Response:** See response 3.h.i.
- l. Comment:** *The retaining walls on-site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide a rehab plan for existing retaining walls as necessary.*
- i. Response:** Will comply.
- m. Comment:** *Contact the Army Corps of Engineers for review, comment, and necessary permitting related to operations, temporary equipment and storage of bulk material located within the flood zone.*
- i. Response:** See response 1.a.i.
- n. Comment:** *How will industrial and commercial truck traffic be managed through the single-lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.*
- i. Response:** Traffic signals will be used at both ends of the tunnels. Please see the site plan dated 03OCT23 for details and location.

4. Dutchess County Department of Planning and Development (comments received 27JUL23)

- a. **Comment:** *Information related to any and all additional reviews/requirements by other departments/agencies such as, but not limited to, the City of Poughkeepsie's Building Department, Engineering Department, and Waterfront Advisory Committee, the NYS Department of Transportation, the Army Corps of Engineers, etc;*
- i. **Response:** Comments have been received from the City of Poughkeepsie Planning Board (16MAY23 & 18JUL23), Building Department (26JUN23), Department of Public Works (14JUL23), Waterfront Advisory Committee (27JUN23), Fire Department (27JUN23), and Police Department (2JUL23). Please contact those departments for their comments. We have received initial feedback from USACE as of 3AUG23 however we are coordinating those comments with the DEC. We are awaiting comments from the DEC. A pre-application meeting with the DEC has been requested as of 14SEP23.
- b. **Comment:** *Information on the frequency and potential impacts of the proposed barge and truck traffic, including a traffic study if one is requested by the City*
- i. **Response:** Please see response 2.d.i.
- c. **Comment:** *Question 2 – Applicant answered “no” but it appears additional permits/approvals will be required from other government agencies.*
- i. **Response:** Please see the updated SEAF dated 14SEP23
- d. **Comment:** *Question 3b – Applicant indicates only 0.18-acre will be disturbed by this action. Given just the initial and future materials storage areas indicated for the southernmost parcel, this number may be low.*
- i. **Response:** Please see the updated SEAF dated 14SEP23. The project is proposed to be split into 2 phases. Phase 1 will affect less than 1 acre as indicated in the updated SEAF, however, phase 2 will be approximately 2 acres. A meeting with the DEC is planned to refine this number. As such an updated SEAF should be expected.
- e. **Comment:** *Question 8a – The applicant answered “no” but no information was included to indicate the expected number and frequency of vehicle trips to and from the site. Given that the materials unloaded from a single barge are stated to equal 125 truckloads, the traffic impacts from this project could be significant.*
- i. **Response:** Please see response 2.d.i.

f. Comment: *Question 16 – The applicant answered “no” but portions of the affected parcels, including the majority of the area proposed for material storage, are within the 100-year floodplain for the Hudson River.*

i. Response: Please see the updated SEAF dated 14SEP23.

5. City of Poughkeepsie Fire Department (comments received 27JUN23)

a. Comment: *The fire hydrants on the property shall be functional and tested. Hydrants shall be capable of flowing sufficient water for fire suppression operations.*

i. Response: Please see response 3.h.i

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

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

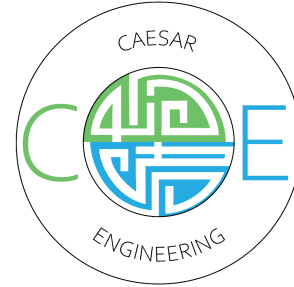
Thank you for your time and effort,



Nathaniel Gooden, P.E.

Caesar Engineering D.P.C.

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



To: City of Poughkeepsie Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Update Letter

October 3rd, 2023

Dear City Officials, Board Members, and Department Heads,

Our firm is submitting an updated site plan for approval on behalf of our client and the project sponsor, AC Aggregates, LLC for a material storage and distribution operation. The attached site plan dated 03OCT23 is an update to the previously submitted site plan dated 07JUN23. The proposed site plan encompasses three contiguous parcels in the City of Poughkeepsie, specifically 70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St (Tax ID: 6061-51-788513), and 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480). In summary, our client wishes to operate a material and distribution operation with the intent to receive aggregate material via the Hudson River and distribute it to local and regional customers. Due to the constraints of the site and that part of its location is in the Hudson River floodplain, the project sponsor is planning to pursue this project in two phases. As shown in the attached site plan, Phase I entails offloading material from a barge and storing it at a temporary location above the Hudson River 100-year flood plain. This allows the client to ramp up operations sooner instead of waiting out the regulatory processes required for Phase 2. Phase 2 (the main course of action) involves storing the aggregate closer to the existing dock so that the client can use conveyors to directly move sand from docked barges to the storage piles. Doing so makes the operation more cost-effective and efficient in the long run. The location for Phase 2 is within the 100-year flood plain and as such, raising the area out of the 100-year flood plain (by roughly 4-6 feet as shown in the plan) avoids the impact of flooding and its effect on operations. It is expected that more time will be required to meet the regulatory needs for this action. As such, we request approval for Phase 1, which is out of the 100-year flood plain, and conditional approval be considered for Phase 2 once the requirements for flood plain development are met. We are hoping this will create a more streamlined process so that the project sponsor does not have to go back through the planning board process again after they have met the pertinent regulatory requirements. The project sponsor intends to work closely with the building department and DPW to execute the more technical portions of this phase.

The project sponsor estimates that there will be approximately 3 barges per month and approximately 25 truck trips per day to/from the site. As such it is reasonable to determine that the increase in traffic is not significant using Table 1 in the Short Environmental Assessment Form Workbook under SEQRA. The primary truck routes will utilize route 9D which bypasses local roads. A traffic diagram dated 03OCT23 is provided as an attachment for reference. Operations are intended to be 24 hours/day, however, operations in the evening hours will be limited to the core function of offloading vessels that deliver aggregate throughout the night. The operation will employ upwards of 4 employees during the largest shift. Loading and trucking will take place during regular daytime business hours. There is adequate space on the site to receive and temporarily hold trucks as they await their respective shipping loads. A site supervisor will be present to manage operations and traffic on the site.

Our firm has contacted the NYS DEC and the United States Army Corps of Engineers in order to comment on the site plan and its potential impact on the environment. We expect feedback from the DEC and USACE in the near future which will help address concerns around the use of the spud barge, the requirement for a SWPPP, and other impacts to the environment. Additionally, we have reached out to various stakeholders to discuss comments received to date. Our firm will follow up with a comment response letter soon once we receive additional information from the pertinent stakeholders.

You can contact our office if you have any questions. Our firm can be reached via the information provided on the front page of this letter. You can reach the project sponsor via the contact information below:

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

We look forward to discussing this plan with you for approval.

Thank you for your time and effort,



Nathaniel Gooden, P.E.

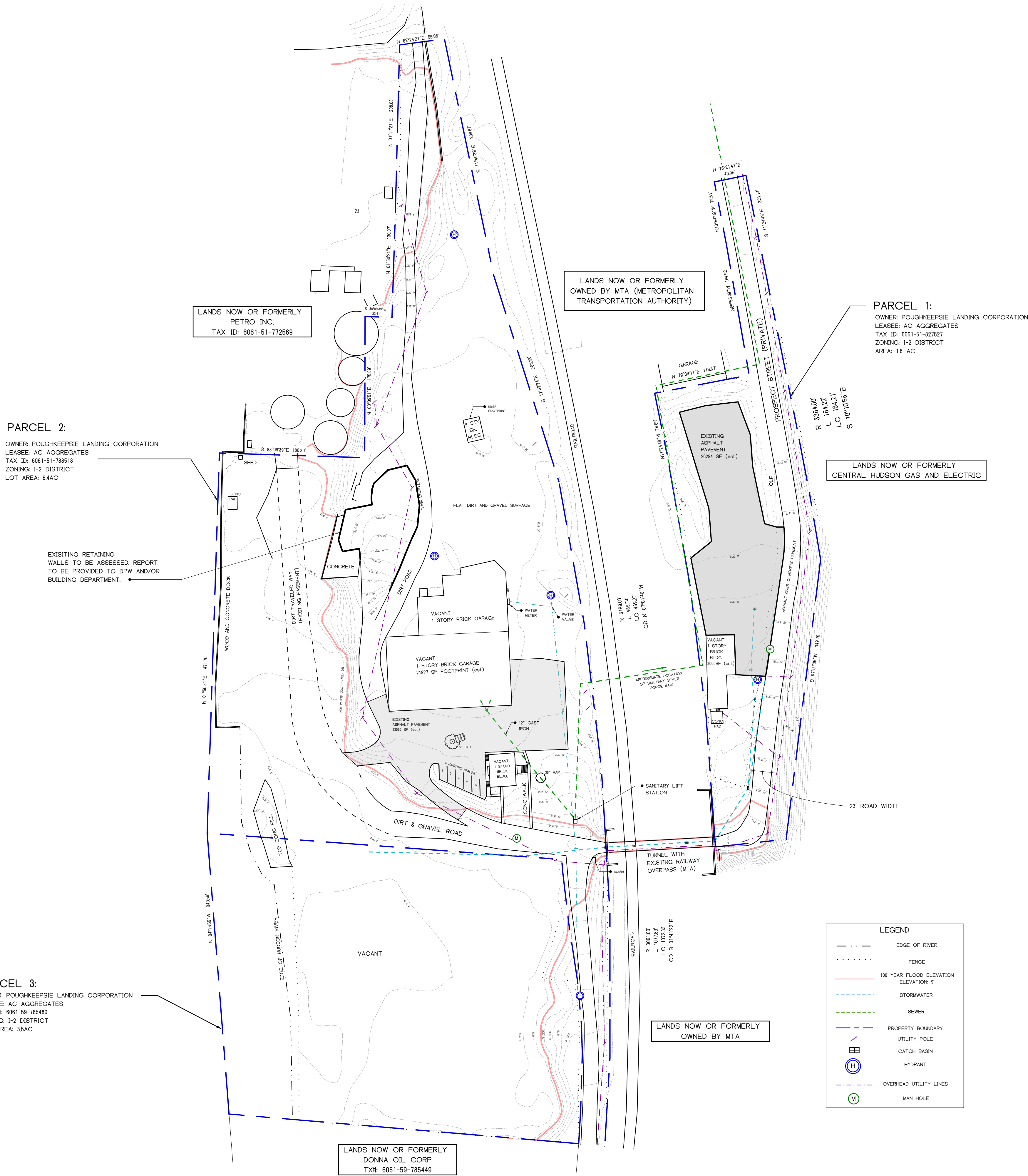
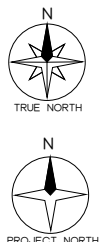
Please see aerial photos of the site below:

