City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Wednesday, January 17, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 19, 2023 Minutes

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

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN
ADJOURNED TO FEBRUARY 21, 2024

2. 357 HOOKER AVENUE – SITE PLAN FILE #2023-082
Application for site plan review relative to the proposed renovation of the standard restaurant at 357 Hooker Avenue, including: alteration to the front (north) façade, proposed outdoor seating areas, outdoor cooking area, pavilion, outdoor storage container and dumpster. Owner: Highway Displays Inc; Applicant: Terriciena Brown; Consultant: Ciro Interrante, Architect, P.C.; Grid #6161-66-744353; Zoning District: Neighborhood Commercial (C-1); File #2023-082

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 10 RINALDI BOULEVARD: SITE PLAN – COMMUNITY ROOM
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

2. 110 SOUTH GRAND AVENUE: Site Plan

Application for site plan review relative to the construction of an addition to a church and a 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.

3. 9 DUTCHESS AVENUE – SITE PLAN

Application for grading of site, pursuant to the provisions of Section 19-4.19(c) of the Zoning Ordinance, which allows a building permit to be issued for grading with specific permission by the Planning Board, pursuant to the site plan review process. Owner/Applicant: 9 Dutchess LLC (Louis Kaufman); Consultant: Day Stokosa Engineering PC; Grid #6062-59-781388, 777390, 774390 and 768392; Zoning District: Waterfront (W) District; File #PB2023-090

4. 125 Market Street

Application for Façade Review relative to the proposed alteration of the façade of the building at 125 Market Street, pursuant to the provisions of Section 19-3.23(7) of the Zoning Ordinance, which requires approval by the Planning Board of any change in the façade of an existing building in the C-2 District. Owner: Market Street Enterprises, LLC/Sam Shamsuddin; Applicant: Deepen Patel; Consultant: Mazzarelli Architecture & Planning PC; Grid #6061-28-986951; Zoning District: Central Commercial (C-2); File #2023-092

City of Poughkeepsie
Planning Board Meeting
DRAFT Minutes
Tuesday, December 19, 2023 6:00 PM

Present	Excused	Staff
Anne Saylor Nick DeLuccia Chris Pestas Brian Veltre Paul Ackerman	Rosaura Andújar- McNeil Marjorie Smith	Richard Distel, City Planner Lori Garcia, Board Administrative Assistant Chris Kroner, Architectural Consultant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of November 21, 2023 Minutes
Motion: Brian Veltre
Second: Paul Ackerman
Carried: 4:0:1

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

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

Presenting: Lauren O'Neil, O'Niel Group
Frank Filiciotto, PE, Creighton Manning
Domonic Arico, Architect

Motion made to open the public hearing.
Motion: Brian Veltre
Second: Nick DeLuccia
Carried: 5:0:0

Speakers:
Sandra Wolle
Michael Dolan
Mike Harmut
Roger Christenfeld
Laurie Sandow
Sam Finnerman
Christina Cacghlin

Penny Dell	Michael Ackerbauer
Amanda Thornton	Marcia O'Niel
Ann Harmut	Shirley Adams
Don Vieth	Thomas O'Neil

Motion was made to adjourn the public hearing and review to January 17, 2024, meeting.

Motion: Paul Ackerman
Second: Nick DeLuccia
Caried: 5:0:0

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **SOUTH AVENUE LOT #937583: SITE PLAN AMENDMENT**
Application for Site Plan review regarding a vacant property located on South Avenue for the construction of a 5-story mid-rise multifamily residential development with 87 units. Owner/Applicant: South Avenue Real Estate Associates LLC, Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

PRESENTING: Matthew Tether, LMV
Devora Schwartz, LMV

A motion was made to approve the resolution.
Motion: Nick DeLuccia
Second: Brian Veltre
Carried: 5:0:0

2. 357 HOOKER AVENUE – SITE PLAN
Application for site plan review relative to the proposed renovation of the standard restaurant at 357 Hooker Avenue, including: alteration to the front (north) façade, proposed outdoor seating areas, outdoor cooking area, pavilion, outdoor storage container and dumpster. Owner: Highway Displays Inc; Applicant: Terriciena Brown; Consultant: Ciro Interrante, Architect, P.C.; Grid #6161-66-744353; Zoning District: Neighborhood Commercial (C-1); File #2023-082

Presenting: Ciro Interante, Architect
Terencia Brown, Ward Councilwoman
Carlos, Chef

Motion was made to call a public hearing on January 17, 2024
Motion: Nick DeLuccia
Second: Paul Ackerman
5:0:0

3. 9 DUTCHESS AVENUE - SITE PLAN
Application for grading of site, pursuant to the provisions of Section 19- 4.19(c) of the Zoning Ordinance, which allows a building permit to be issued for grading with specific permission by the Planning Board, pursuant to the site plan review process.
Owner/Applicant: 9 Dutchess LLC (Louis Kaufman); Consultant: Day Stokosa Engineering PC; Grid #6062-59- 781388, 777390, 774390 and 768392; Zoning District: Waterfront (W) District; File #PB2023-090

Presenting: Lou Kaufman, Owner/Applicant

V. BOARD BUSINESS

Approval of 2024 Meeting Dates

Motion: Paul Ackerman
Second: Nick DeLuccia
Carried: 5:0:0

Motion made to adjourn the meeting until January 17, 2024
Motion: Nick DeLuccia
Second: Chris Pestas
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.

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:** 357 HOOKER AVENUE

II. **PROPERTY OWNER:** HIGHWAY DISPLAYS, INC.
ADDRESS: 404 MAPLE ST.
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: 845-452-2121 (include area code)

III. **NAME OF APPLICANT:** TERRICIENA A. BROWN
ADDRESS: 4 BALDING AVENUE
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: 845-416-3921 (include area code)
EMAIL ADDRESS: TERRICIENA146@YAHOO.COM

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

IV. **CONSULTANT:** CIRO INTERRANTE ARCHITECT, P.C.
ADDRESS: 25 MARKET STREET, SUITE 3
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: 845-473-7572 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): EXISTING RESTAURANT USE TO REMAIN UNCHANGED. REPLACE FRONT WINDOW WITH OVERHEAD DOOR. DEVELOP OUT DOOR DINING AT REAR OF BUILDING AND FRONT PATIO

VI. **ZONING DISTRICT:** C-1 NEIGHBORHOOD COMMERCIAL

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

Revised January 2018: Previous Editions Obsolete

REVISED - 11/3/23

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: X (yes) _____ (no)

Cost of Construction: $ 25,000 ±

LOT AND BULK INFORMATION:

Lot area: 0.60 (acres) 26,136 (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)

2,580 (total building footprint, square feet)

Lot Coverage: 9.8 % (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)

2,580 (total gross floor area, square feet)

Building Height: 1 (stories) 22' (feet)

Floor Area Ratio: 9.8 % (ratio of gross floor area divided by lot area)

VIII. **PROJECT PARKING INFORMATION**

A) Number of Off-Street Parking Spaces required: 25

B) Number of Off-Street Parking Spaces provided: 48

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

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

If yes, name all such municipal facilities: N/A

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

N/A _____(Yes) _____(No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

IX. RESIDENTIAL PROPOSALS N/A

A) Type of Development: _____
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ____ Yes ____ No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

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

XI. **SERVICE BUSINESS PROPOSALS** N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. **MERCANTILE PROPOSALS** (Retail ____ Wholesale ____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. **STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS**

A) Specify Use: RESTAURANT

B) Number of seats (excluding bar stools and outdoor seating): 102

C) Meals served (i.e., breakfast, lunch, dinner): LUNCH & DINNER

D) Type of Menu: BAR BE QUE

E) Days/Hours of Operation: SEE SITEPLAN

F) Entertainment (live and/or recorded): YES F,S 4-8 PM

G) Will the restaurant contain a bar/lounge?: X Yes ____ No

H) If yes, how many seats at the bar? 12

I) Is a drive-through window proposed? NO

J) Is a walk-up window proposed? NO

K) Is an outdoor seating area proposed? YES

L) If yes, how many seats are proposed? 32

M) If yes, is outdoor cooking proposed? YES

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: _____

Ciro Interrante Architect, P.C.
25 Market Street, 3rd floor
Poughkeepsie, New York 12601 (845) 473-7572

November 3, 2023

Planning Board
City of Poughkeepsie
PO Box 300
Poughkeepsie, NY 12602

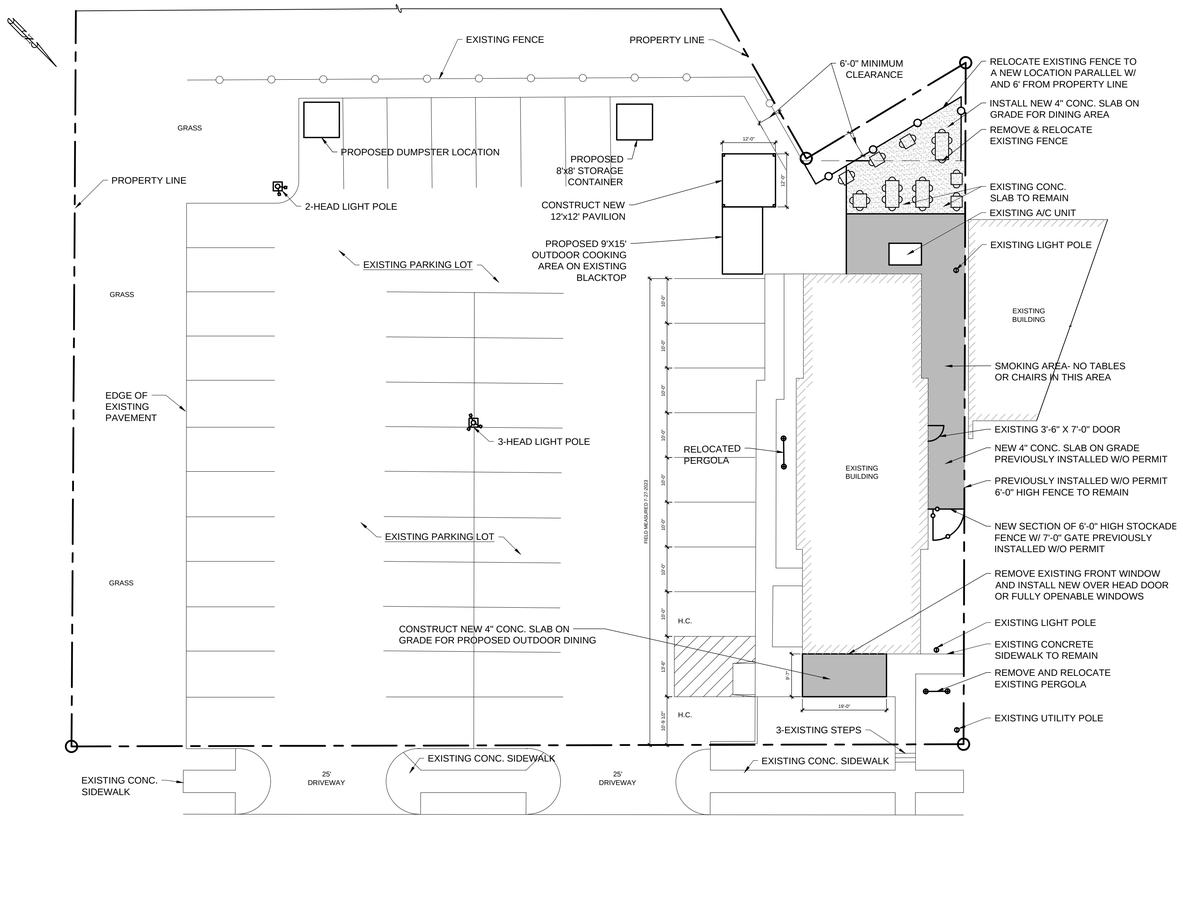
RE: 357 Hooker Avenue
Poughkeepsie, New York 12601

Dear Planning Board,

Please review the submitted site plan drawing SP1 for the above referenced project with a revision date of October 11, 2023. At the last zoning board meeting a variance was granted to eliminate all landscaping. An arrangement of tables and chairs for outdoor dining are shown on the site plan at the rear of the building. Schedules for hours of operation and seating capacity of the restaurant as well as the outdoor dining area are on the drawing.

Very truly yours,

Ciro Interrante, Architect

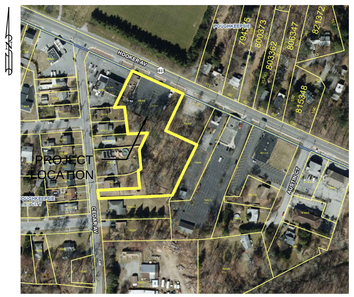


GRAPHIC SCALE

15 0 5 15 30 60

(IN FEET)
1 inch = 15 ft.

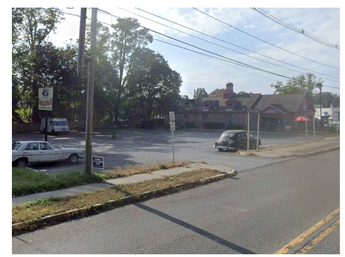
1 SP1 SITE PLAN
SCALE: 1" = 16'-0"



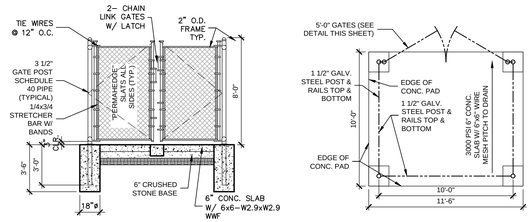
3 SP1 PARCEL MAP
SCALE: N.T.S.



4 SP1 GOOGLE MAP
SCALE: N.T.S.



5 SP1 GOOGLE STREET VIEW
SCALE: N.T.S.



6 SP1 DUMPSTER ENCLOSURE DETAILS
SCALE: N.T.S.



2 SP1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

HOURS OF OPERATION

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
CLOSED	11-10	11-10	11-12	11-1AM	11-1AM	11-10
				LIVE MUSIC - BLUES MUSIC		

SEATING CAPACITY

INTERIOR: 70 CHAIRS & TABLES (INCLUDING 12 @ BAR)
EXTERIOR: 32 CHAIRS & TABLES

Revisions

No.	Date:	Description:
NO. 1	08/01/23	ZONING REPLY
NO. 2	09/19/23	PLANNING COMMENTS
NO. 3	10/11/23	ZONING COMMENTS
NO. 4	11/20/23	REMOVE LANDSCAPING

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: S.T.T. | CHECKED BY: C.I. | ISSUED DATE: 06-09-2023

REGISTERED ARCHITECT CIRO INTERRANTE 17579 STATE OF NEW YORK

IMAGE OF SITE PLAN

PROPOSED SITE PLAN FOR:
GENEVA'S BLUES HOUSE
SOUTHERN BARBEQUE
357 HOOKER AVENUE
POUGHKEEPSIE, NY 12601

Project Number. 23-16

SHEET NO.
SP1
SITE PLAN

\\WDMYCLOUD\Public\CIA-PROJECTS FOLDER\2023 Drawings Folder\23-16 357 HOOKER AVENUE\SITE PLAN\Hooker Ave_SITE PLAN 11-20-23.dwg, 11/20/2023 2:22:39 PM, DWG To PDF.pc3, 1:1

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:
357 HOOKER AVENUE

Project Location (describe, and attach a location map):
2/10 MILE WEST OF RAYMOND AVE. ON SOUTH SIDE OF HOOKER AVE.

Brief Description of Proposed Action:
OPERATE AN EXISTING RESTAURANT AND MAKE MINOIR IMPROVEMENTS AND ALTERATIONS TO IMPROVE SERVICE AND VARIETY OF FOOD PRODUCT.

Name of Applicant or Sponsor:	Telephone: 845-416-3921
TERRICIENA A. BROWN	E-Mail: TERRICIENA146@YAHOO.COM

Address:
4 BALDING AVENUE

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 governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD - SITE PLAN APPROVAL	☐	☑

3.a. Total acreage of the site of the proposed action? 0.6 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.6 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☑ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☑	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☑	YES ☐	
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	NO ☐	YES ☑	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES			

	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)? If Yes, explain purpose and size: _____	☑	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: CIRO TERRANTE, ARCHITECT Date: 6-15-23

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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

	No, or small impact may occur	Moderate to large impact may occur
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?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 10 Rinaldi Boulevard

II. PROPERTY OWNER: Rip Van Winkle House LLC
ADDRESS: c/o Related Cos, 30 Hudson Yards, 72nd Floor
New York
NY 10001 (state and zip code)
PHONE NUMBER: 646-767-3207 (include area code)

III. NAME OF APPLICANT: RVW Preservation, L.P.
ADDRESS: c/o Related Cos, 30 Hudson Yards, 72nd Floor
New York
NY 10001 (state and zip code)
PHONE NUMBER: 646-767-3207 (include area code)
EMAIL ADDRESS: david.pearson@related.com

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

IV. CONSULTANT: Hershberg & Hershberg c/o Nicholas Daniels, P.E
ADDRESS: 18 Locust Street
Albany
NY 12205 (state and zip code)
PHONE NUMBER: 518-459-3096 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Proposed building addition containing a community area for tenants at Rip Van Winkle House. No new units are proposed.

VI. ZONING DISTRICT: WTOD

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

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

PROJECT INFORMATION

New construction: X (yes)_____ (no)

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

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

Alteration:_____ (yes) X (no)

Cost of Construction: $12,393,111.00

LOT AND BULK INFORMATION:

Lot area: 4.95 (acres) 215,915 (square feet)

Building Footprint: 2,350 ± (proposed square feet for new construction)

10,000 ± (existing square feet for change of use/expansion)

2,350 ± (additional proposed square feet for expansion)

12,350 ± (total building footprint, square feet)

Lot Coverage: 5.7% (percentage, building coverage only)

Gross Floor Area: 4,700 (proposed square feet for new construction)

180,000 (existing square feet for change of use/expansion)

4,700 (additional proposed square feet for expansion)

184,700 (total gross floor area, square feet)

Building Height: 18 (stories) 180 (feet)

Floor Area Ratio: 0.85 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: N/A

B) Number of Off-Street Parking Spaces provided: N/A

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

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

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

If yes, name all such municipal facilities: Parking on Rinaldi Boulevard

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) x_____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): N/A

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Apartment addition
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: N/A - No New Units

Number of one (1) bedroom units: N/A - No New Units

Number of two (2) bedroom unit's: N/A - No New Units

Number with three or more bedrooms: N/A - No New Units

Total number of units: N/A - No New Units

C) Is funding public? x___ Yes ____ No

If yes, describe funding source: Tax-Exempt Bonds & Tax Credit Equity

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

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

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

DocuSign Envelope ID: F662C66F-E131-4D5E-A832-F4FBAE5F7808

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

N/A _____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, David Pearson _____, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

DocuSigned by:
DAVID PEARSON
C93D0577FF8A402...

Signature of Applicant

3/20/23

Date

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

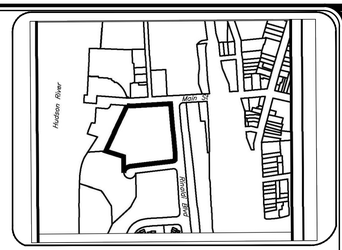
SCHEDULE B EXCEPTIONS

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



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8. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
9. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83–NY EAST USING NYSNET RTN GPS.
10. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RNT GPS.

DRAWING INDEX

DRAWING INDEX	SHEET NAME
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	DRAINAGE PLAN
C5	LIGHTING PLAN
C6	LANDSCAPING PLAN
C7	EROSION AND SEDIMENT CONTROL PLAN
C8	DETAILS
C9	EROSION AND SEDIMENT CONTROL 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	
PLANNING REVISIONS	12/6/23	

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

FILE: 2300.38 | SCALE: 1"=20' | BY: ND | CHK: DRH | DATE: 2/2/23 | 2300.38-1.DWG

C1

0 40 80 Feet

VICINITY MAP

MAP NOT TO SCALE

N86°18'20"E 309.21'

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

S 9° 59' 40" W 2.15'

Gas Valve (typ.)

S 3° 52' 20" E 127.36'

Basin Rim:31.2 Inv:27.1

Sanitary Sewer 36"

Retaining Wall

Concrete Walk

Underground Electric

Unknown Manhole (typ.)

Dumpsters

Dump sters

Bollard (typ.)

Lid

DMH Rim:23.3 Inv. A:17.2 Inv. B:17.4

DMH Rim:25.8 Inv. A:19.8 Inv. B:15.4 Sump:9.3

12" CMP

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

18 Story Multiunit Apartment Building 10,000 ft²

FF:44.75

Heat Pump

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

REMOVE CATCH BASIN

8" CMP

REMOVE PIPE

REMOVE CATCH BASIN

REMOVE PIPE

REMOVE PIPES

REMOVE CATCH BASIN

Basin Rim:44.4 Inv:42.3

Basin Rim:41.8 Inv:39.7

DMH Rim:28.2 Welded Shut

DMH Rim:39.1 Inv. A:34.0 Inv. B:36.1 Inv. C:34.1

DMH Rim:44.4 Inv. A:40.5 Inv. B:39.8 Inv. C:40.3 Inv. D:39.4

Basin Rim:44.2 Inv:40.2

Basin Rim:49.1 Full of Debris

Asphalt

Garden

Cockpatch Walk

Basin Rim:52.8 Inv In:49.6

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

Basin Rim:48.1 Inv A:46.1 Inv B:43.5

Basin Rim:49.6 Inv In:47.1

Basin Rim:50.0 Inv: Vehicle Obstruction

DMH Rim:51.3 Vehicle Obstruction

Basin Rim:56.4 Inv:53.4

Basin Rim:44.5 Inv:35.1

Basin Rim: 42.9 Full of Debris

Asphalt

Asphalt

Asphalt

Asphalt

Rinaldi Boulevard (Public)

Lamp (typ.)

Sign (typ.)

Utility Manhole (typ.)

Concrete Walk

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

S54°42'03"E 445.73'

S54°12'02"E 455.35'

137.2

210.3

15.0

10' D.I.P.

8" D.I.P.

ADPE

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NICHOLAS J. DANIELS
105823
LICENSED PROFESSIONAL ENGINEER

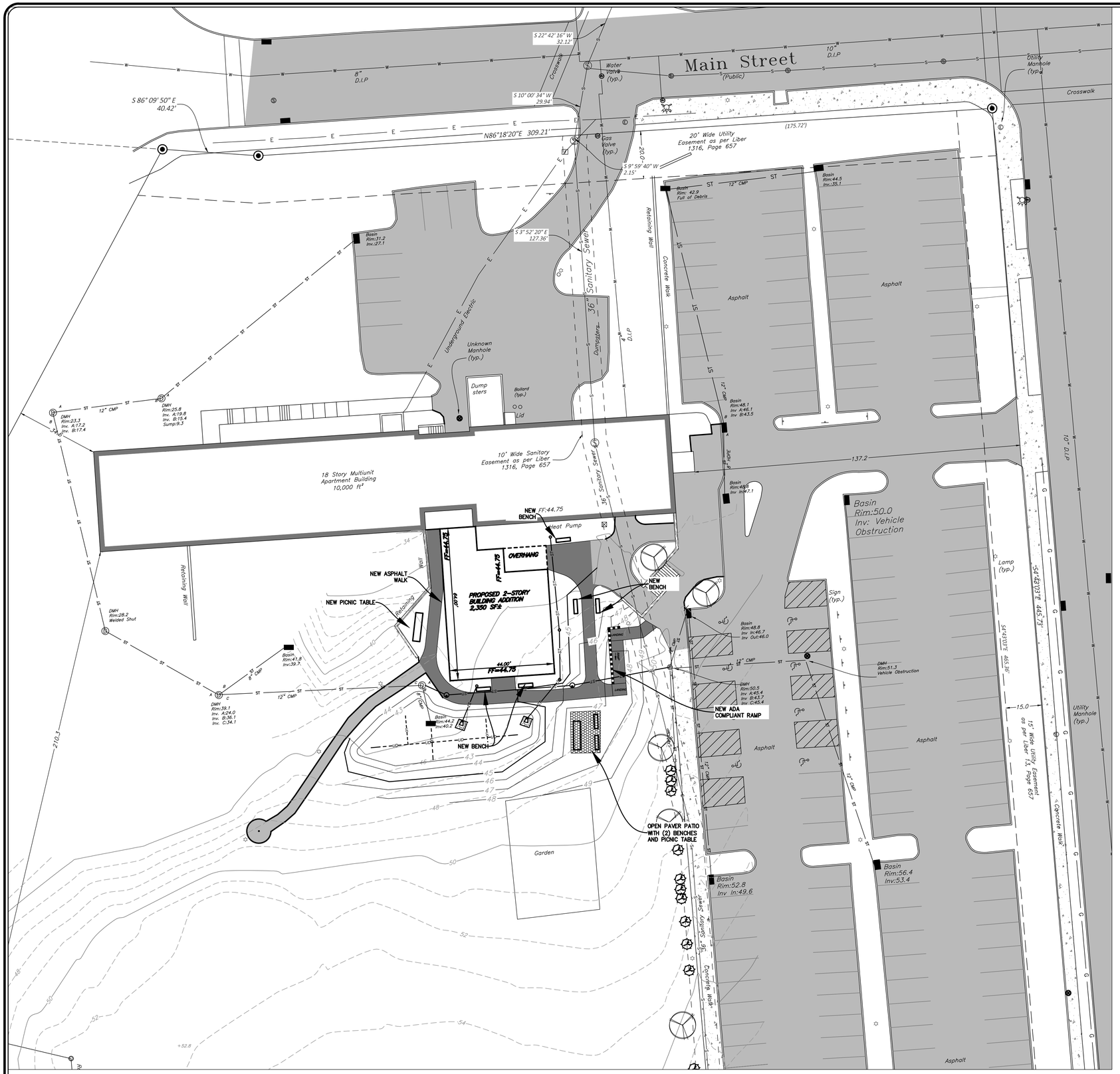
REMARKS	DATE
PLANNING REVISIONS	7/14/23
LANDSCAPING REVISIONS	9/8/23
PLANNING REVISIONS	12/8/23

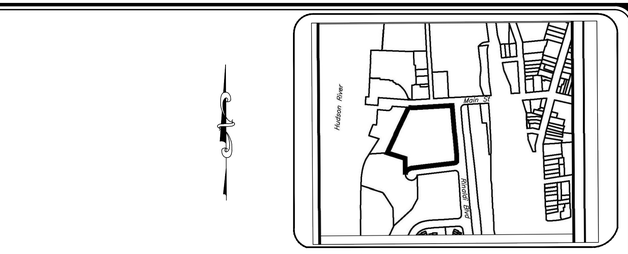
REVISIONS

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

FILE: 230038 | SCALE: 1"=30' | BY: ND | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

C2





VICINITY MAP

MAP NOT TO SCALE

0 40 80 Feet

ZONING INFORMATION

WATERFRONT TRANSIT ORIENTED DEVELOPMENT (WTOD) DISTRICT

MINIMUM LOT AREA	1,600 SQUARE FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM STREET FRONTAGE	100 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT WIDTH	100 FEET
MAXIMUM BUILDING COVERAGE	70%

SUBJECT PARCEL IS LOCATED WITHIN THE WATERFRONT TRANSIT ORIENTED DEVELOPMENT DISTRICT AS PER MAP ENTITLED "CITY OF POUGHKEEPSIE ZONING DISTRICTS" PREPARED BY CITY OF POUGHKEEPSIE PLANNING DEPARTMENT. ISSUED NOVEMBER 29,2019

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REVISIONS

REMARKS	DATE
PLANNING REVISIONS	7/14/23
LANDSCAPING REVISIONS	9/6/23
PLANNING REVISIONS	12/6/23

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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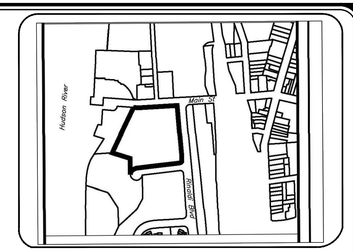
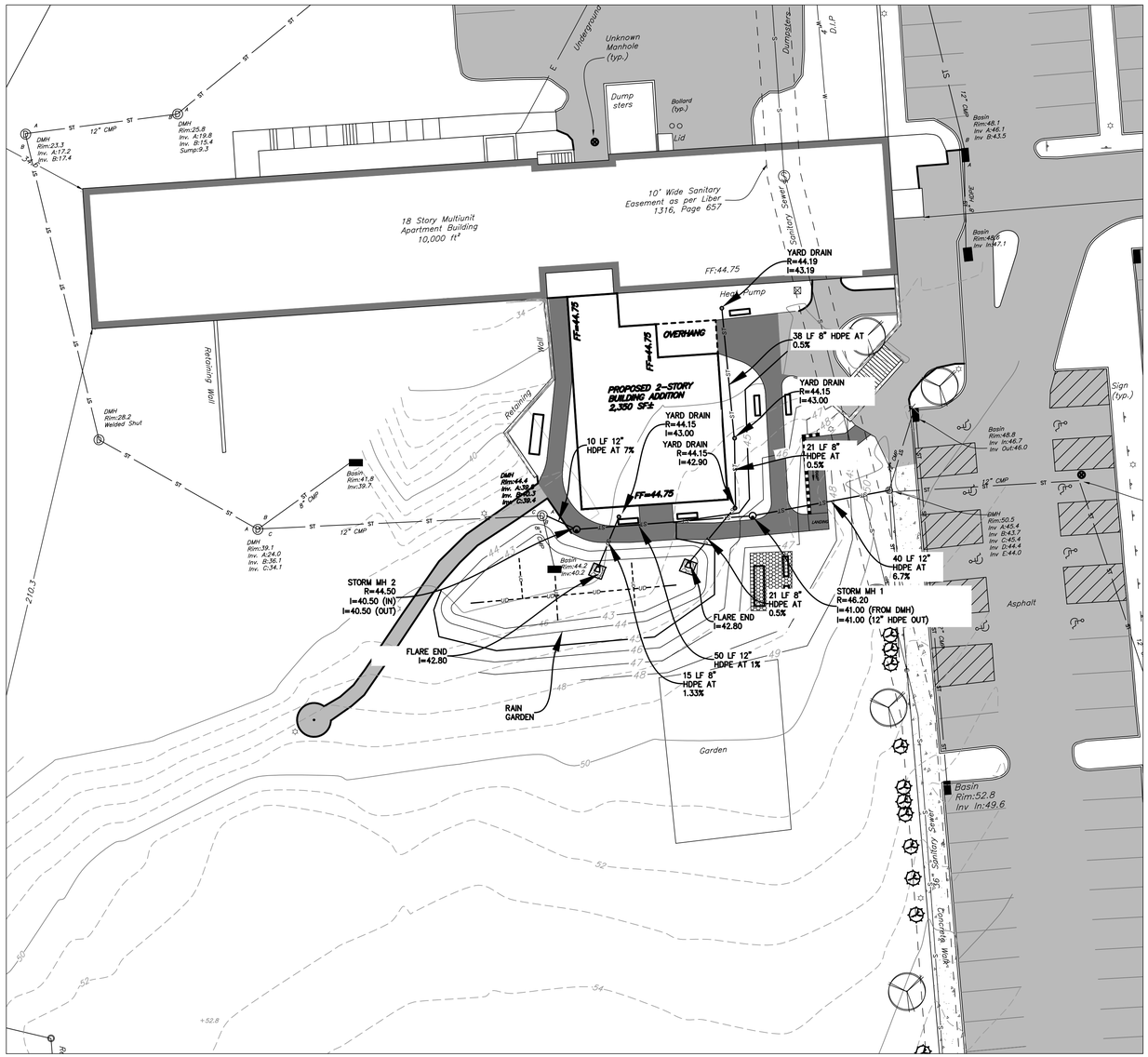


VICINITY MAP

MAP NOT TO SCALE



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REVISIONS	DATE
PLANNING REVISIONS	7/14/23
PLANNING REVISIONS	12/6/23

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

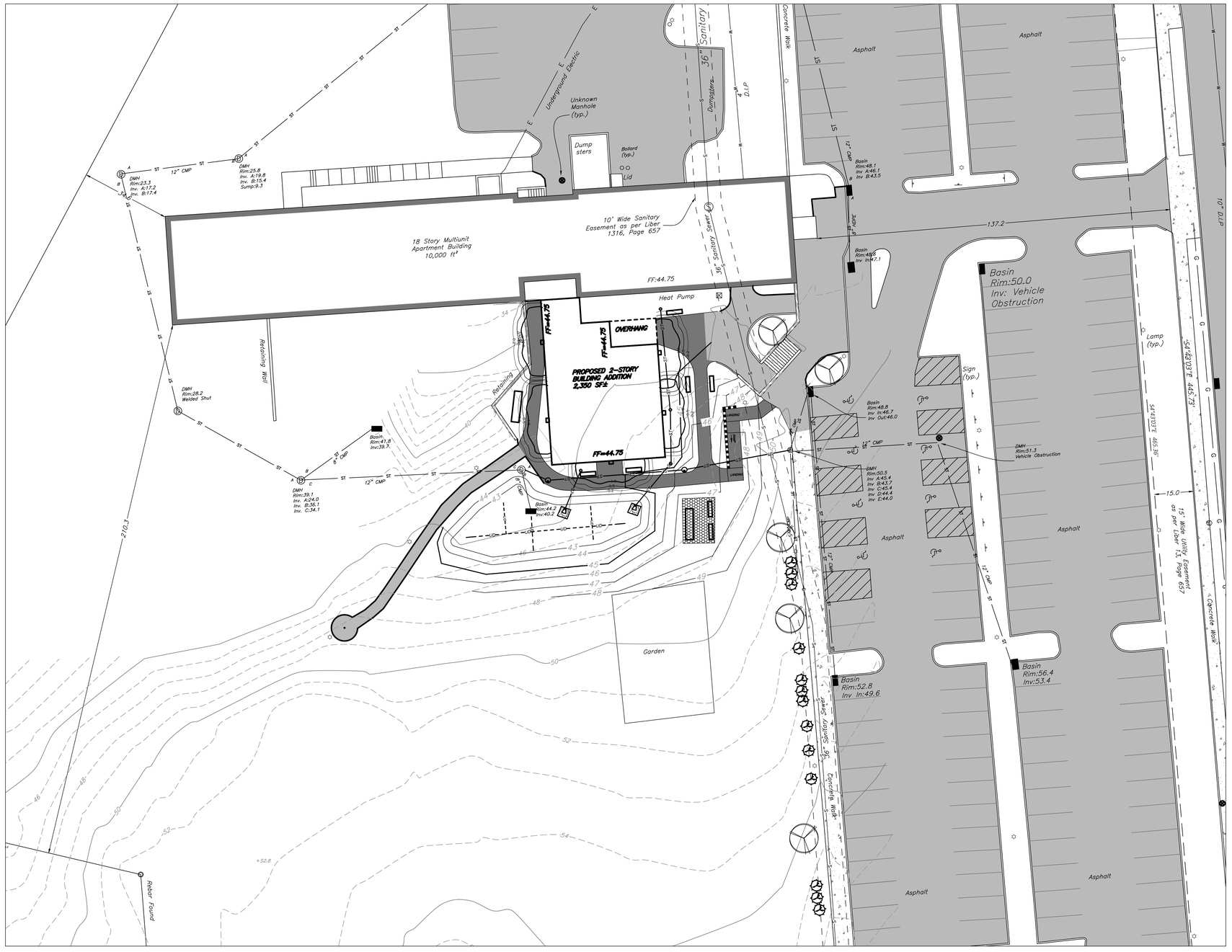




VICINITY MAP

MAP NOT TO SCALE

0 40 80 Feet



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

C5

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REVISIONS	DATE
PLANNING REVISIONS	7/14/23
PLANNING REVISIONS	12/6/23

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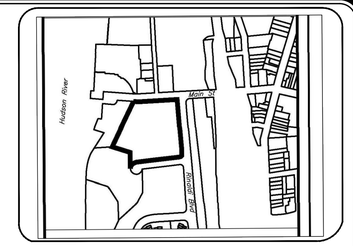
PLANT MATERIAL SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	AMT	COMMENTS
		HERBACEOUS PLANTS			
AAL	ATHYRIUM ANGUSTUM	'LADY IN RED' NORTHERN LADY FERN	1 GAL.	4	CONTAINER GROWN, NYNS
EP	EUPATORIUM PURPUREUM	JOE PYE WEED	1 GAL.	5	CONTAINER GROWN, NYNS
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	9	CONTAINER GROWN, NYNS
		SHRUBS			
ARA	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	1 GAL.	7	CONTAINER GROWN, NYNS
HV	HAMAMILIS VIRGINIANA	COMMON WITCHHAZEL	2'-3' HT.	3	B & B, NYNS
IV	ILEX VERICILLATA	WINTERBERRY	2 GAL.	10	CONTAINER GROWN, NYNS
JCM	JUNIPERUS COMMUNIS	COMMON JUNIPER	24"-30" HT.	19	B & B, NYNS
MP	MYRICA PENSYLVANICA	SILVER SPRITE BAYBERRY	#7 CONT.	16	CONTAINER GROWN, NYNS
		TREES			
BN	BETULA NIGRA	HERITAGE RIVER BIRCH	8'-10' HT.(HVY CLUMP)	?	B & B, NYNS
CT	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3'-4' HT.	?	B & B, NYNS
PO	PICEA OMORIKA	SERBIAN SPRUCE	5'-6' HT.	?	B & B
QR	QUERCUS RUBRA	RED OAK	2"-2 1/2" CAL.	?	B & B, NYNS

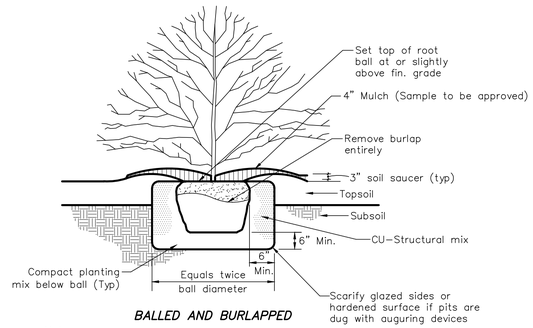
0 40 80 Feet



VICINITY MAP

MAP NOT TO SCALE



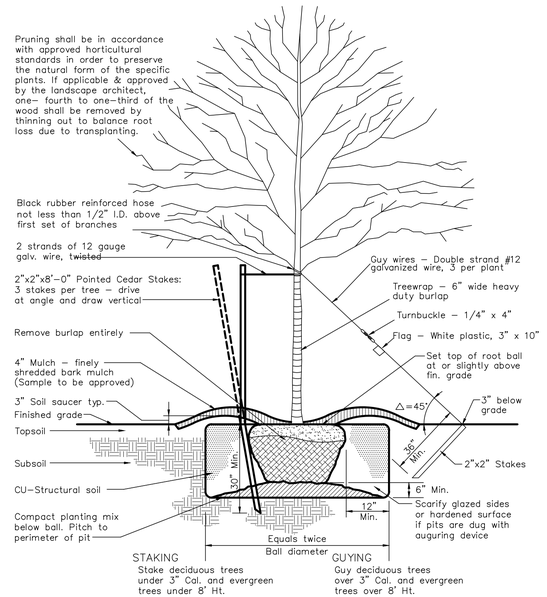


BALLED AND BURLAPPED

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



TREE PLANTING DETAIL

NOT TO SCALE

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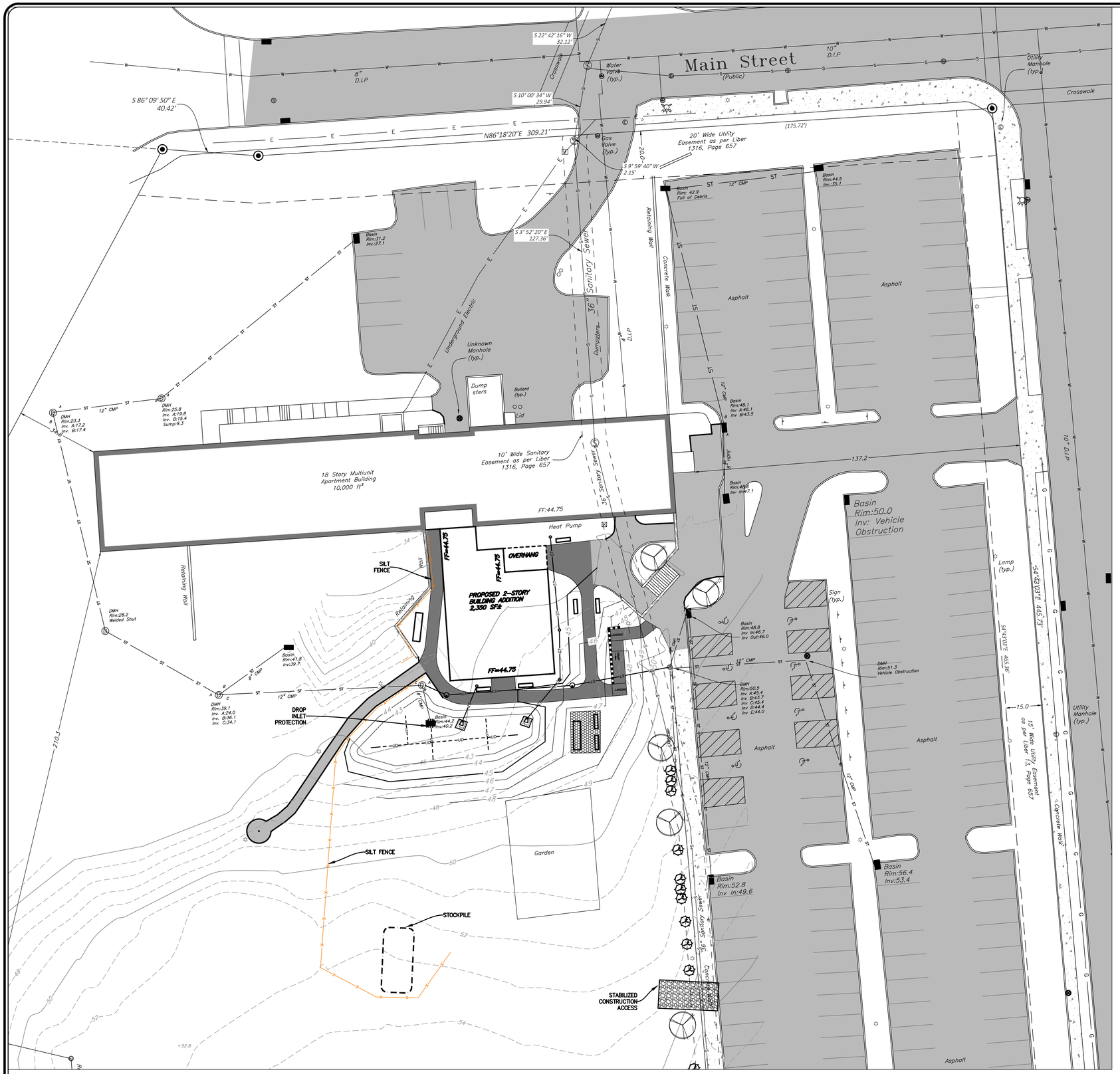
STATE OF NEW YORK — DOUGLAS J. DANIELS — 105823 — LICENSED PROFESSIONAL ENGINEER

REVISIONS	DATE
PLANNING REVISIONS	7/14/23
LANDSCAPING REVISIONS	9/6/23
PLANNING REVISIONS	12/6/23

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





VICINITY MAP

MAP NOT TO SCALE

0 40 80 Feet

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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DOUGLAS J. DANIELS
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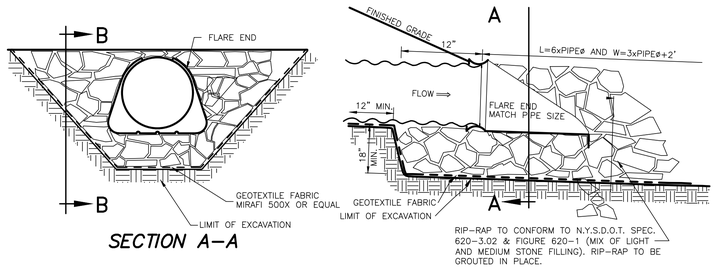
LICENSED PROFESSIONAL ENGINEER

REVISIONS		
REMARKS	DATE	
PLANNING REVISIONS	7/14/23	
LANDSCAPING REVISIONS	9/6/23	
PLANNING REVISIONS	12/6/23	

EROSION AND SEDIMENT CONTROL 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

C7



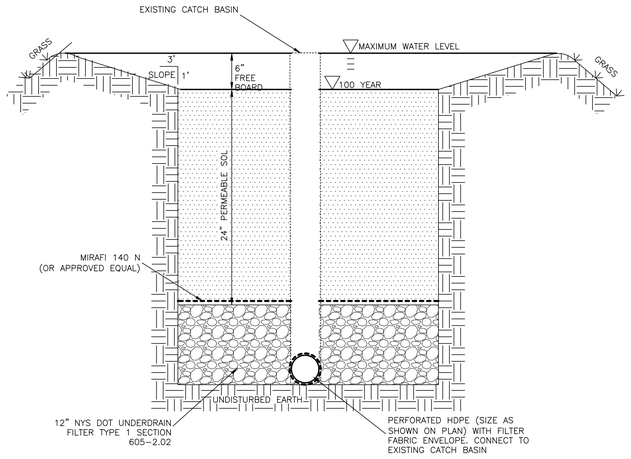
SECTION A–A

SECTION B–B

NOTE: RIP–RAP SHALL BE GROUTED IN PLACE.