Figure 1: 70 Prospect St. (TAX ID: 6061-51-827527) Facing N



Figure 2: 72-78 Prospect St. (TAX ID: 6061-51-788513) Facing NE





PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

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

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW SECTION 7209.2

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AFFIXED TO THIS DOCUMENT OR SET OF DOCUMENTS MAY MAKE ANY ALTERATION
WITHOUT EXPRESS WRITTEN CONSENT OF THIS INDIVIDUAL.

OWNERSHIP OF DOCUMENTS: THE ENGINEER IN THIS TRANSACTION PROVIDES A SERVICE TO THE OWNER OR CLIENT NOT A PRODUCT OR WORK FOR HIRE. THESE AND OTHER DOCUMENTS ARE PRODUCED IN CONVEYANCE OF INFORMATION AND ARE INSTRUMENTS OF THAT SERVICE PROVIDED. THE CLIENT OR OWNER DOES NOT OWN THE DOCUMENTS NOR ARE THEY TO BE USED WITHOUT EXPRESS CONSENT AND CONSULTATION OF THE ENGINEER. ALL INSTRUMENTS OF SERVICE ARE ALL RIGHTS RESERVED BY THE ENGINEER.

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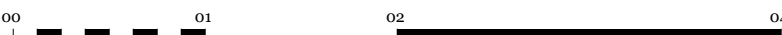
GENERAL NOTES:

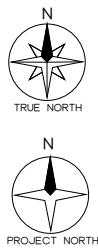
1. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AS PART OF THIS SITE PLAN APPROVAL. ANY PROPOSED CHANGES TO THESE BUILDINGS WILL BE IN ACCORD WITH CITY REGULATIONS AS REQUIRED. PROPOSED CHANGES DOES NOT INCLUDE A CHANGE IN OCCUPATION OR USE OF ANY OF THE EXISTING BUILDINGS ON THE SITE.
2. EXISTING PARKING LOT IN PARCEL 1 WILL BE USED IN PROPOSED PLAN TO MEET THE MINIMUM PARKING REQUIREMENTS. THERE ARE ALSO 5 EXISTING PARKING SPACES IN PARCEL 2 WHICH WILL BE USED.
3. EXISTENCE AND LOCATION OF UTILITIES SHOWN IS FOR REFERENCE ONLY. NO CHANGE TO UTILITIES ARE PROPOSED. UTILITIES MAY HAVE BEEN ALTERED OR CHANGED SINCE THE DATE OF THE INITIAL SURVEY. THE PROJECT SPONSOR WILL CONSULT THE APPROPRIATE PROFESSIONAL TO PERFORM A DEDICATED UTILITY SURVEY IF ALTERATIONS OR IMPROVEMENTS SHOULD BE MADE.

COMMON ABBREVIATIONS REFERENCED		PAGE #	SHEET INDEX	SHEET NAME
I&V IN ACCORDANCE WITH IVO IN THE VICINITY OF	CT, CURB V&V	1	A1	EXISTING CONDITIONS & UTILITIES OVERVIEW
PT. SQUARE	W/O. ON CENTER	2	A2	PROPOSED CONDITIONS PHASE 1
FC, PUMP CHAMBER	W/O. WITH CUT	3	A3	PROPOSED CONDITIONS PHASE 2
BF, SLOPE FENCE	CL.F. CHAIN LINK FENCE	4	A4	10 PROSPECT RD. SITE PLAN PHASE 1 AND 2
SC, CURB FOOT	est. ESTIMATED	5	A5	12-78 PROSPECT ST. SITE PLAN PHASE 1
CL, CENTER LINE		6	A6	12-78 PROSPECT ST. SITE PLAN PHASE 2
SCN, SCHEDULE		7	A7	4 SUNBIRD COVE RD. SITE PLAN PHASE 3
TA, TRAFFIC AREA		8	A8	PROPOSED EQUIPMENT & DETAILS
EOR, ENGINEER OF RECORD				

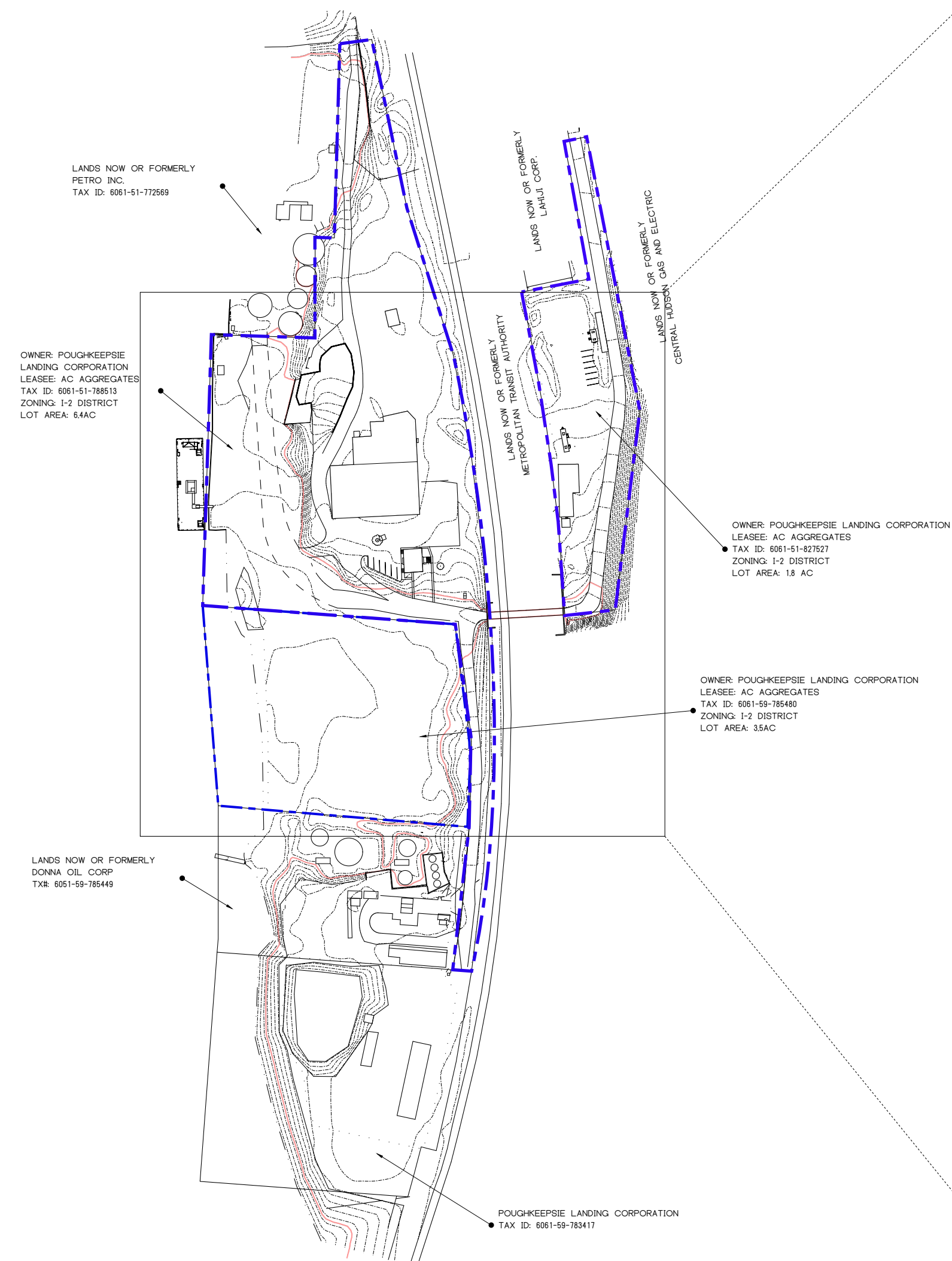
 NATHANIEL GOODMAN, P.E. LIC. NO. 100094 REGISTERED 11/04/13 3:14/17 FROM AUTHORIZATION 10/01/13	COMPANY: CAESAR ENGINEERING D.P.C. DATE: 03/03/23		PROJECT NUMBER: 845.225.8252
	CONTACT: 845.278.0230 contact@caesarengineering.work BUSINESS ADDRESS: 367 WINDSOR HWY #411 NW WINDSOR, NJ 12553		PROJECT SPLICER: ACC AGGREGATES, LLC PROJECT SPLICER ADDRESS: 238 MYERS COUNTRY ROAD WAPPINGER FALLS, NY 12590
 CAESAB ENGINEERING	PROJECT: ACC AGGREGATES INDUSTRIAL SITE PLAN		PROJECT NUMBER: P187
	DATE: _____ REVISION DESCRIPTION		REV # _____
SHEET IDENTIFICATION A1			EXISTING CONDITIONS UTILITIES OVERVIEW
SHEET 1 OF 1 TOTAL SHEETS			

SCALE: 1" = 70'





PROSPECT STREET SITE MAP



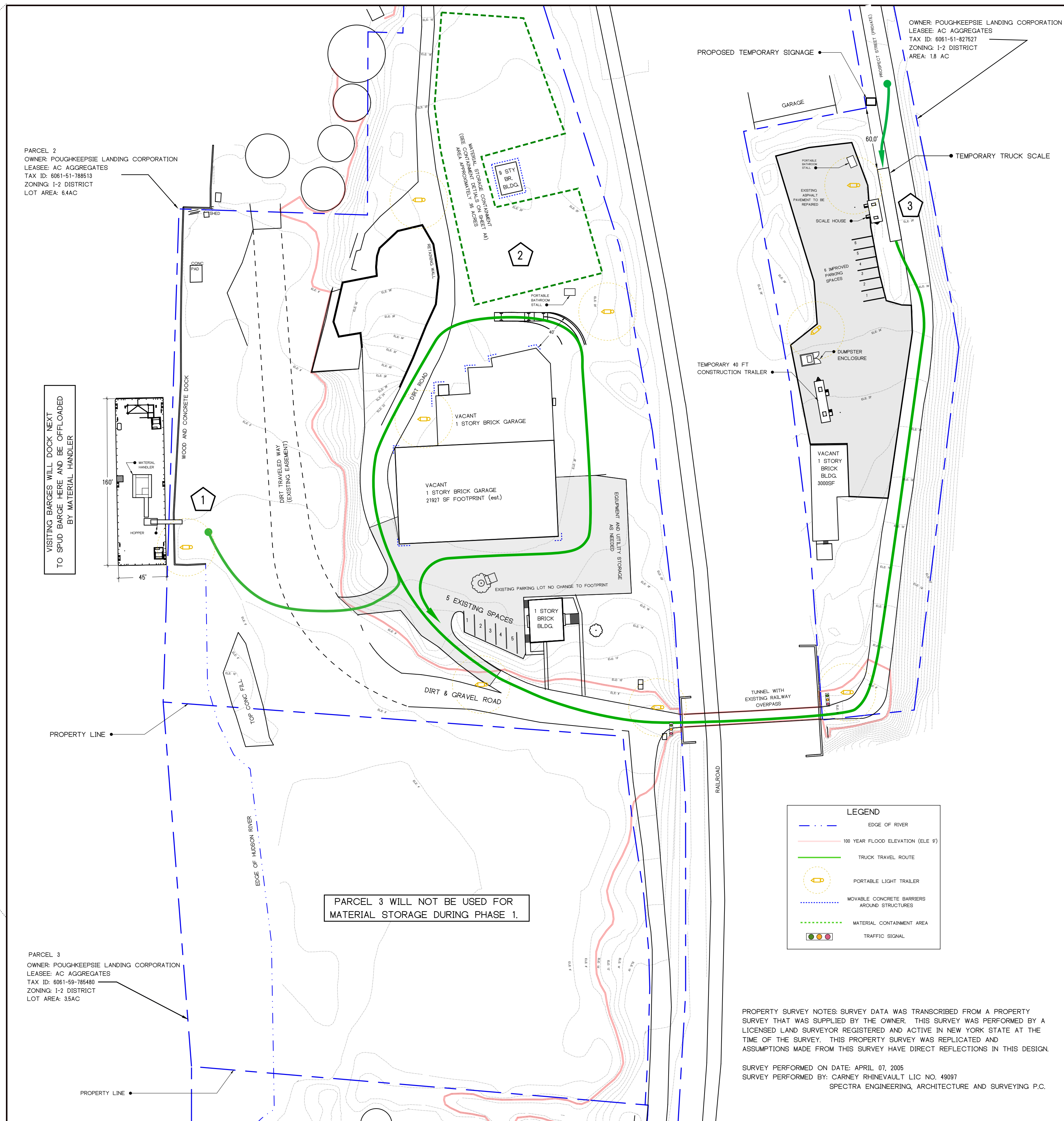
SCALE: 1" = 200'

KEYED NOTES

- 1 OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST) VIA MATERIAL HANDLER STATIONED ON SPUD BARGE. SPUD BARGE WILL BE DOCKED CONTINUOUSLY DURING OPERATIONS. AN ADDITIONAL VISITING (TRANSIENT) BARGE WILL DOCK ADJACENT TO THE SPUD BARGE FOR OFFLOADING OPERATIONS. SEE SHEET A8 FOR SPUD BARGE SYSTEM.
- 2 MATERIAL IS TRUCKED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513, WHERE IT IS CONFINED IN STOCKPILES. TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.
- 3 A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL. OFF-STREET PARKING SPACES WILL BE PROVIDED FOR AN ESTIMATED 4 ON-SITE EMPLOYEES MEETING THE MINIMUM PARKING REQUIREMENTS.

SHOWING OVERVIEW OF PROPOSED CONDITIONS (ALL PARCELS - PHASE 1)

SCALE: 1" = 60'



SCALE: SEE VIEWS

GENERAL NOTES:

- 1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527, 6061-51-788513, AND 6061-59-785480). DURING PHASE 1 ONLY PARCELS 6061-51-827527 AND 6061-51-788513 WILL BE UTILIZED FOR OPERATIONS. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED AGGREGATE MATERIAL VIA OFFSHORE VESSEL AND STOCK PILING IT ON SITE. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A8)
- 2) MATERIAL WILL BE BROUGHT BY TRUCK TO THE NORTHERN END OF PARCEL 6061-51-788513 (70 PROSPECT ST.) AND STORED BEFORE BEING HAULED OFF FOR DELIVERY TO CUSTOMERS.
- 3) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY THE SITE CONDITIONS. THERE ARE LITTLE CONSTRAINTS FOR SITE PARKING.
- 4) TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- 5) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
- 6) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN IS BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEE'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
- 7) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

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

ZONING DISTRICT I-2 BULK TABLE REQUIREMENTS: PARCEL 1 TAX ID: 6061-51-827527			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDG ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

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

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

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

CITY PLANNING BOARD
CITY OF Poughkeepsie, New York
SITE PLAN APPROVAL

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of ____ 20__
PLANNING CHAIR:
DESIGNER:
DATE SIGNED:
CONDITION(S):

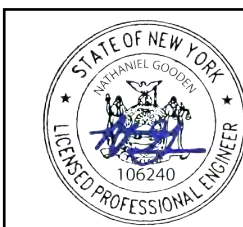
Fire Chief

Police Chief

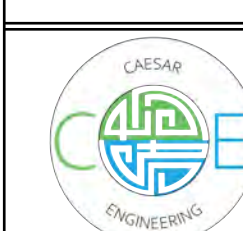
Building Inspector

City Engineer

Commissioner of Public Works



NATHANIEL GOODEN, P.E.
LIC. NO. 180240
REGISTERED: THRU 31 JULY 2025
FIRM AUTHORIZATION: 00201219



COMPANY:
CAESAR ENGINEERING D.P.C.
CONTACT:
845.275.0230
contact@caesarengineering.com
BUSINESS ADDRESS:
367 WINDSOR HWY #411
NEW WINDSOR, NY, 12553
PROJECT:
**AC AGGREGATES
INDUSTRIAL SITE PLAN**