FLARE END SECTION DETAIL

NOT TO SCALE



RAIN GARDEN DETAIL

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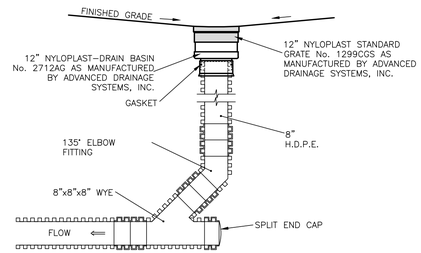

YARD DRAIN DETAIL

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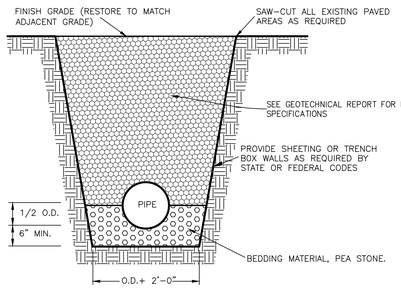
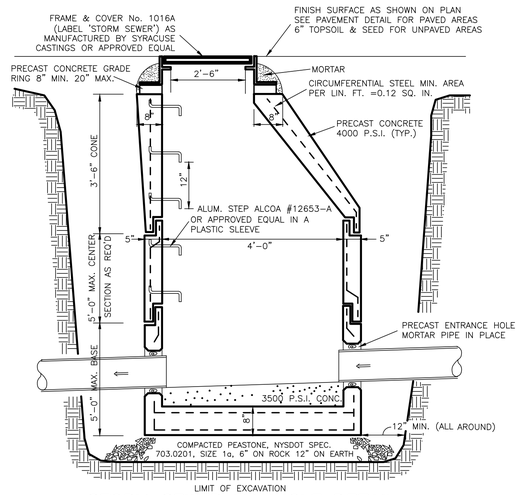


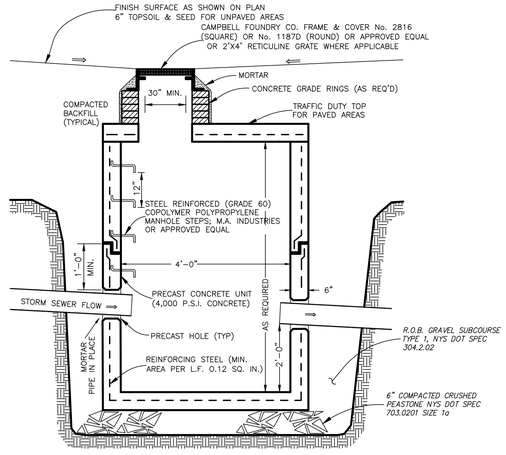
TYPICAL STORM SEWER TRENCH DETAIL

NOT TO SCALE



STORM SEWER MANHOLE DETAIL

NOT TO SCALE



CATCH BASIN DETAIL

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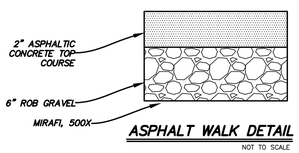

ASPHALT WALK DETAIL

NOT TO SCALE

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

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

REVISIONS		
REMARKS	DATE	
PLANNING REVISIONS	7/14/23	
PLANNING REVISIONS	12/6/23	

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

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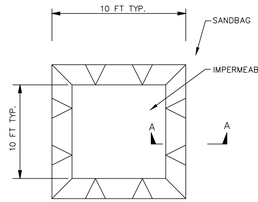
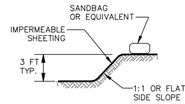
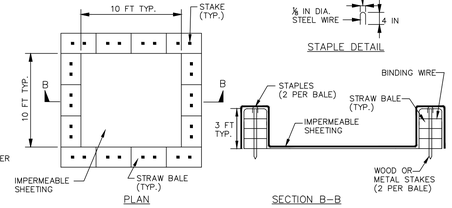


PLAN



SECTION A–A

EXCAVATED WASHOUT STRUCTURE



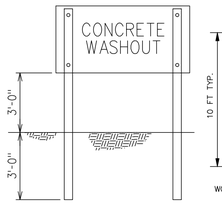
PLAN

STAPLE DETAIL

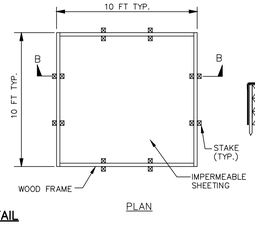
SECTION B–B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

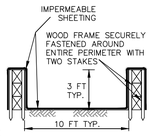
WASHOUT STRUCTURE WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)



PLAN



SECTION B–B

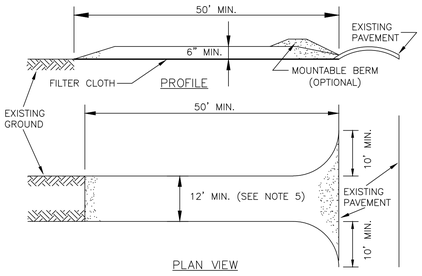
WASHOUT STRUCTURE WITH WOOD PLANKS

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

ONSITE CONCRETE TRUCK WASHOUT STRUCTURE DETAIL

NOT TO SCALE



PLAN VIEW

CONSTRUCTION SPECIFICATIONS:

1. INSTALL CONSTRUCTION ACCESS IN ACCORDANCE WITH "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", SECTION 7A.

2. STONE SIZE –USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

3. LENGTH – NOT LESS THAN 50 FEET {EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

4. THICKNESS– NOT LESS THAN (6) INCHES.

5. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF CONSTRUCTED AS THE ONLY ENTRANCE TO THE SITE, WIDTH SHALL BE TWENTY–FOUR (24) FEET.

5. STABILIZATION FABRIC – 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.

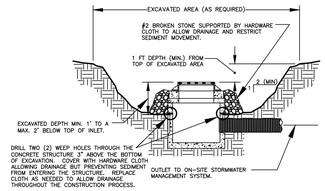
7. MAINTENANCE – THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING DR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED. WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS ONTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. INSTALL INLET PROTECTION IN ACCORDANCE WITH THE JULY 2016 "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

2. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.

3. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.

4. WEEP HOLES SHALL BE PROTECTED BY 2"ø STONE OR GRAVEL.

5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

6. THE MAXIMUM DRAINAGE AREA SHALL BE 1 ACRE.

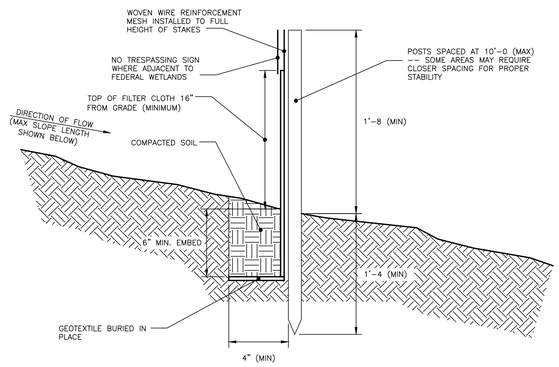
DESIGN CRITERIA:

LIMIT THE DRAINAGE AREA TO THE INLET DEVICE TO ONE (1) ACRE. EXCAVATED SIDE SLOPES SHALL BE NO STEEPER THEN 2:1. THE MINIMUM DEPTH SHALL BE 1 FOOT AND THE MAXIMUM DEPTH 2 FEET AS MEASURED FROM THE CREST OF THE INLET STRUCTURE. SHAPE THE EXCAVATED BASIN TO FIT CONDITIONS WITH THE LONGEST DIMENSION ORIENTATED TOWARD THE LONGEST INFLOW AREA TO PROVIDE MAXIMUM TRAP EFFICIENCY. THE CAPACITY OF THE EXCAVATED BASIN SHOULD BE ESTABLISHED TO CONTAIN 900 CUBIC FEET PER ACRE OF DISTURBED AREA. WEEP HOLES, PROTECTED BY FABRIC AND STONE, SHOULD BE PROVIDED FOR DRAINING THE TEMPORARY POOL.

INSPECT AND CLEAN THE EXCAVATED BASIN AFTER EVERY STORM. SEDIMENT SHOULD BE REMOVED WHEN 50 PERCENT OF THE STORAGE VOLUME IS ACHIEVED. THIS MATERIAL SHOULD BE INCORPORATED INTO THE SITE IN A STABILIZED MANNER.

EXCAVATED DROP INLET PROTECTION

NOT TO SCALE

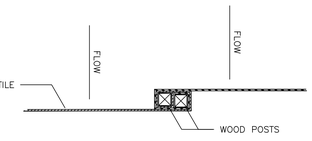


MAXIMUM ALLOWABLE SLOPE LENGTH

MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SECTION OF SILT FENCE SHALL BE AS FOLLOWS:

SLOPE STEEPNESS:	MAX. SLOPE LENGTH:
1:2	25 FT
1:3	50 FT
1:4	75 FT
1:5 OR FLATTER	100 FT

NOTE: MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO SILT FENCE SECTION SHALL NOT EXCEED 1/4 ACRE PER 100 FT OF FENCE. CONCENTRATED DISCHARGE OF SEDIMENT LADEN WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO THE FENCING.



WRAP ENDS OF SILT FENCE SECTIONS TOGETHER TO PREVENT FLOW OF SEDIMENT BETWEEN SECTIONS

SILT FENCE JOINT DETAIL

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. INSTALL SILT FENCE IN ACCORDANCE WITH "THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", SECTION 7A.
2. WOVEN WIRE FENCE SHALL BE 12 1/2 GA., 6" MAXIMUM MESH OPENING, FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE WRAPPED TOGETHER PER SILT FENCE JOINT DETAIL ON THIS SHEET.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN ACCUMULATION REACHES 1/2 OF DESIGN CAPACITY OF FENCE (1/2 HEIGHT OF FILTER FABRIC) OR WHEN "BULGES" DEVELOP IN FENCING.

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 12 1/2 GA. 6" MAX. MESH OPENING

FILTER CLOTH:FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

NOT TO SCALE

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

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

REVISIONS		
REMARKS	DATE	
PLANNING REVISIONS	7/14/23	
PLANNING REVISIONS	12/6/23	

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK STATE

EROSION AND SEDIMENT CONTROL DETAILS
RIP VAN WINKLE APARTMENTS
10 RINALDI BOULEVARD

FILE: 230038 | SCALE: AS NOTED | BY: ND | CHK: DRH | DATE: 2/21/23 | 230038-1.DWG

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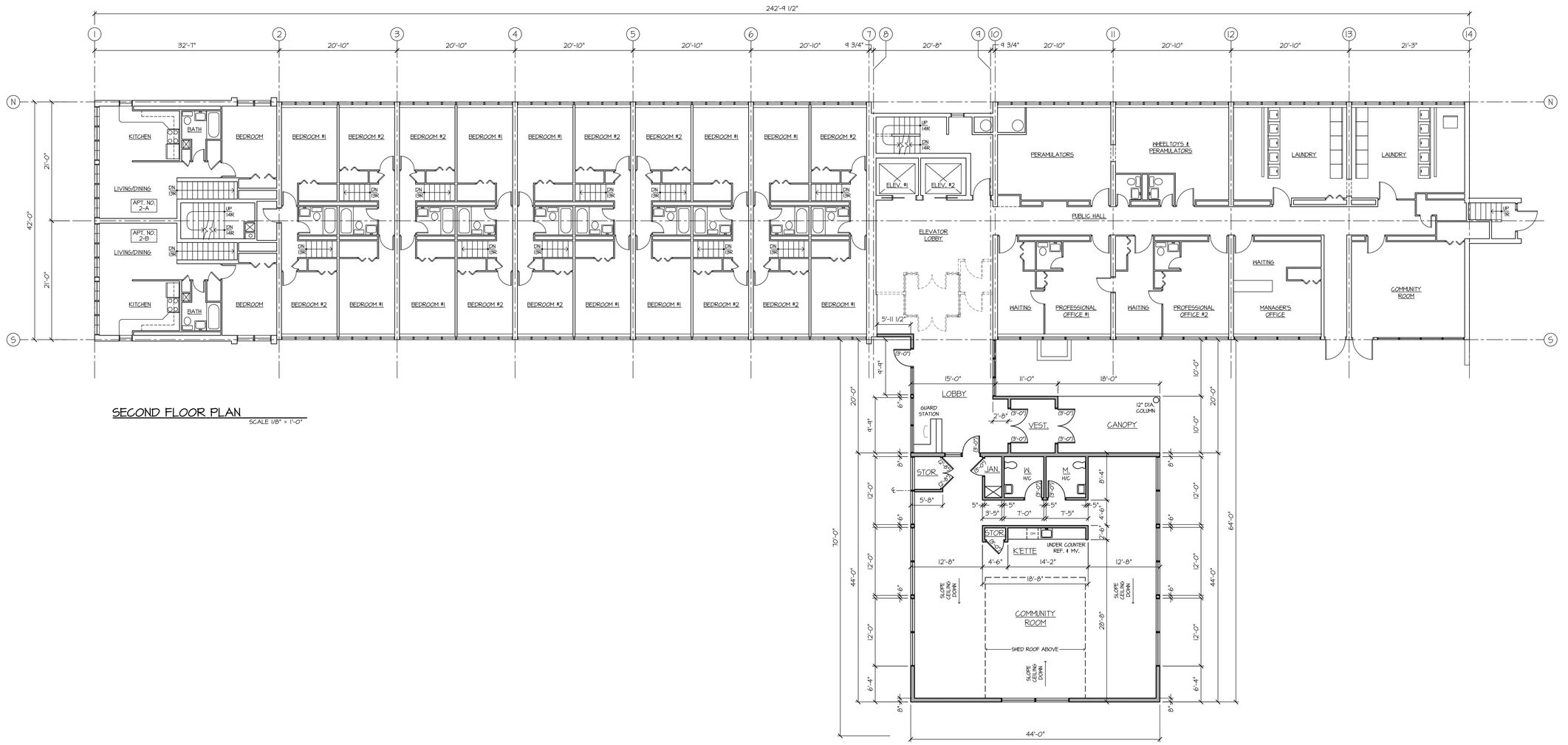


SECOND FLOOR PLAN

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

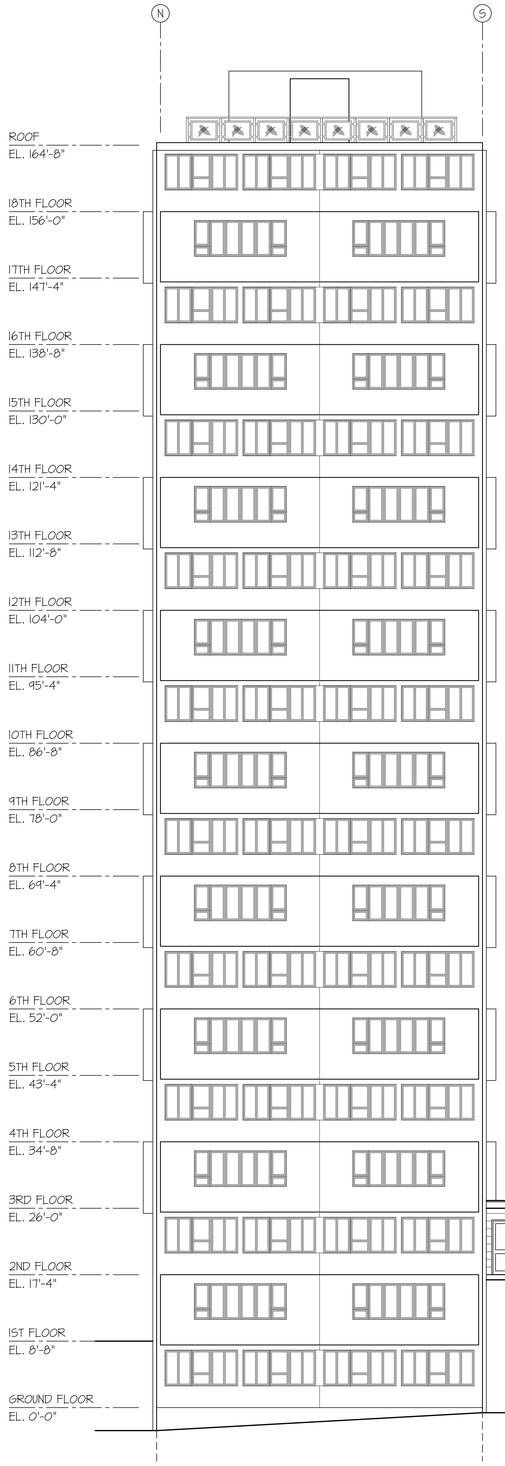
no.	REVISION	date	by

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

SECOND FLOOR PLAN

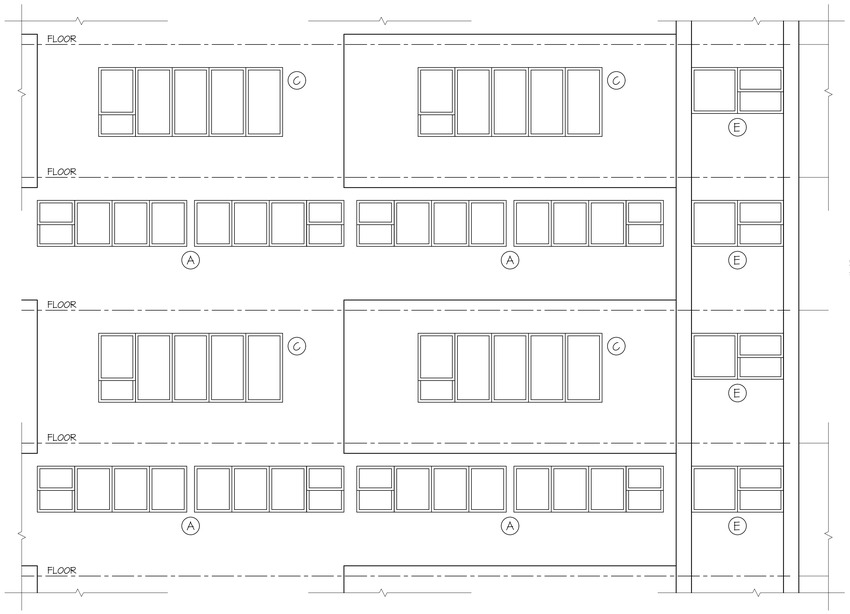
by	DRL	scale	A.N.
ckd.		rvsd.	
app.		issue	
no.	22-1008	date	2/1/23

SD 1



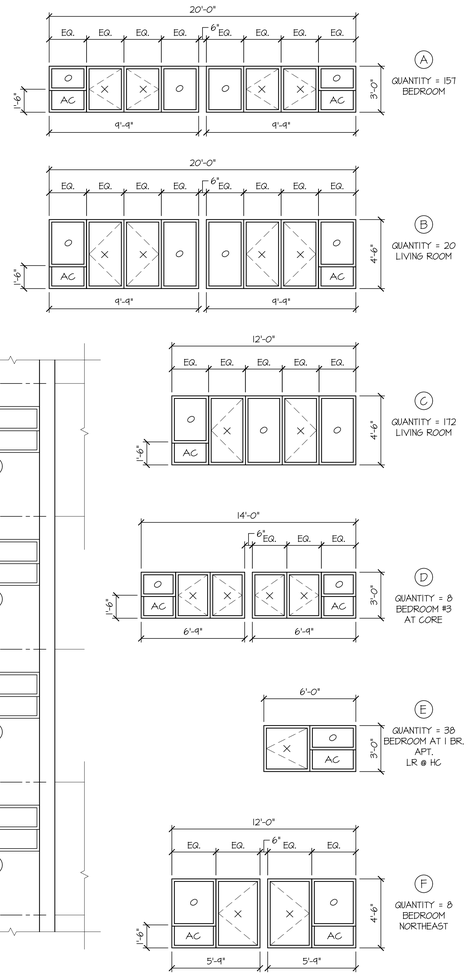
WEST ELEVATION

SCALE 1/8" = 1'-0"



PARTIAL ELEVATION

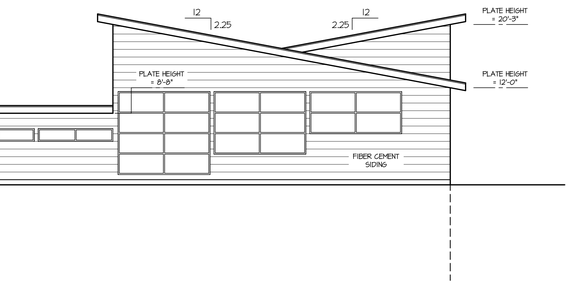
SCALE 1/4" = 1'-0"

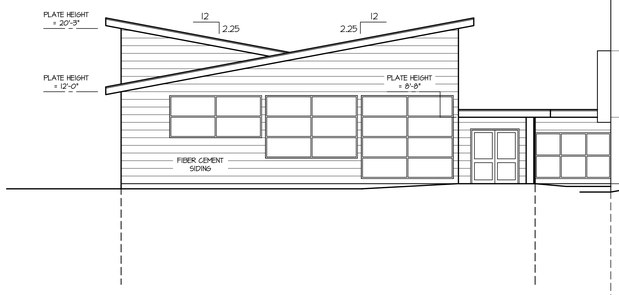


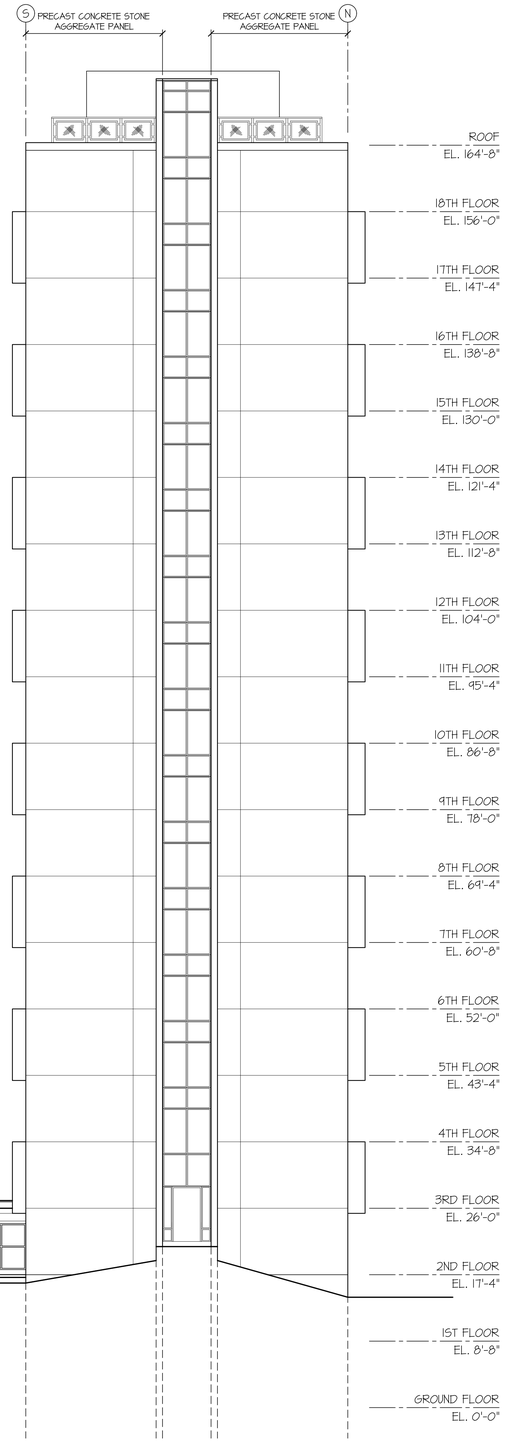
REPLACEMENT WINDOWS

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

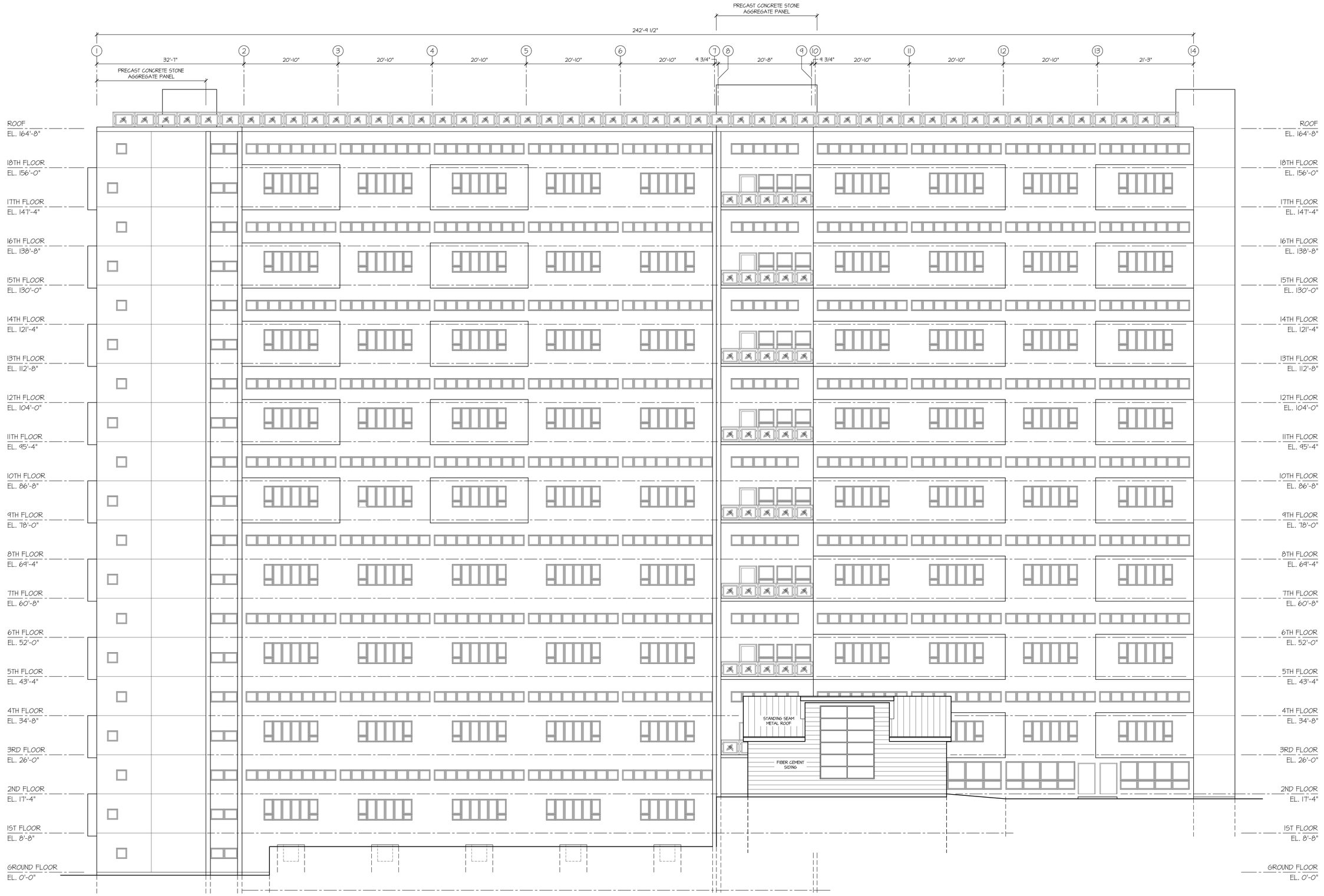
no.	REVISION	date	by

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

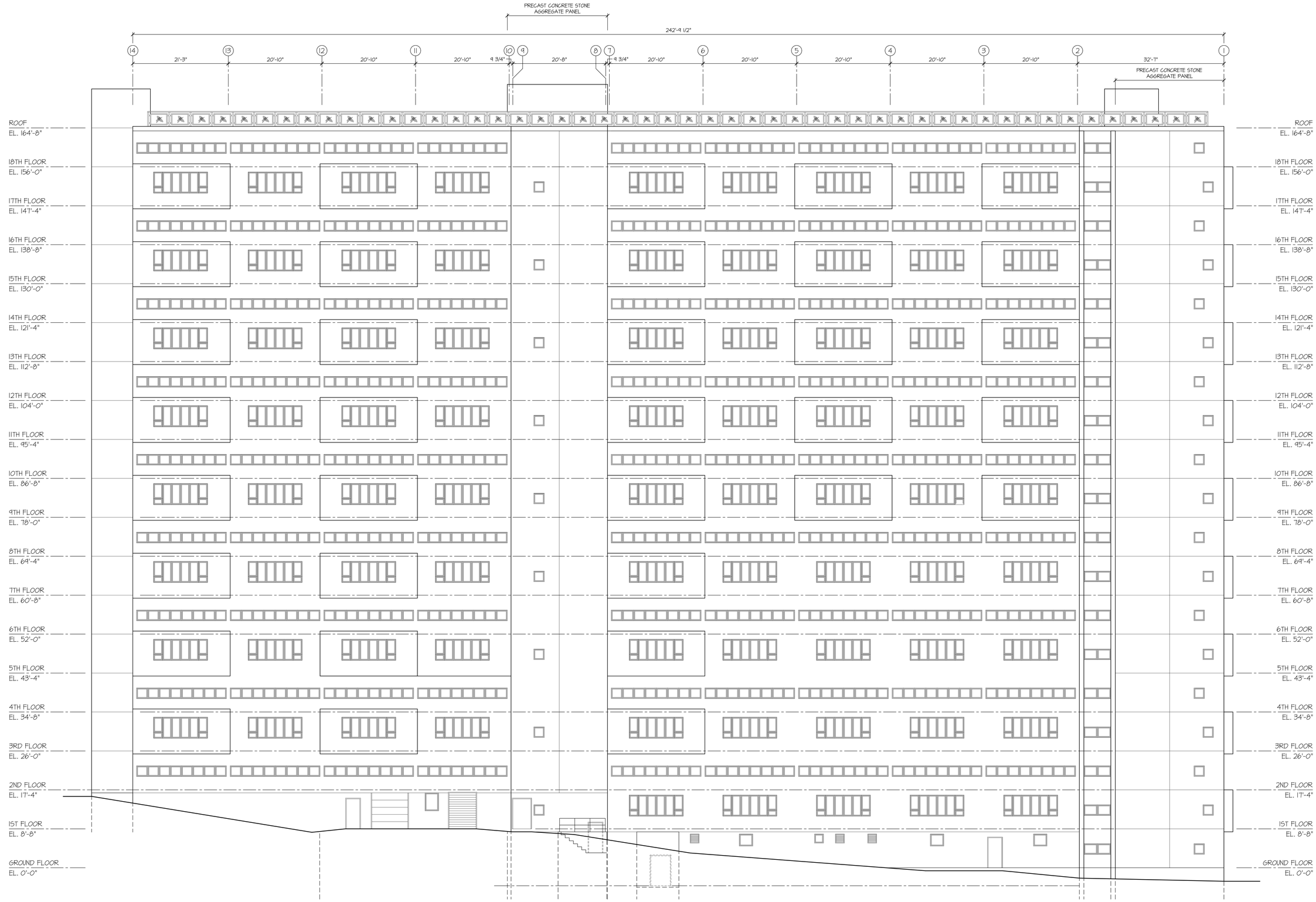
no.	REVISION	date	by

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







Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Rip Van Winkle Apartment Building Addition

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

10 Rinaldi Boulevard, Poughkeepsie, NY 12601

Brief Description of Proposed Action:

The Applicant proposes to construct a two-story, 2,350 S.F± building addition to the existing Rip Van Winkle Apartments. The building addition is a community room for tenants, and does not contain any additional apartment units. New asphalt walks will be provided along with new storm sewers, landscaping, and a rain garden.

Name of Applicant or Sponsor:	Telephone: 646-767-3207
RVW Preservation, L.P c/o Related Cos	E-Mail: david.pearson@related.com

Address:

30 Hudson Yards

City/PO:	State:	Zip Code:
New York	NY	10001

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie Site Plan Approval, City of Poughkeepsie Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 4.95 acres
   b. Total acreage to be physically disturbed? 0.25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.95 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

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

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ No wetlands or waterbodies are identified on the NYSDEC Environmental Resource Mapper within the site, but the site is near the Hudson River _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

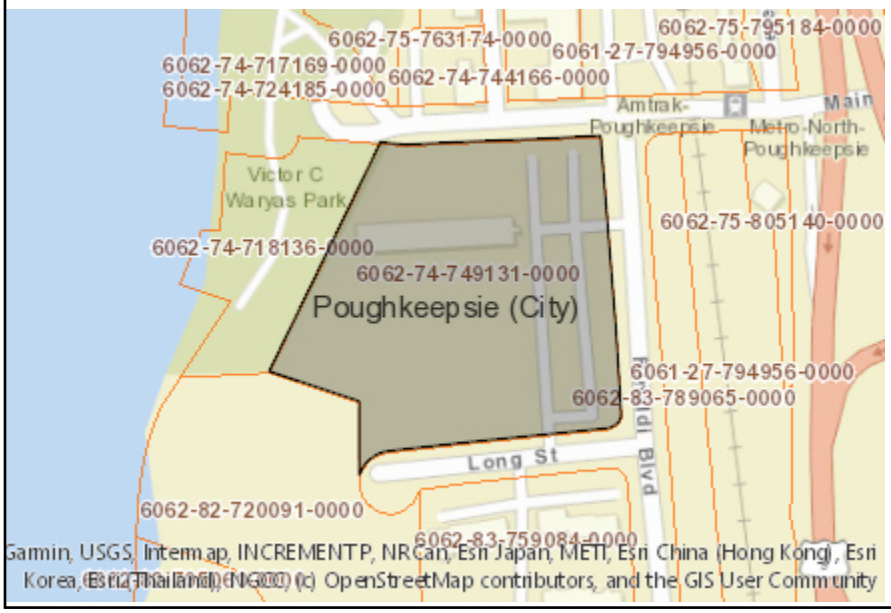
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Peregrin...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: New runoff is directed toward a rain garden, where it will be treated and discharged down the sloped toward the Hudson River.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: No remediation sites were found in the vicinity of this site on the NYSDEC Environmental Remediation Database	☐	☑

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

Applicant/sponsor/name: Nicholas Daniels, P.E For the Applicant Date: 3/24/23

Signature: _____ Title: Partner

PRINT FORM



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



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

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).

RIP VAN WINKLE SITEWORK ESTIMATE

Item No.	Item Description	Unit	Item Quantity	Price	Amount
1	12" HDPE	L.F.	100	$30.00	$3,000.00
2	8" HDPE	L.F.	200	$25.00	$5,000.00
3	8" FLARE END	EA.	2	$150.00	$300.00
4	4' DIAMETER MANHOLE	EA.	2	$1,500.00	$3,000.00
5	YARD DRAINS	EA.	4	$80.00	$320.00
6	RIP-RAP	C.Y	10	$50.00	$500.00
7	STONE BEDDING	C.Y	5	$10.00	$50.00
8	PIPE ZONE BACKFILL	C.Y	33	$6.00	$198.00
9	ASPHALTIC TOP COURSE	C.Y	10	$80.00	$800.00
10	R.O.B GRAVEL	C.Y	28	$50.00	$1,400.00
11	BENCH	EA.	7	$500.00	$3,500.00
12	PICNIC TABLE	EA.	2	$750.00	$1,500.00
13	LANDSCAPING	LS	1	$7,500.00	$7,500.00
				SUBTOTAL	$27,068.00
	CONTINGENCY AT 10%				$2,706.80
				TOTAL	**$29,774.80**

0.5% of Balance

Utility and Drainage Report

Proposed Building Addition

Rip Van Winkle Apartments

No.10 Rinaldi Boulevard

City of Poughkeepsie

County of Dutchess
State of New York

Applicant:
Rip Van Winkle House LLC

PREPARED BY:

HERSHBERG & HERSHBERG

CONSULTING ENGINEERS
18 Locust Street
Albany, NY 12203-2908
Phone 518-459-3096
Fax 518-459-5683
Email hhershberg@aol.com

September 25, 2023

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Water	2
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Sewer	2
Storm	2
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Appendix C – Maintenance Plan	

INTRODUCTION:

Hershberg & Hershberg were retained by the applicant for approval of this project, Rip Van Winkle House, LLC as site and Civil engineer. This Utility and Drainage Report is prepared for review by the City of Poughkeepsie Department of Public Works and Engineering.

DESCRIPTION OF EXISTING SITE:

PARCEL AREA

The site contains an existing building known as the Rip Van Winkle Apartments. The remainder of the site consists of parking and surrounding grassed areas. The Tax Map Parcel No. is 6062-74-749131-0000

An aerial photo of the site is shown below.



Fig. No. 1 – Aerial Photo of Site

WATER

The existing building is served by a 4” water service that connects to an existing 10” DIP water main on Main Street. The proposed building addition will not require a new water service to a public water main, as all connections come from the existing building. The existing water service has adequate capacity to serve the building addition as there will not be an increase in apartment units, therefore water demand will remain the same.

FIRE PROTECTION

The existing building is not sprinklered and fire protection is provided by hydrants located on Main Street and Rinaldi Boulevard. The proposed building addition is not to be sprinklered and fire protection will be provided by these hydrants. Since there is is adequate water pressure for fire protection of the existing 18 story building, then adequate water pressure is provided for the proposed 1 story building addition.

SEWER

The existing building has a sewer lateral that connects to an existing sanitary sewer main. The size and location of the sewer lateral is unknown, but it is assumed that it connects to the manhole in the basement of the building which contains the 36” intercepting sewer. The proposed building will connect to interior plumbing of the existing building. There is adequate capacity to serve the building addition as there will not be an increase in apartment units, therefor sewage generation will remain the same.

STORM

The project area within the existing site contains catch basins and storm sewers, some of which will be removed as a result of the proposed building addition. New yard drains as well as a rain garden will be provided for stormwater management. Post

development runoff will not exceed predevelopment runoff as noted in the table below.

Discharge to R1	1 year Frequency	10 year Frequency	100 year Frequency
Pre	1.43 CFS	3.88 CFS	7.15 CFS
Post	1.36 CFS	3.88 CFS	7.00 CFS

Tributary area maps and HydroCAD calculations provided in Appendix 1 and Appendix 2.

CONCLUSION:

It is the opinion of the Engineer that existing utilities have adequate capacity to serve the proposed building addition.

Prepared by:

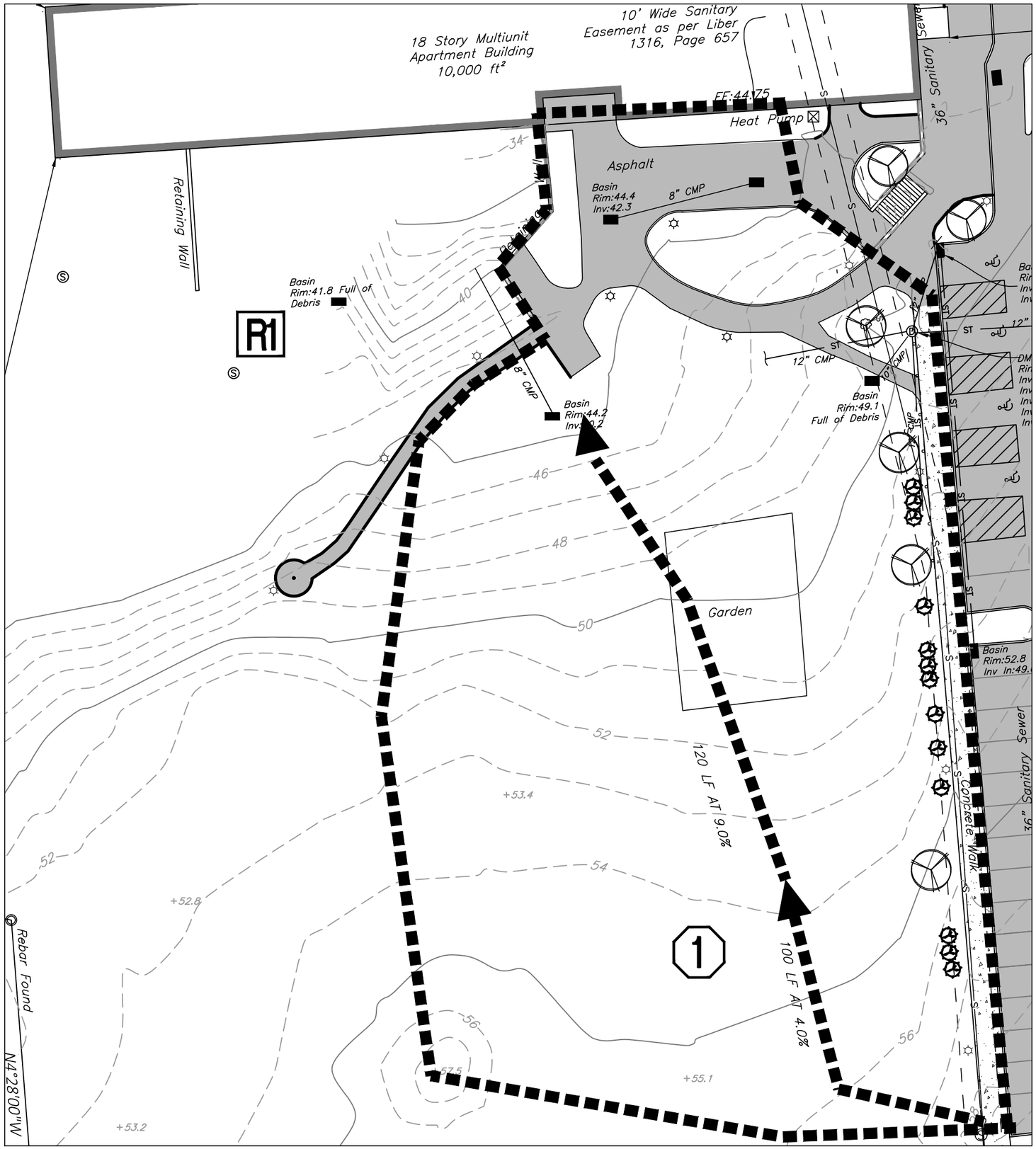


HERSHBERG & HERSHBERG

Nicholas Daniels, P.E.