DATE:
03OCT23
DESIGNED BY:
NG / NC
DRAWN BY:
NG / NC
PROJECT SPONSOR ADDRESS:
228 MYERS CORNERS ROAD
WAPPINGER FALLS, NY 12589
PROJECT SPONSOR:
AC AGGREGATES, LLC.
PROJECT NUM:
P187
PROJECT ADDRESS:
70 PROSPECT ST., 72-78
PROSPECT ST., 4 SUNSHINE CORN
RD., POUGHKEEPSIE, NY 12601

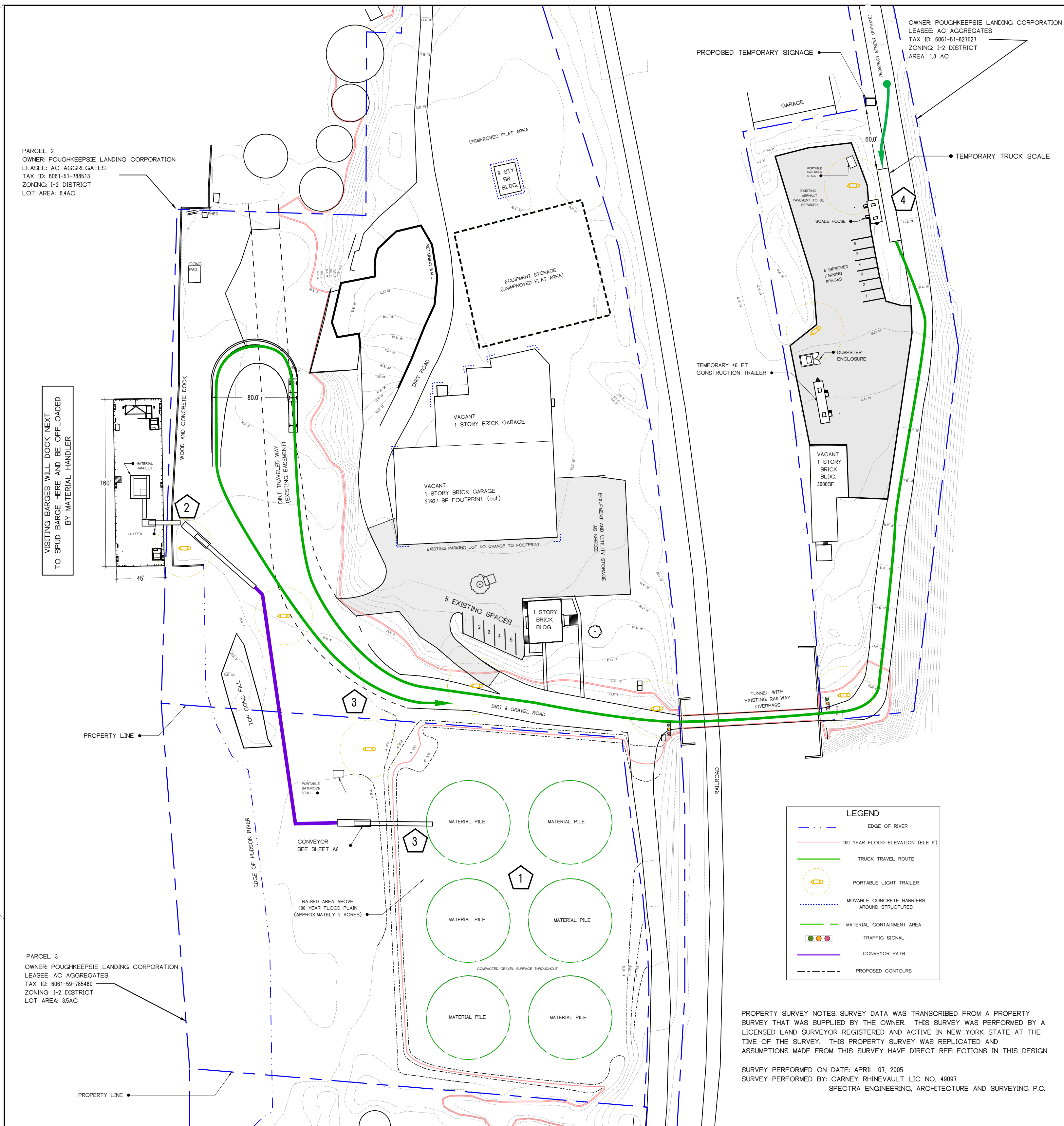


SCALE: 1" = 200'

KEYED NOTES

- 1 CLEAN FILL MATERIAL IS POSITIONED ON SITE TO RAISE A PORTION OF LAND (APPROXIMATELY 2 ACRES) ON PARCEL# 6061-59-785480 OUT OF THE 100 YEAR FLOOD PLAIN TO ELEVATION 10 AS SHOWN. THIS PORTION OF LAND WILL THEN BE USED TO STORE AGGREGATE MATERIAL.
- 2 OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST) VIA MATERIAL HANDLER STATIONED ON SPUD BARGE. SPUD BARGE WILL BE DOCKED CONTINUOUSLY DURING OPERATIONS, AN ADDITIONAL VISITING (TRANSIENT) BARGE WILL DOCK ADJACENT TO THE SPUD BARGE FOR OFFLOADING OPERATIONS. SEE SHEET A8 FOR SPUD BARGE SYSTEM.
- 3 MATERIAL IS CONVEYED UP TO ELEVATION 10 ON PARCEL# 6061-59-785480 WHERE IT IS CONFINED IN STOCKPILES. DUMP TRAILERS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.
- 4 A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL. OFF-STREET PARKING SPACES WILL BE PROVIDED FOR AN ESTIMATED 4 ON-SITE EMPLOYEES MEETING THE MINIMUM PARKING REQUIREMENTS.

SCALE: 1" = 60



SCALE: SEE VIEWS

GENERAL NOTES

- 1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCELS' (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480) DURING PHASE 2. ALL PARCELS WILL BE UTILIZED FOR OPERATIONS. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED AGGREGATE MATERIAL VIA OFFSHORE VESSEL AND OFFLOADING AND MOVING IT VIA PORTABLE MECHANICAL CONVEYORS TO MATERIAL STOCK PILES. THE MATERIAL WILL THEN BE PORTIONED AND HAULED OFF SITE FOR DELIVERY TO CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A8).
- 2) A PORTION OF PARCEL #6061-59-785480 (4 SUNFISH COVE RD) WILL BE RAISED OUT OF THE 100 YEAR FLOOD PLAIN TO ELEVATION 10. THIS NEW HIGHER AREA WILL SUPPORT THE MATERIAL STOCKPILES PROPOSED.
- 3) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY THE SITE CONDITIONS. THERE ARE LITTLE CONSTRAINTS FOR SITE PARKING.
- 4) TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- 5) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
- 6) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN IS BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LEASEE'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER, ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
- 7) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

BULK TABLE NOTES

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

1. ... Terminals and building material storage and sale, but excluding storage of coal, coke, fuel oil or junk.

MINIMUM PARKING REGULATIONS

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

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

ZONING DISTRICT 1-2			
BULK TABLE REQUIREMENTS: PARCEL 1			
TAX ID: 6061-51-827527			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	80%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

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

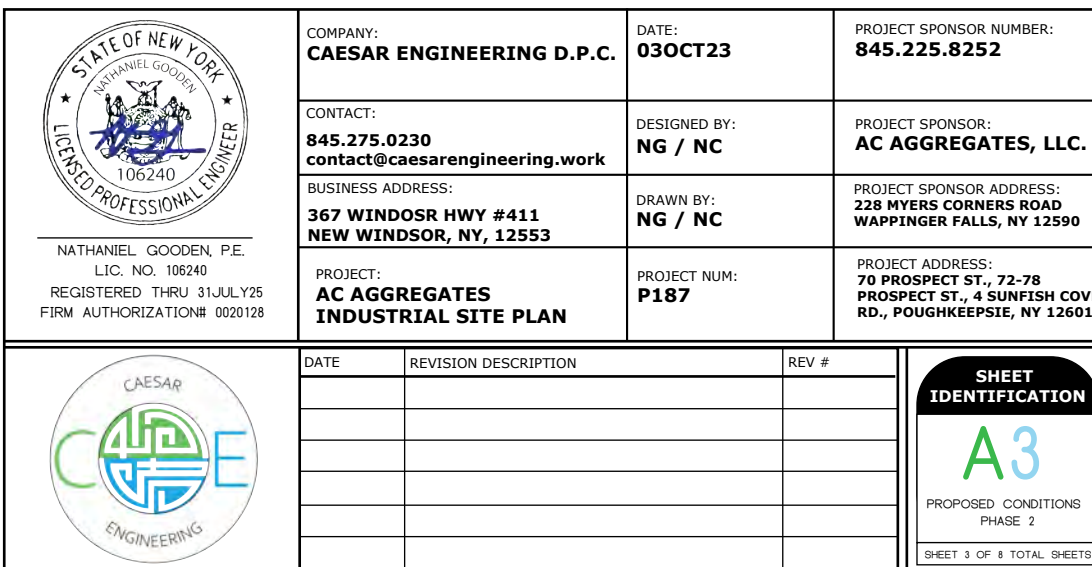
ZONING DISTRICT 1-2			
BULK TABLE REQUIREMENTS: PARCEL 3			
TAX ID: 6061-59-785480			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE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

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

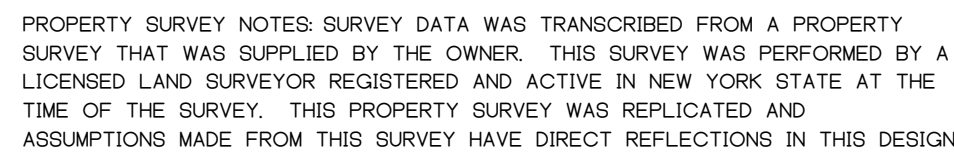
CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL

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



SCALE: 1" = 200'



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

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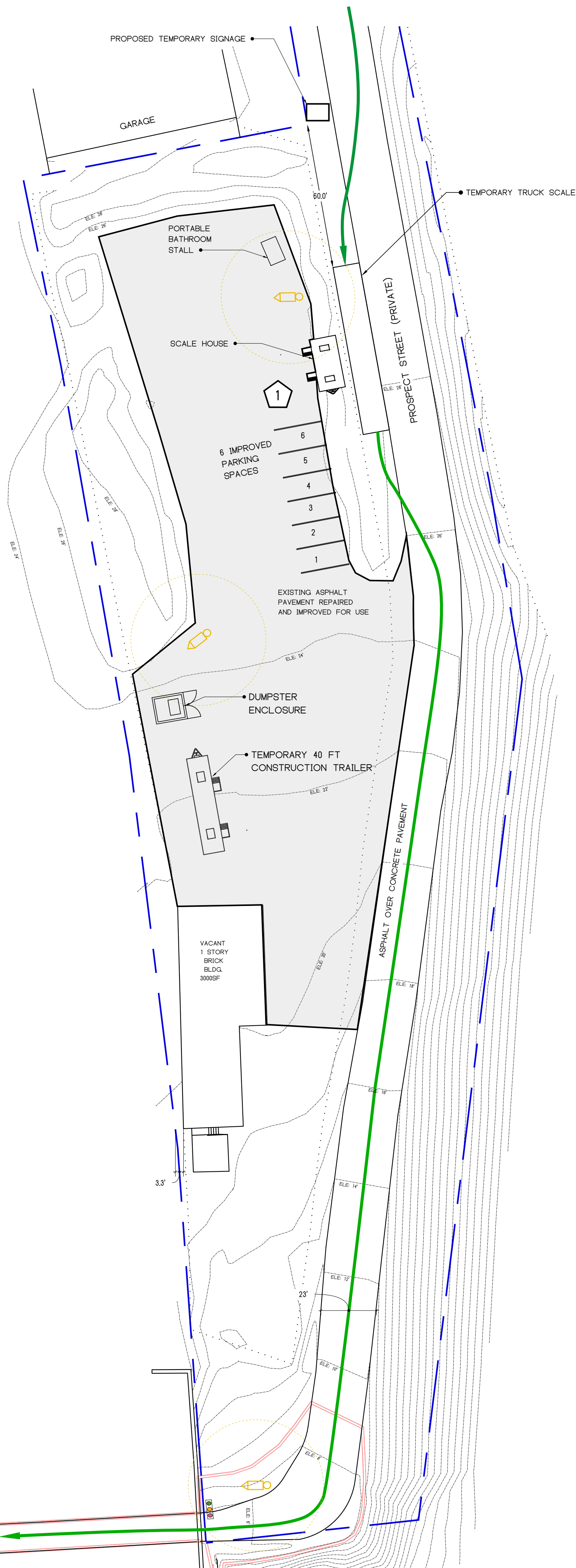
ONLY MAPS OR DRAWINGS WITH EMBOSSED OR TRUE INK SEALS WITH THE SIGNATURE AND DATE OF THE PROFESSIONAL ENGINEER ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED OR TRUE INK SEALS WITH A CORRELATED SIGNATURE SHOULD NOT BE RELIED UPON SINCE OTHER COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND/OR CHANGES.

NO ONE EXCEPT THE ENGINEER WHOSE NAME AND SIGNATURE THAT HAVE BEEN
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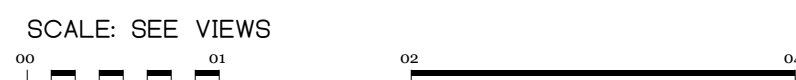
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ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

SCALE: 1" = 30'



TUNNEL WITH
EXISTING RAILWAY
OVERPASS TO
72-78 PROSPECT ST.



ZONING DISTRICT 1-2 BULK TABLE REQUIREMENTS TAX ID: 6061-51-827527			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
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FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDG ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

BULK TABLE NOTES

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Uses permitted by right

1. = Terminals and bulking material storage and sale, but excluding storage of coal, coke, fuel oil or junk.

MINIMUM PARKING REGULATIONS:

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

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

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

GENERAL NOTES:

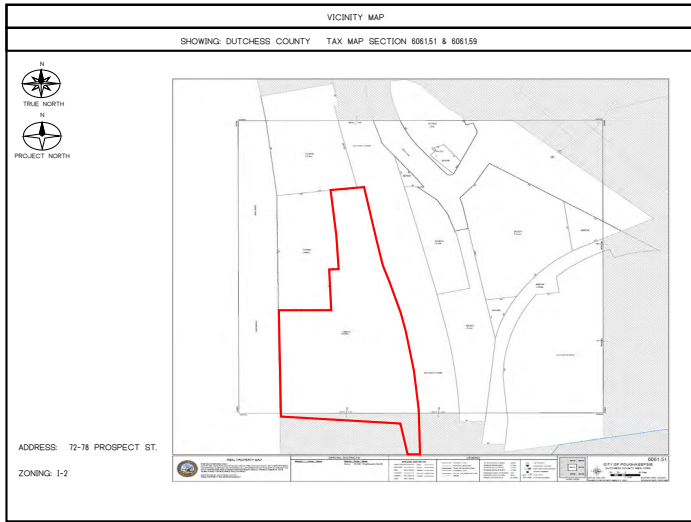
- 1) THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONJUGATE PARCELS C) (TAX IDS: 6061-51-82762; 6061-51-78616; AND 6061-59-78640). THIS PARCEL (6061-51-82762) WILL BE UTILIZED FOR OVERALL, SITE OPERATIONAL, CONTROL, SITE ACCESS, AND TRUCK WEIGHING OPERATIONS. SEE SHEETS A2 AND A3 FOR PROPOSED CONDITIONS OF ALL PARCELS IN BOTH PHASE 1 AND PHASE 2.
- 2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. 6 OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY THE SITE. CONDITIONS THERE ARE LITTLE CONSTRAINTS FOR SITE PARKING.
- 3) TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- 4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
- 5) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN IS BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE IN NATURE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATION. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL BE LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LESSEE'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION. HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
- 6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AS PART OF THIS SITE PLAN APPROVAL. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED.

CITY PLANNING BOARD
CITY OF Poughkeepsie, New York
SITE PLAN APPROVAL
FILE NO:

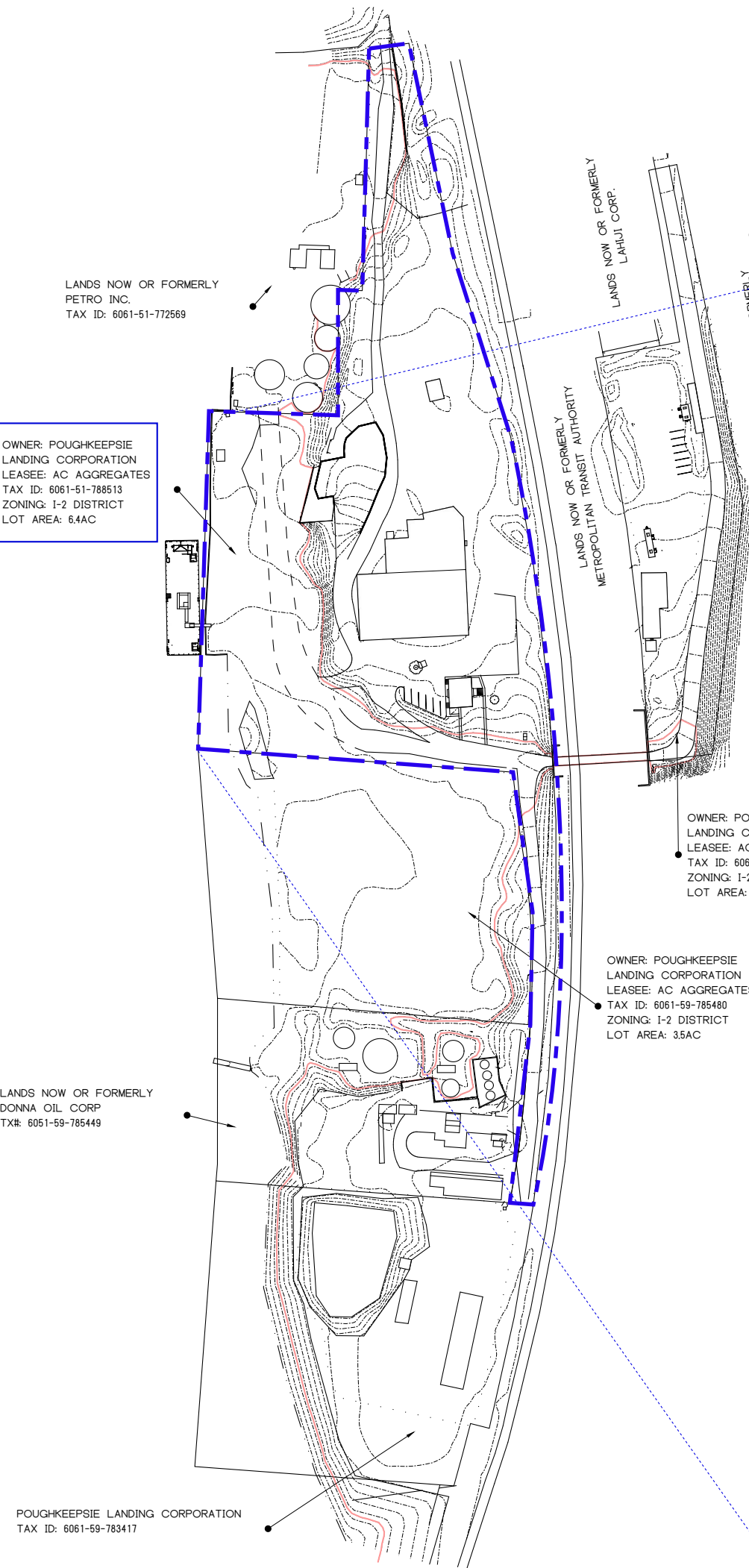
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board
meeting held the _____ day of _____, 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

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

 NATHANIEL GOODEN, P.E. Lic. No. 000041 REGISTERED THIRD CLASS FROM AUTHORIZATION 000191	CORPORATE: CAESAR ENGINEERING D.P.C. CONTACT: 845.275.0230 contact@caesarengineering.com BUSINESS ADDRESS: 307 WINDSOR HWY #411 NW WINDSOR, NY 12553		DATE: 03/0CT23 DESIGNED BY: NG / NC DRAWN BY: NG / NC PROJECT NUM: P187	PROJECT SPONSOR NUMBER: 845.225.8252 PROJECT SPONSOR: AC AGGREGATES, LLC. PROJECT ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
	PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN		PROJECT ADDRESS: 750 PROJECT ST. 72-78 PROMPT ST. 4 SUNSHINE CORP. RD. ROQUEFORTE, NY 12663	
	DATE: _____ REVISION DESCRIPTION _____		REV # _____	
			SHEET IDENTIFICATION A4 TO PROSPECT BY SITE PLAN PAGE 1 AND 2 SHEET # OF TOTAL SHEETS	

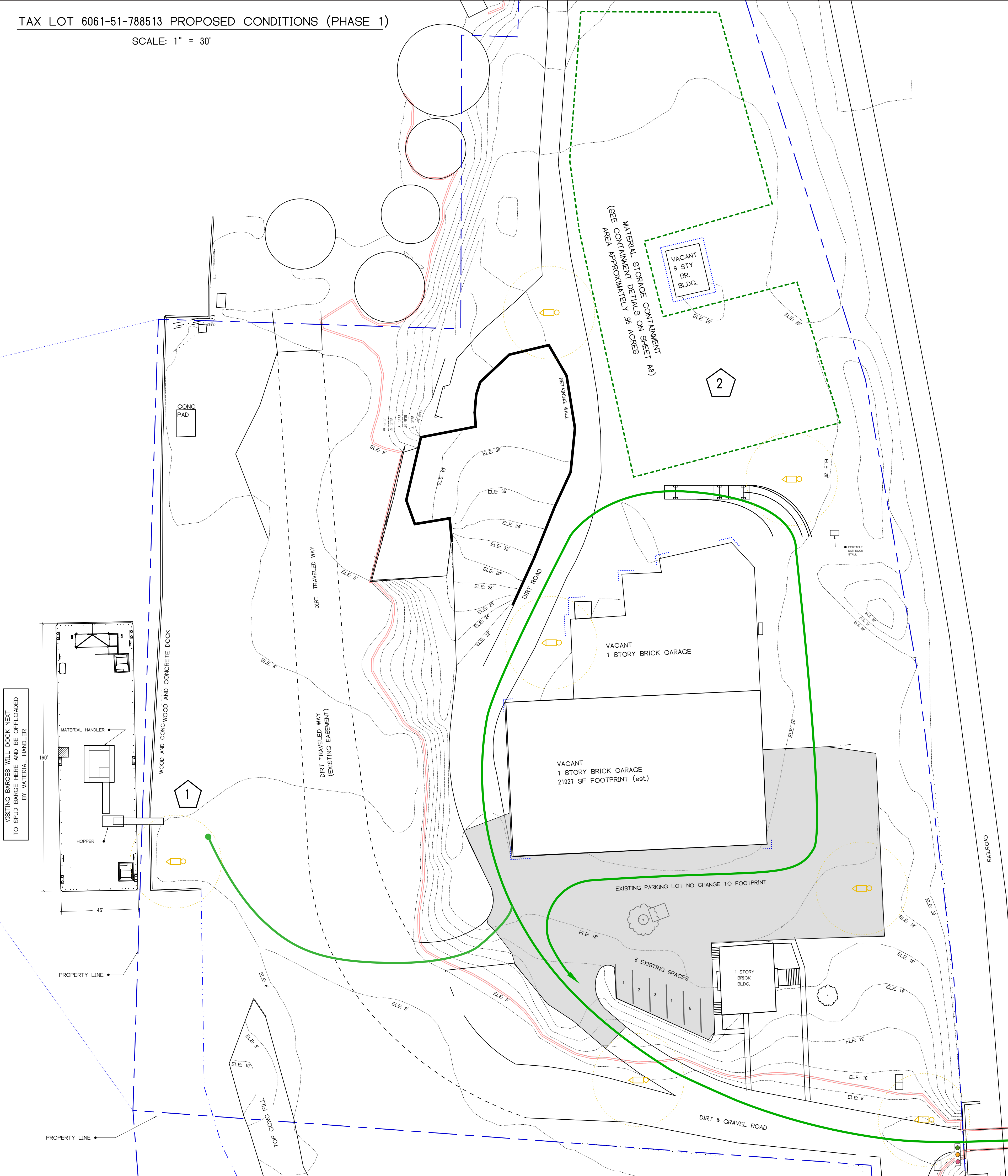


OWNER: POUGHKEEPSIE
LANDING CORPORATION
LEASEE: AC AGGREGATES
TAX ID: 6061-51-766513
ZONING: I-2 DISTRICT
LOT AREA: 6.4AC

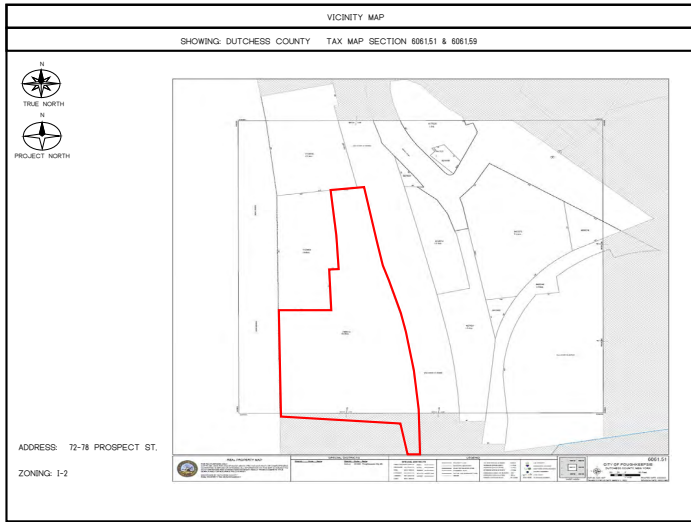
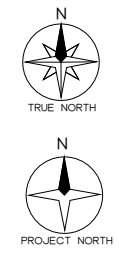


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SCALE: 1" = 30'