APPENDIX A

Pre & Post Tributary Area Maps



0 60 120 Feet

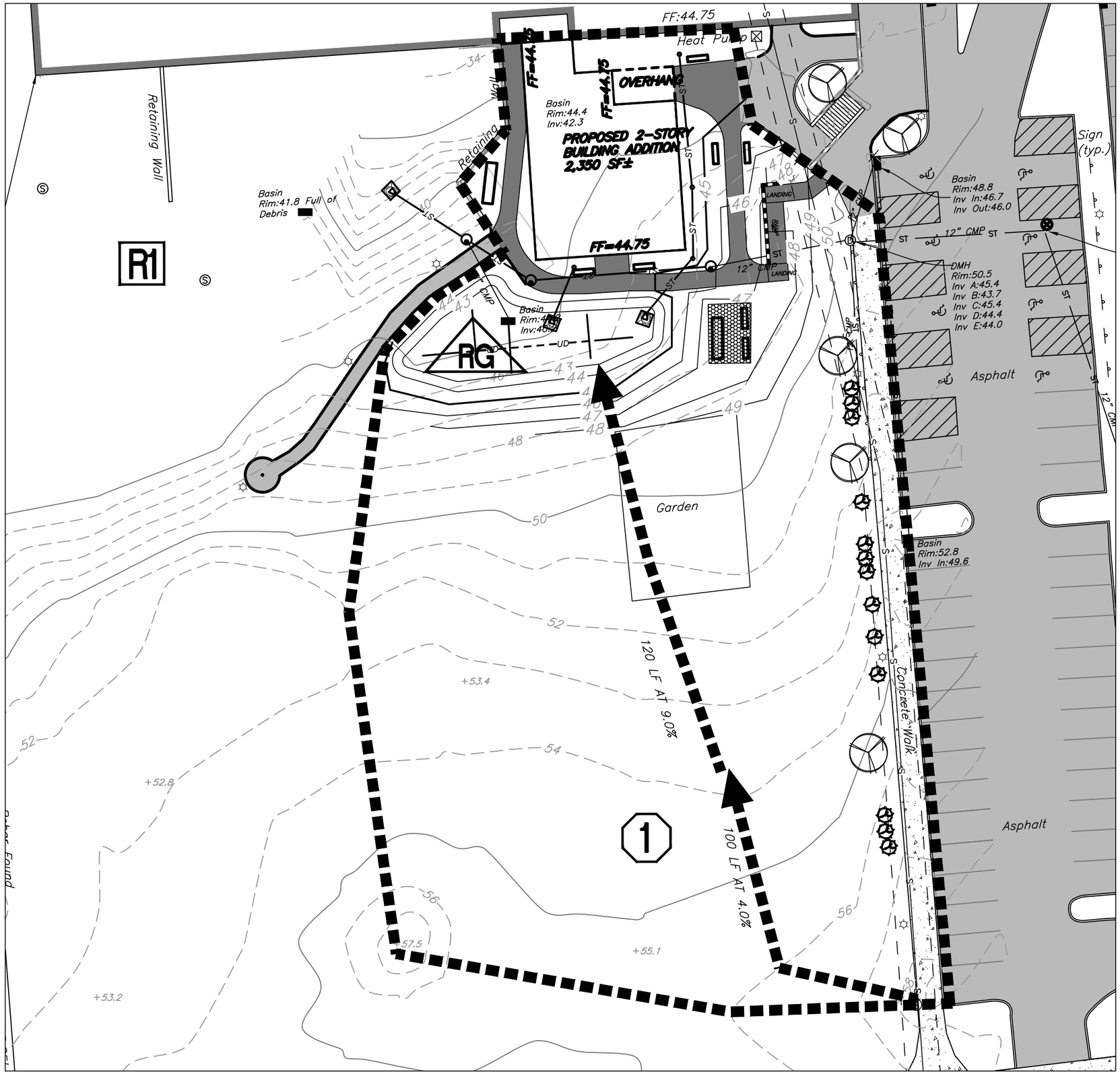
PRE DEVELOPMENT TRIBUTARY AREA
10 RINALDI BLVD

① **D**ENOTES TR**B**UT**A**RY **A**RE**A**

R1 **D**ENOTES REACH

DENOTES LIMITS OF TRIBUTARY **A**RE**A**

DENOTES T**c** / Tt



0 60 120 Feet

POST DEVELOPMENT TRIBUTARY AREA
10 RINALDI BLVD

1 — DENOTES TRIBUTARY AREA

R1 — DENOTES REACH

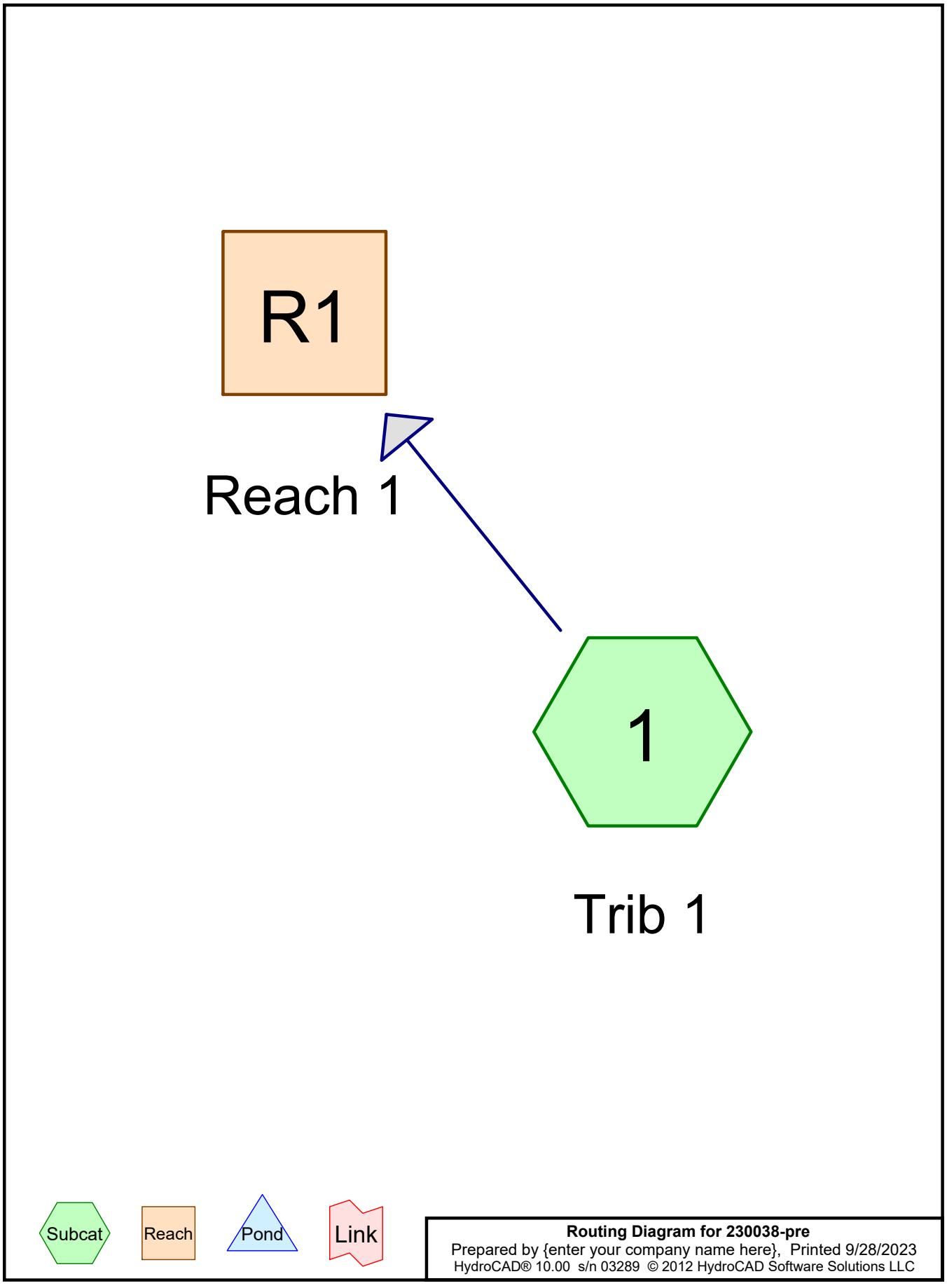
RG — DENOTES DETENTION AREA

DENOTES LIMITS OF TRIBUTARY AREA

DENOTES Tc / Tt

APPENDIX B

Pre & Post HydroCAD



Routing Diagram for 230038-pre
Prepared by {enter your company name here}, Printed 9/28/2023
HydroCAD® 10.00 s/n 03289 © 2012 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.890	80	>75% Grass cover, Good, HSG D (1)
0.068	98	Paved parking, HSG D (1)
0.958	**81**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.958	HSG D	1
0.000	Other	
0.958		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.890	0.000	0.890	>75% Grass cover, Good	1
0.000	0.000	0.000	0.068	0.000	0.068	Paved parking	1
0.000	**0.000**	**0.000**	**0.958**	**0.000**	**0.958**	**TOTAL AREA**	

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 7.07% Impervious Runoff Depth=0.94"
Flow Length=220' Tc=8.6 min CN=81 Runoff=1.43 cfs 0.075 af

Reach R1: Reach 1 Inflow=1.43 cfs 0.075 af
Outflow=1.43 cfs 0.075 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.075 af Average Runoff Depth = 0.94"
92.93% Pervious = 0.890 ac 7.07% Impervious = 0.068 ac

Summary for Subcatchment 1: Trib 1

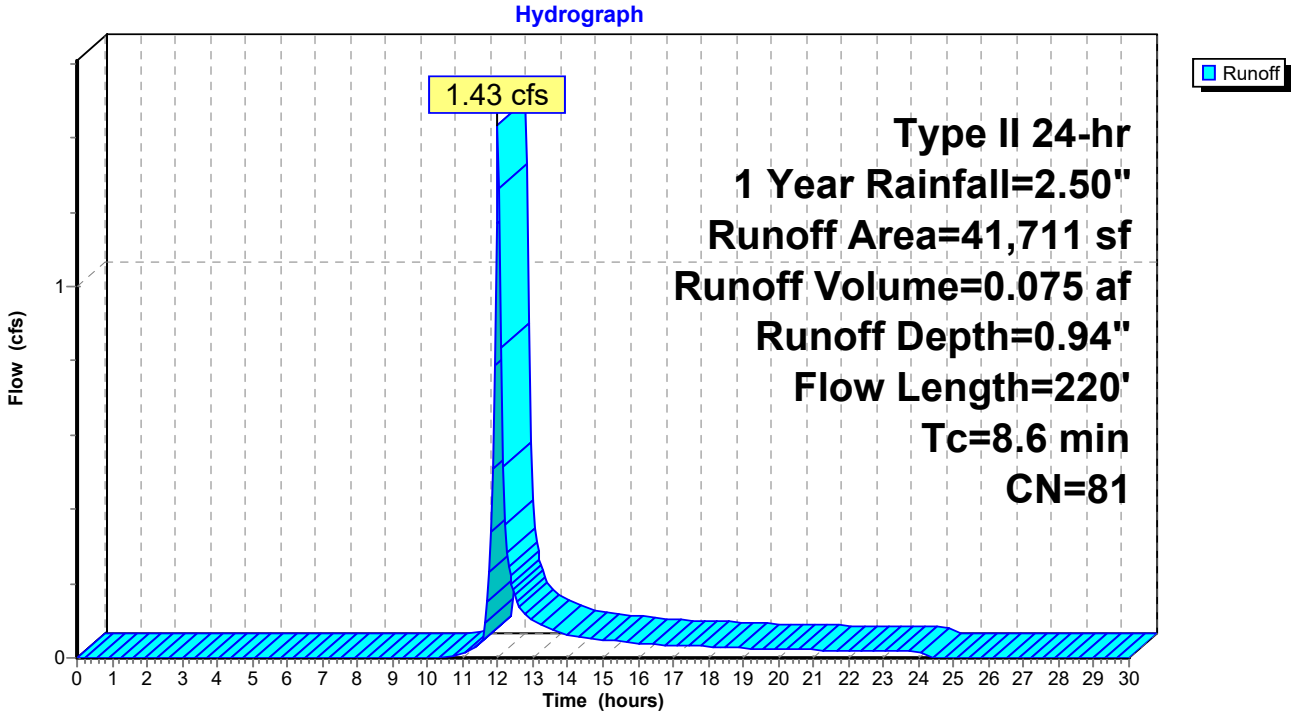
Runoff = 1.43 cfs @ 12.01 hrs, Volume= 0.075 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Year Rainfall=2.50"

Area (sf)	CN	Description
2,950	98	Paved parking, HSG D
38,761	80	>75% Grass cover, Good, HSG D
41,711	81	Weighted Average
38,761		92.93% Pervious Area
2,950		7.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1

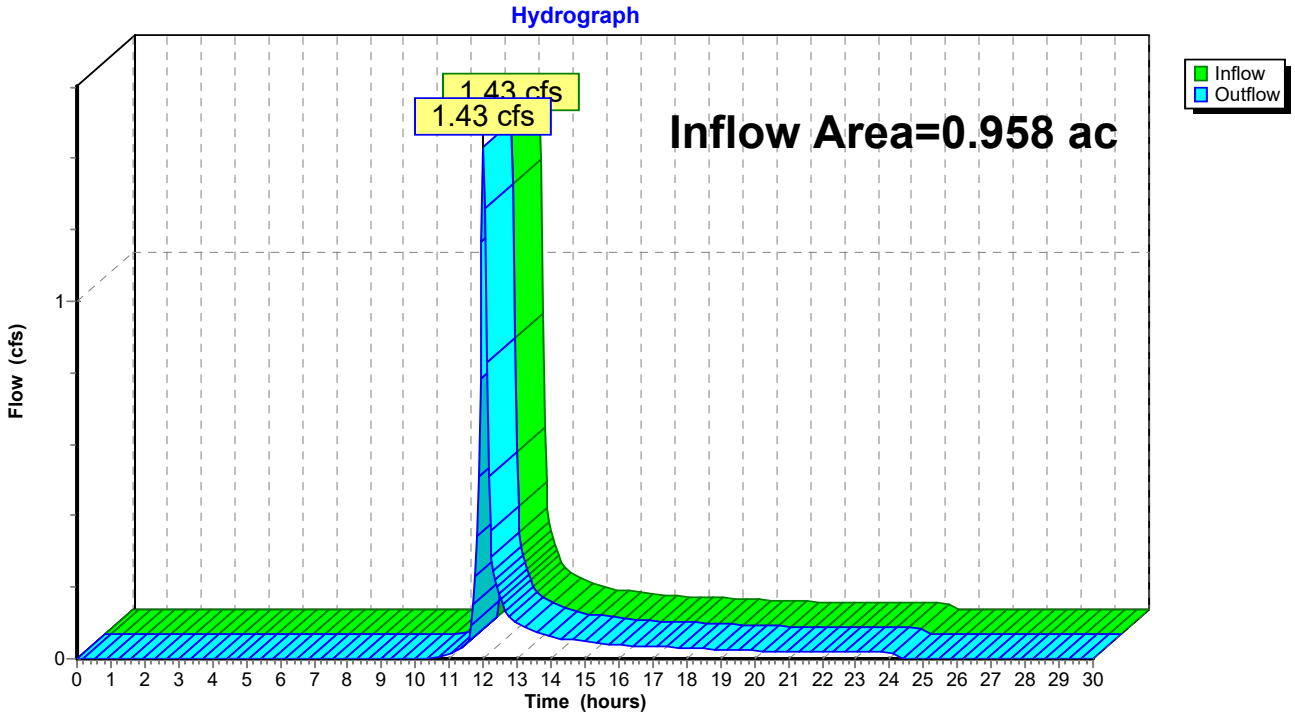


Summary for Reach R1: Reach 1

Inflow Area = 0.958 ac, 7.07% Impervious, Inflow Depth = 0.94" for 1 Year event
Inflow = 1.43 cfs @ 12.01 hrs, Volume= 0.075 af
Outflow = 1.43 cfs @ 12.01 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 7.07% Impervious Runoff Depth=2.55"
Flow Length=220' Tc=8.6 min CN=81 Runoff=3.88 cfs 0.203 af

Reach R1: Reach 1 Inflow=3.88 cfs 0.203 af
Outflow=3.88 cfs 0.203 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.203 af Average Runoff Depth = 2.55"
92.93% Pervious = 0.890 ac 7.07% Impervious = 0.068 ac

Summary for Subcatchment 1: Trib 1

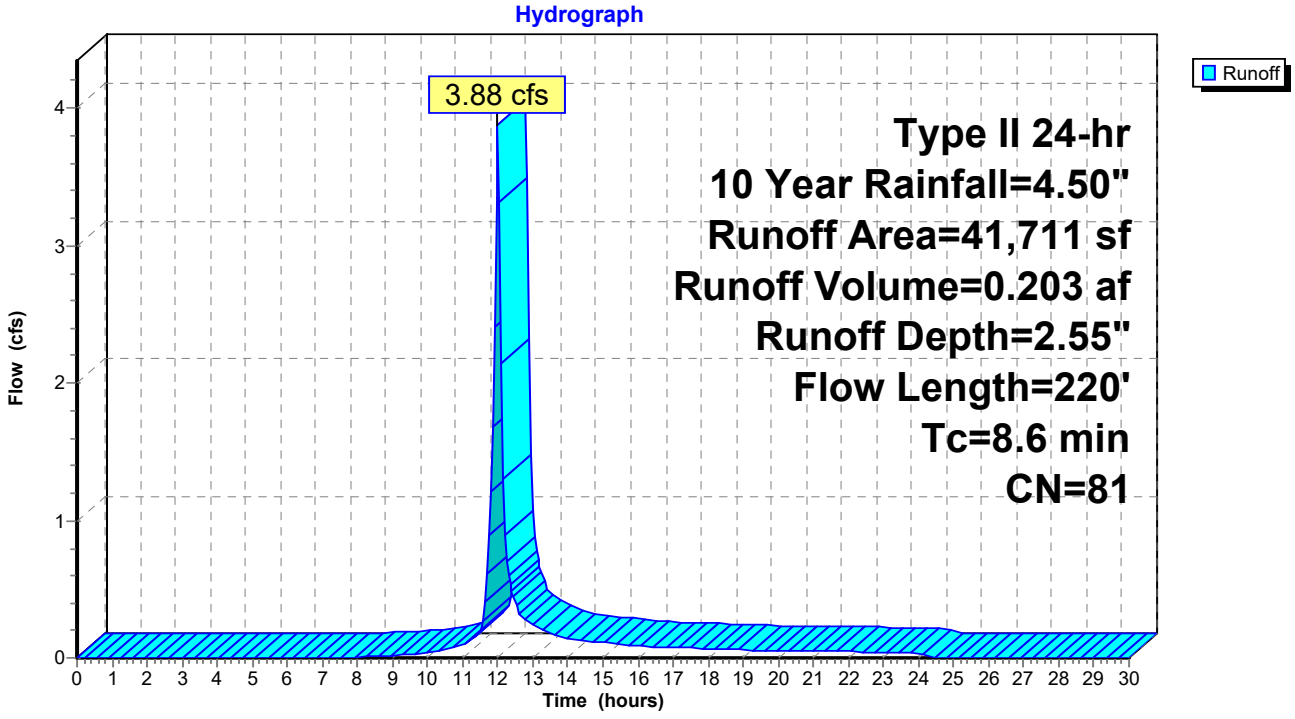
Runoff = 3.88 cfs @ 12.00 hrs, Volume= 0.203 af, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=4.50"

Area (sf)	CN	Description
2,950	98	Paved parking, HSG D
38,761	80	>75% Grass cover, Good, HSG D
41,711	81	Weighted Average
38,761		92.93% Pervious Area
2,950		7.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1

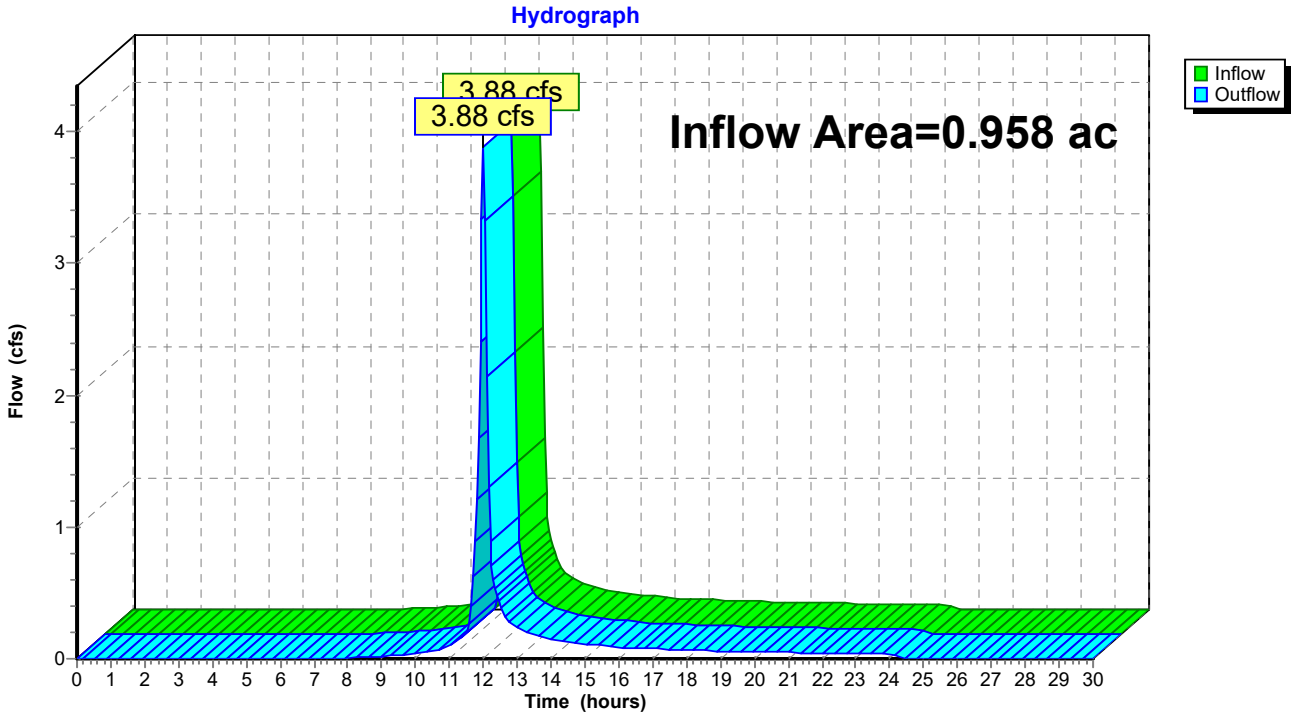


Summary for Reach R1: Reach 1

Inflow Area = 0.958 ac, 7.07% Impervious, Inflow Depth = 2.55" for 10 Year event
Inflow = 3.88 cfs @ 12.00 hrs, Volume= 0.203 af
Outflow = 3.88 cfs @ 12.00 hrs, Volume= 0.203 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 7.07% Impervious Runoff Depth=4.81"
Flow Length=220' Tc=8.6 min CN=81 Runoff=7.15 cfs 0.383 af

Reach R1: Reach 1 Inflow=7.15 cfs 0.383 af
Outflow=7.15 cfs 0.383 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.383 af Average Runoff Depth = 4.81"
92.93% Pervious = 0.890 ac 7.07% Impervious = 0.068 ac

Summary for Subcatchment 1: Trib 1

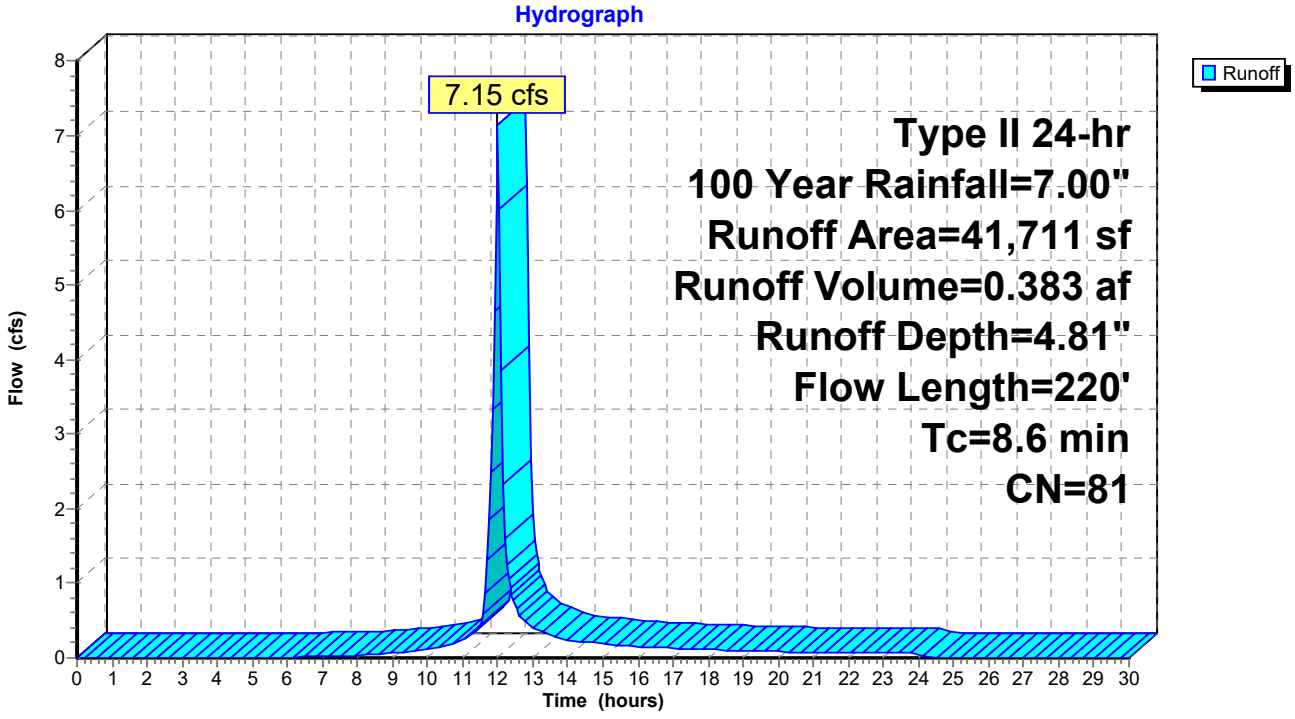
Runoff = 7.15 cfs @ 12.00 hrs, Volume= 0.383 af, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Year Rainfall=7.00"

Area (sf)	CN	Description
2,950	98	Paved parking, HSG D
38,761	80	>75% Grass cover, Good, HSG D
41,711	81	Weighted Average
38,761		92.93% Pervious Area
2,950		7.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1

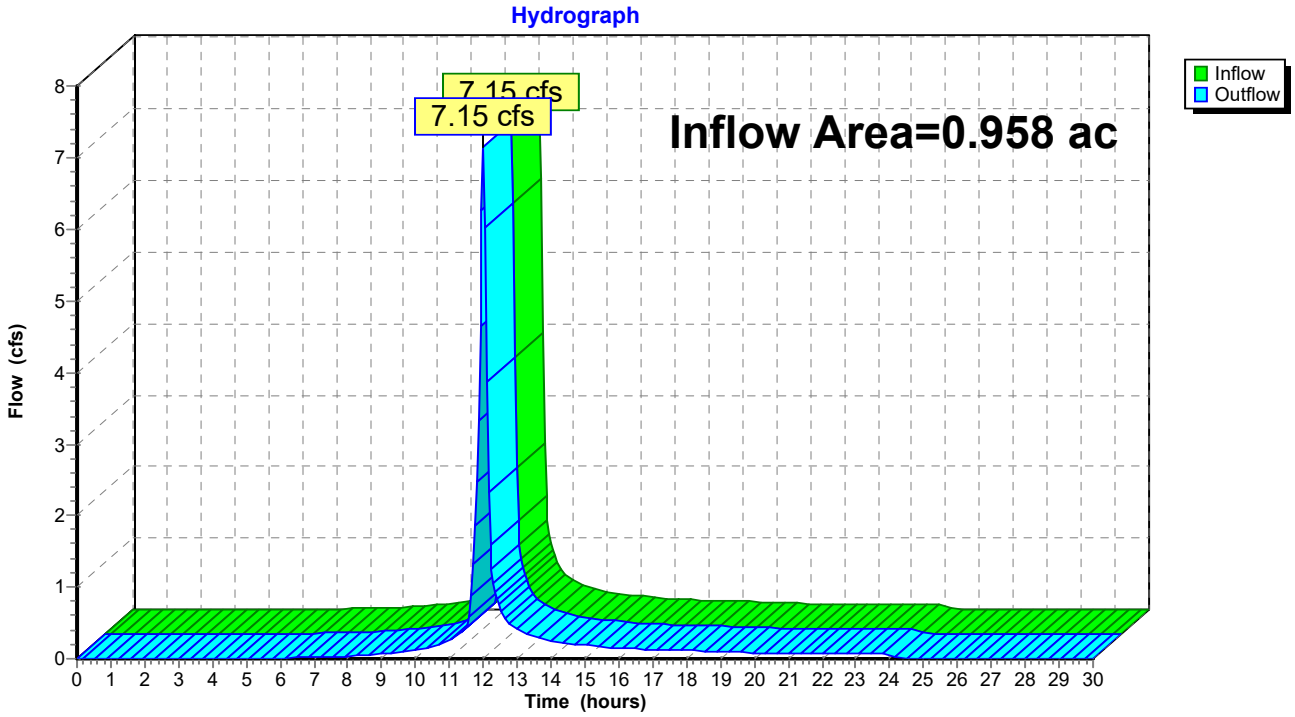


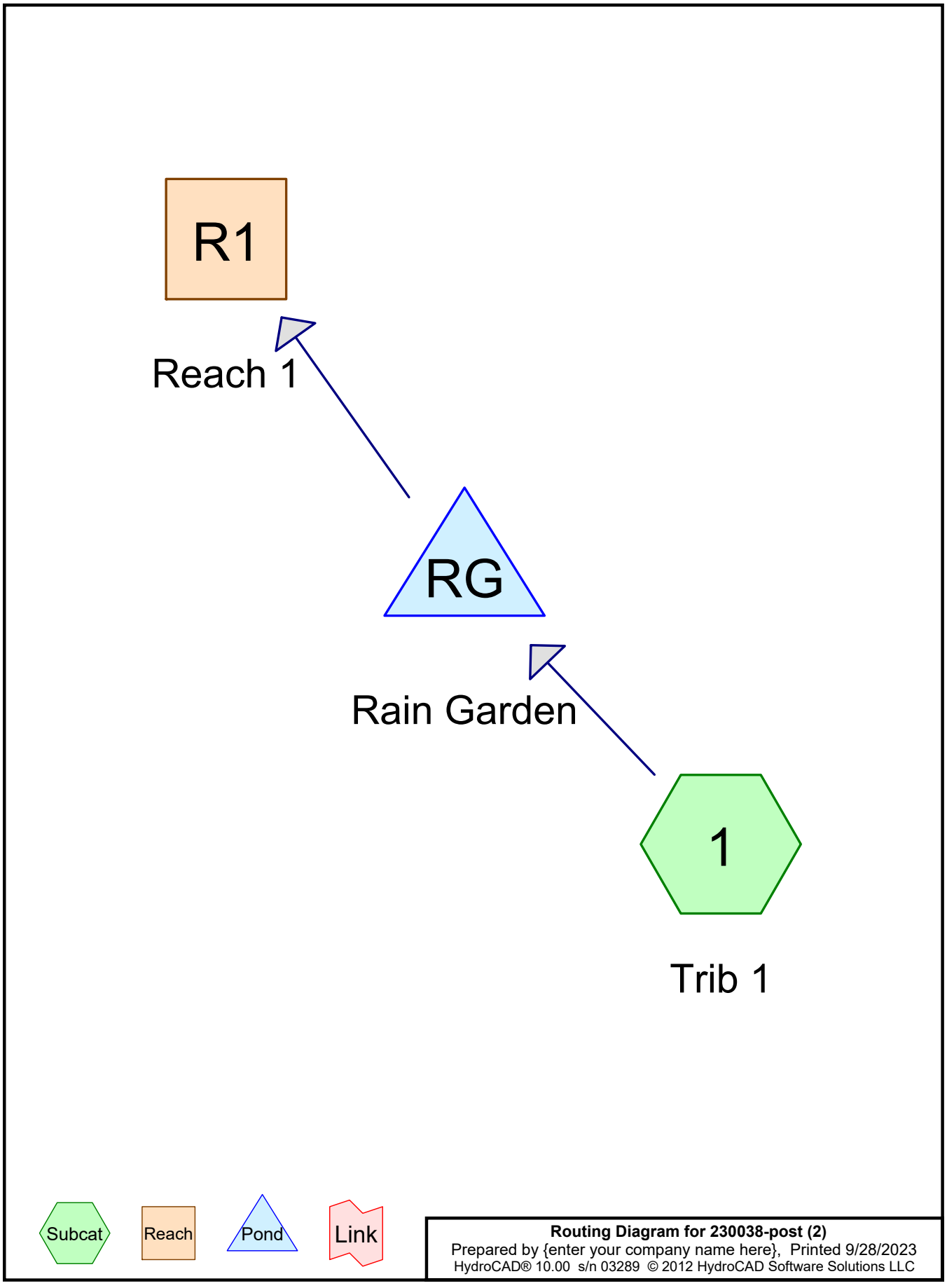
Summary for Reach R1: Reach 1

Inflow Area = 0.958 ac, 7.07% Impervious, Inflow Depth = 4.81" for 100 Year event
Inflow = 7.15 cfs @ 12.00 hrs, Volume= 0.383 af
Outflow = 7.15 cfs @ 12.00 hrs, Volume= 0.383 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1




R1
Reach 1
RG
Rain Garden
1
Trib 1
Subcat
Reach
Pond
Link
Routing Diagram for 230038-post (2)
Prepared by {enter your company name here}, Printed 9/28/2023
HydroCAD® 10.00 s/n 03289 © 2012 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.870	80	>75% Grass cover, Good, HSG D (1)
0.088	98	Paved parking, HSG D (1)
0.958	**82**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.958	HSG D	1
0.000	Other	
0.958		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.870	0.000	0.870	>75% Grass cover, Good	1
0.000	0.000	0.000	0.088	0.000	0.088	Paved parking	1
0.000	**0.000**	**0.000**	**0.958**	**0.000**	**0.958**	**TOTAL AREA**	

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 9.15% Impervious Runoff Depth=1.00"
Flow Length=220' Tc=8.6 min CN=82 Runoff=1.52 cfs 0.080 af

Reach R1: Reach 1 Inflow=1.36 cfs 0.076 af
Outflow=1.36 cfs 0.076 af

Pond RG: Rain Garden Peak Elev=40.73' Storage=541 cf Inflow=1.52 cfs 0.080 af
Outflow=1.36 cfs 0.076 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.080 af Average Runoff Depth = 1.00"
90.85% Pervious = 0.870 ac 9.15% Impervious = 0.088 ac

Summary for Subcatchment 1: Trib 1

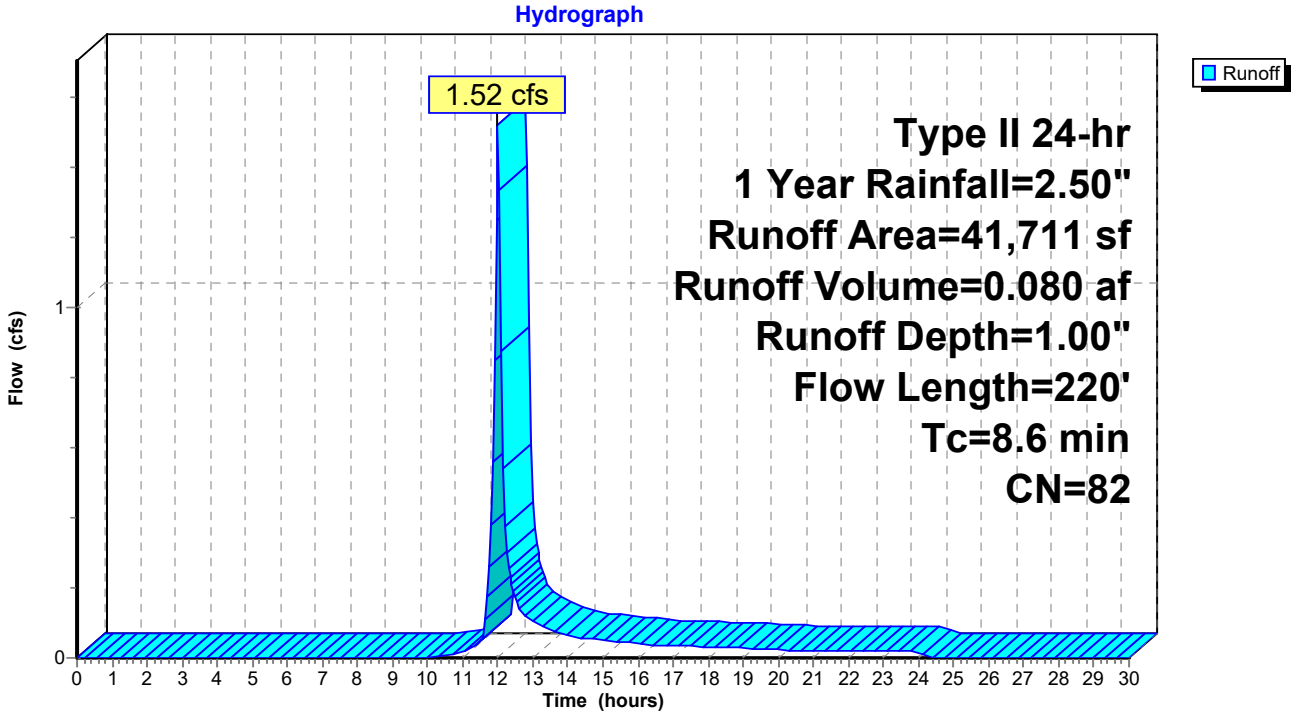
Runoff = 1.52 cfs @ 12.00 hrs, Volume= 0.080 af, Depth= 1.00"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Year Rainfall=2.50"

Area (sf)	CN	Description
3,817	98	Paved parking, HSG D
37,894	80	>75% Grass cover, Good, HSG D
41,711	82	Weighted Average
37,894		90.85% Pervious Area
3,817		9.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1



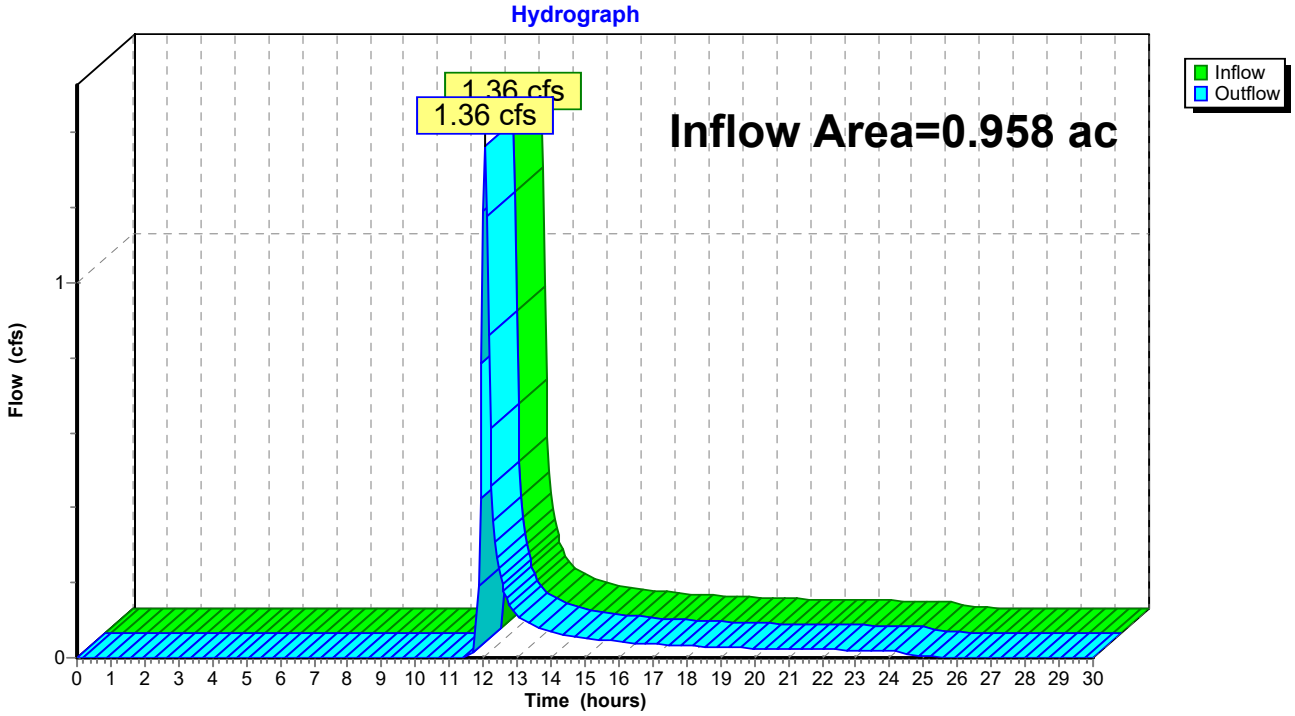
Summary for Reach R1: Reach 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth > 0.95" for 1 Year event
Inflow = 1.36 cfs @ 12.05 hrs, Volume= 0.076 af
Outflow = 1.36 cfs @ 12.05 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1