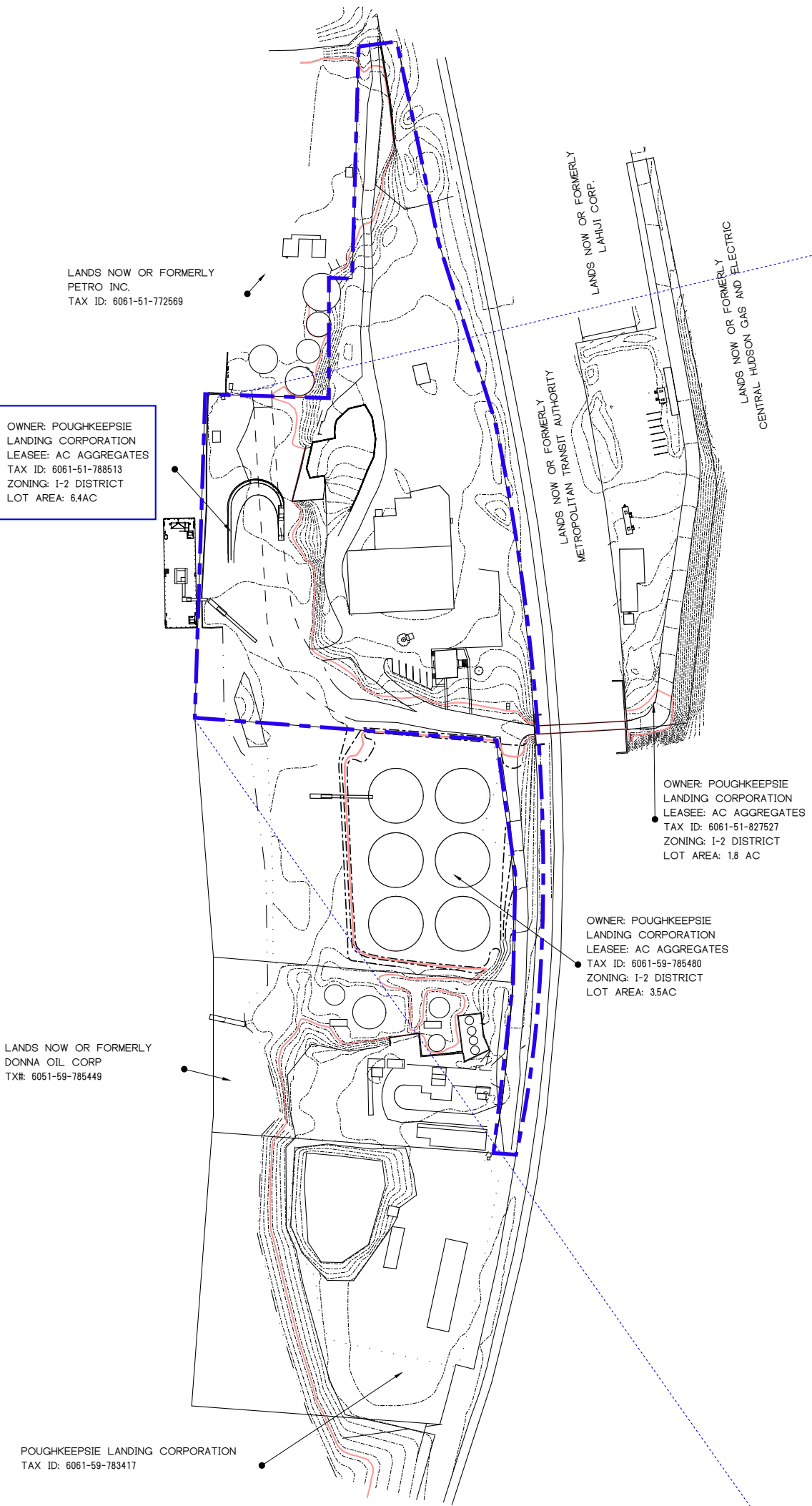


STATE OF NEW YORK JULY 1914 PROFESSIONAL ENGINEER NATHANIEL GOODEN, P.E. LIC. NO. 160494 REGISTERED THRU 3/31/2017 FIRM AUTHORIZATION# 000310	CMPANY: CEASAR ENGINEERING D.P.C. CONTACT: 845.275.0230 contact@ceasarengineering.work BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY 12553		DATE: 03/02/2021 PROJECT SPONSOR NUMBER: 845.225.8252	
	PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN		DESIGNED BY: NG / NC DRAWN BY: NG / NC PROJECT NUM: P187	
CEASAR ENGINEERING	DATE REVISION DESCRIPTION		REV #	
	SHEET IDENTIFICATION A5 72-16 PROSPECT ST., SITE PLAN, PHASE 1B SHEET 5 OF 6 TOTAL SHEETS		PROJECT SPONSOR: AC AGGREGATES, LLC PROJECT ADDRESS: 528 HYVES CORNER ROAD WAPPINGER FALLS, NY 12590 PROJECT ADDRESS: 70 PROSPECT ST., 72-18 PROSPECT ST., 4 SUNDRIFF RD., ROUGHKESPEE, NY 12581	



PROSPECT STREET SITE MAP

SCALE: 1" = 200'



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

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

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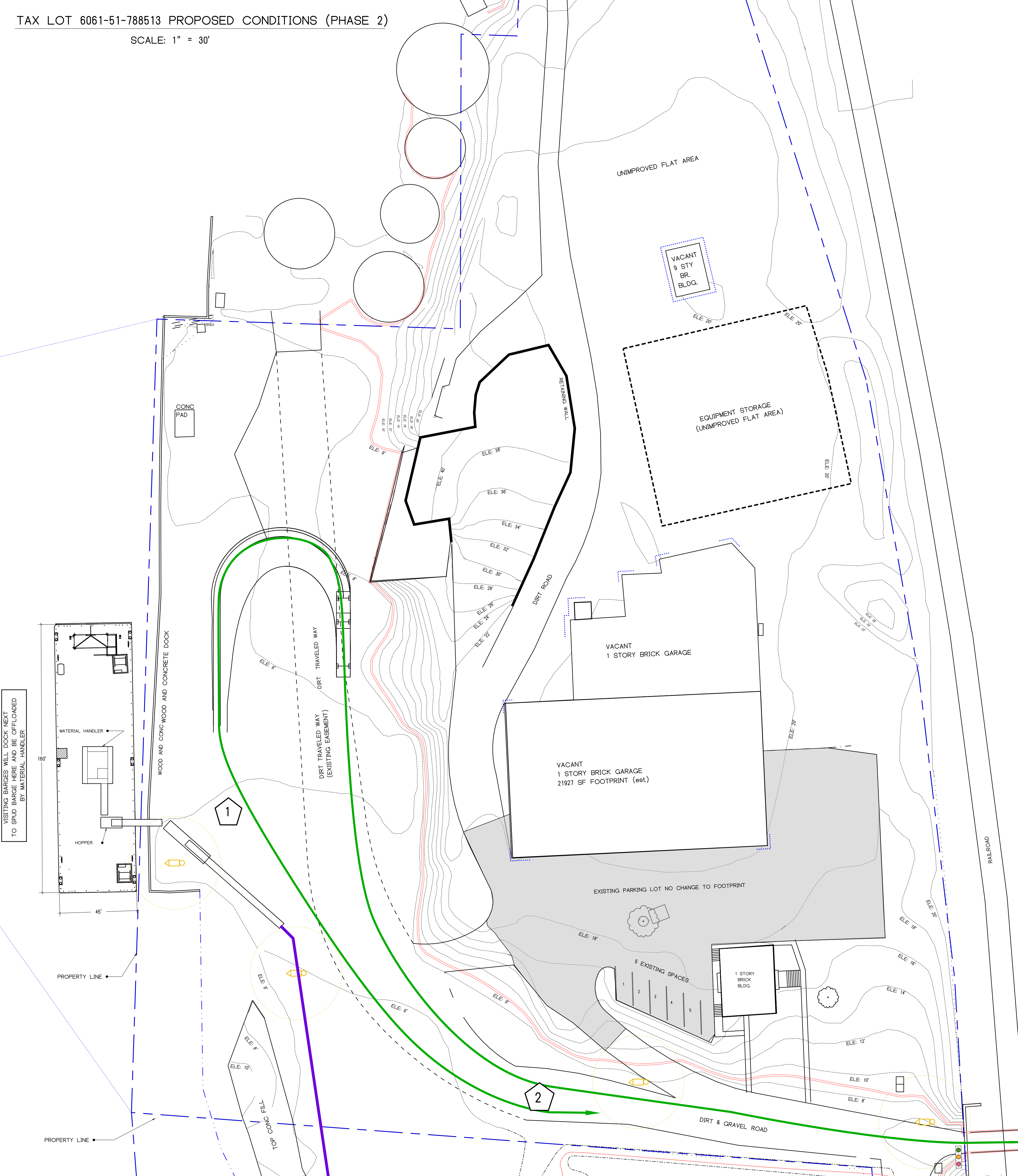
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ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

SCALE: 1" = 30'



DURING PHASE 2, PROJECT SPONSOR WILL USE PARCEL 6061-51-788513 FOR CARGO OPERATIONS AND EQUIPMENT STORAGE AS SHOWN. MATERIAL STORAGE WILL BE ON PARCEL# 6061-59-785480 (4 SUNFISH COVE RD.)

KEYED NOTES

- OFFLOADING OF AGGREGATE MATERIAL FROM A DOCKED BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST.) VIA MATERIAL HANDLER STATIONED ON SPUD BARGE. SPUD BARGE WILL BE DOCKED CONTINUOUSLY DURING OPERATIONS. AN ADDITIONAL VISITING (TRANSIENT) BARGE WILL DOCK ADJACENT TO THE SPUD BARGE FOR OFFLOADING OPERATIONS. SEE SHEET A8 FOR SPUD BARGE SYSTEM.
- TRUCKS WILL TRANSIT THROUGH THE SITE TO ACCOMMODATE MATERIAL STORAGE OPERATIONS TAKING PLACE ON ADJACENT PARCEL# 6061-59-785480 (4 SUNFISH COVE RD.)

GENERAL NOTES:

- THE PROJECT SPONSOR WISHES TO EXECUTE TEMPORARY MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-788513) WILL BE UTILIZED FOR MATERIAL OFFLOAD AND STORAGE OPERATIONS UTILIZING A DOCKED BARGE AND TRUCK TRANSPORT OPERATIONS.
- FOR ADJACENT PARCELS, SEE PROPOSED CONDITIONS OVERVIEW FOR PHASE 2 ON SHEET A3.
- OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. 5 OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY THE SITE CONDITIONS. THERE ARE LITTLE CONSTRAINTS FOR SITE PARKING.
- TEMPORARY SITE LIGHTING WILL BE USED THROUGHOUT AS NEEDED. SEE LIGHT DETAIL.
- PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
- THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN IS BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE IN NATURE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SET UP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE LESSEE'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
- AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

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

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

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

CITY PLANNING BOARD
CITY OF Poughkeepsie, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the _____ day of _____, 20____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

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

SCALE: SEE VIEWS

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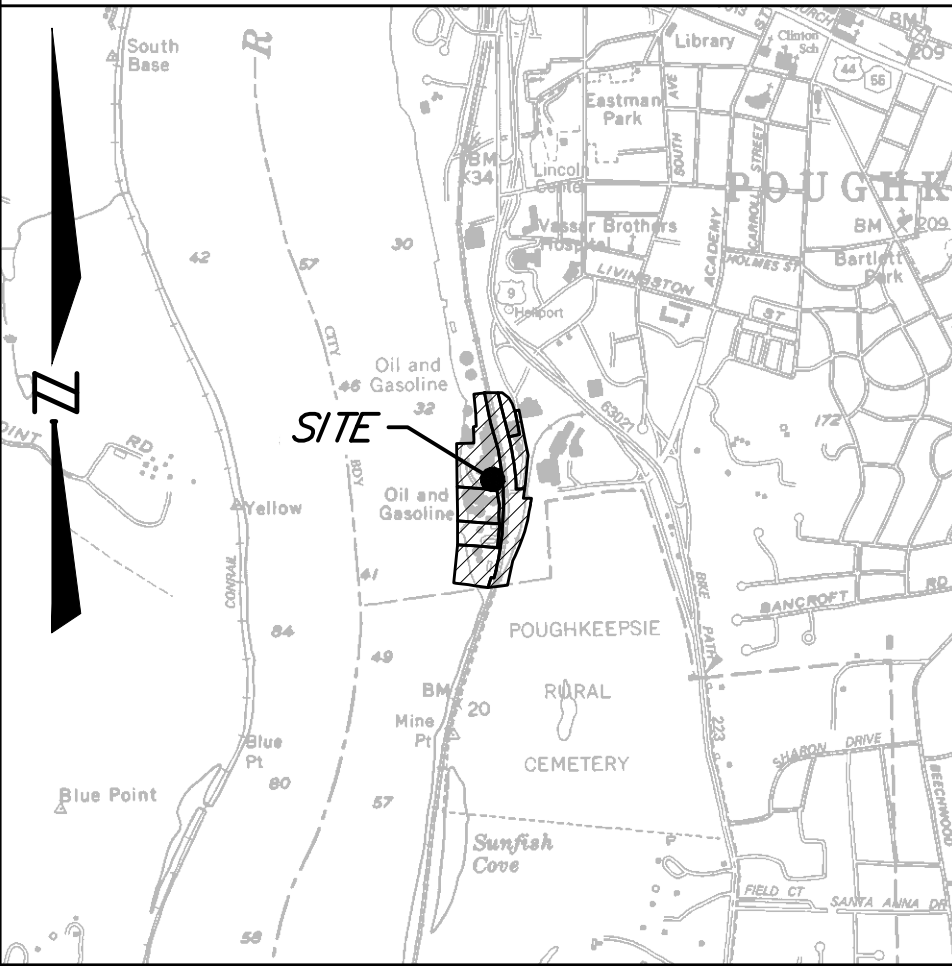
COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 03OCT23	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.com	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUMBER: P187	PROJECT ADDRESS: 78 PROSPECT ST., 72-78 PROSPECT ST., SUNFISH COVE RD., Poughkeepsie, NY 12601



DATE	REVISION DESCRIPTION	REV #



LOCATION MAP SCALE 1 in. = 2000 ft.



T.M. : MULTI

Drawn by NTK

Spell checked by NTK

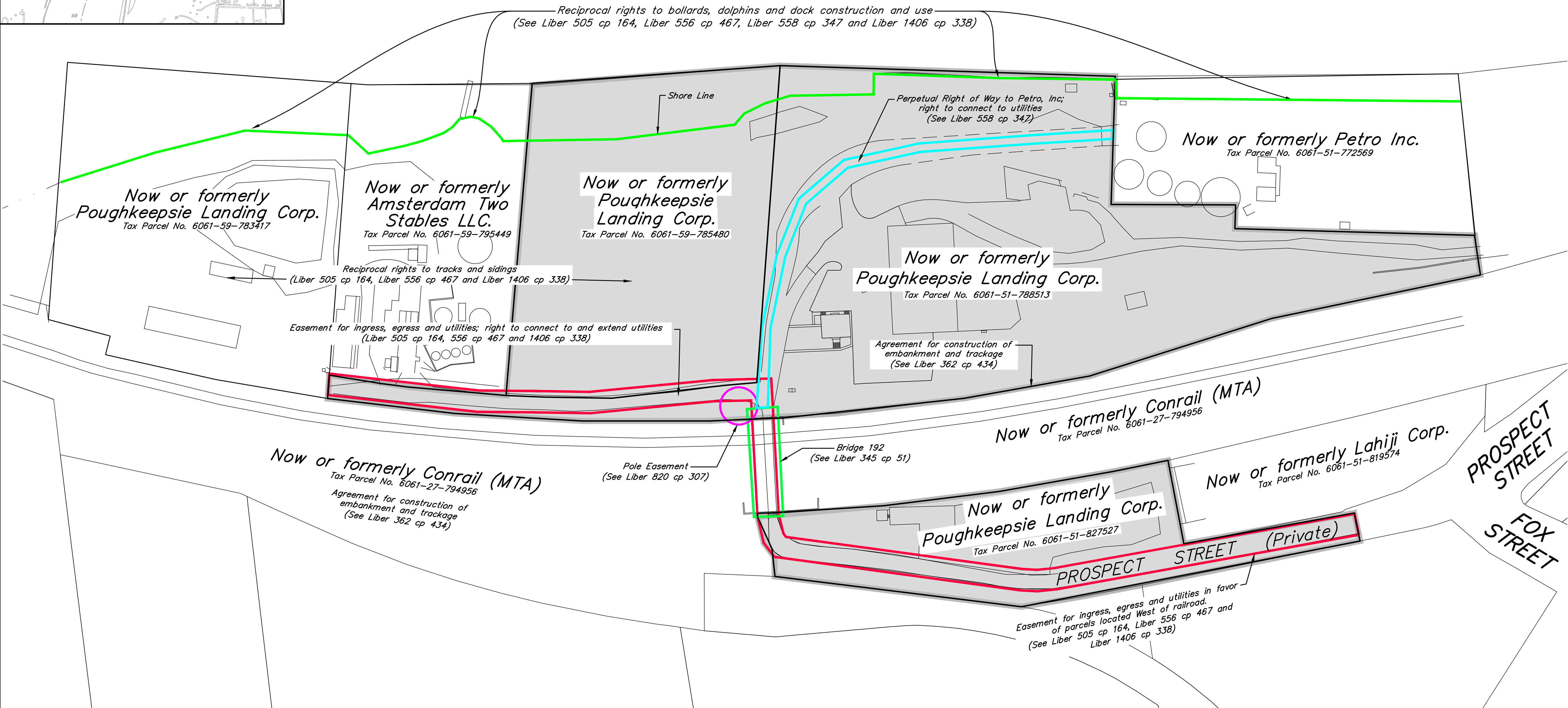
Checked by STM

W.O. No. 26758

LAYOUT: MAP

Drawing Name: SS26758__R01_V22.DWG

HUDSON RIVER



Notes

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

MAP OF EASEMENTS

PREPARED FOR

AC AGGREGATES, LLC

SITUATE IN THE

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 80 ft.

APRIL 4, 2023

PRINTED

April 4, 2023

BADEY & WATSON
Surveying & Engineering, D.P.C.



3063 Route 9
Cold Spring, NY 10516
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