Summary for Pond RG: Rain Garden

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth = 1.00" for 1 Year event
Inflow = 1.52 cfs @ 12.00 hrs, Volume= 0.080 af
Outflow = 1.36 cfs @ 12.05 hrs, Volume= 0.076 af, Atten= 11%, Lag= 2.7 min
Primary = 1.36 cfs @ 12.05 hrs, Volume= 0.076 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 40.73' @ 12.05 hrs Surf.Area= 1,242 sf Storage= 541 cf

Plug-Flow detention time= 47.6 min calculated for 0.076 af (95% of inflow)
Center-of-Mass det. time= 23.7 min (871.7 - 848.0)

Volume	Invert	Avail.Storage	Storage Description
#1	43.00'	1,983 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	41.00'	994 cf	**Soil (Prismatic)** Listed below (Recalc) 2,484 cf Overall x 40.0% Voids
#3	40.00'	745 cf	**Gravel (Prismatic)** Listed below (Recalc) 1,242 cf Overall x 60.0% Voids
		3,722 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
43.00	1,242	0	0
44.00	1,783	1,513	1,513
44.25	1,984	471	1,983

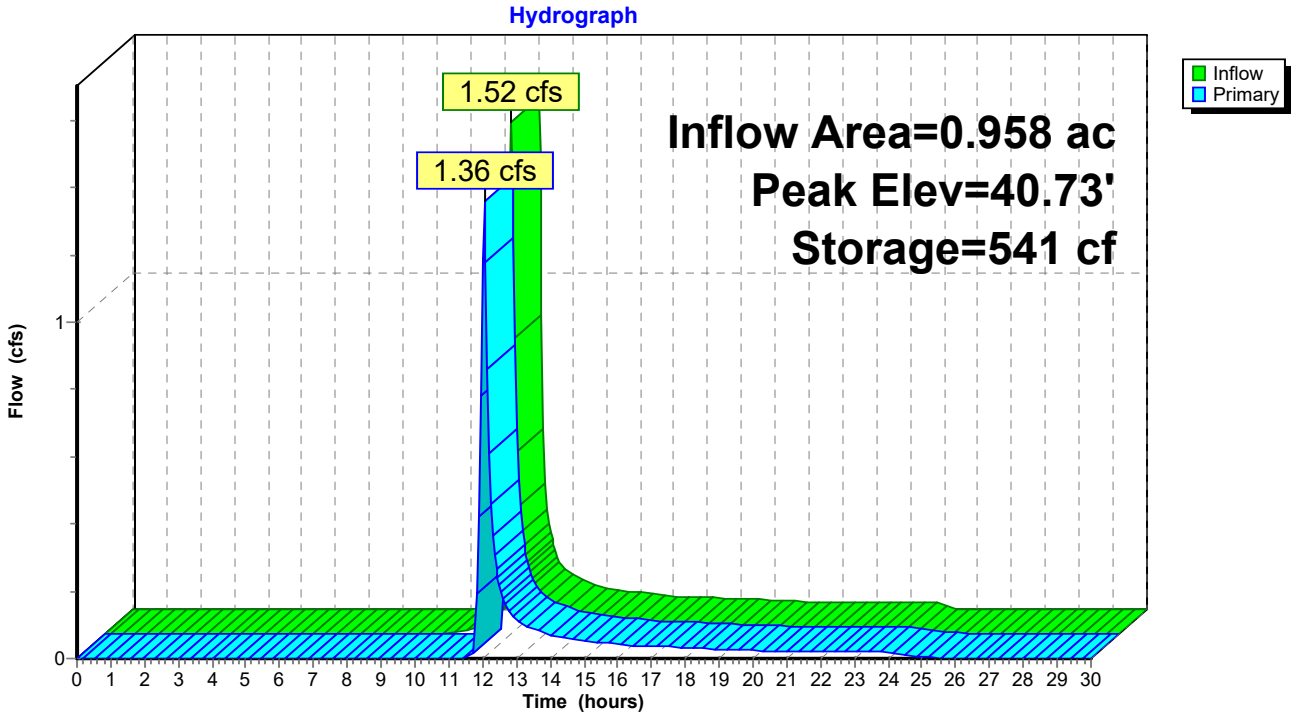
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.00	1,242	0	0
43.00	1,242	2,484	2,484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	1,242	0	0
41.00	1,242	1,242	1,242

Device	Routing	Invert	Outlet Devices
#1	Primary	40.20'	**18.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.36 cfs @ 12.05 hrs HW=40.73' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 1.36 cfs @ 2.47 fps)

Pond RG: Rain Garden



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 9.15% Impervious Runoff Depth=2.64"
Flow Length=220' Tc=8.6 min CN=82 Runoff=4.01 cfs 0.210 af

Reach R1: Reach 1 Inflow=3.88 cfs 0.207 af
Outflow=3.88 cfs 0.207 af

Pond RG: Rain Garden Peak Elev=41.15' Storage=818 cf Inflow=4.01 cfs 0.210 af
Outflow=3.88 cfs 0.207 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.210 af Average Runoff Depth = 2.64"
90.85% Pervious = 0.870 ac 9.15% Impervious = 0.088 ac

Summary for Subcatchment 1: Trib 1

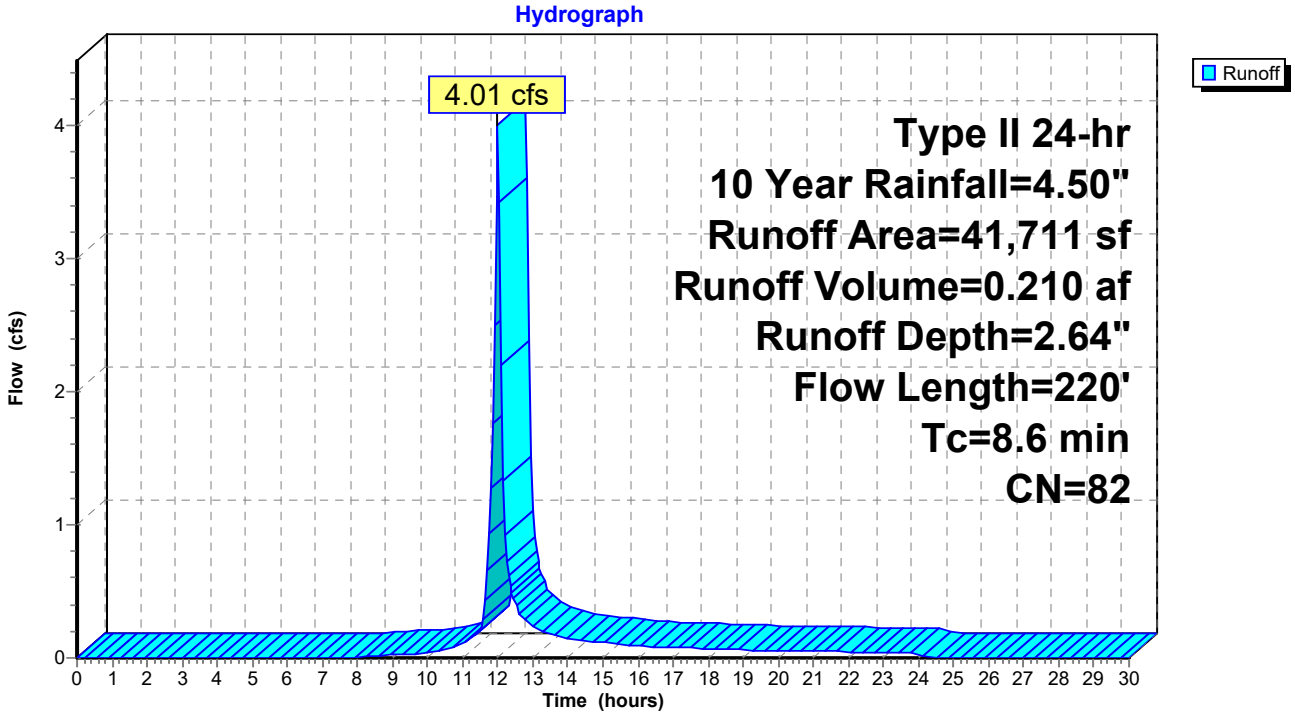
Runoff = 4.01 cfs @ 12.00 hrs, Volume= 0.210 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=4.50"

Area (sf)	CN	Description
3,817	98	Paved parking, HSG D
37,894	80	>75% Grass cover, Good, HSG D
41,711	82	Weighted Average
37,894		90.85% Pervious Area
3,817		9.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1



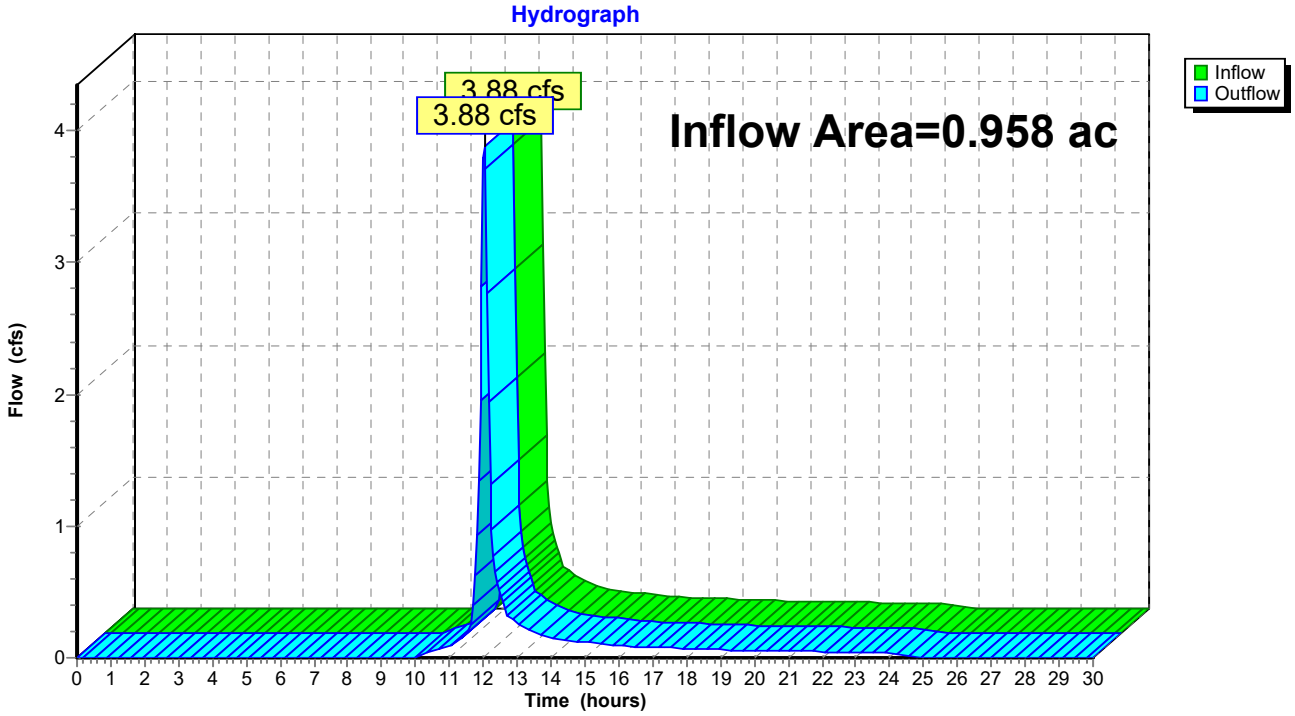
Summary for Reach R1: Reach 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth = 2.59" for 10 Year event
Inflow = 3.88 cfs @ 12.02 hrs, Volume= 0.207 af
Outflow = 3.88 cfs @ 12.02 hrs, Volume= 0.207 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1



Summary for Pond RG: Rain Garden

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth = 2.64" for 10 Year event
Inflow = 4.01 cfs @ 12.00 hrs, Volume= 0.210 af
Outflow = 3.88 cfs @ 12.02 hrs, Volume= 0.207 af, Atten= 3%, Lag= 1.3 min
Primary = 3.88 cfs @ 12.02 hrs, Volume= 0.207 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 41.15' @ 12.02 hrs Surf.Area= 2,484 sf Storage= 818 cf

Plug-Flow detention time= 25.0 min calculated for 0.207 af (98% of inflow)
Center-of-Mass det. time= 15.0 min (835.0 - 820.1)

Volume	Invert	Avail.Storage	Storage Description
#1	43.00'	1,983 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	41.00'	994 cf	**Soil (Prismatic)** Listed below (Recalc) 2,484 cf Overall x 40.0% Voids
#3	40.00'	745 cf	**Gravel (Prismatic)** Listed below (Recalc) 1,242 cf Overall x 60.0% Voids
		3,722 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
43.00	1,242	0	0
44.00	1,783	1,513	1,513
44.25	1,984	471	1,983

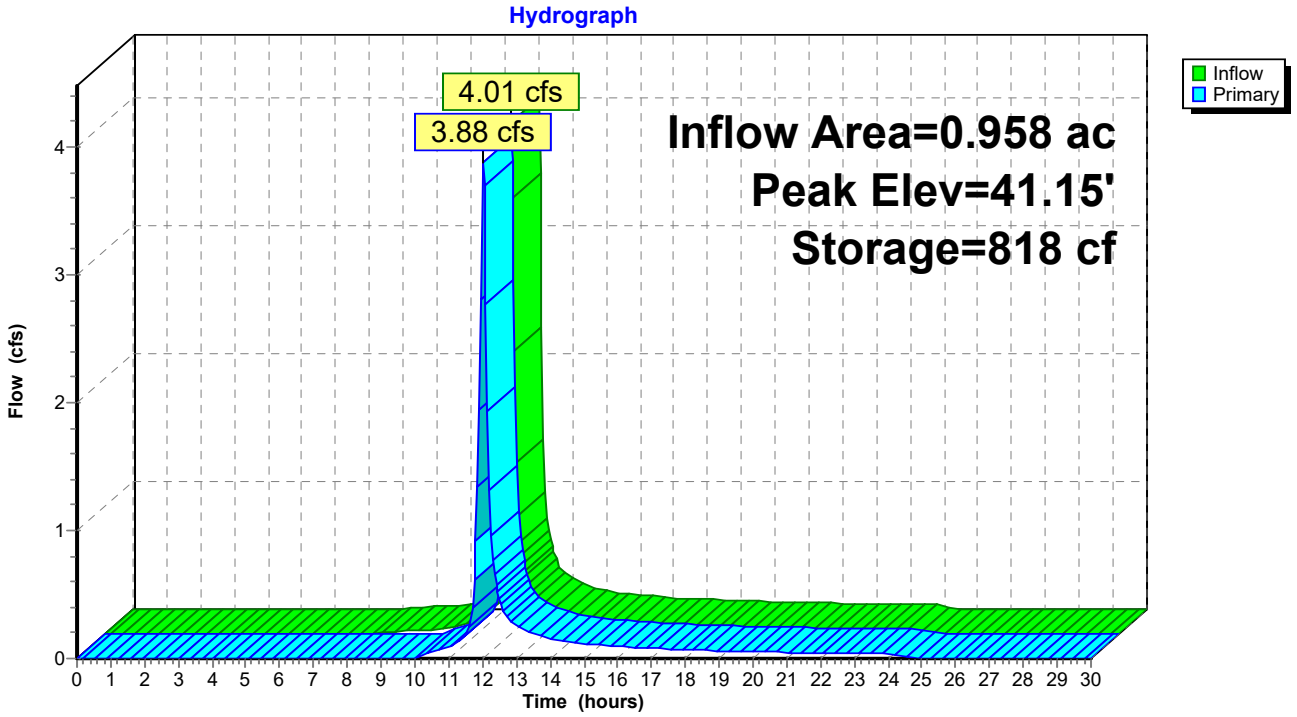
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.00	1,242	0	0
43.00	1,242	2,484	2,484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	1,242	0	0
41.00	1,242	1,242	1,242

Device	Routing	Invert	Outlet Devices
#1	Primary	40.20'	**18.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=3.75 cfs @ 12.02 hrs HW=41.13' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 3.75 cfs @ 3.28 fps)

Pond RG: Rain Garden



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Trib 1 Runoff Area=41,711 sf 9.15% Impervious Runoff Depth=4.92"
Flow Length=220' Tc=8.6 min CN=82 Runoff=7.28 cfs 0.392 af

Reach R1: Reach 1 Inflow=7.00 cfs 0.389 af
Outflow=7.00 cfs 0.389 af

Pond RG: Rain Garden Peak Elev=41.61' Storage=1,050 cf Inflow=7.28 cfs 0.392 af
Outflow=7.00 cfs 0.389 af

Total Runoff Area = 0.958 ac Runoff Volume = 0.392 af Average Runoff Depth = 4.92"
90.85% Pervious = 0.870 ac 9.15% Impervious = 0.088 ac

Summary for Subcatchment 1: Trib 1

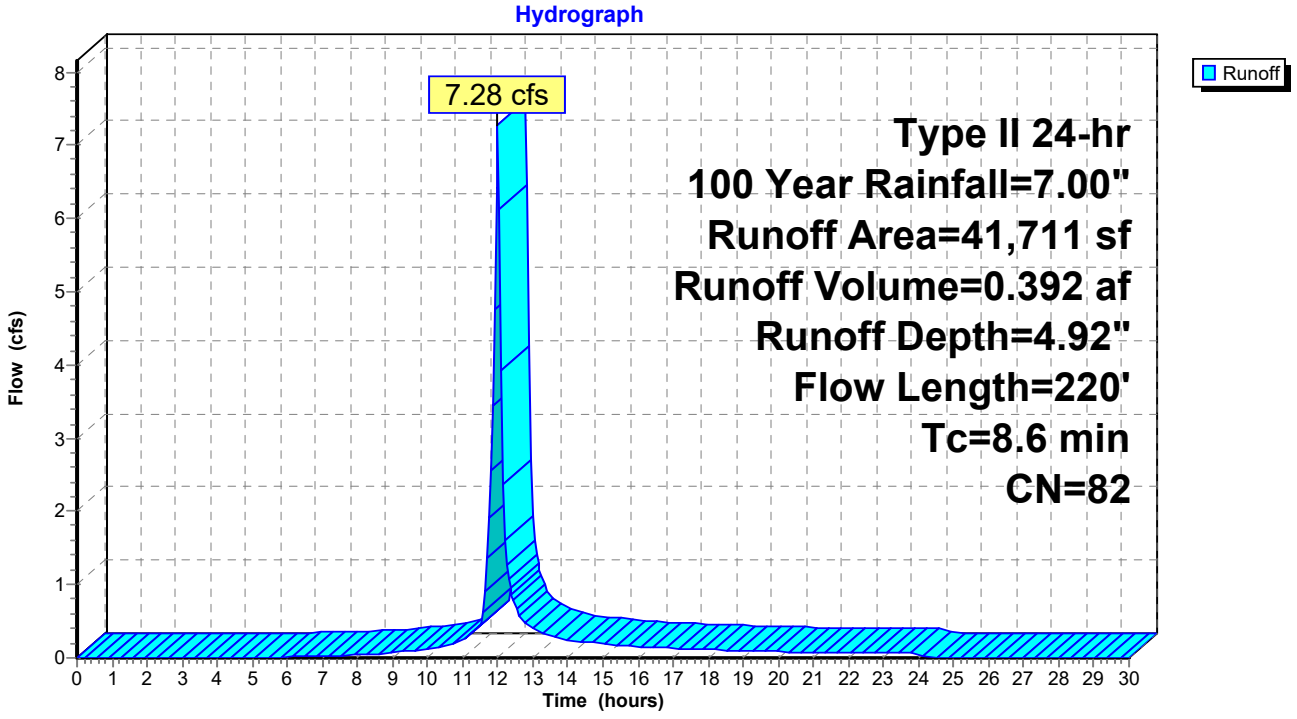
Runoff = 7.28 cfs @ 12.00 hrs, Volume= 0.392 af, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Year Rainfall=7.00"

Area (sf)	CN	Description
3,817	98	Paved parking, HSG D
37,894	80	>75% Grass cover, Good, HSG D
41,711	82	Weighted Average
37,894		90.85% Pervious Area
3,817		9.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0400	0.20		**Sheet Flow, Grass** Grass: Short n= 0.150 P2= 2.60"
0.4	120	0.0900	4.83		**Shallow Concentrated Flow, Grass** Unpaved Kv= 16.1 fps
8.6	220	Total			

Subcatchment 1: Trib 1



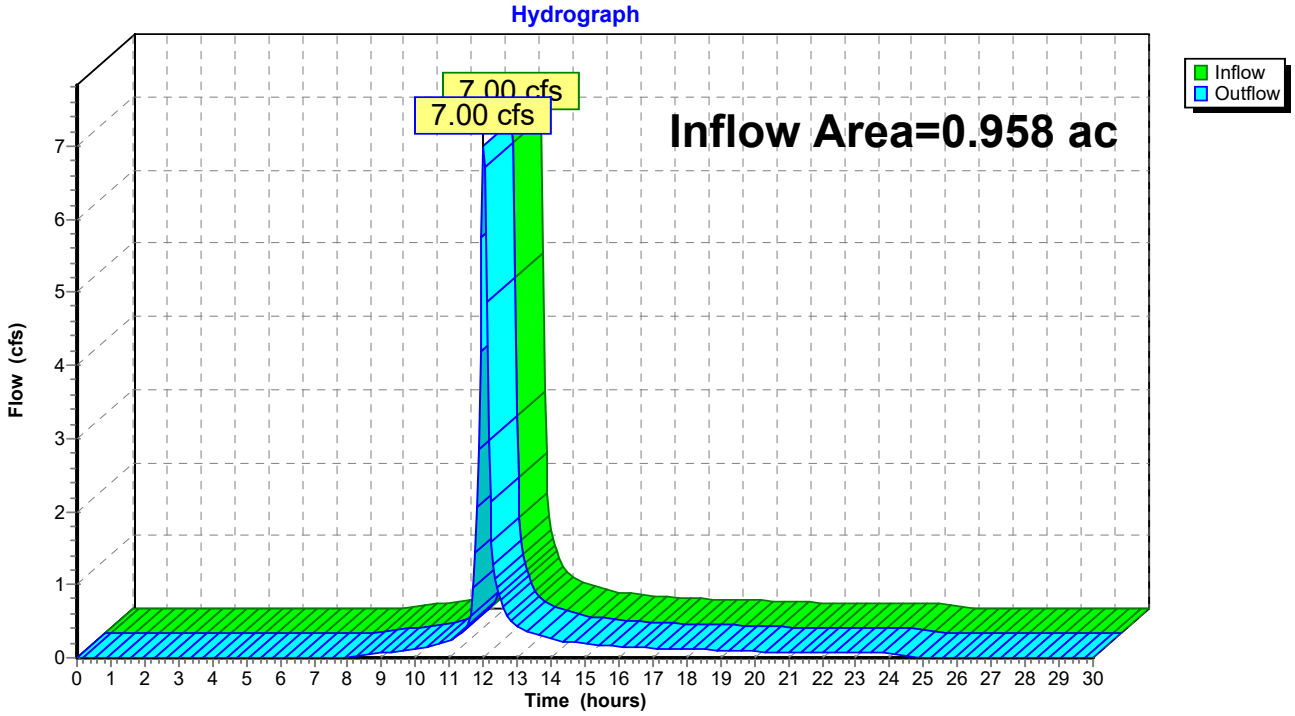
Summary for Reach R1: Reach 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth = 4.87" for 100 Year event
Inflow = 7.00 cfs @ 12.02 hrs, Volume= 0.389 af
Outflow = 7.00 cfs @ 12.02 hrs, Volume= 0.389 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach R1: Reach 1



Summary for Pond RG: Rain Garden

Inflow Area = 0.958 ac, 9.15% Impervious, Inflow Depth = 4.92" for 100 Year event
Inflow = 7.28 cfs @ 12.00 hrs, Volume= 0.392 af
Outflow = 7.00 cfs @ 12.02 hrs, Volume= 0.389 af, Atten= 4%, Lag= 1.2 min
Primary = 7.00 cfs @ 12.02 hrs, Volume= 0.389 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 41.61' @ 12.02 hrs Surf.Area= 2,484 sf Storage= 1,050 cf

Plug-Flow detention time= 17.2 min calculated for 0.389 af (99% of inflow)
Center-of-Mass det. time= 11.5 min (813.9 - 802.3)

Volume	Invert	Avail.Storage	Storage Description
#1	43.00'	1,983 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	41.00'	994 cf	**Soil (Prismatic)** Listed below (Recalc) 2,484 cf Overall x 40.0% Voids
#3	40.00'	745 cf	**Gravel (Prismatic)** Listed below (Recalc) 1,242 cf Overall x 60.0% Voids
		3,722 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
43.00	1,242	0	0
44.00	1,783	1,513	1,513
44.25	1,984	471	1,983

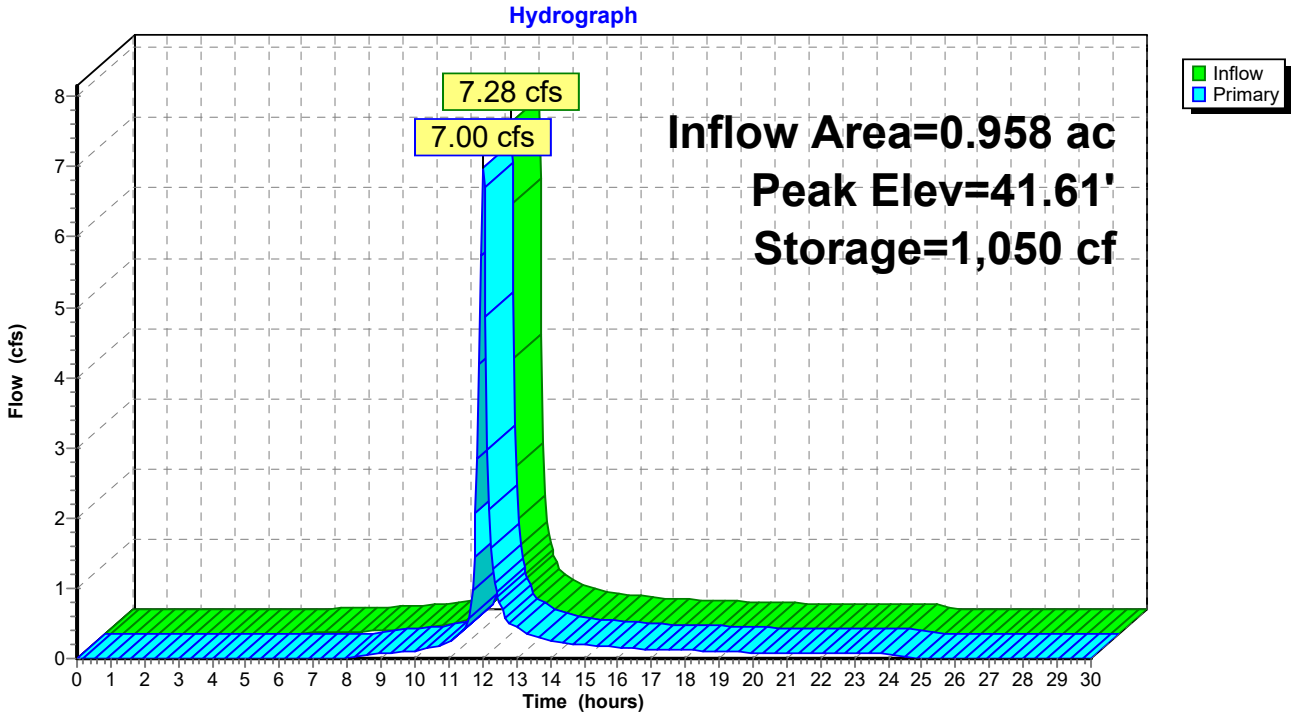
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.00	1,242	0	0
43.00	1,242	2,484	2,484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	1,242	0	0
41.00	1,242	1,242	1,242

Device	Routing	Invert	Outlet Devices
#1	Primary	40.20'	**18.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=6.84 cfs @ 12.02 hrs HW=41.59' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 6.84 cfs @ 4.01 fps)

Pond RG: Rain Garden



APPENDIX C

Maintenance Plan

Operation, Maintenance and Management Inspection Checklist
(Complete in 3 Pages)

Project: Rip Van Winkle Building Addition
Location: 10 Rinaldi Boulevard
City of Poughkeepsie, New York, 12601
Date: _____ Time: _____
Inspector: _____

MAINTENANCE ITEM	**SATISFACTORY(S)/ UNSATISFACTORY(U)**	**COMMENTS**
Inspection ITEM	**SATISFACTORY(S)/ UNSATISFACTORY(U)**	**COMMENTS**

1. Cleanout (Monthly or after any significant storm event)

Contributing areas clean of debris ☐ **(S)** ☐ **(U)**

2. Vegetation Control (Monthly)

Contributing drainage area stabilized ☐ **(S)** ☐ **(U)**

No evidence of erosion ☐ **(S)** ☐ **(U)**

Lawn areas mowed & clipping removed ☐ **(S)** ☐ **(U)**

3. Structural Components (Annual)

No evidence of structural damage to catch basins ☐ **(S)** ☐ **(U)**

Application of 2" of Mulch within rain gardens ☐ **(S)** ☐ **(U)**

4. Overall Function of Rain Garden (Quarterly)

Check vegetation for condition ☐ **(S)** ☐ **(U)**

Check for presence of invasive species ☐ **(S)** ☐ **(U)**

Check underdrain outfall into catch basin
to see if it is clean and flowing ☐ **(S)** ☐ **(U)**

Date of Inspection _____ Sheet 1 of 2

Comments:

Actions to be Taken:

Date of Inspection _____ Sheet 2 of 2

HERSHBERG
&
HERSHBERG

Consulting Engineers

◆

Land Surveyors

◆

Land Planners

18 Locust Street
Albany, New York 12203
(518) 459-3096
FAX (518) 459-5683
E-Mail Address:
hhershberg@aol.com

FOUNDER
Ben B. Hershberg, P.E., L.S.
(1901-2002)

PARTNERS
Daniel R. Hershberg, P.E., L.S.
Francis G. McCloskey, L.S.
Nicholas J. Daniels, P.E.

BY EMAIL

December 6, 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:

Enclosed please find the following items:

- One (1) Copy of the Site Plans
- One (1) Copy of the Site Estimate
- One (1) Copy of the Utility and Drainage Report

Below is a point-by-point response to each item contained in a comment letter from Joseph Kane, P.E, Assistant Civil Engineer. The comments are shown *italicized.* Responses are in **bold** type.

1. *Show on Site Plan Sheet C1-6 all City owned utilities (sanitary sewer, storm sewer and water) in Rinaldi Boulevard and Main Street.* **Existing utilities are shown on Sheets C1-C7 where known.**

2. *Show on Site Plan Sheet C1-6 all privately owned utilities and service connections from building to main. Some utilities that are shown appear to be incomplete. Show all discharge and termination points. Identify all "Unknown Manhole (typ.)" that are shown on the plan.* **Privately owned utilities and service connections are shown on Sheets C1-C7 where known. It should be noted that no privately owned utilities outside of the project area will be disturbed.**

3. Show on Site Plan Sheet C1-6 all boundary and line work information for 10-foot-wide sanitary sewer easement along and under east side of existing building. Include labels and line work as 36" Sanitary Sewer. See provided record drawing for "Intercepting Sewer" for further clarification. Show all associated manholes per record drawings on property. **36" Sanitary sewer and 10' wide easement shown on Sheets C1-C7. Manholes shown on Sheets C1-C7. It should be noted the existing 36" sanitary sewer and manholes will not be disturbed.**

4. Provide utility report and certify all existing service connections; storm, sanitary, and water (domestic and fire) are sufficient for increase in use by the project. **Utility Report is enclosed.**

5. Coordinate with City Fire regarding adequacy of fire flow. Owner/ applicant to demonstrate what is being requested is achieved. **Fire flow is adequate as noted in report.**

6. No lead water services permissible. Owner/ applicant to replace lead service from tap to meter. No partial replacement repairs allowed. **Existing water service is not lead.**

7. Post development runoff not to exceed predevelopment runoff. Provide drainage report to support and validate proposed stormwater management practices. Include maintenance schedule and cut sheets for all proposed and implemented stormwater management practices. **Post development runoff does not exceed predevelopment runoff as noted in report.**

***8.** Are any new utility connections proposed within City R.O.W.? Show new connection from building to main as delineated, hatched and edges shown as saw cut. Include City standard details for all work within City R.O.W. as necessary.* **No new utility connections are proposed within City R.O.W.**

9. Show on Site Plan Sheet C3 all proposed utility connections to service proposed Community Building. Show location of water maters and backflow prevention devices. Include detail of all utility connections for clarity. **All utility connections to the proposed building addition will come from the existing building and will be entirely internal.**

10. Site Plan Sheet C3 indicates "New ADA Compliant Ramp". Relocate this structure outside of Sanitary Sewer Easement limits. **Ramp has been located out side of sanitary sewer easement.**

11.*Provide and show on Site Plan location of erosion and sediment control practices to be utilized during construction activities, i.e., inlet protection, silt fence, stabilized construction entrance, stockpile locations. Where will construction material stockpiles be located?* **See Sheet C7 for Erosion and Sediment Control Plan.**

12.*Will there be any food prep in proposed Community Building? Provide grease trap, size, and maintenance schedule as necessary.* **Food prep is not proposed in building.**

13.*Provide an itemized Engineer's estimate for site work.* **Estimate is enclosed.**

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/10 Rinaldi Boulevard_6_Response Letter.doc

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: September 14, 2023
2. Name of Site Plan: Rip Van Winkle Apartments – Community Building
3. Address or Location: 10 Rinaldi Boulevard
4. Owner: Rip Van Winkle House LLC
5. Engineer/ Architect: Nicholas Daniels, P.E. (Hershberg &Hershberg)
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

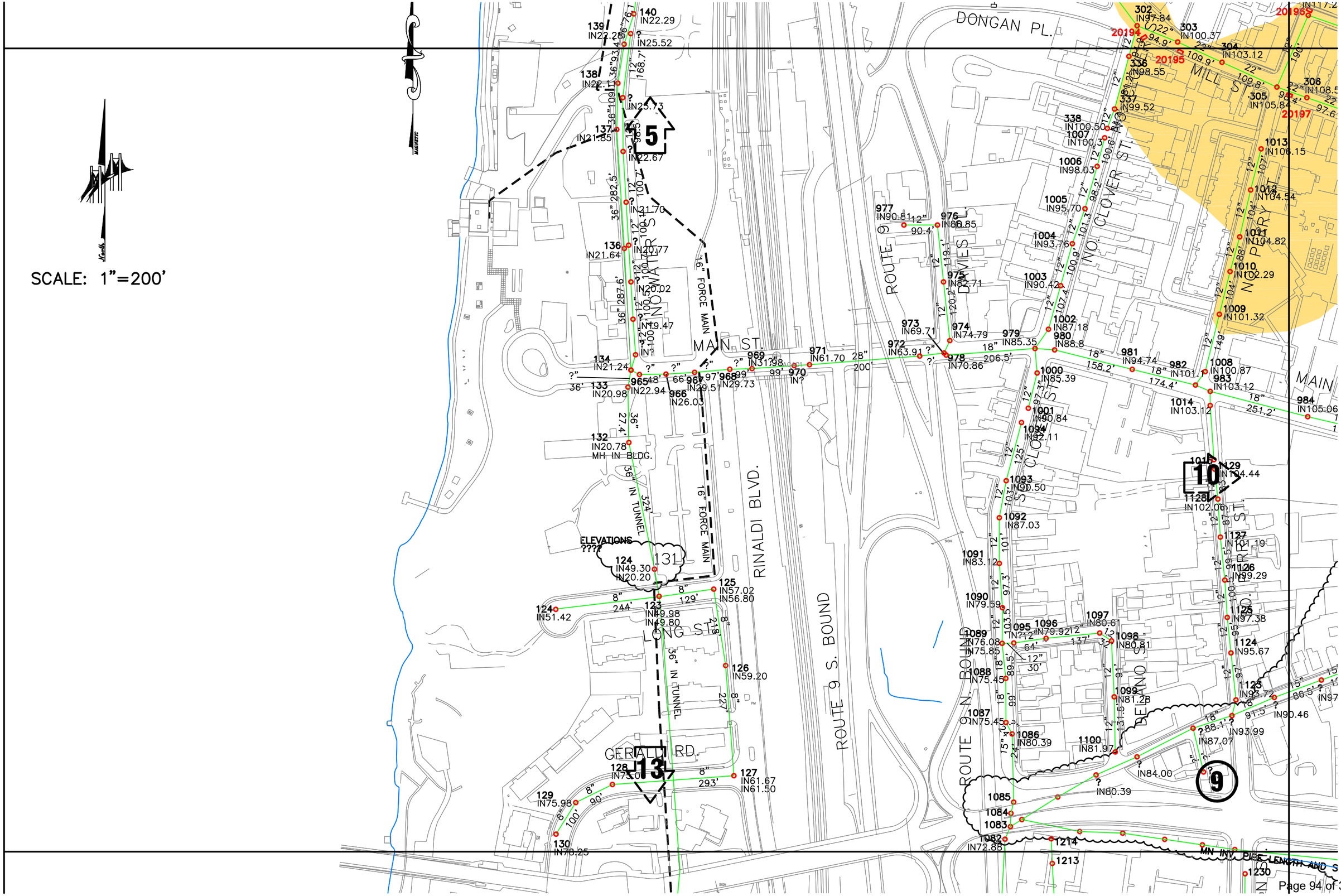
ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Show on Site Plan Sheet C1-6 all City owned utilities (sanitary sewer, storm sewer and water) in Rinaldi Boulevard and Main Street.
2. Show on Site Plan Sheet C1-6 all privately owned utilities and service connections from building to main. Some utilities that are shown appear to be incomplete. Show all discharge and termination points. Identify all "Unknown Manhole (typ.)" that are shown on the plan.
3. Show on Site Plan Sheet C1-6 all boundary and line work information for 10-foot-wide sanitary sewer easement along and under east side of existing building. Include labels and line work as 36" Sanitary Sewer. See provided record drawing for "Intercepting Sewer" for further clarification. Show all associated manholes per record drawings on property.
4. Provide utility report and certify all existing service connections; storm, sanitary, and water (domestic and fire) are sufficient for increase in use by the project.
5. Coordinate with City Fire regarding adequacy of fire flow. Owner/ applicant to demonstrate what is being requested is achieved.
6. No lead water services permissible. Owner/ applicant to replace lead service from tap to meter. No partial replacement repairs allowed.
7. Post development runoff not to exceed predevelopment runoff. Provide drainage report to support and validate proposed stormwater management practices. Include maintenance schedule and cut sheets for all proposed and implemented stormwater management practices.
8. Are any new utility connections proposed within City R.O.W.? Show new connection from building to main as delineated, hatched and edges shown as saw cut. Include City standard details for all work within City R.O.W. as necessary.
9. Show on Site Plan Sheet C3 all proposed utility connections to service proposed Community Building. Show location of water maters and backflow prevention devices. Include detail of all utility connections for clarity.

10. Site Plan Sheet C3 indicates "New ADA Compliant Ramp". Relocate this structure outside of Sanitary Sewer Easement limits.
11. Provide and show on Site Plan location of erosion and sediment control practices to be utilized during construction activities, i.e., inlet protection, silt fence, stabilized construction entrance, stockpile locations. Where will construction material stockpiles be located?
12. Will there be any food prep in proposed Community Building? Provide grease trap, size, and maintenance schedule as necessary.
13. Provide an itemized Engineer's estimate for site work.

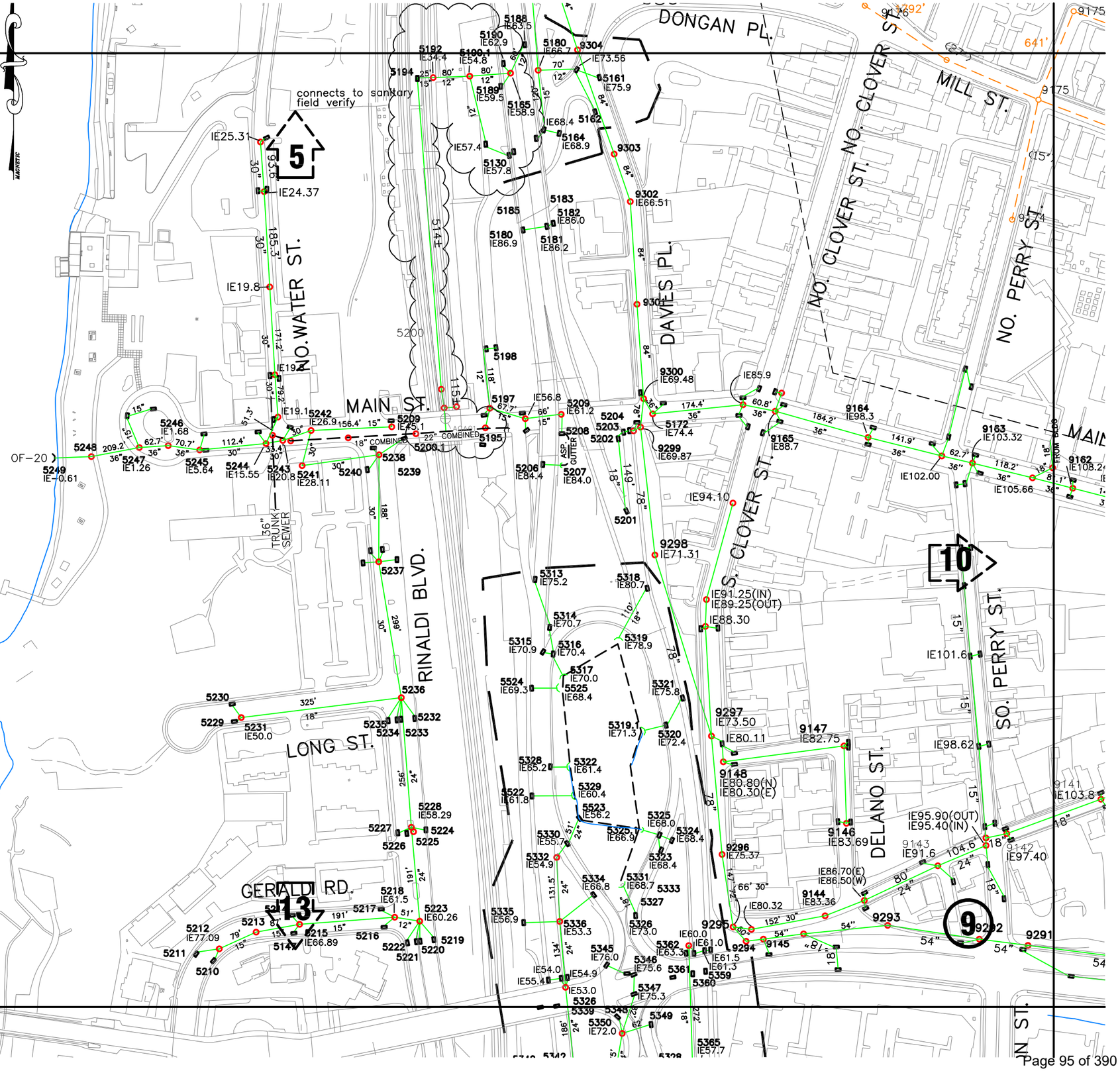


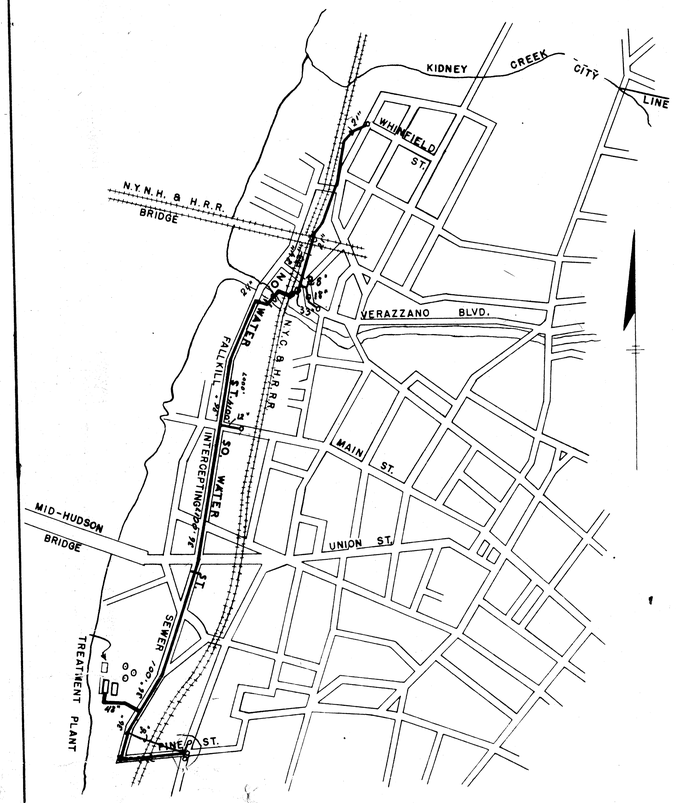
Joseph T. Kane, P.E.
Assistant Civil Engineer


SCALE: 1"=200'
DONGAN PL.
MILL ST.
NO. CLOVER ST.
NO. PERRY ST.
MAIN ST.
NO. WATER ST.
16" FORCE MAIN
ROUTE 9
DAVIES PL.
RINALDI BLVD.
ROUTE 9 S. BOUND
ROUTE 9 N. BOUND
LONG ST.
GERALD RD.
DELANO ST.
36" IN TUNNEL
ELEVATIONS ????
MH IN BLDG.
MN INV. PIPE LENGTH AND S
5
10
13
9

SCALE 1"=200'

OUTFALL ID: OF-20
PIPE DIAMETER: 36"
PIPE MATERIAL: RCP
X POSITION AT SHORELINE: 644832.59
Y POSITION AT SHORELINE: 1046705.79
BUFFER BEYOND SHORELINE: 100 FEET (RADIUS)





CITY OF POUGHKEEPSIE

DUTCHESS COUNTY, NEW YORK

CONSTRUCTION DRAWINGS

INTERCEPTING SEWERS

AS BUILT

SHEETS 1 TO 13 INCLUSIVE

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4	FALLKILL INTERCEPTING SEWER STA. 17+64 TO STA. 30+74.4
5	FALLKILL INTERCEPTING SEWER STA. 30+74.4 TO STA. 42+21.6
6	FALLKILL INTERCEPTING SEWER STA. 42+21.6 TO STA. 49+91.2
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8	FALLKILL INTERCEPTING SEWER STRUCTURES
9	FALLKILL INTERCEPTING SEWER STRUCTURES
10	PINE STREET & FALLKILL INTERCEPTING SEWER STRUCTURES, CRADLES & EMBEDMENTS
11	FALLKILL INTERCEPTING SEWER TUNNEL SHAFT MANHOLE DETAILS
12	PINE STREET & FALLKILL INTERCEPTING SEWER SPECIAL DETAILS
13	PINE STREET INTERCEPTING SEWER SPECIAL STRUCTURE DETAILS

APPROVED BY
CITY OF POUGHKEEPSIE

John J. Desmond
JOHN J. DESMOND, CITY MANAGER

THE DEPARTMENT OF PUBLIC WORKS

NOVEMBER 2, 1959
DATE

Harold R. Dean
HAROLD R. DEAN, SUPERINTENDENT

DEPARTMENT OF FINANCE

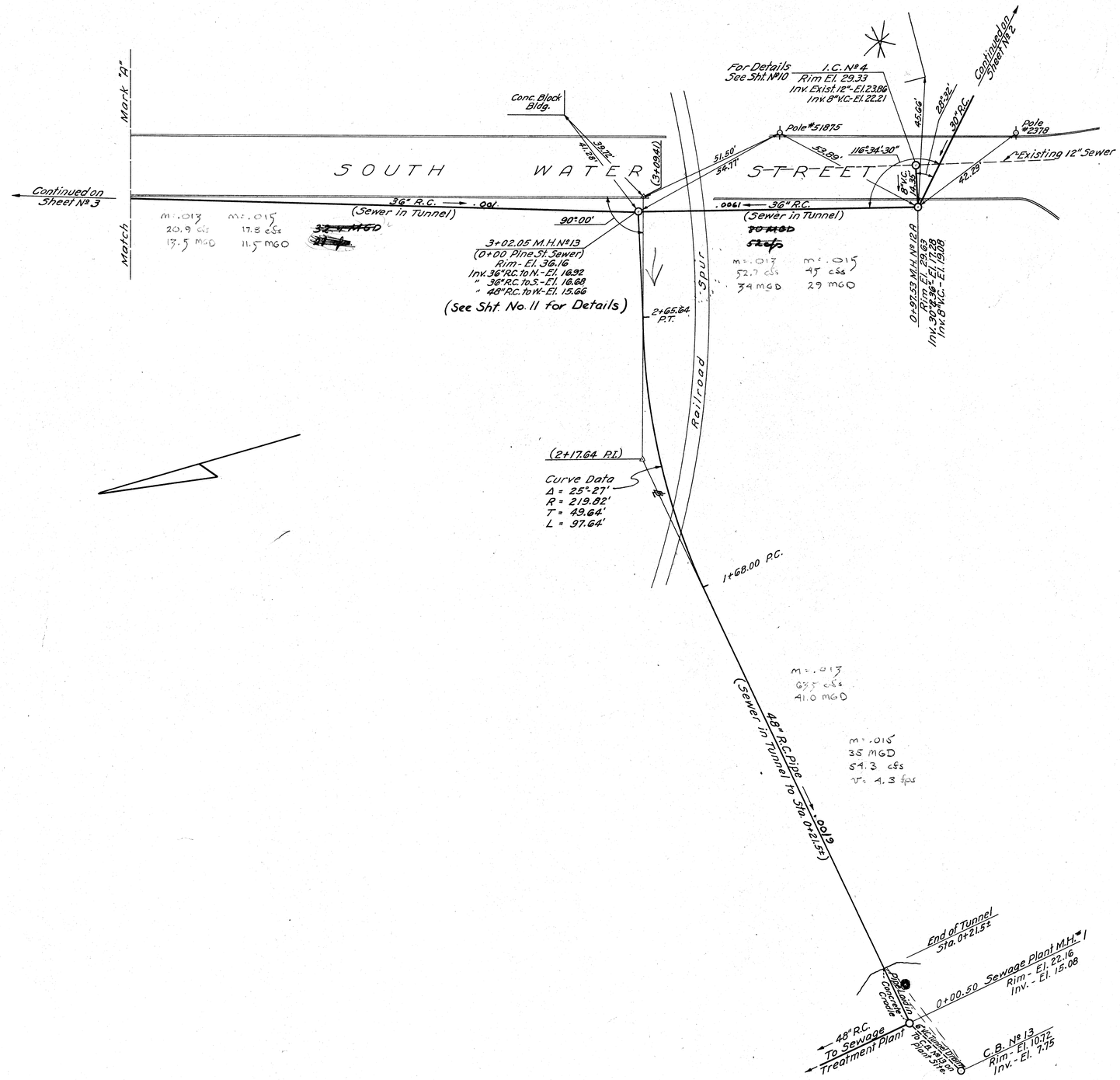
Aubrey B. Coons
AUBREY B. COONS, COMMISSIONER

O'BRIEN & GERE
CONSULTING ENGINEERS; SYRACUSE, N.Y.

Earl T. O'Brien
N.Y.S. PROFESSIONAL ENGINEERS LICENSE NO. 9816

University of the State of New York
EARL T. O'BRIEN
No. 9816
Professional Engineer and Land Surveyor

-60.1



AS BUILT
IN CHARGE OF: S.W.W
DESIGNED BY:
MADE BY: MONELL
CHECKED BY: N.A.W

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS
PINE STREET AND FALLKILL INTERCEPTING SEWERS

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: 1" = 20'
FILE NO.: 193.12 B

REVISIONS

University of the State of New York
EARL F. O'BRIEN
Registered Professional Engineer and Land Surveyor
No. 9815

PROSPECT ST.

TULIP ST.

PINE STREET

Existing 36" Brick Sewer

Existing 30" Pipe

4" Water Shut-off

Pole #1579

M.H. "A" 29.29

12.88'

40.86'

Existing 36" Brick Sewer

Sewer in 48" Liner Plate Tunnel

Pipe Fully Encased in Concrete

30" R.C. → .0028

34 MGD
22 cfs

m=.013 m=.015
21.7 cfs 18.6 cfs
14.0 MGD 11.1 MGD

N.W. Corner Loading Platform.

4+94.5

4+76.6

3+76.28

323.88'

5°-08'-30"

158°-30'-00"

16°-21'-30"

3+18.7

Railroad

Fence

2+93.72 M.H. № 11 A
Rim - El. 31.17
Inv. - El. 17.80

154°-01'-30"

128.40'

m=.013 m=.015
21.7 cfs 18.6 cfs
13.7 MGD 11.5 MGD

30" R.C. → .0026

38.4 MGD
21 cfs

Sewer in 48" Liner Plate Tunnel

1+67.5

Pole #2378

S O U T H — Existing 12" Sewer

42.29'

28°-32'

45.66'

0+97.53 M.H. № 12 A
Rim - El. 29.63
Inv. 30" @ 36" - El. 17.28
Inv. 8" VC - El. 19.08

I.C. № 24
Rim - El. 29.33
Inv. Exist. 12" - El. 23.86
Inv. 8" VC - El. 22.21

For Details See Sht. № 10

W-A-T-E-R

165°-34'-30"

53.98'

Pole #51875

36" R.C. → Sewer in Tunnel

see sheet 1

m=.015
29 MGD
4.5 ft.
V = 6.4

Railroad Spur

Trunk

cont. on Sheet № 1

48" R.C.

36" R.C.

0+00 M.H. № 13
(3+02.05 Fallkill Sewer)
Rim - El. 36.16
Inv. 36" R.C. to N. - El. 16.92
" 36" R.C. to S. - El. 16.66
" 48" R.C. to W. - El. 15.66
(See Sht. No. 11 for Details)

STREET

Continued on Sheet № 3

See Sheet № 13 For Details

I.C. № 23
Rim - El. 23.29
Inv. - El. 16.79

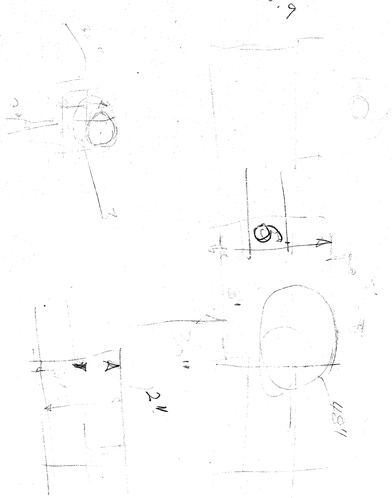
Curve Data
R = 200'
Δ = 13°-51'-30"
T = 24.29'
L = 48.39'

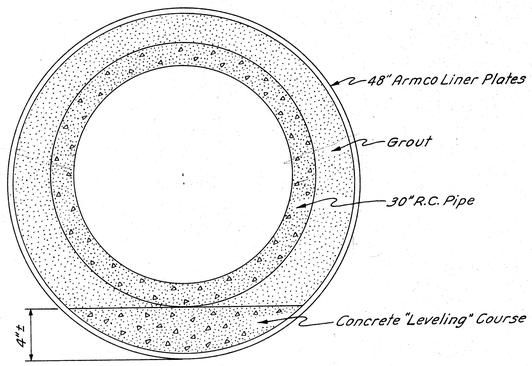
N 61°-12' W.

Bldg.

6 + 26
3 + 75
2 75 1

5 + 15.9





DETAIL OF SEWER IN LINER PLATE TUNNEL
Not to Scale

AS BUILT
IN CHARGE OF: S.W.W
DESIGNED BY:
MADE BY: MONELL
CHECKED BY: N.A.W

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

PINE STREET INTERCEPTING SEWER

University of the State of New York — EARL F. O'BRIEN — No. 9815 — Professional Engineer and Land Surveyor

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
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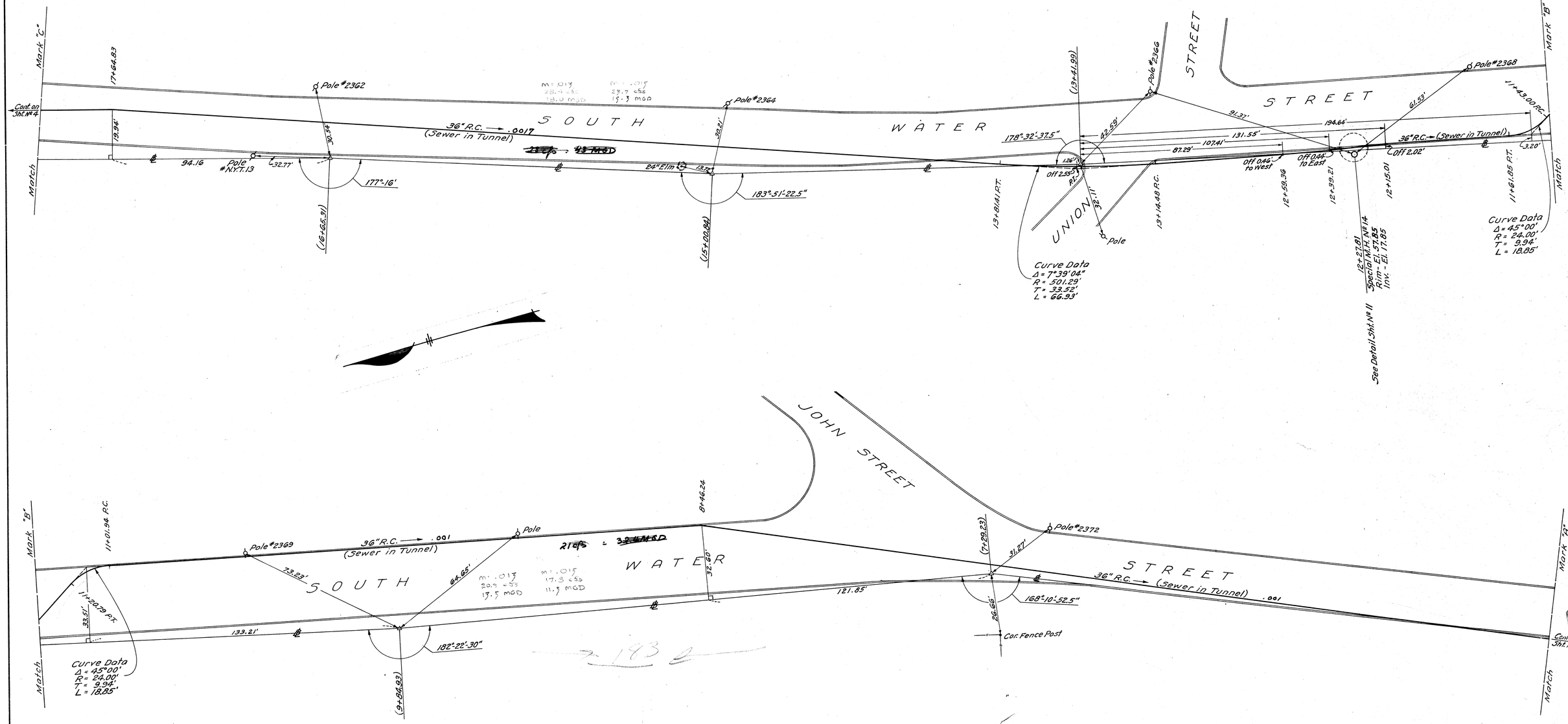
2

REVISIONS



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MADE BY: MONELL
CHECKED BY: N. A. W.

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER

University of the State of New York — Earl F. O'Brien — No. 9619 — Professional Engineer and Land Surveyor

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
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REVISIONS

3

1+07.03 I.C. No. 5
Rim - El. 37.59
Inv. - El. 23.93
(For Details See Sht. No. 10)

Existing 24" C.M.P. Sewer

To S.E. Corner of Bldg. 68.5' ± from S.E. Corner of Bldg.

68.5' ± from S.W. Corner of Bldg. to S.W. Corner of J.D. Johnson's Bldg.

Mkt. Frame

12" V.C. 14.34

100'

34.65

20.55

0+92.69 M.H. No. 18
Rim - El. 37.45
Inv. - El. 23.79

41.32'

35.71'

Hydrant

From Holmes & O'Brien's Report
Flow from Force Main to S.T.P.
16.7 MGD

Mark "E"

Pipe Encased 70.5' in 0.70

92.69'

12" V.C. .0055

262°-16'-30"

1.52 MGD
2.03 cfs
D = 2.75 ins
n = .013

STREET

MAIN

Existing M.H.
Rim - El. 38.56
Inv. 8" V.C. El. 29.58

(28+98.24)

Pole #7531

0+00
Inv. El. 23.89

104°-01'-30"

Pole

Pole #2350

Pole #2351

33.15'

27+41.42

m = .013
23.9 cfs
18 MGD

m = .015
23.7 cfs
15.3 MGD

~~25.5 cfs 18 MGD~~

Pole #2353

36" R.C. → (Sewer in Tunnel) .0017

Mark "D"

38.57'

42.35'

166°-08'

62.15'

58.76'

86.78'

47.39'

Existing 12" Sewer

SOUTH

36" R.C. → (Sewer in Tunnel) .0017

WATER

STREET

Cont. on Sht. No. 5

36" C.M.P.

30.73'

54.22'

39.49'

36" C.M.P.

51.54'

.007

53.24'

34°-18'-30"

34.09'

28.91'

80.03'

17.54'

171°-56'

67.84'

Hydrant

21.70'

Pole N.Y.T.5

12.56'

(26+55.12)

Match

17.88'

Hydrant

166°-58'

36" C.M.P. .0016, 127.36'

30+35.90 M.H. No. 16
Rim - El. 30.14
Inv. - El. 20.98

27 cfs 41.5

m = .013
26.8 cfs
17.3 MGD

m = .015
23.3 cfs
15 MGD

67.22'

Pole N.Y.T. #3

Pole

29+08.54
Special M.H. No. 15
Rim - El. 40.37
Inv. - El. 20.76
Inv. 8" V.C. El. 29.38
(N. End of Tunnel)

For Details See Sht. No. 11

30+74.39 M.H. No. 17
Rim - El. 29.50
Inv. - El. 21.23

Match

Mark "D"

22+71.42

Pole

STREET

Pole #2359

BRIDGE

Bridge Approach Pier

60.27'

52.05'

10+11.81

Mark "C"

36" R.C. → (Sewer in Tunnel) .0017

SOUTH

WATER

STREET

36" R.C. → (Sewer in Tunnel) .0017

Cont. on Sht. No. 3

29.29'

45.01'

m = .013
28.4 cfs
18 MGD

m = .015
23.7 cfs
15.7 MGD

Pole #10

Pole #N.Y.T. 11

22.04'

55.96'

36.11'

33.76'

25.61'

28.75'

19.78'

Bridge Approach Pier

Match

101.09'

180°-53'-07.5"

180°-00'-30"

171°-47'-52.5"

20+93.72

(21+60.81)

CHURCH

(20+29.66)

MID-HUDSON

(18+32.06)

Match

AS BUILT
IN CHARGE OF: S.W.W.
DESIGNED BY:
MADE BY: NONELL
CHECKED BY: N.A.W.

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER

University of the State of New York
Registered
Professional Engineer and Land Surveyor
No. 9015

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: 1" = 20'
FILE NO.: 193.12 B

4

REVISIONS

42+21.60 Special M.H. №26 (For Detail See Sht. №8)
Rim - El. 27.62
Inv. - El. 23.02

Continued on Sheet № 6

36" C.M. Pipe
63.53'

102°-36'-30"

Mark "G"

Brick Bldg.

26.28'

86.62'

92.65'

2-24" R.C. Pipes (Encased)

Water Valve

7.50'

41+28.95
Special M.H. №24
Rim - El. 29.81
Inv. - El. 22.52

(For Detail See Sht. №8)

173°-14'-30"

Conc. Block Wall

49.92'

8" W. Sewer in North Water St. Encased in Conc. 1915 - Date

Conc. Block Wall

58.82'

51.29'

Brick Bldg.

Pole N.Y.T. #111

NORTH WATER STREET

m=.013 28.2 cfs 14.3 MGD

m=.015 19.4 cfs 12.5 MGD

205.66'

36" C.M. Pipe → .0011

39+23.29 M.H. №23
Rim - El. 36.06
Inv. - El. 22.29

m=.013 m=.015
7.28 cfs 9.2 cfs
4.7 MGD 6.0 MGD

Pole #23008

Pole #7519

Pole N.Y.T. #105

Mark "F"

175°-05'

67.32'

36" C.M.P. .0007

30.66'

58.66'

162°-02'-30"

33.44'

36" C.M.P. .0013

76.10'

49.82'

163°-04'

74.98'

36" C.M.P. .0018

93.44'

27.52'

173°-00'-30"

63.37'

36" C.M.P. .0024

109.09'

56.38'

32.33'

Hydrant

Hydrant

Pole #23007

38+47.19 M.H. №22
Rim - El. 35.17
Inv. - El. 22.28

12.89

22.1

86.63'

16" Mulberry

m=.013 28.7 cfs 18.5 MGD

m=.015 24.2 cfs 15.6 MGD

37+53.75 M.H. №21
Rim - El. 34.20
Inv. - El. 22.11

12.09

m=.011 38.8 cfs 25 MGD

m=.013 34.1 cfs 22 MGD

m=.015 27.9 cfs 18 MGD

36+44.66 M.H. №20
Rim - El. 30.99
Inv. - El. 21.85

9.14

Mark "F"

Match

m=.011 19.2 cfs 12.3 MGD

m=.013 16.3 cfs 10.5 MGD

m=.015 13.95 cfs 9.0 MGD

X2

24.6 MGD 21 MGD

18 MGD

4.80

0.65 ft
1.00 cfs

Existing 24" V.C.

To S.E. Corner of Building

Top of Conc. Slab 69.81'

12" V.C. 14.3%

100'

1+07.03 I.C. №5
Rim - El. 32.59
Inv. - El. 23.83

For Details See Sht. №10

20.58'

34.65'

0+92.69 M.H. №18
Rim - El. 37.45
Inv. - El. 23.79

Hydrant

41.35'

41.54'

12" V.C. 0.0%

282'-6"-30"

Pipe Encased 10 Sta. 0+70

92.89'

0+00 Inv. El. 23.09

STREET MAIN

104°-01'-30"

42.35'

Pole #7531

Mark "E"

@ Abs. ground 17.38 MGD

M.H. Frame

3362.13
2997.99
3174.39

30+74.39 M.H. №17
Rim - El. 29.80
Inv. - El. 21.25

308.27'

Pole

Pole #2350

166°-08'

54.22'

SOUTH WATER ST.

30.73'

38.49'

17.36'

51.54'

36" C.M.P. .007

Continued on Sheet № 4

30+35.90 M.H. №16
Rim - El. 30.14
Inv. - El. 20.98

Hydrant

166°-59'

Pole #7526

Hydrant

33.46'

29.79'

179°-35'

33+62.18 M.H. №19
Rim - El. 32.59
Inv. - El. 21.64

66.07'

Conc. Block Garage

36" C.M. Pipe → .0007 282.48'

287.79'

36" C.M. Pipe → .0014

m=.013 17.5 cfs 11.3 MGD

m=.015 15.2 cfs 9.8 MGD

m=.013 24.8 cfs 16.0 MGD

m=.015 21.7 cfs 14.0 MGD

m=.013 55.8 cfs 36 MGD

m=.015 48.1 cfs 31 MGD

51.75
20.75
27

Match

AS BUILT
IN CHARGE OF: S.W.W.
DESIGNED BY:
MADE BY: MONELL
CHECKED BY: N.A.W.

REVISIONS

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER

University of the State of New York
EARL F. O'BRIEN
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SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: 1" = 20'
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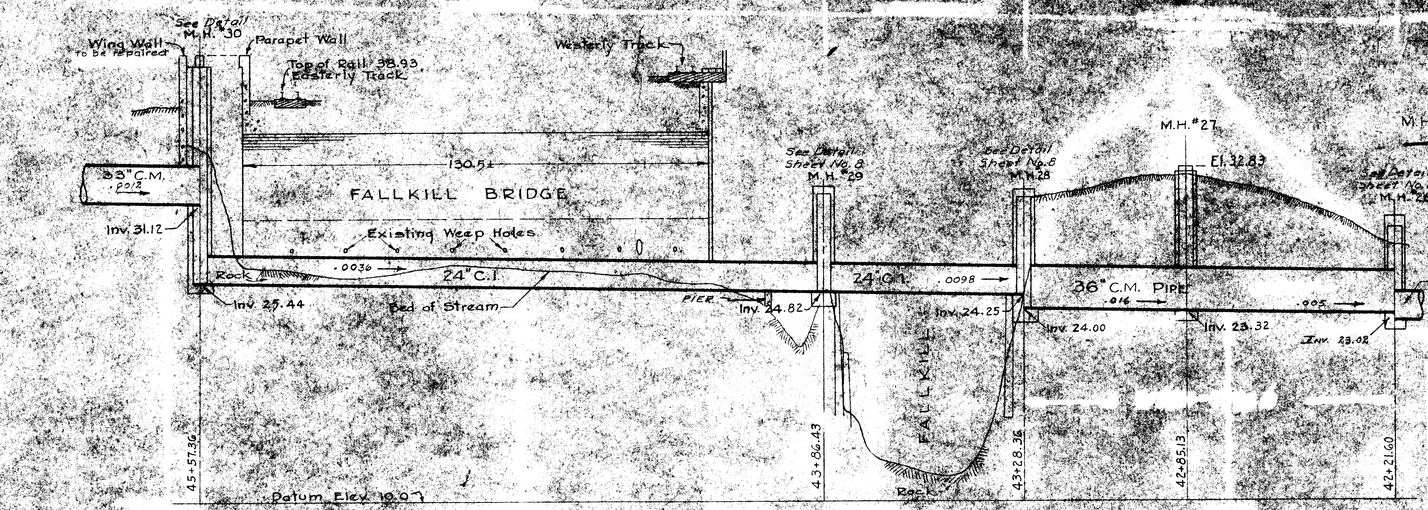
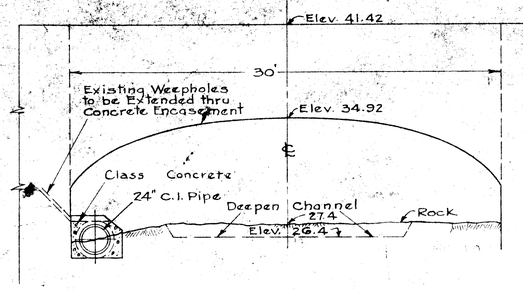
5



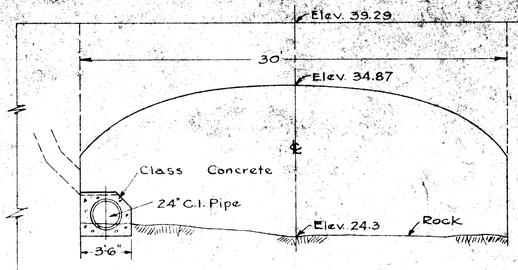
PROFILE

Scales:- 1" = 5' Vert. & 1" = 20' Horz.



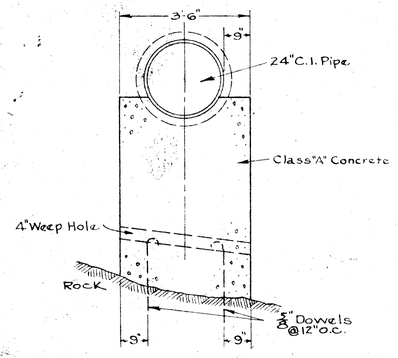
SECTION "A-A"

Scale:- 1" = 5'



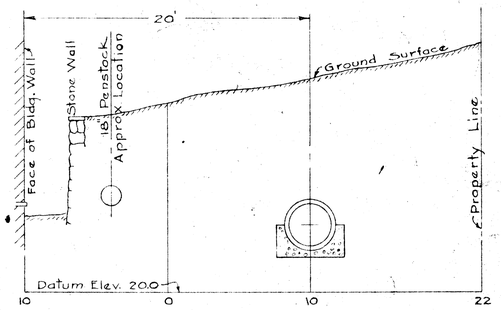
SECTION "B-B"

Scale:- 1" = 5'



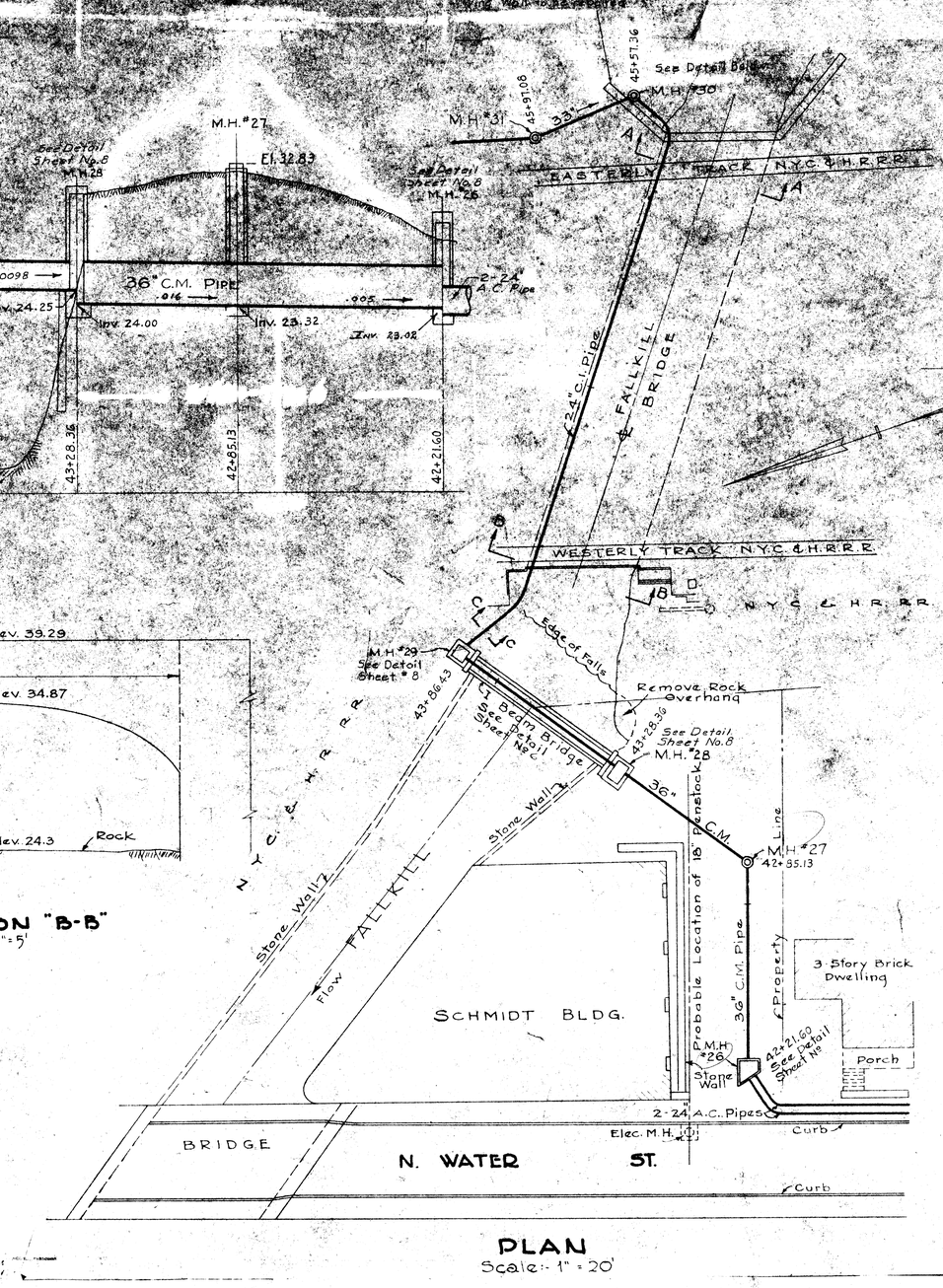
SECTION "C-C"

Scale:- 1/2" = 1'-0"



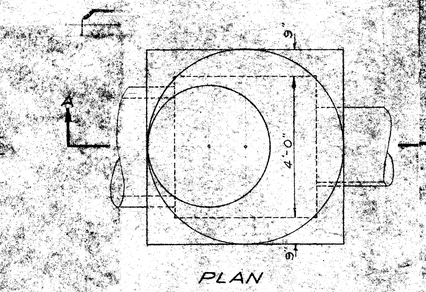
SECTION - STA. 42+60

Scale:- 1" = 5'

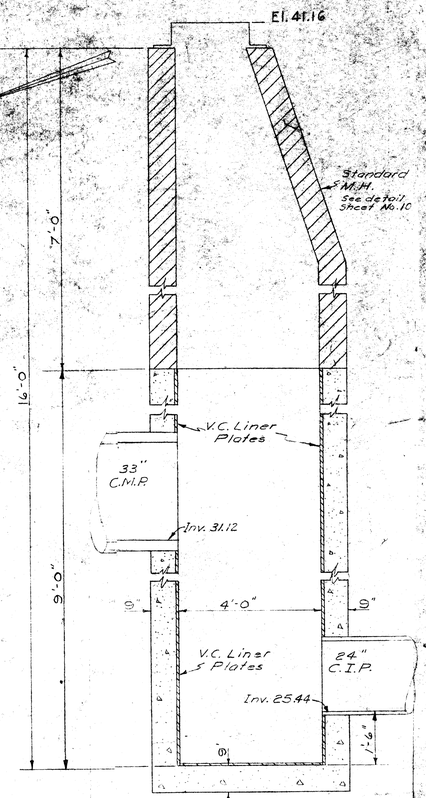


PLAN

Scale:- 1" = 20'

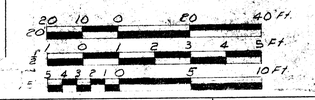


PLAN



SECTION A-A
SPECIAL M.H. #30

Scale: 1/2" = 1'-0"



IN CHARGE OF AS BUILT: S.W.W.
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MADE BY: BONELL
CHECKED BY: N.A.W.

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

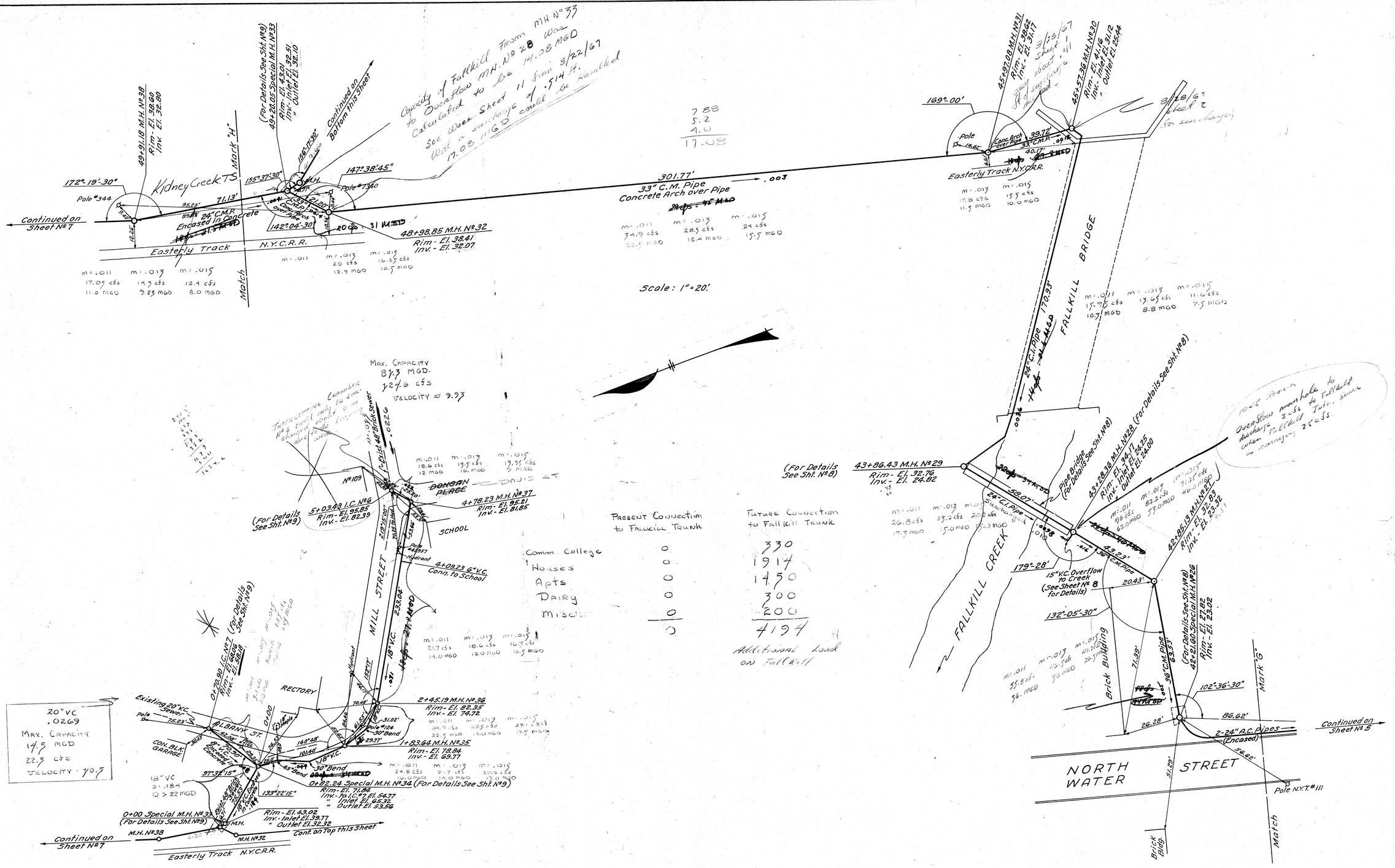
AS BUILT PLANS
FALLKILL INTERCEPTING SEWER

O'BRIEN & GERE
CONSULTING ENGINEERS
SYRACUSE, N. Y.

REVISIONS

DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO: 193-12B

SHEET 6A



CITY OF POUGHKEEPSIE

POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

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6

REVISIONS

AS BUILT
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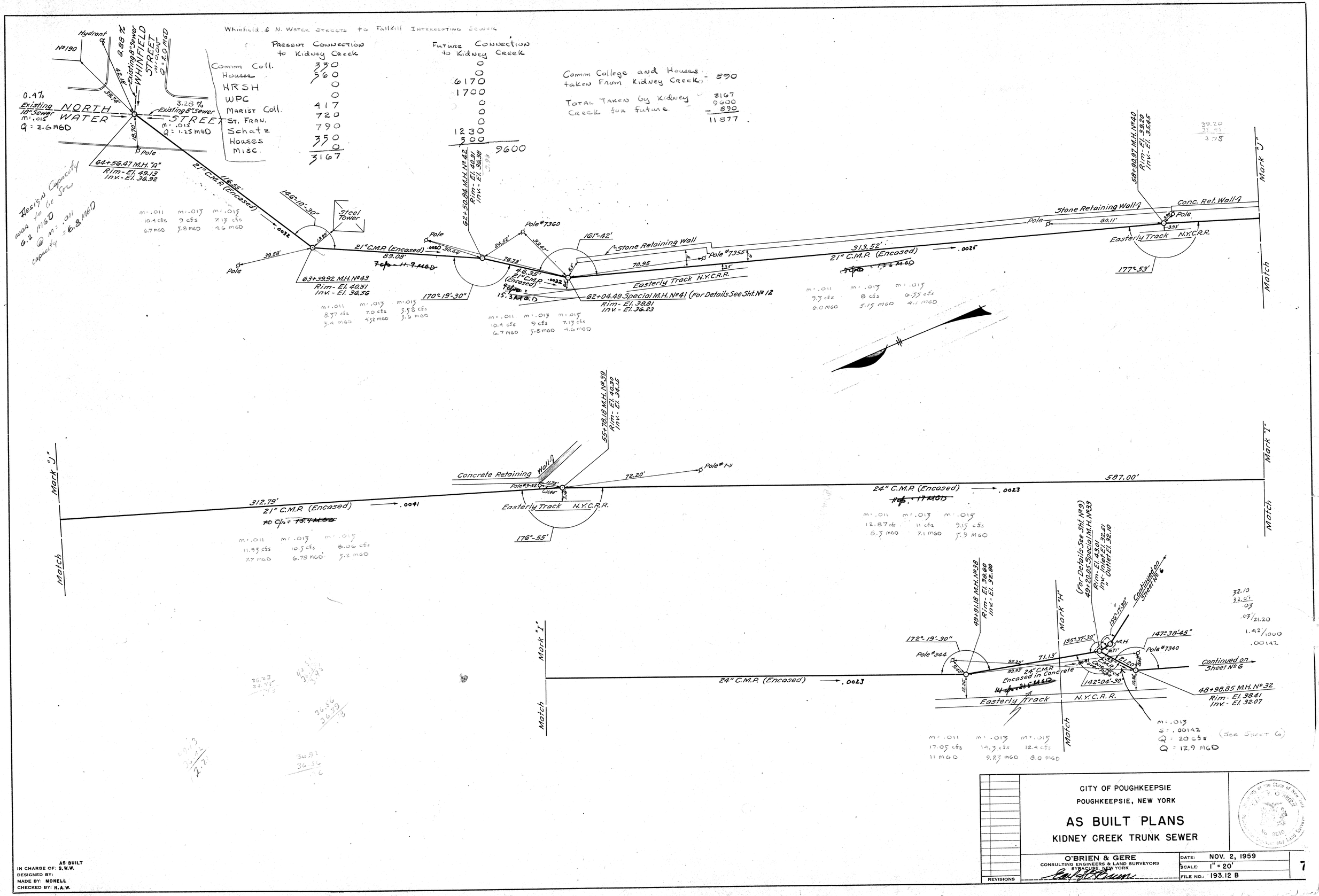
MADE BY: MONELL
CHECKED BY: N.A.W.



CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS
KIDNEY CREEK TRUNK SEWER

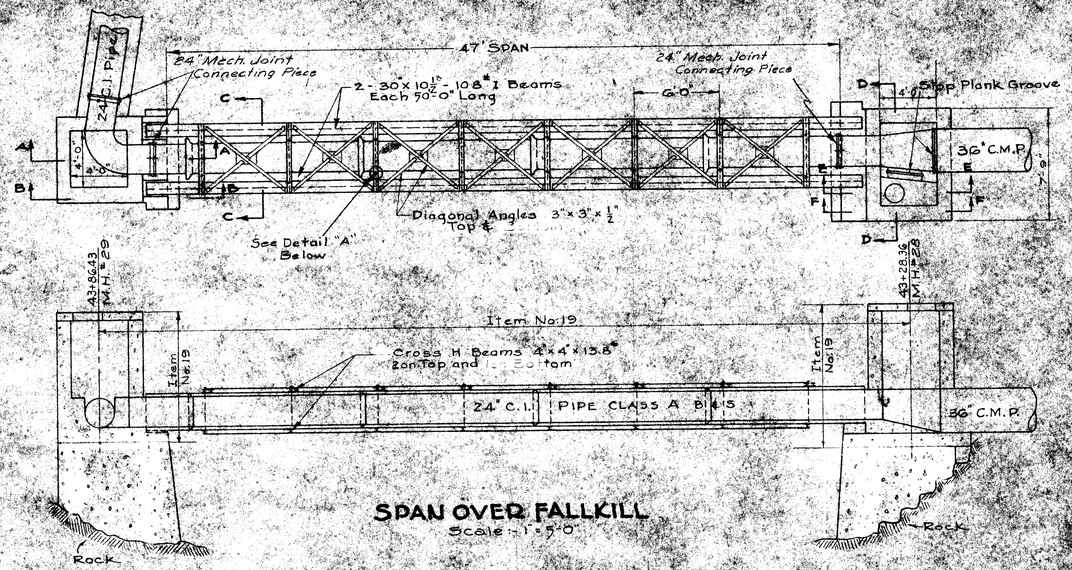
O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

REVISIONS

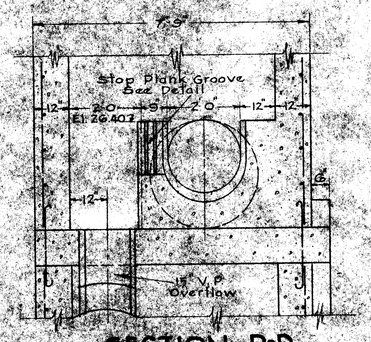
DATE: NOV. 2, 1959
SCALE: 1" = 20'
FILE NO.: 193.12 B

7

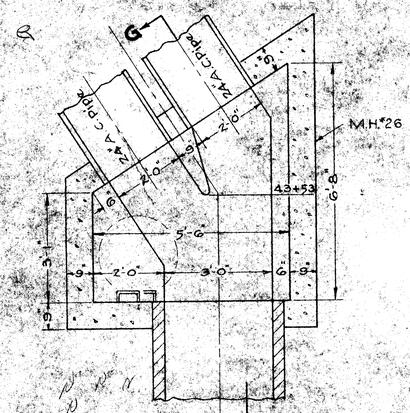
AS BUILT
IN CHARGE OF: S.W.W.
DESIGNED BY:
MADE BY: MONELL
CHECKED BY: N.A.W.



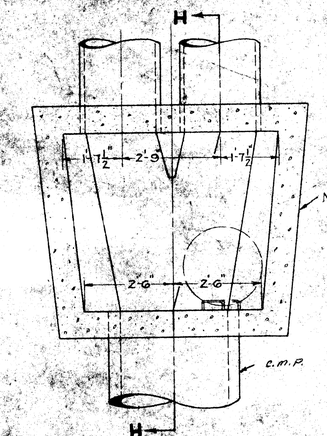
SPAN OVER FALLKILL
Scale:- 1" = 5'-0"



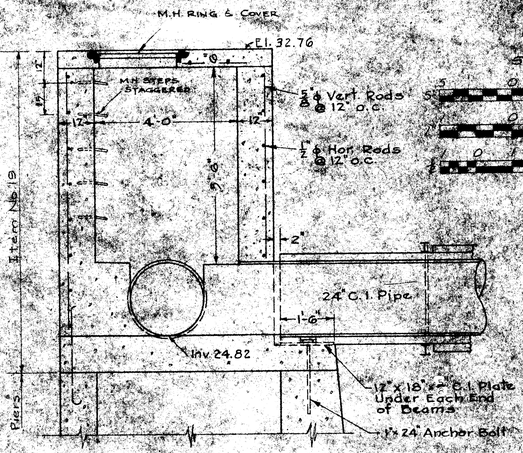
SECTION D-D
Scale:- ½" = 1'-0"



PLAN

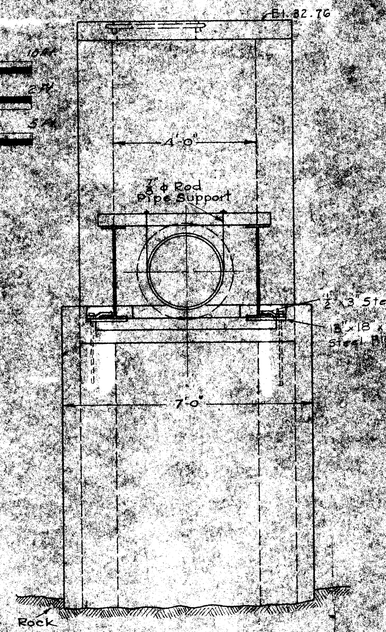


PLAN



SECTION A-A
Scale:- ½" = 1'-0"

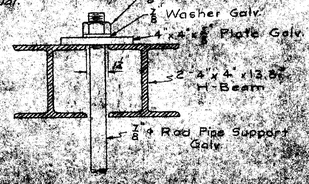
MANHOLE No. 29



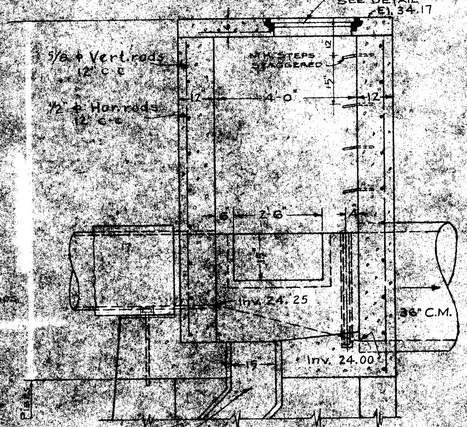
SECTION C-C
Scale:- ½" = 1'-0"

MANHOLE No. 29

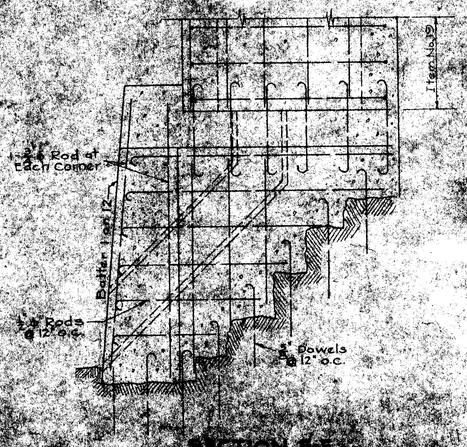
Note: All concrete to be Class "B"
M.H. Steps to be Neenah Foundry Co. R-1980-E or equal.



DETAIL "A"



SECTION E-E
Scale:- ½" = 1'-0"



SECTION F-F
Scale:- ½" = 1'-0"

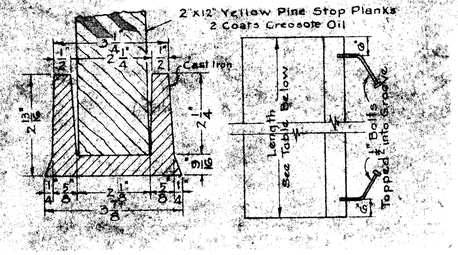
MANHOLE No. 29

SECTION B-B
Scale:- ½" = 1'-0"

SECTION G-G
MANHOLE No. 26
FALLKILL SEWER STA. 42+21.60
Scale:- ½" = 1'-0"

SECTION H-H
FALLKILL SEWER STA. 41+28.95
Scale:- ½" = 1'-0"

MANHOLE No. 24



STOP PLANK GROOVES
SCALE:- ½" = 1'-0"

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER STRUCTURES

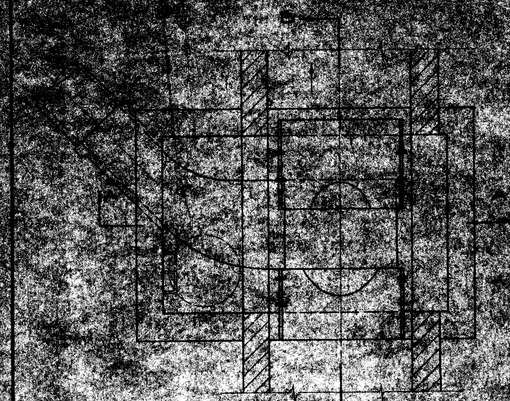
O'BRIEN & GERE
CONSULTING ENGINEERS
SYRACUSE, N.Y.

DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO: 193.128

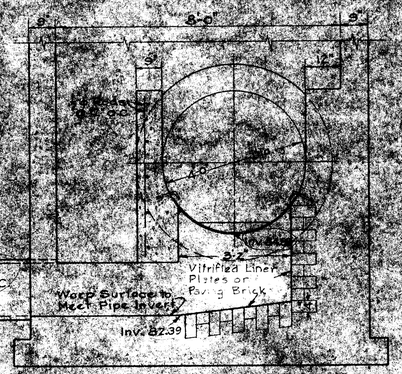
REVISIONS

SHEET 8

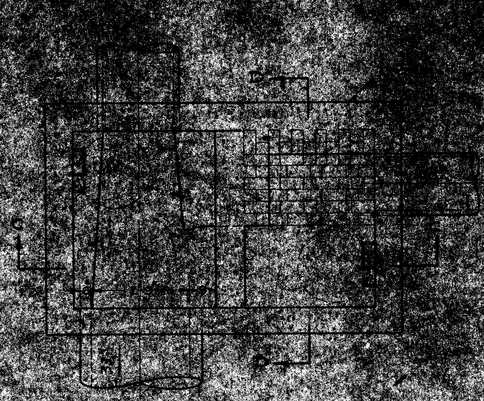
Registered Professional Engineer and Land Surveyor
EARL F. O'BRIEN
No. 9815
State of New York



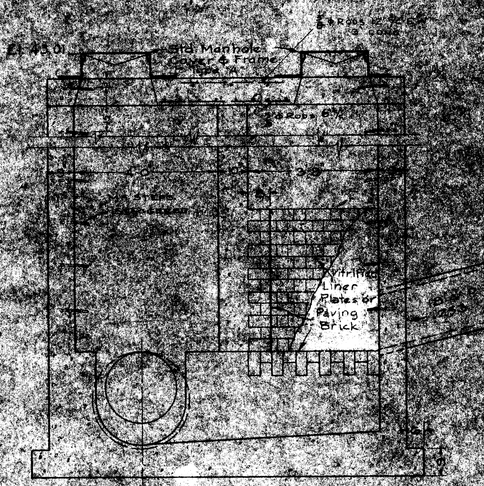
PLAN



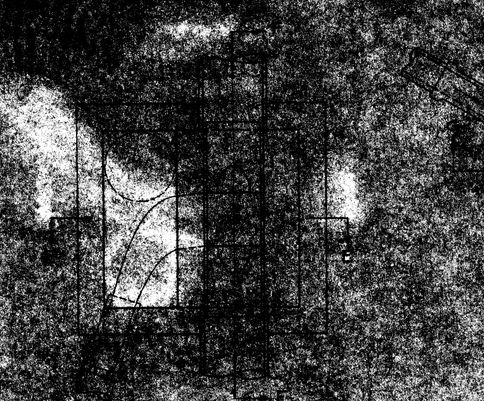
SECTION A-A



PLAN



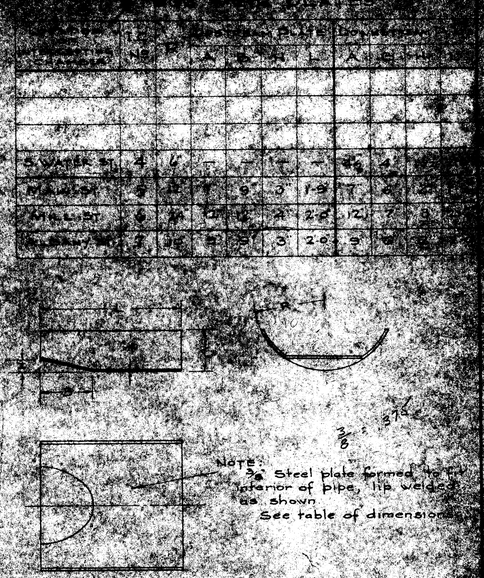
SECTION C-C



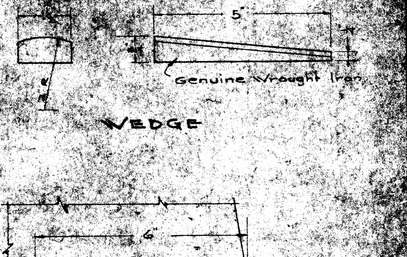
PLAN



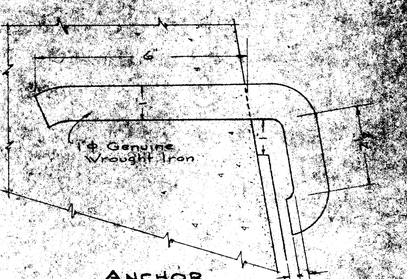
SECTION E-E



WEIR PLATE

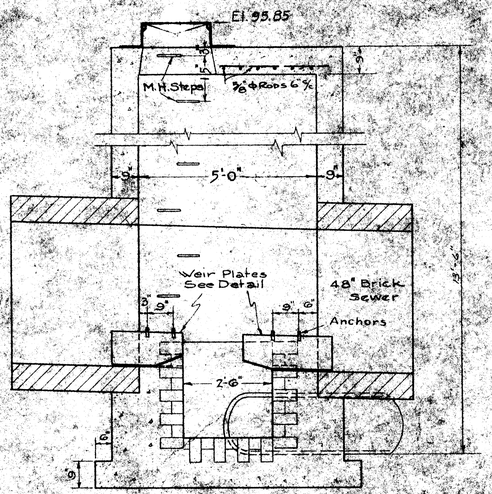


WEDGE

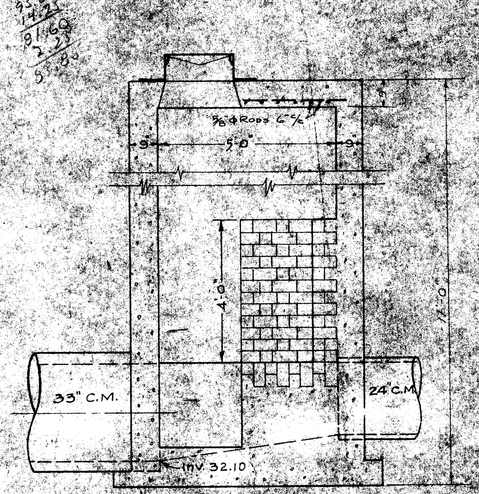


ANCHOR

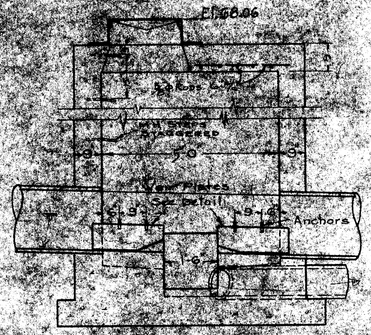
DETAILS OF WEIR PLATES



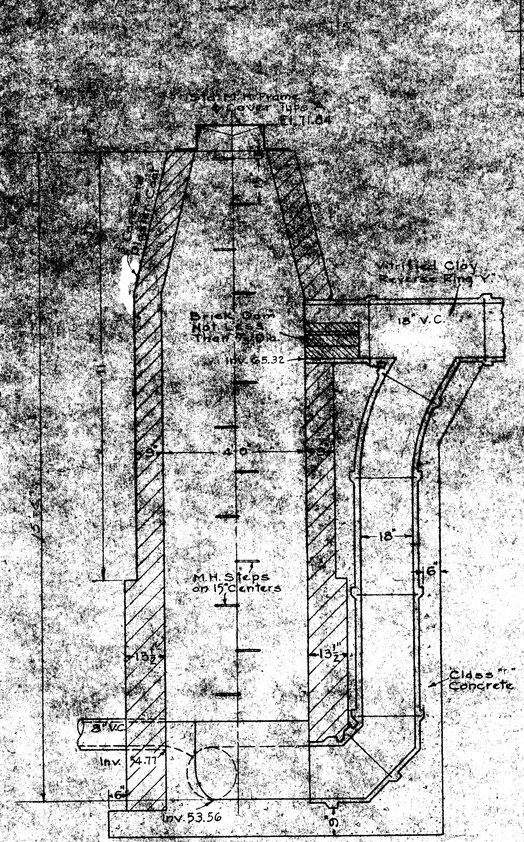
SECTION B-B
INTERCEPTING CHAMBER No 6
(MILL ST.)
SCALE: ½"=1'-0"



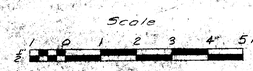
SECTION D-D
FALLKILL SEWER STA. 49+20.05 EQUALS
MILL ST SEWER STA. 0+00
SCALE: ½"=1'-0"
MANHOLE NO. 35



SECTION F-F
INTERCEPTING CHAMBER No 7
(ALBANY ST.)
SCALE ½"=1'-0"



SECTION G-G
MILL ST. SEWER STA. 0+82.24
SCALE: ½"=1'-0"
MANHOLE NO. 34



Scale
½" 1 0 1 2 3 4" 5 Ft.

Note
All Concrete to be Class B
M.H. Steps to be Neenah Foundry Co. No. R1980-C or equal.

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK

AS BUILT PLANS

FALLKILL INTERCEPTING SEWER
STRUCTURES

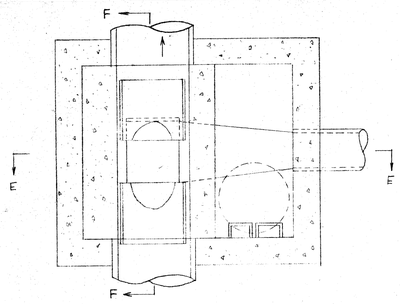
O'BRIEN & GERE
CONSULTING ENGINEERS
SYRACUSE, N.Y.

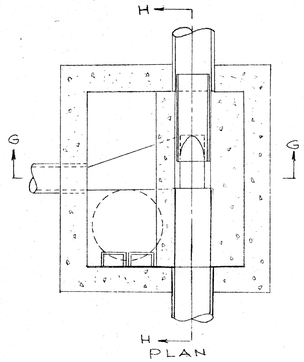
DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO: 193.12 B

SHEET
9

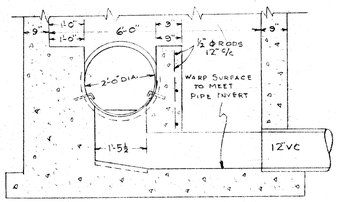
REVISIONS

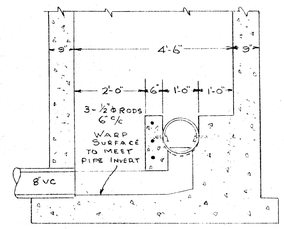
University of the State of New York
EARL F. O'BRIEN
No. 9816
Professional Engineer and Land Surveyor



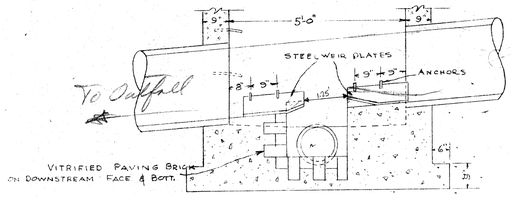


PLAN

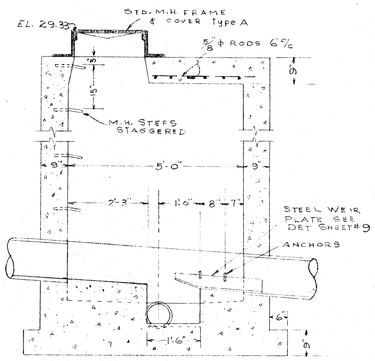




SECTION G-G

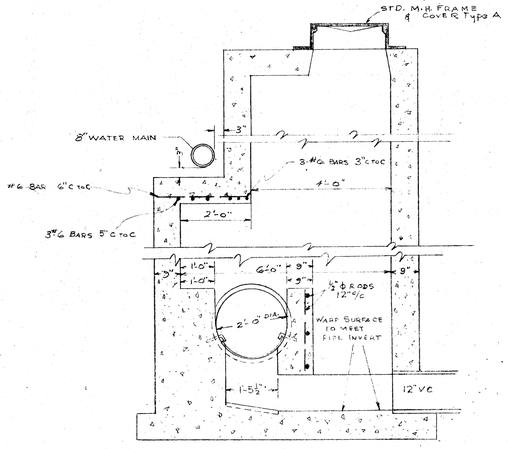


SECTION F-F



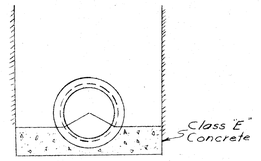
SECTION H-H

INTERCEPTING CHAMBER №4
S. WATER ST.

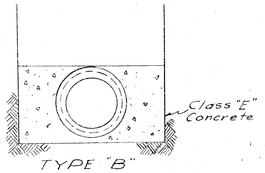


SECTION E-E

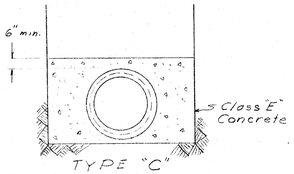
INTERCEPTING CHAMBER №5
MAIN STREET
STA. 1+07.03



TYPE "A"



TYPE "B"



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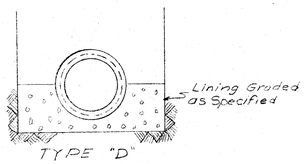

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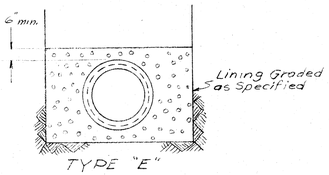
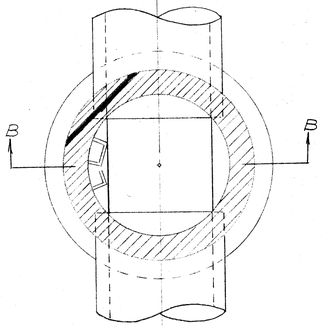
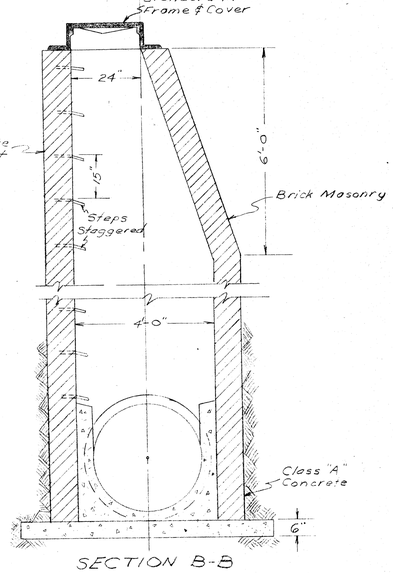


TYPE "E"

TYPE OF CRADLES AND EMBEDMENT
NOT TO SCALE

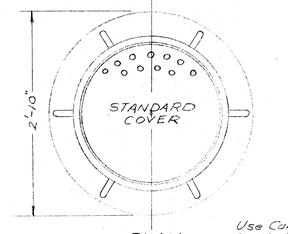
Note: For Minimum and Maximum dimensions see Specification, Materials and Performance Section #1, Excavation, Trenching and Backfill





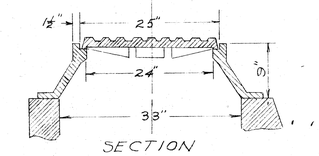
SECTION B-B

STANDARD MANHOLE
Scale: ½" = 1'-0"



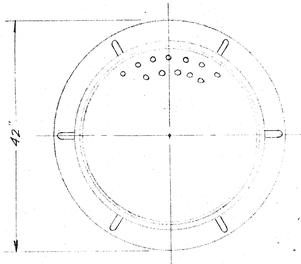
PLAN

Use Campbell Foundry Co. No. 1203 or equal



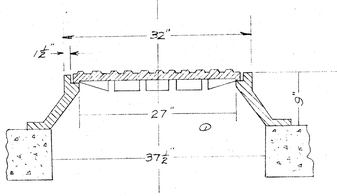
SECTION

STANDARD MANHOLE FRAME & COVER TYPE "A"
NOT TO SCALE



PLAN

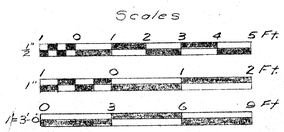
Use Campbell Foundry Co. No. 1205 or equal



SECTION

M.H. FRAME & COVER - TYPE C
Scale: 1" = 1'-0"

Scales



Changed Pipe, Deleted M.H. 25 - Add. No 1

REVISIONS

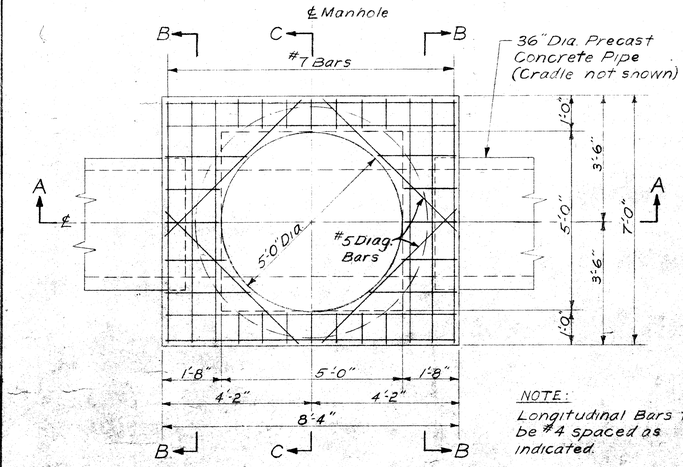
CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK
AS BUILT PLANS
PINE STREET AND FALLKILL
INTERCEPTING SEWERS
STRUCTURES, CRADLES & EMBEDMENTS

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO.: 193.128

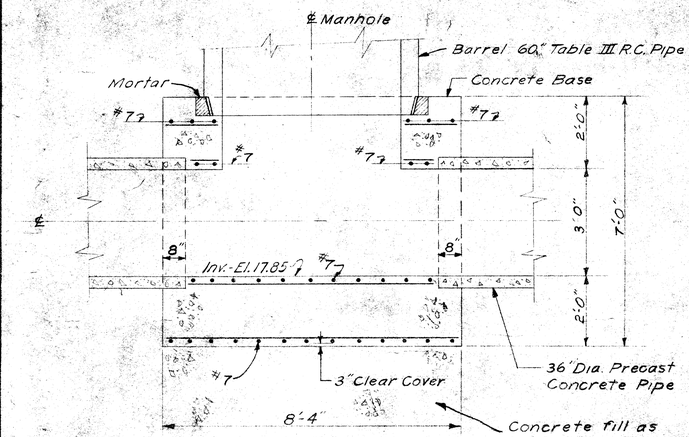
10

IN CHARGE OF: AS BUILT
DESIGNED BY: S WW
MADE BY: EG
CHECKED BY: NAW

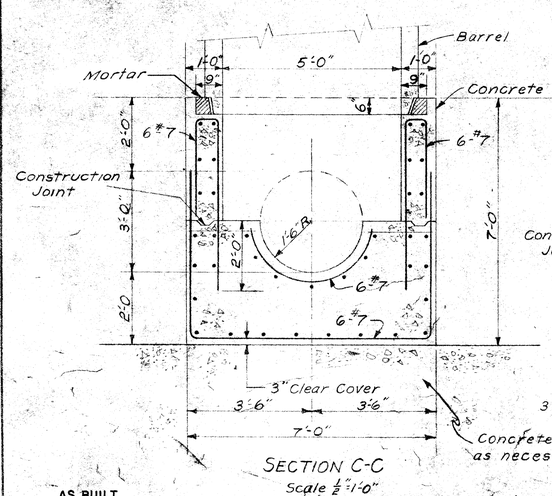


NOTE:
Longitudinal Bars to be #4 spaced as indicated.

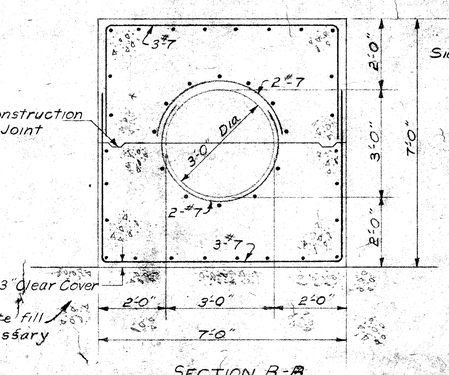
PLAN OF MANHOLE
Scale $\frac{1}{2}$"=1'0"



SECTION A-A
Scale $\frac{1}{2}$"=1'0"

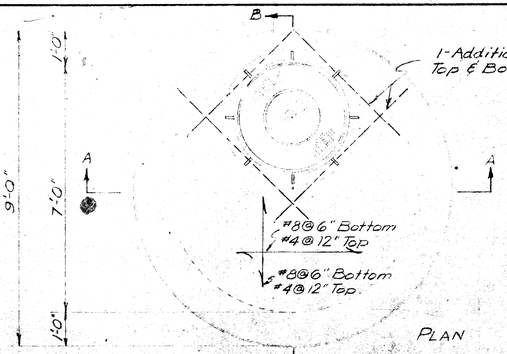


SECTION C-C
Scale $\frac{1}{2}$"=1'0"

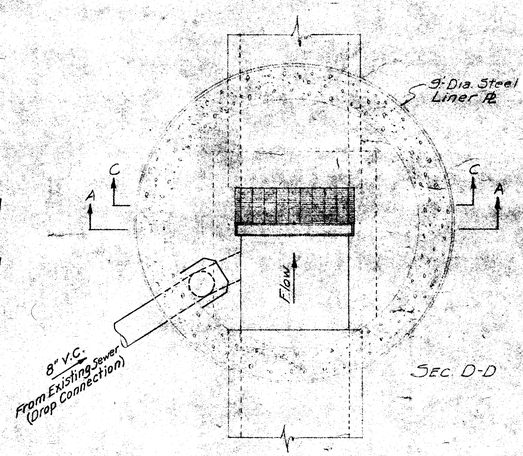


SECTION B-B
Scale $\frac{1}{2}$"=1'0"

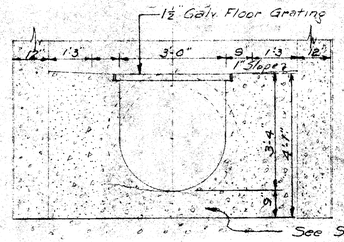
AS BUILT
IN CHARGE OF SWW
DESIGNED BY
MADE BY MONELL
CHECKED BY N.A.W.



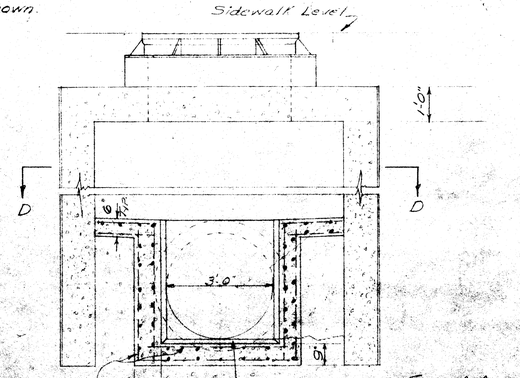
PLAN



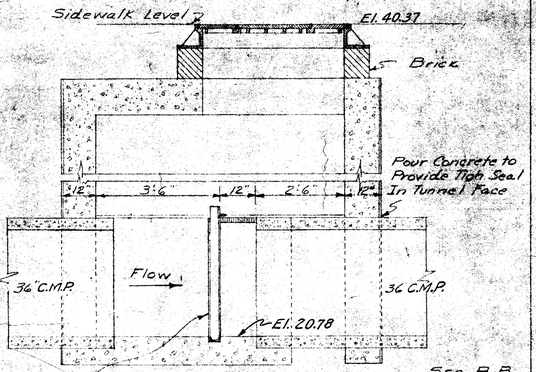
SEC. D-D



SEC. - C-C.

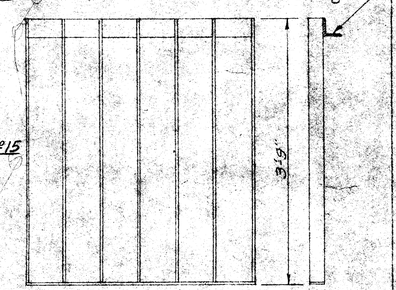


SEC. A-A.

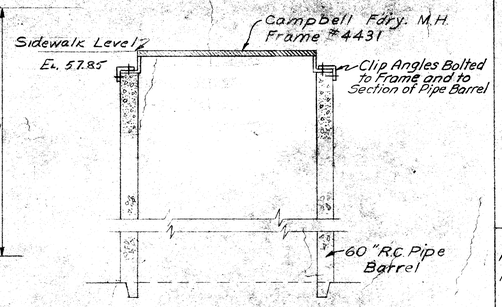


Vertical Bar Screen

SEC. B-B.



BAR SCREEN DETAIL.
Scale:-1"=1'0"
Vertical & Bottom Bars ½x2½ ① Galv. after welding

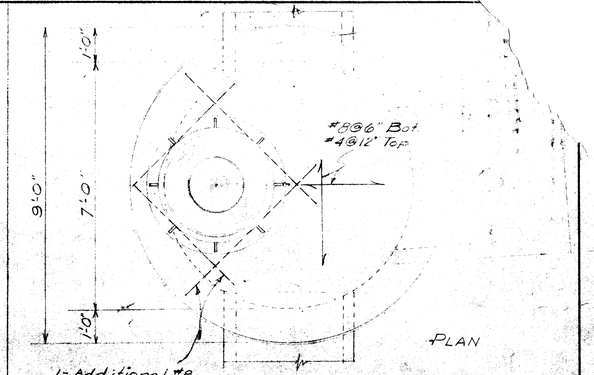


MANHOLE BARREL AT TOP
Scale $\frac{1}{2}$"=1'0"

M.H. Frames & Covers - Campbell Foundry Co. No. 4431 - or equal. - Inspection Cover to be provided with lock.

All Concrete To Be "Class B"

5'0" DIAM. SHAFT MANHOLE Nº14 AT STATION 12+27.81



SEC. A-A

SEC. B-B.

Provide 8" Drain from 36" Tunnels to 48" Tunnel.

9'-DIA. SHAFT MANHOLE Nº 13
STA. 3+02.05
Scale: ½"=1'0"

9'-DIA. SHAFT MANHOLE Nº15
STA. 29+08.54
Scale: ½"=1'0 except as noted.

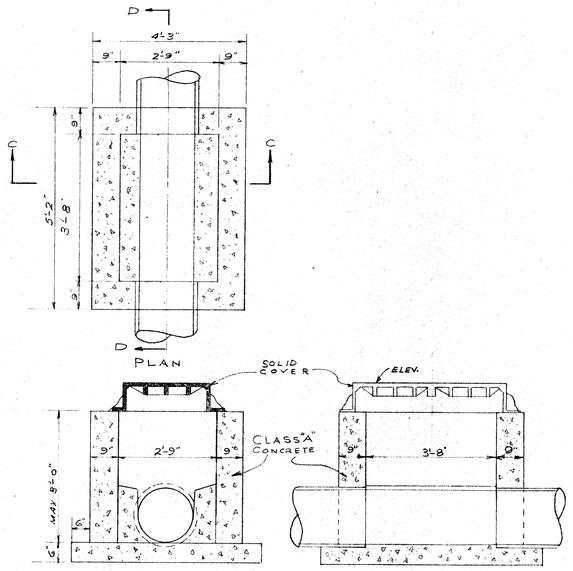
CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK
FALLKILL INTERCEPTING SEWER
AS BUILT PLANS
TUNNEL SHAFT MANHOLE DETAILS

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO. 193.12B

11

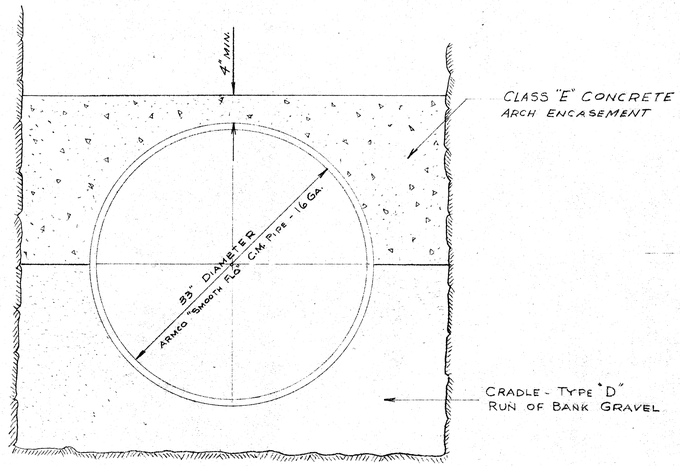
REVISIONS



SPECIAL MANHOLE NO. 41

SCALE: $\frac{1}{2}$" = 1'-0"

STA.

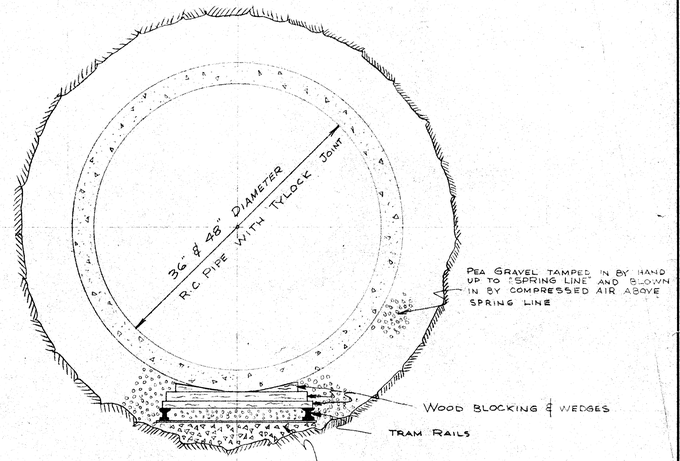


DETAILS OF CONCRETE ARCH OVER SEWER ALONG N.Y.C. RAILROAD

FALLKILL INTERCEPTING SEWER

STA. 45+57.36 TO STA. 49+20.05

SCALE: 1" = 1'-0"



DETAILS OF SEWER IN TUNNEL

FALLKILL INTERCEPTING SEWER

STA. 0+21.5 TO STA. 29+08.54

AND

PINE ST. INTERCEPTING SEWER

STA. 0+00 TO STA. 0+97.53

SCALE: 1" = 1'-0"

IN CHARGE OF: AS BUILT
DESIGNED BY: SWW
MADE BY: EG
CHECKED BY: N.A.W.

CITY OF POUGHKEEPSIE
POUGHKEEPSIE, NEW YORK
AS BUILT PLANS
PINE STREET AND FALLKILL INTERCEPTING SEWERS
SPECIAL DETAILS

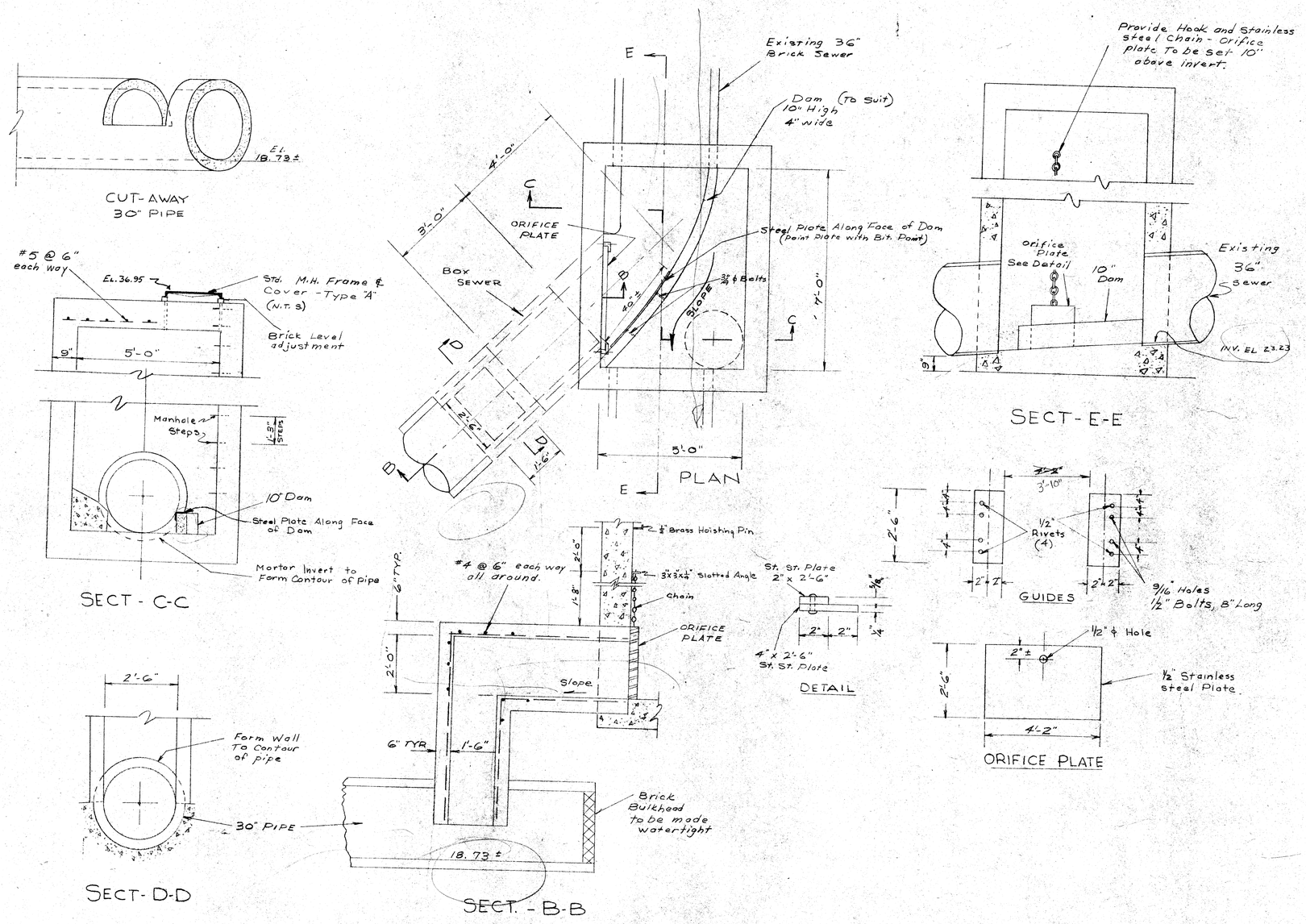
University of the State of New York — EARL F. O'BRIEN — No. 9816 — Professional Engineer and Land Surveyor

O'BRIEN & GERE
CONSULTING ENGINEERS & LAND SURVEYORS
SYRACUSE, NEW YORK

DATE: NOV. 2, 1959
SCALE: AS SHOWN
FILE NO.: 193.12B

12

REVISIONS



DETAILS OF INTERCEPTING CHAMBER No 1

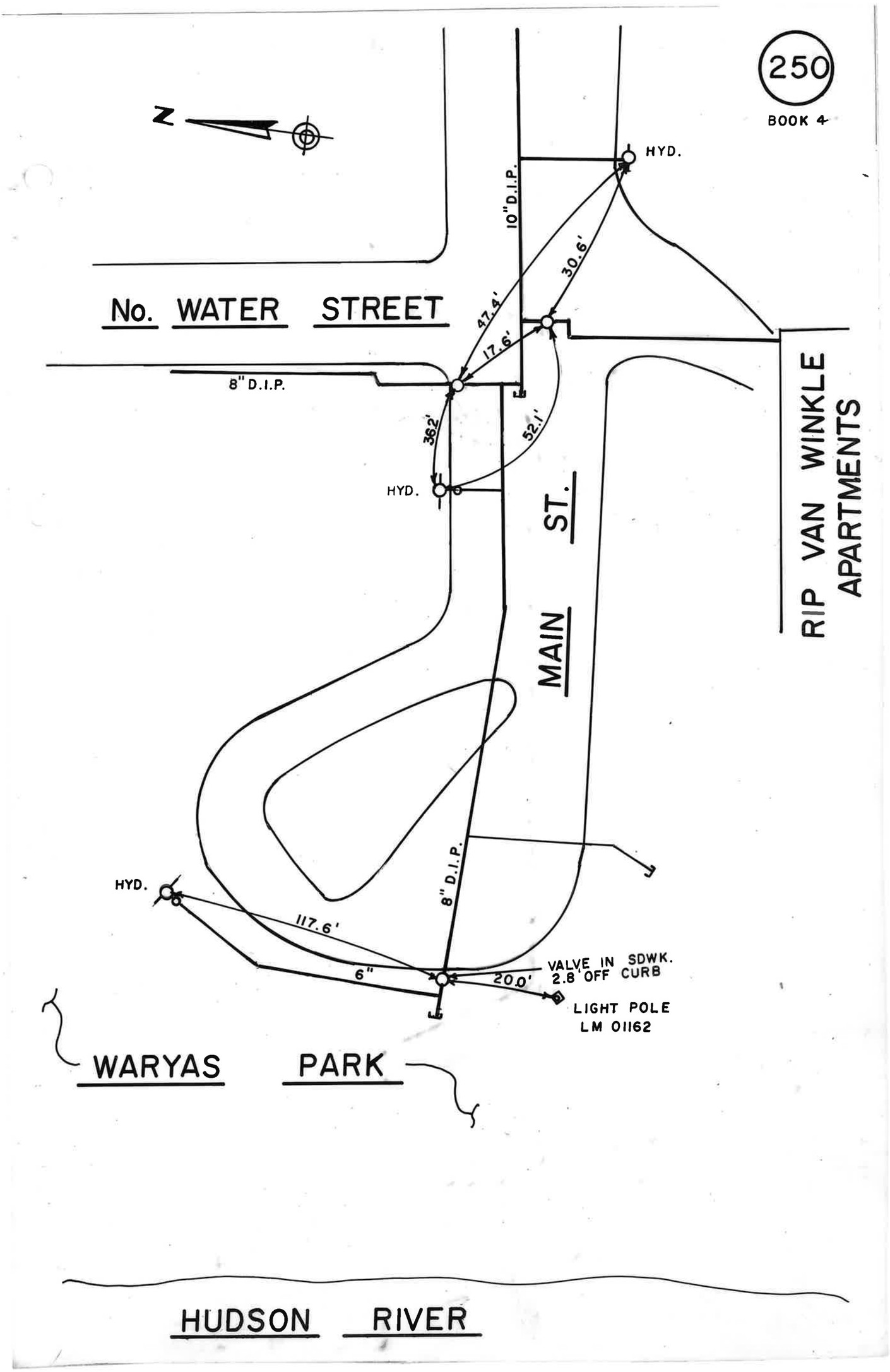
STA. 6+26.28 ON PINE STREET

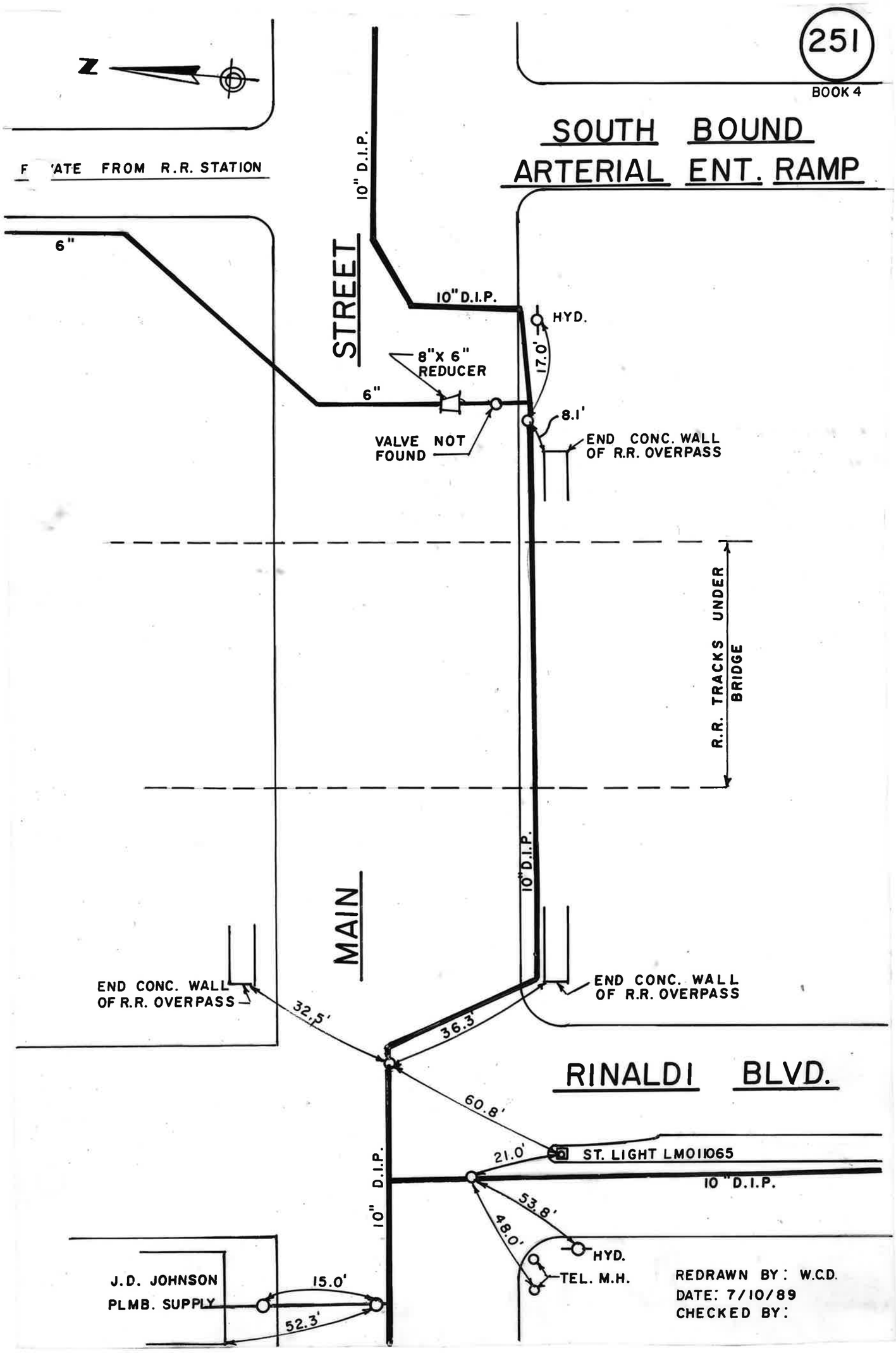
SCALE: 1/2" = 1'-0"

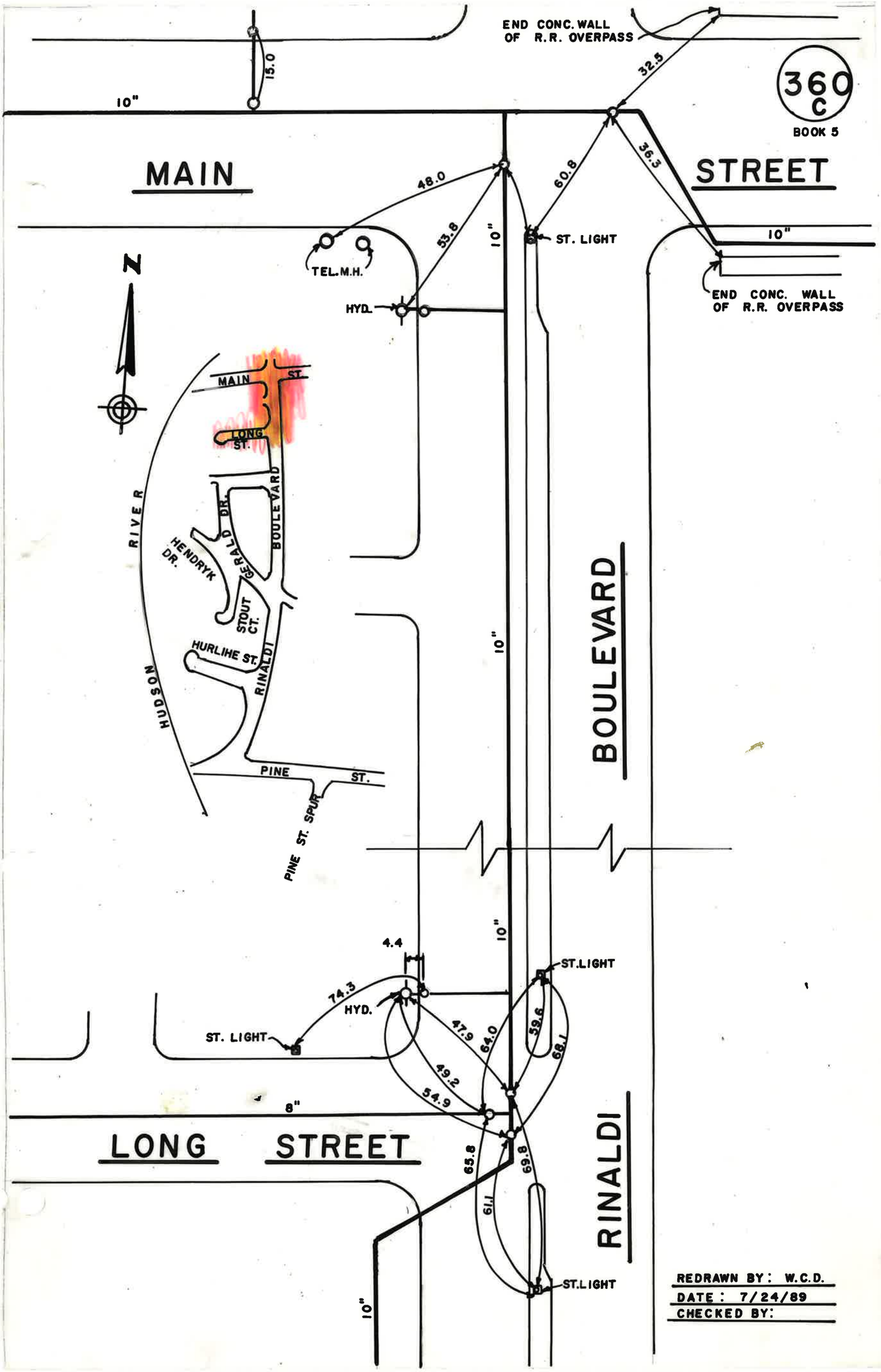
A = 5 ft²
P = 90 ft

AS BUILT
IN CHARGE OF: SWW
DESIGNED BY:
MADE BY: EG
CHECKED BY: N.A.W.

CITY OF PO
POUGHKEEPS
AS BU
PINE STREET INTE
SPECIAL STRU
O'BRIEN & G
CONSULTING ENGINEERS & L
SYRACUSE, NEW


250
BOOK 4
N
HYD.
10" D.I.P.
30.6'
47.4'
17.6'
No. WATER STREET
8" D.I.P.
36.2'
52.1'
HYD.
MAIN ST.
RIP VAN WINKLE APARTMENTS
HYD.
8" D.I.P.
117.6'
6"
20.0'
VALVE IN SDWK.
2.8' OFF CURB
LIGHT POLE
LM 01162
WARYAS PARK
HUDSON RIVER


251
BOOK 4
N
SOUTH BOUND
ARTERIAL ENT. RAMP
F 'ATE FROM R.R. STATION
10" D.I.P.
STREET
6"
10" D.I.P.
HYD.
17.0'
8"X 6"
REDUCER
6"
8.1'
VALVE NOT
FOUND
END CONC. WALL
OF R.R. OVERPASS
R.R. TRACKS UNDER
BRIDGE
10" D.I.P.
MAIN
END CONC. WALL
OF R.R. OVERPASS
END CONC. WALL
OF R.R. OVERPASS
32.5'
36.3'
RINALDI BLVD.
60.8'
21.0'
ST. LIGHT LM011065
10" D.I.P.
10" D.I.P.
53.8'
48.0'
HYD.
TEL. M.H.
J.D. JOHNSON
PLMB. SUPPLY
15.0'
52.3'
REDRAWN BY: W.C.D.
DATE: 7/10/89
CHECKED BY:


END CONC. WALL OF R.R. OVERPASS
15.0
10"
32.5
360
C
BOOK 5
MAIN
STREET
48.0
60.8
36.3
53.8
10"
ST. LIGHT
TEL. M.H.
HYD.
END CONC. WALL OF R.R. OVERPASS
N
MAIN ST.
LONG ST.
RIVER
HENDRYK DR.
GERALD DR.
BOULEVARD
STOUT CT.
HURLIHE ST.
RINALDI
HUDSON
PINE ST.
PINE ST. SPUR
BOULEVARD
10"
4.4
ST.LIGHT
74.3
HYD.
ST. LIGHT
47.9
64.0
59.6
68.1
49.2
54.9
8"
LONG STREET
65.8
69.8
71.9
RINALDI
ST.LIGHT
10"
REDRAWN BY: W.C.D.
DATE: 7/24/89
CHECKED BY:

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

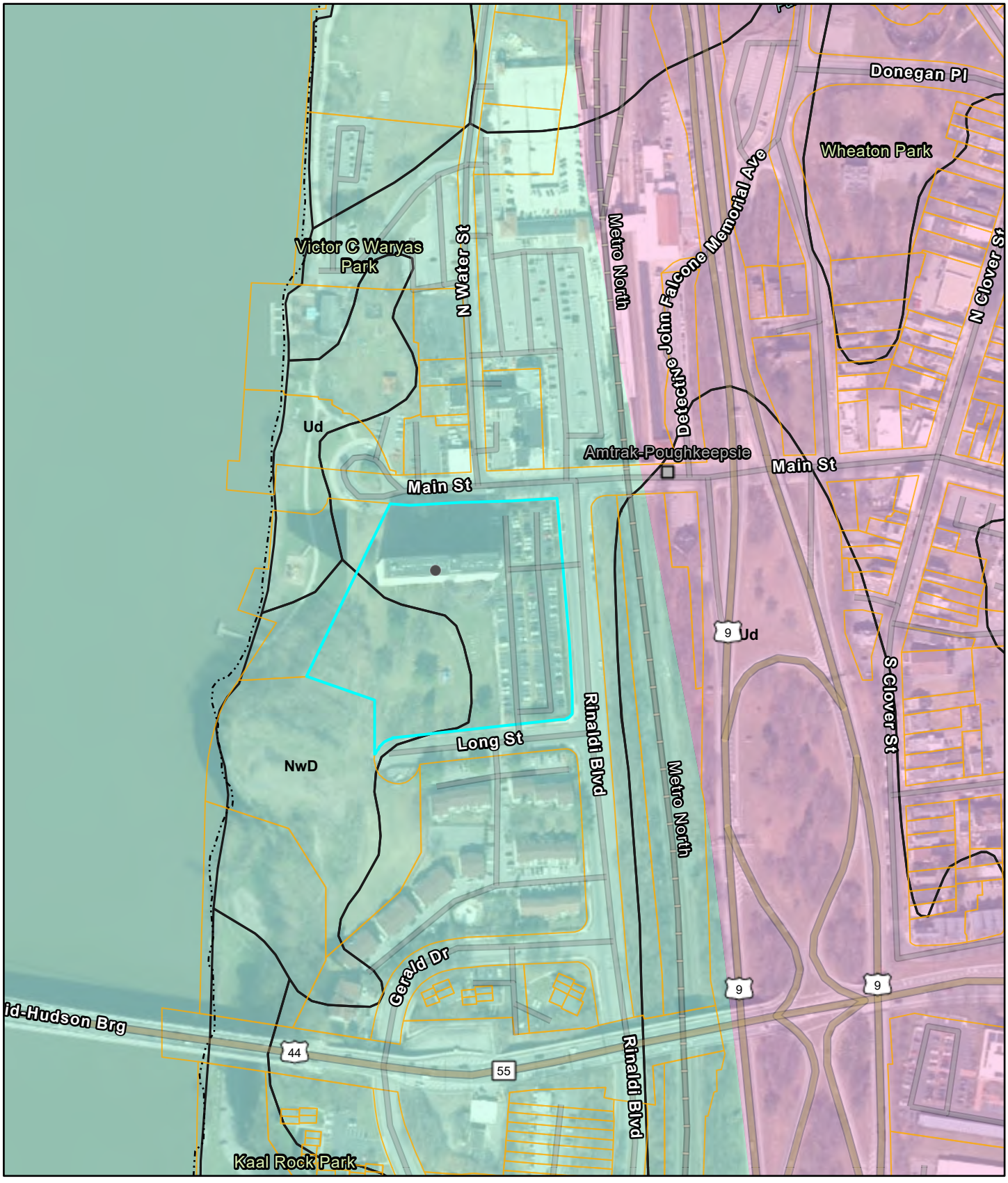
Click this button  to look at the legend

Click this button  to turn layers on and off

Do not show this splash screen again.

esri

Bedrock Geology



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1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Taconic melange (Otm)

Water

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Applicant

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Surficial Geology



7/14/2023, 11:32:35 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

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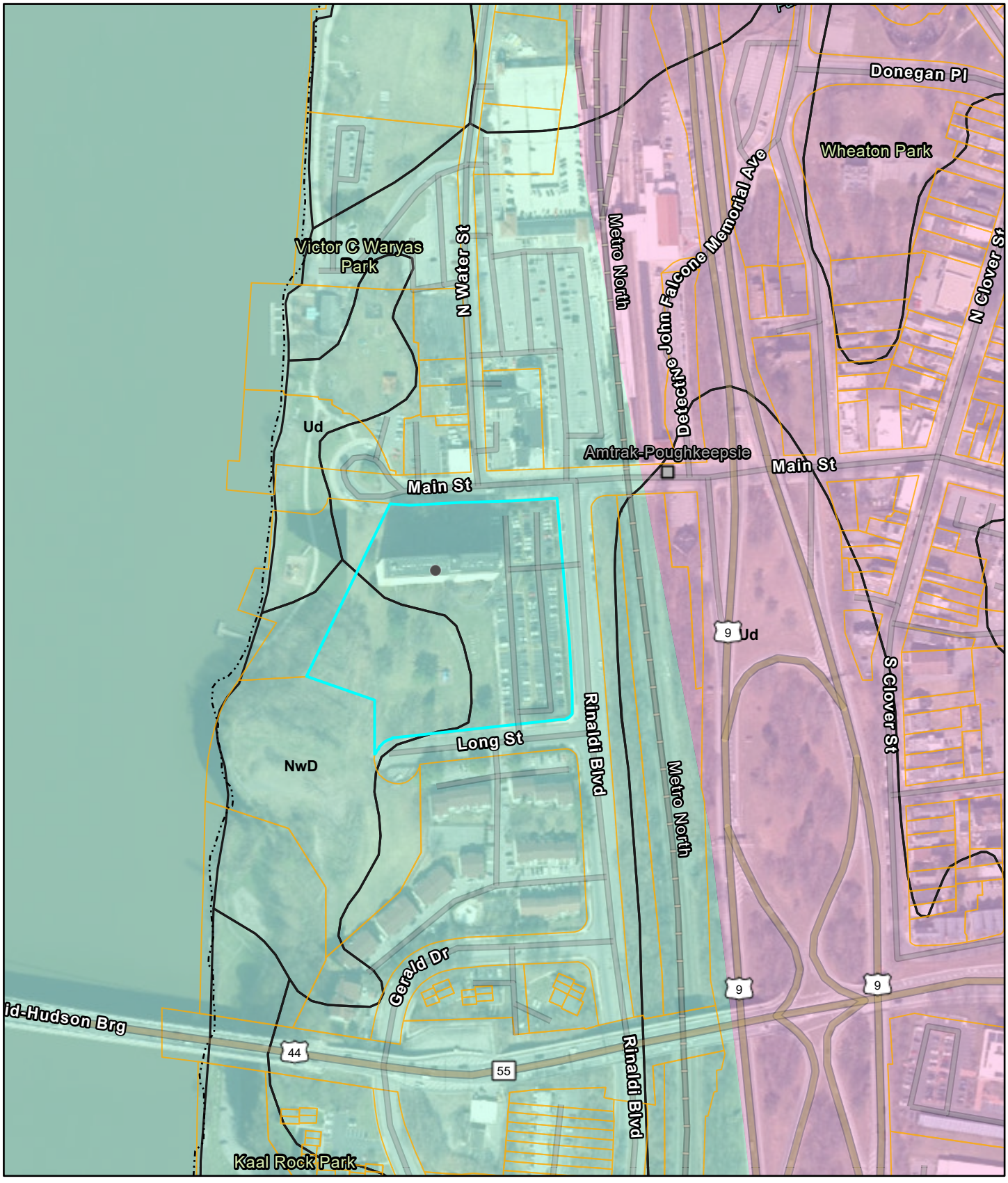
Geology and Soils



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Taconic melange (Otm)

Water

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Chapter 2. Geology and Soils

Julia Blass and Jennifer Rubbo



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

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

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

Bedrock Geology

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

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

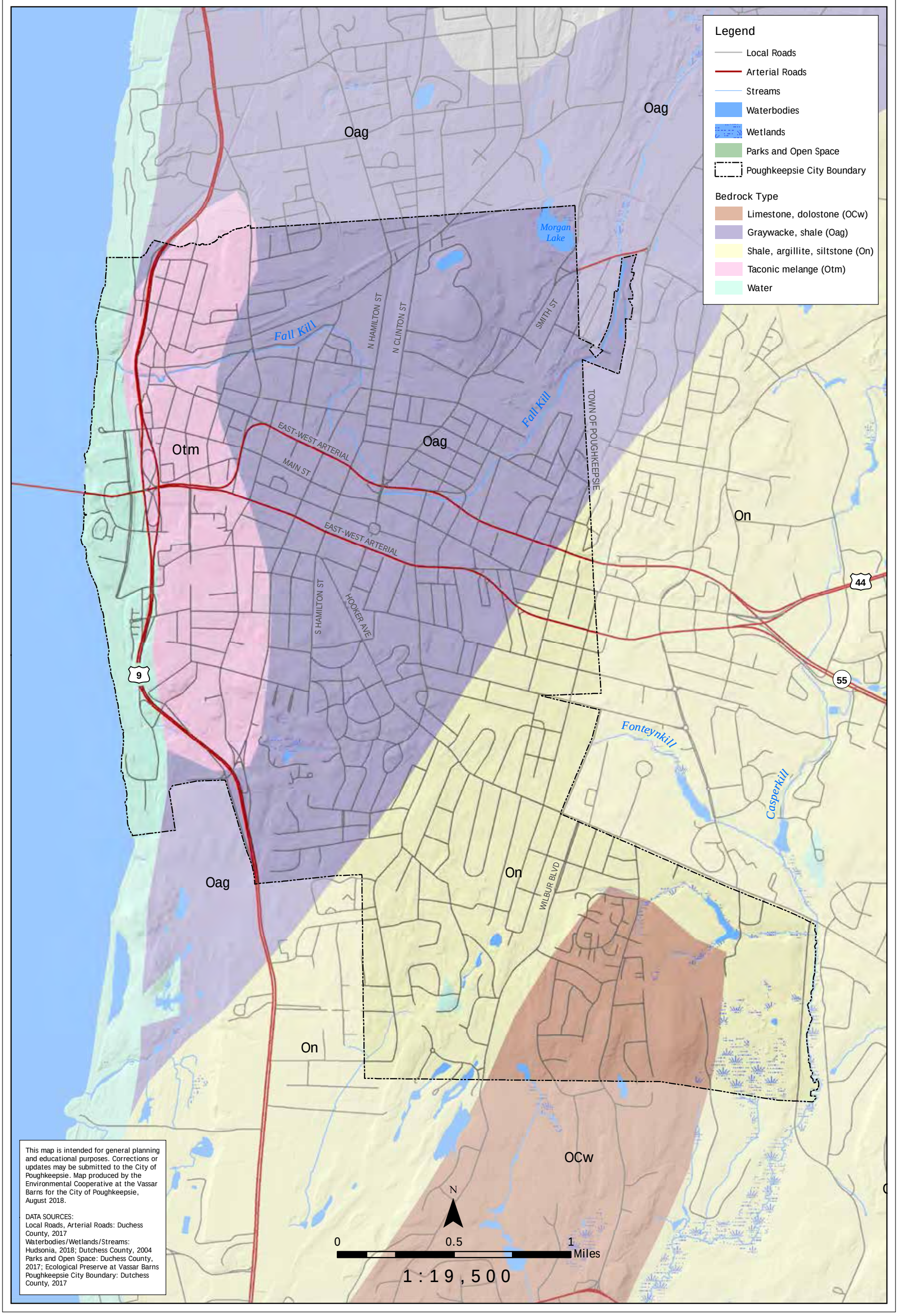
Table 2.1: Bedrock geology descriptions of the City of Poughkeepsie

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

Map 2.1 Bedrock Geology of the City of Poughkeepsie

Bedrock Geology

City of Poughkeepsie, New York



Surficial Geology

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

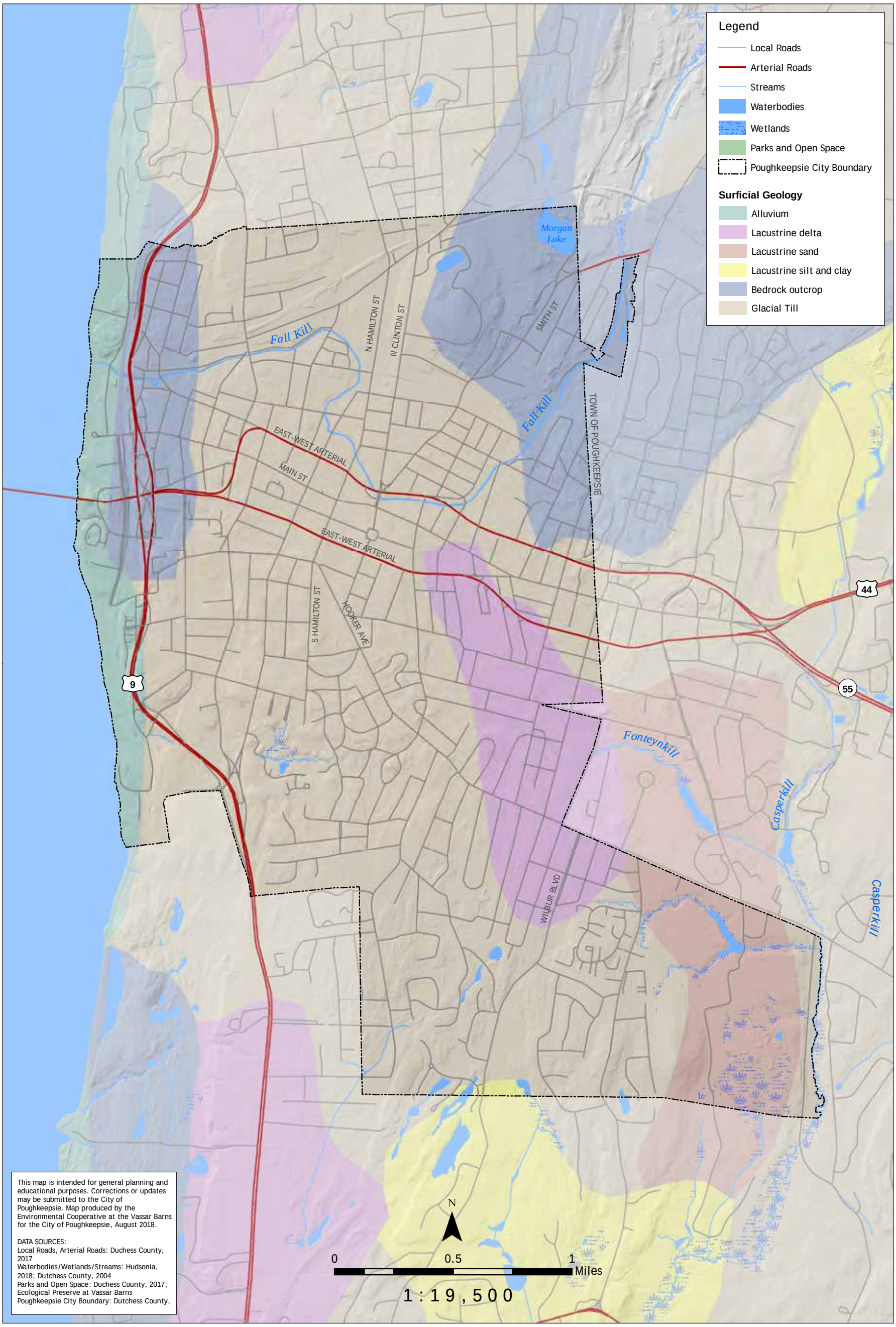
Table 2.2: Surficial geology descriptions in the City of Poughkeepsie (NYS Museum, 2018)

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

Map 2.2 Surface Geology of the City of Poughkeepsie

Surficial Geology

City of Poughkeepsie, Dutchess County, New York



Soils

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

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

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

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

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

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

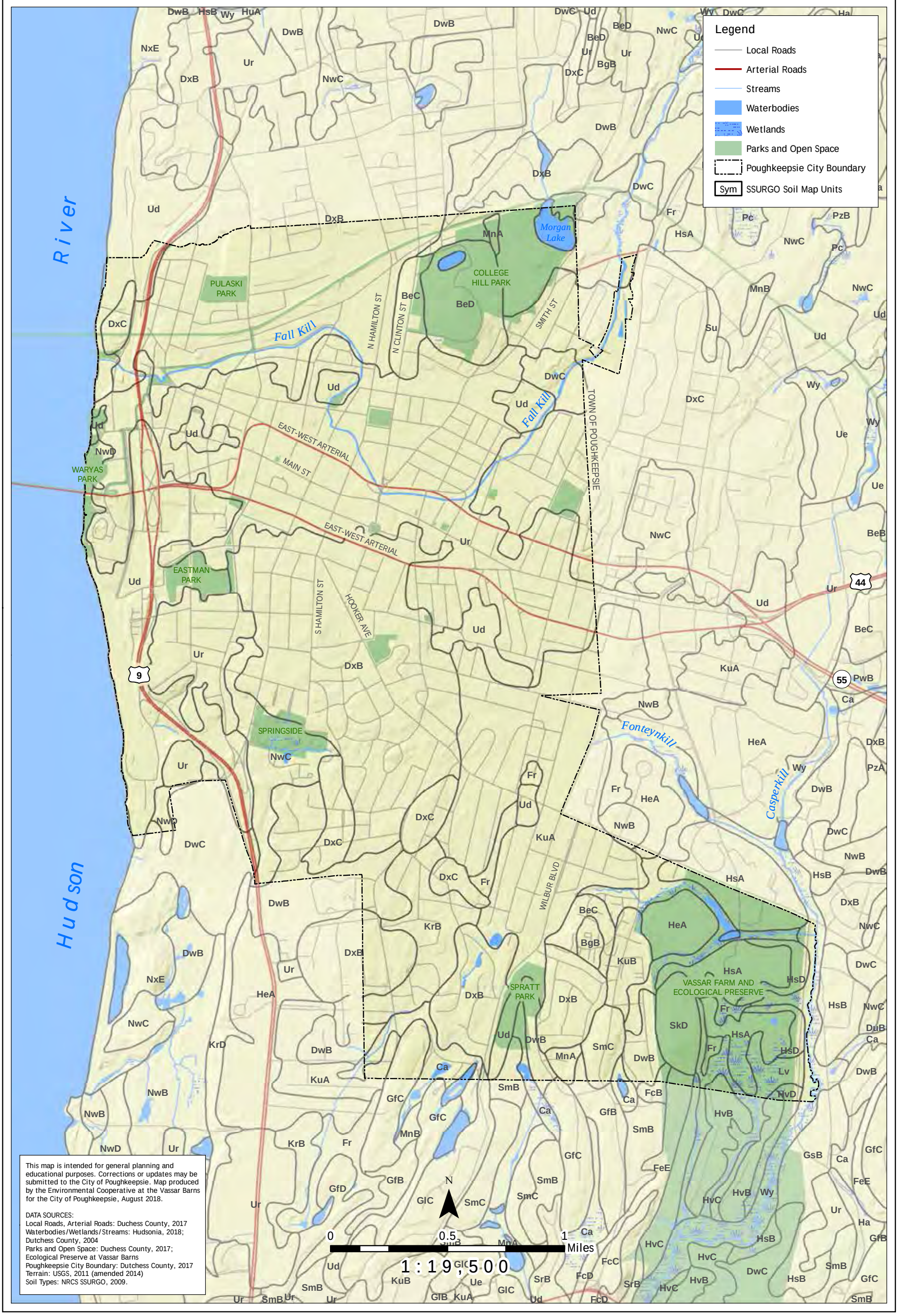
Table 2.3: Soil types of the City of Poughkeepsie. (Web Soil Survey, 2018, Soil Survey of Dutchess County, New York, 2001) (Continued)

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

Map 2.3 Soil types in the City of Poughkeepsie

Soil Types

City of Poughkeepsie, New York



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Water Resources



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- Parcel Boundaries
- City of Poughkeepsie Boundary
- MS4 Outfalls

Stream Barriers

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

- Wetlands
- Surface Water

Streams

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

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Wetlands



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

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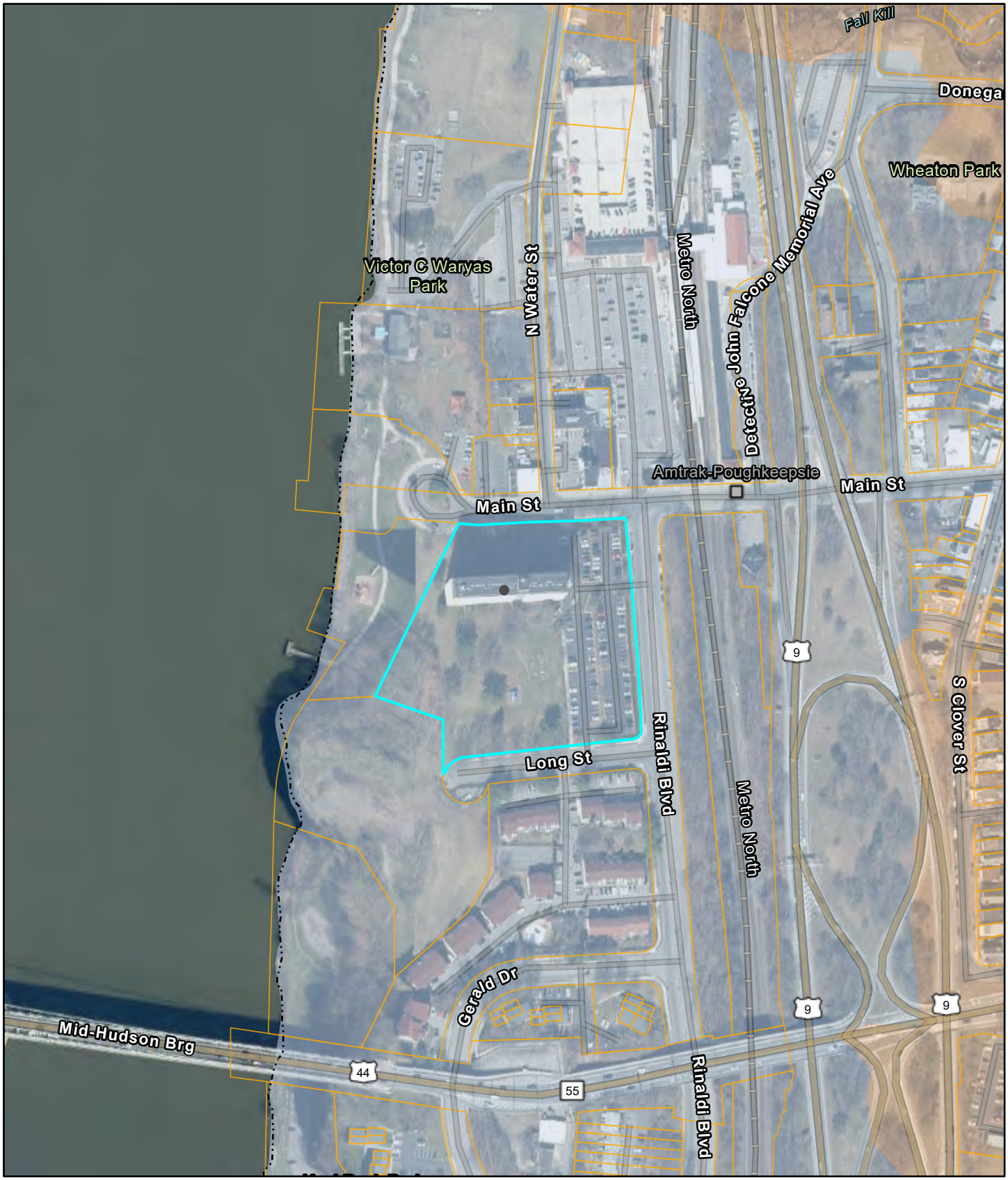
Watersheds



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Parcel Boundaries

City of Poughkeepsie Boundary

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

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Chapter 3. Water Resources

Jen Rubbo, Neil Curri, Elise Chessman, Julia Blass



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

Introduction

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

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

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

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

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

Groundwater and Aquifers

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

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

Map 3.1 Aquifers of the City of Poughkeepsie

Aquifers

City of Poughkeepsie, New York



Watersheds and Surface Water

Watersheds in Poughkeepsie

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

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

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

Surface Water in Poughkeepsie

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

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

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

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

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

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

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

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



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



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



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



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

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

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

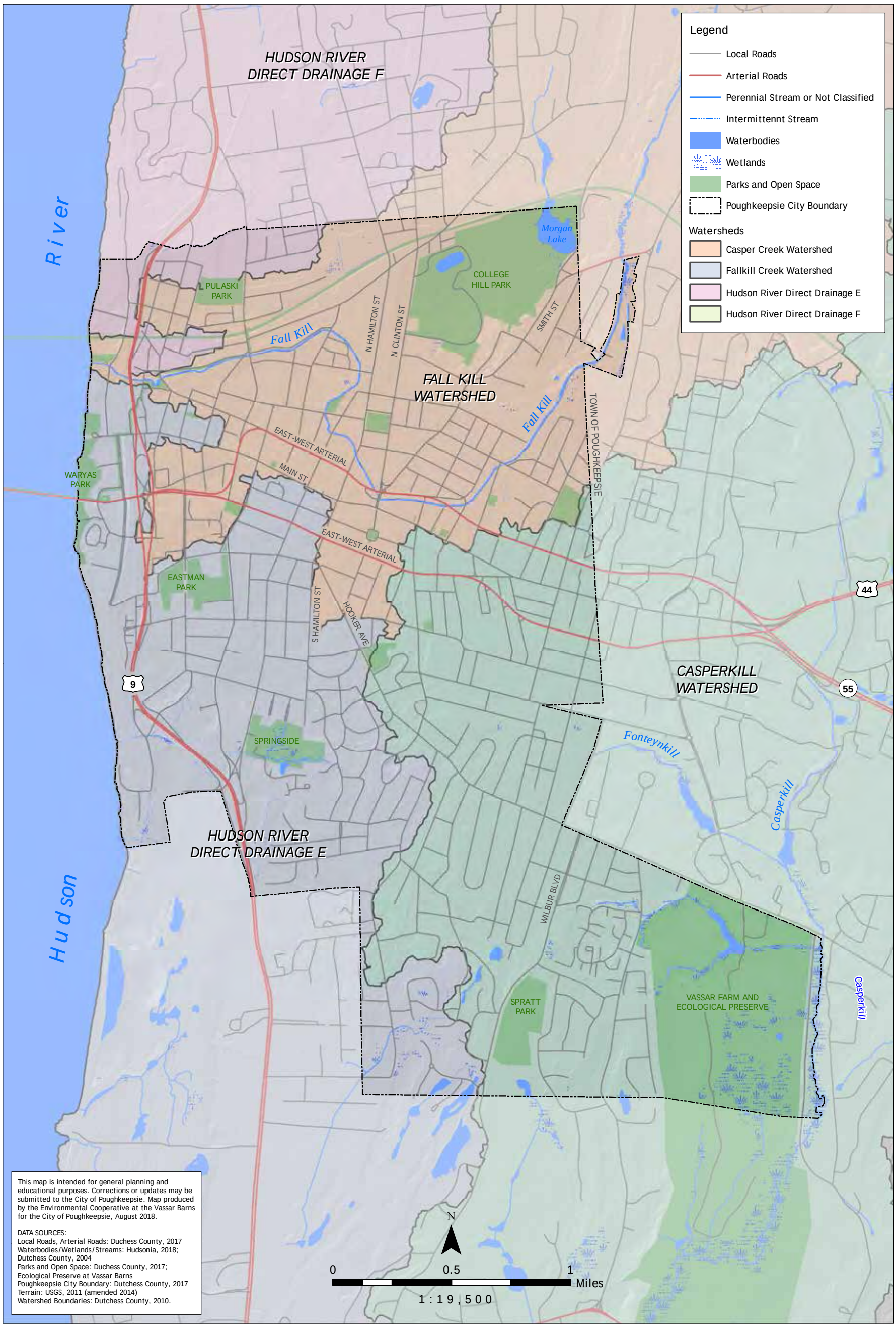
Additional resources that discuss the Fall Kill and Casperkill include:

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

Map 3.2 Surface Water and Watersheds of the City of Poughkeepsie

Surface Water and Watersheds

City of Poughkeepsie, New York



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.

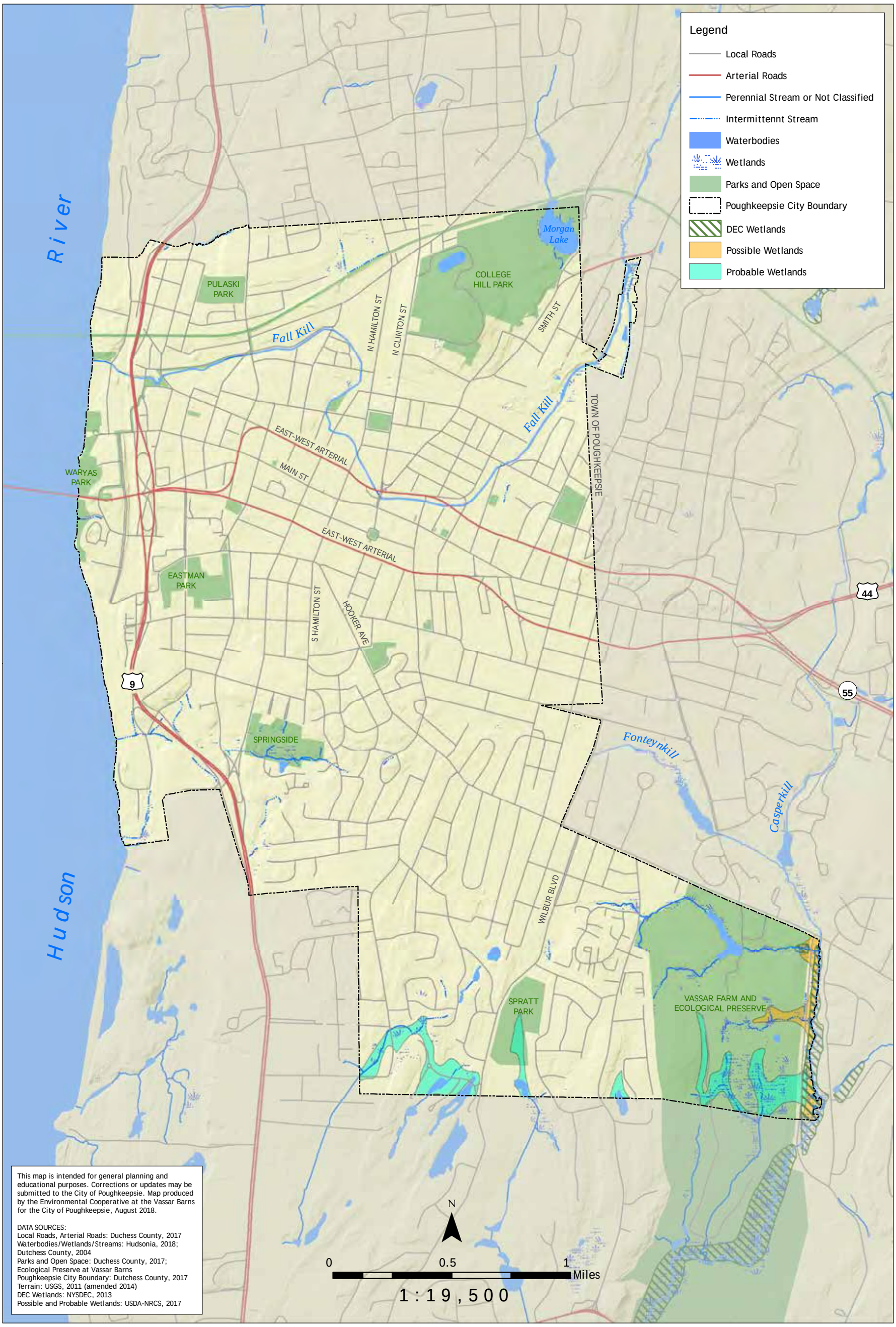
The wetlands that are located adjacent to the Fall Kill near the Department of Public Works parcel and just south of that on a privately owned parcel are worth noting (Figure 3.5) since the Fall Kill is not channelized by stone walls yet at this point. This means that during flood events the creek may 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.

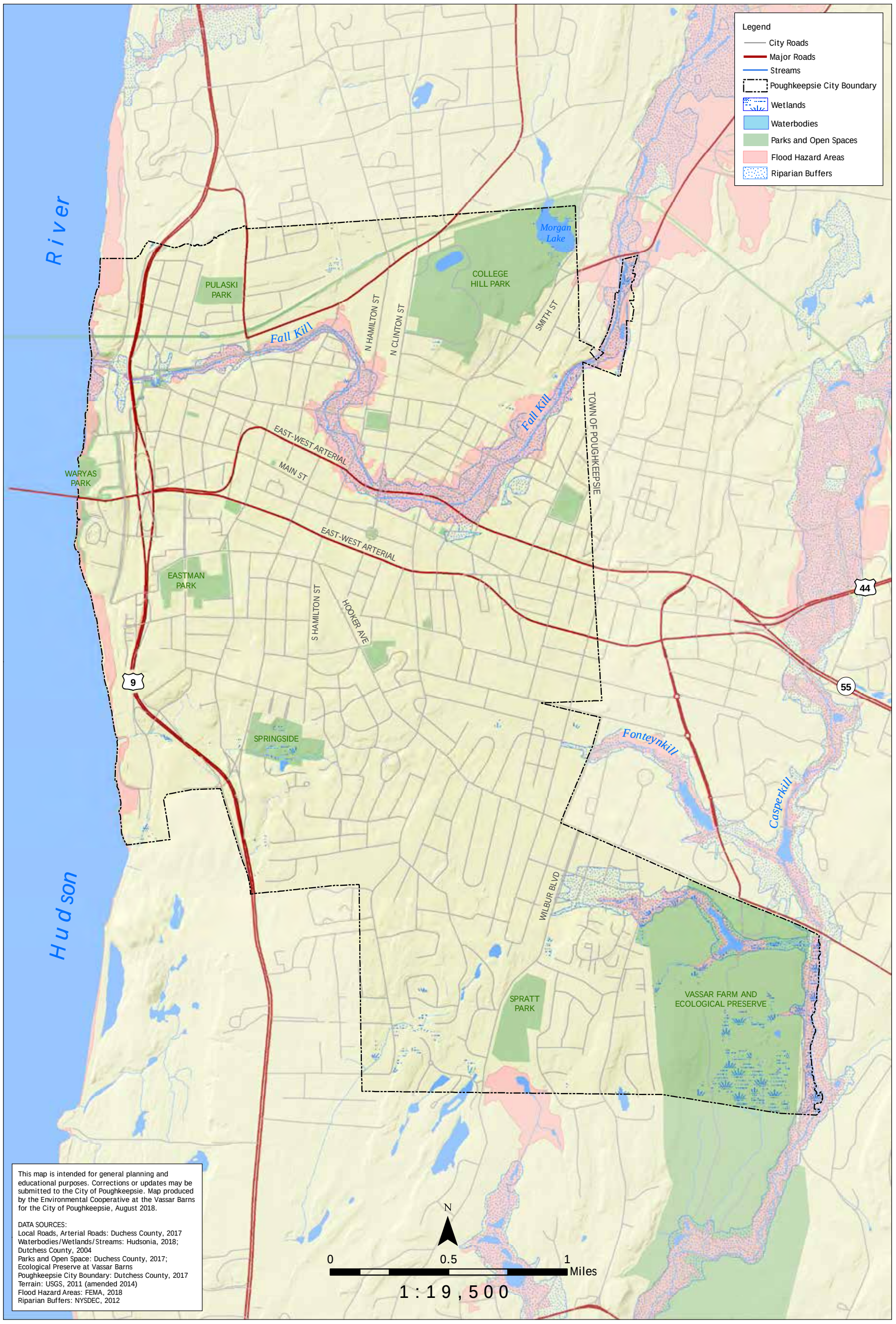
The Flood Hazard Areas and Riparian Buffer Areas map also illustrates riparian areas subject to the 2% annual chance flood (New York Natural Heritage Program, 2018). These areas may not be included in FEMA's flood zones. In Poughkeepsie one of these areas exists in the southeastern corner of the City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



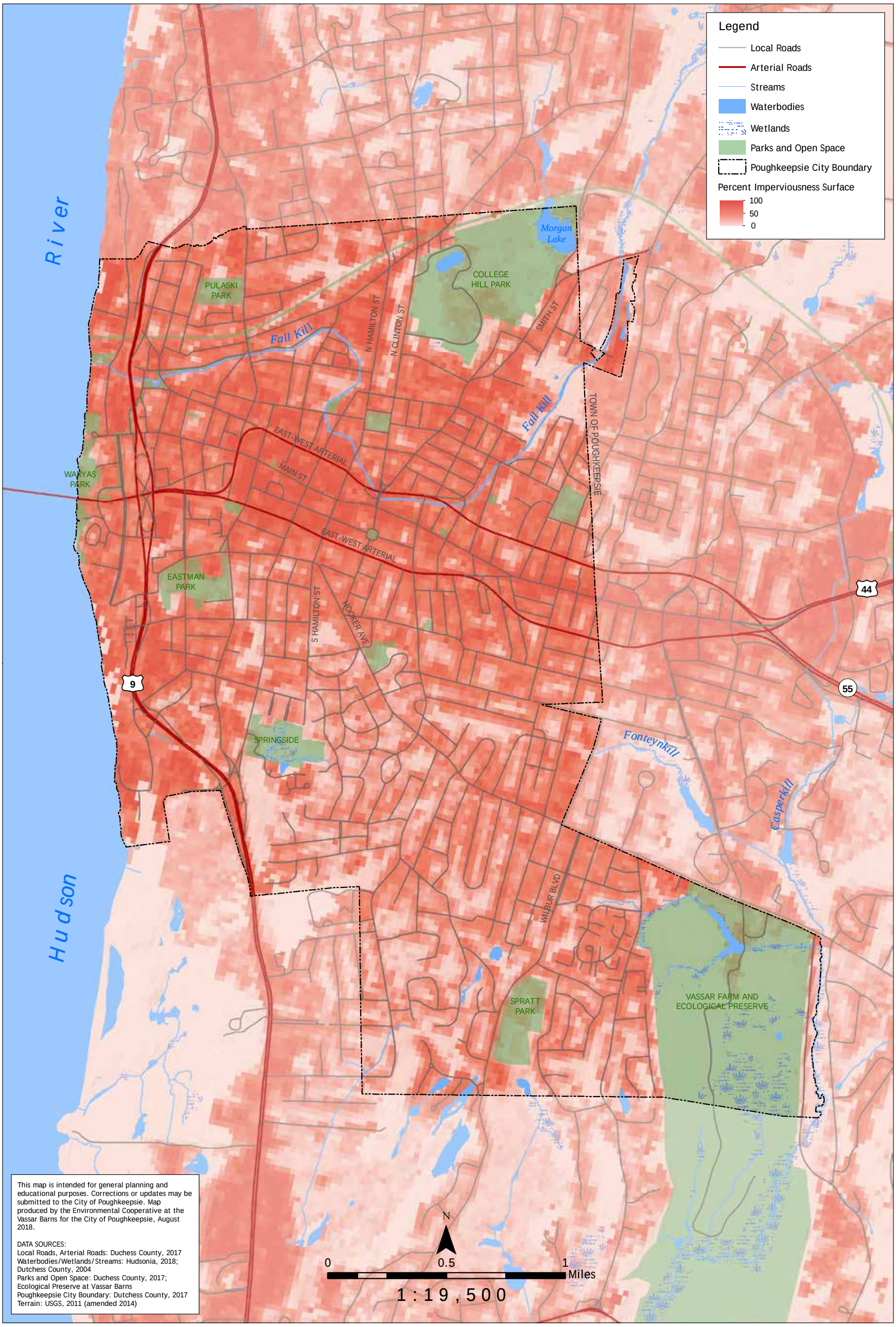
Impervious Surfaces

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



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)

Water Quality Assessments and Classifications

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

The classifications and best uses for state waterbodies are:

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

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

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

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

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

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

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

Potential and Known Sources of Surface Water Pollution

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

Table 3.2: Summary of Resources about Wastewater and Stormwater Infrastructure

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

State Pollutant Discharge Elimination System (SPDES)

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

Individual Permits

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

Table 3.3 SPDES individual permits - Site locations and permit numbers

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

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

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

Table 3.4 MSGP Facilities – Site locations and permit numbers

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

Municipal Separate Storm Sewer System (MS4)

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

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

Combined Sewer Overflows

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

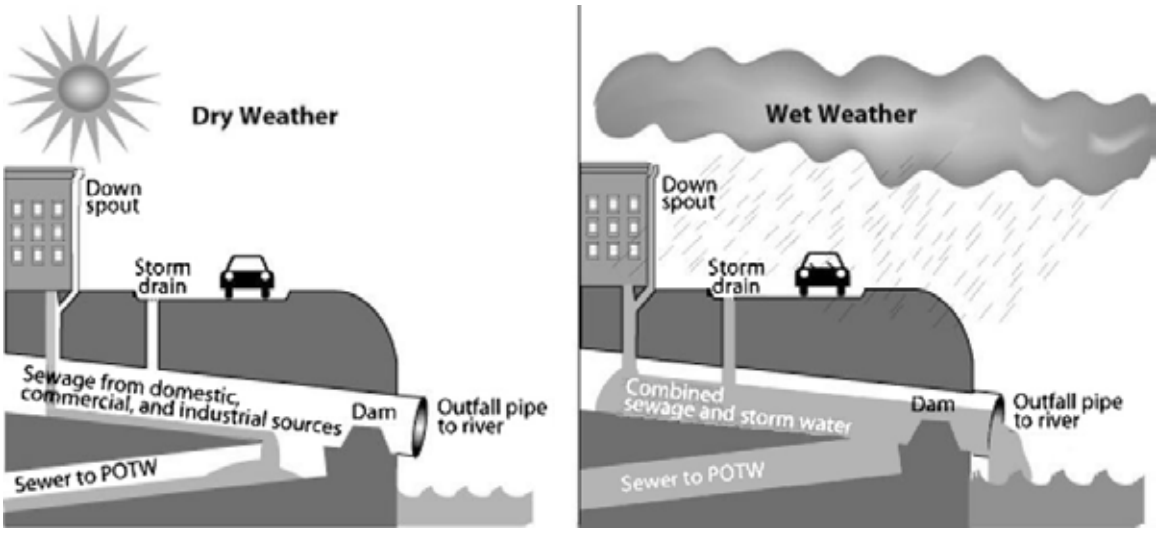


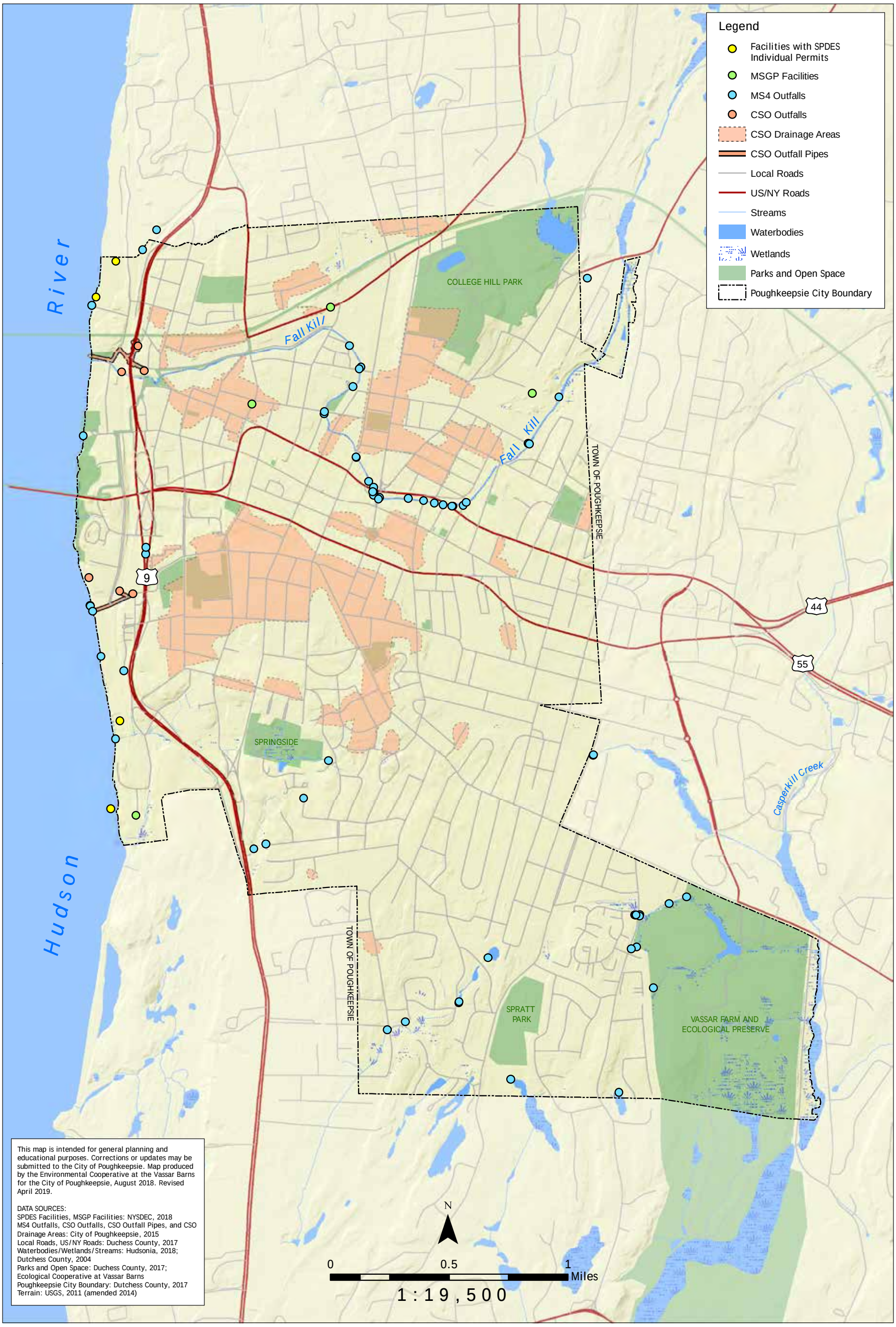
Figure 3.6 Schematic of a typical combined sewer system that discharges directly to surface waters. credit: US EPA

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

Map 3.6 Potential and Known Sources of Pollution Map

Potential and Known Sources of Pollution

City of Poughkeepsie, New York



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

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

Culverts and Aquatic Barriers

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

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

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

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

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

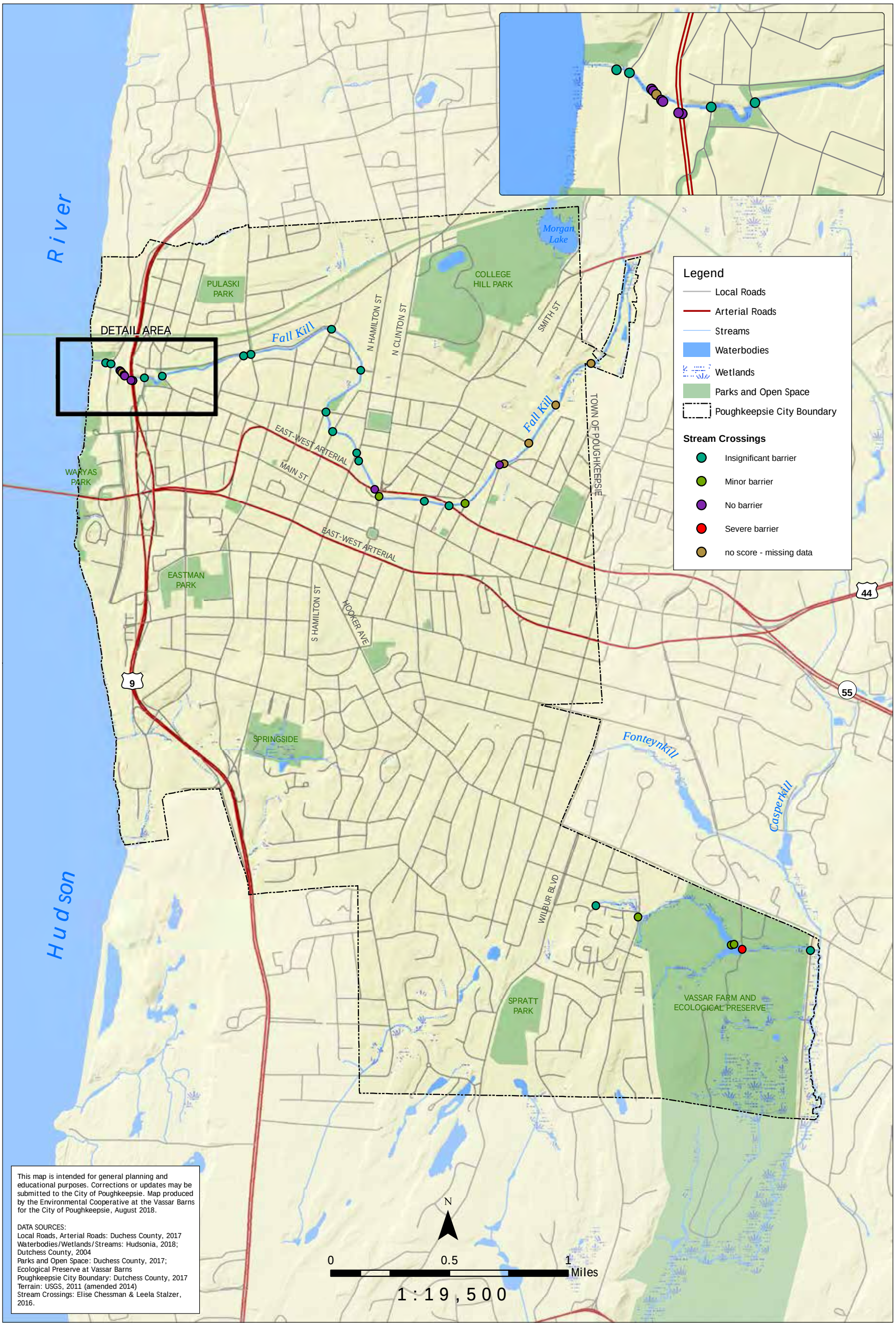
Table 3.5. Aquatic passability scores for road crossings within the City of Poughkeepsie.

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

Map 3.7 Stream Barriers

Stream Barriers

City of Poughkeepsie, New York



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Habitats



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Surface Water

Hudsonia Streams

Perennial Stream or Not Classified

Hudsonia Habitats

Developed

Cultural

Stream

Hudson River

Subtidal shallows

Estuarine rocky shore

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Applicant

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Chapter 4: Biological Communities and Habitats

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



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

Introduction

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

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

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

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

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

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

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

Habitats in Poughkeepsie

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

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

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

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

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

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

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

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

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

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

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

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

7 Hudsonia 2018 p. 61

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

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

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

8 Hudsonia, 2018 pg. 40

Map 4.1 Significant Habitat Areas in the City of Poughkeepsie

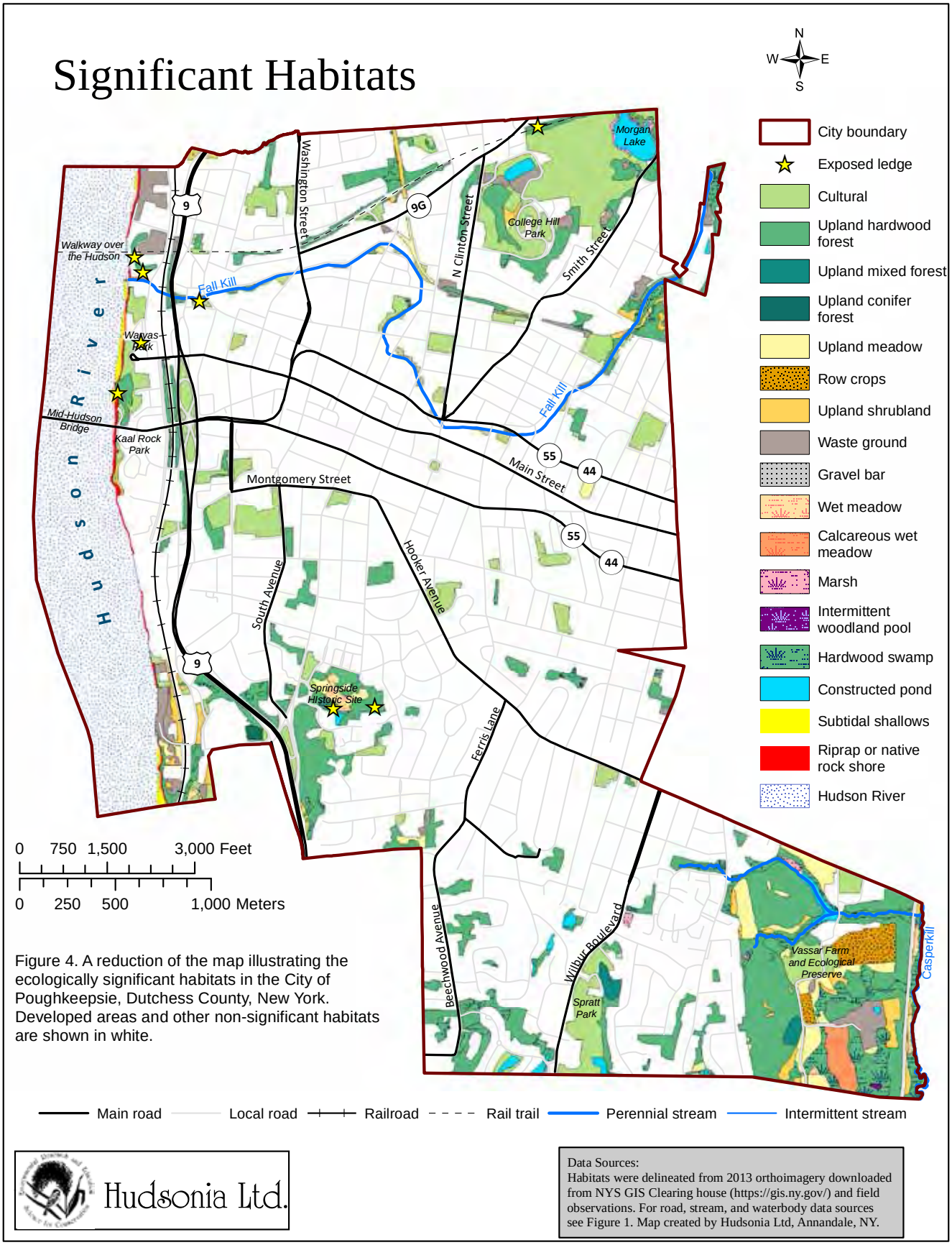

Figure 4. A reduction of the map illustrating the ecologically significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

Hudsonia Ltd.

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

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

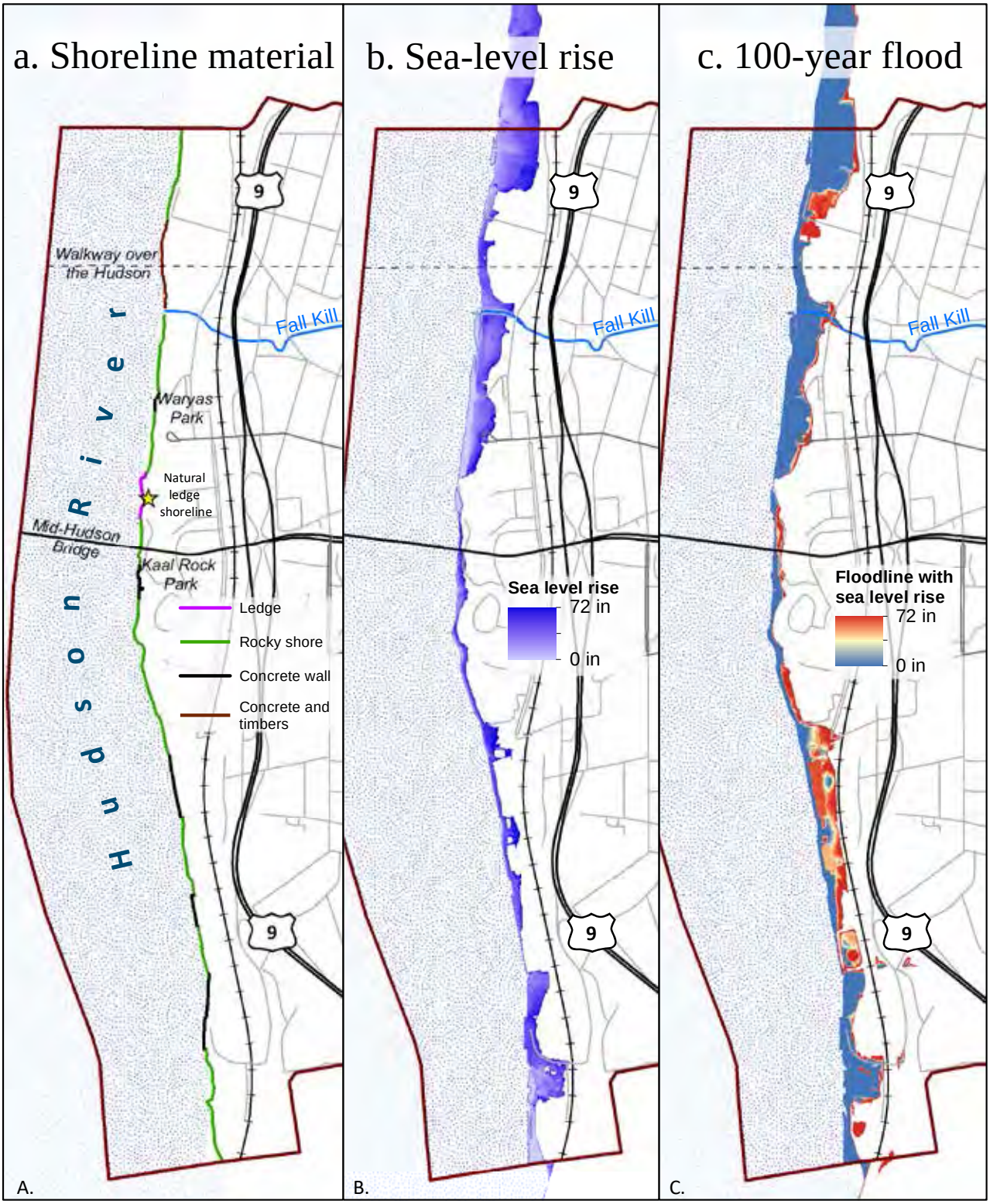

Figure 7. Shoreline material and models of sea level rise and floodlines through 2100 in the City of Poughkeepsie, Dutchess County, New York. "0 in" indicates present day sea levels and 100-year flood predictions.

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

Map 4.3 Public Access Greenspaces in the City of Poughkeepsie

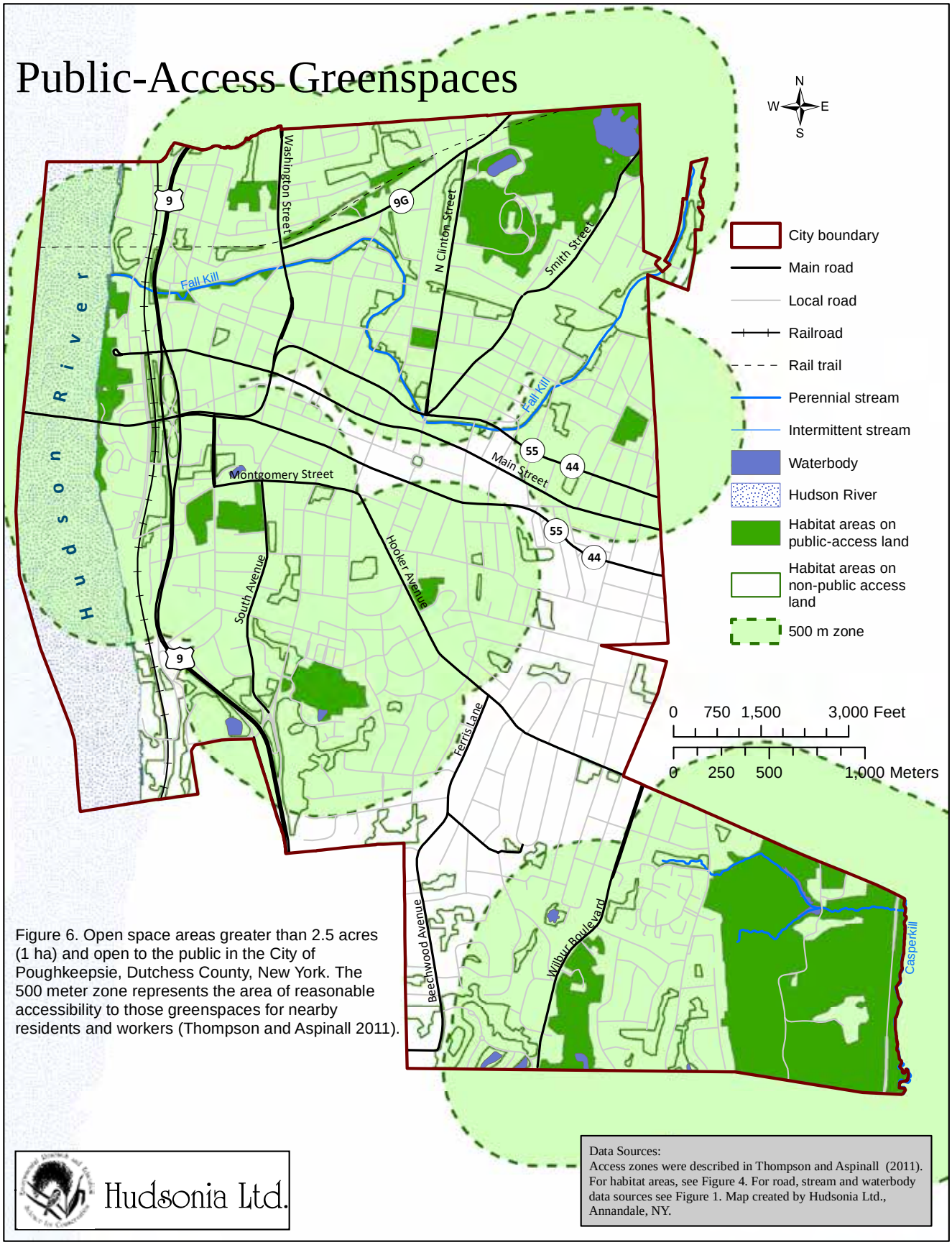

Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

Conservation Priorities and Planning

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

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

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

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

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

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

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

11 Hudsonia, 2018 p.71.

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

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

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

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

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

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

12 Hudsonia, 2018 p.85

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

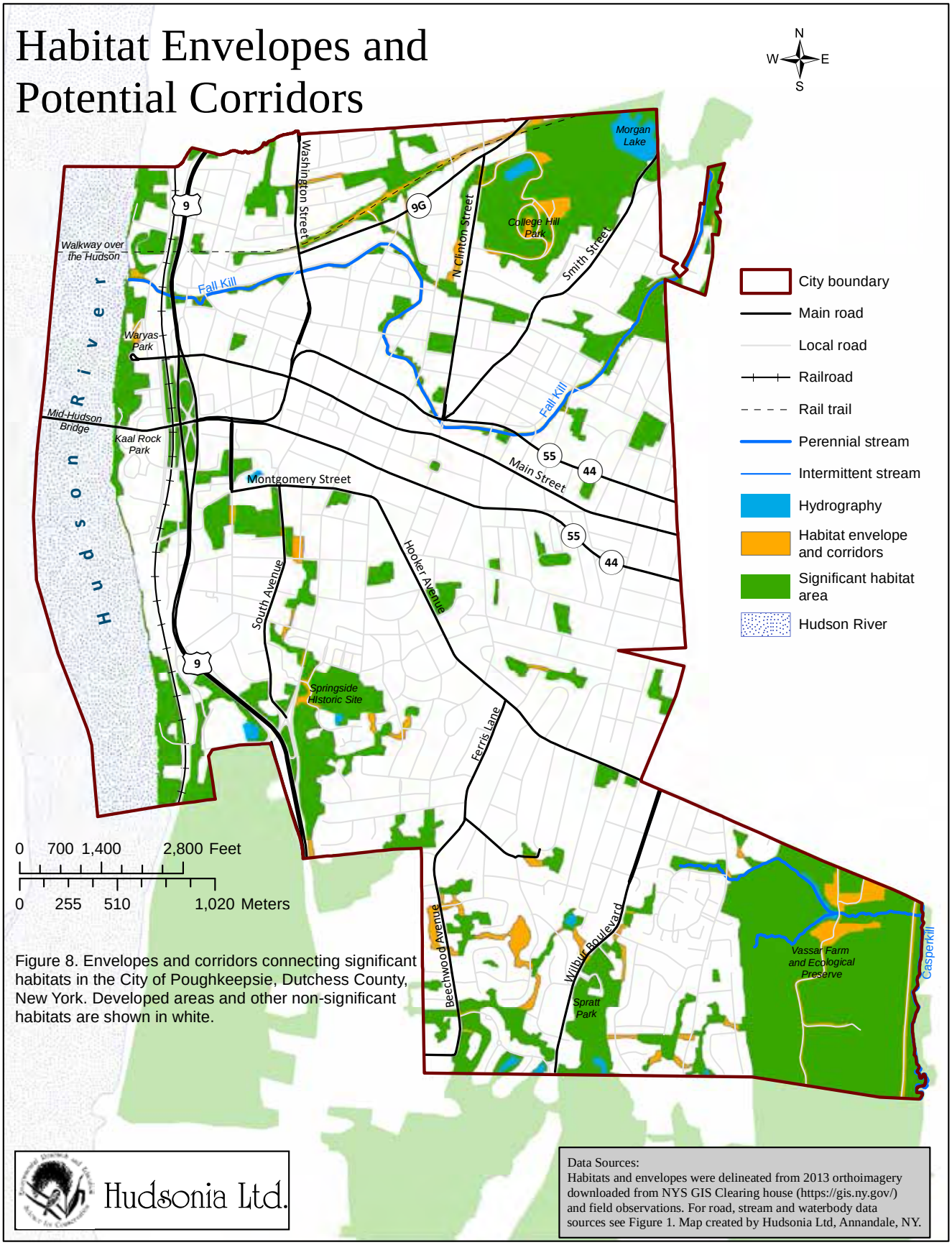

Figure 8. Envelopes and corridors connecting significant habitats in the City of Poughkeepsie, Dutchess County, New York. Developed areas and other non-significant habitats are shown in white.

Map 4.5 Conservation Zones in the City of Poughkeepsie

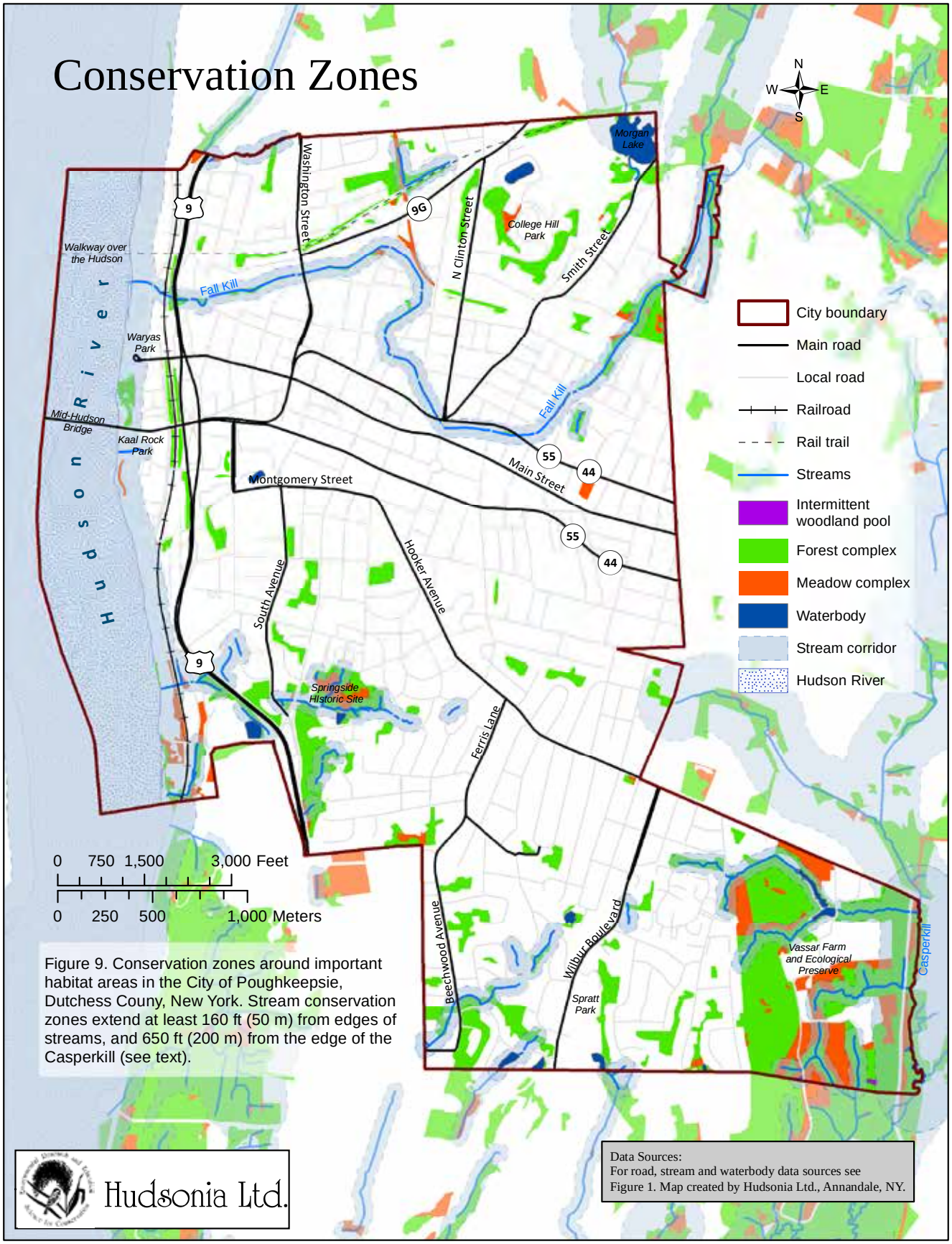

Figure 9. Conservation zones around important habitat areas in the City of Poughkeepsie, Dutchess County, New York. Stream conservation zones extend at least 160 ft (50 m) from edges of streams, and 650 ft (200 m) from the edge of the Casperkill (see text).

Full Citation:

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

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Land Uses



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

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

City of Poughkeepsie Boundary

Forest Canopy Areas

Remedition Sites

Registry Sites (Class "2")

Parks and Open Spaces

Land Use by Parcel

Commercial

Community Services

Public Services

Recreation and Entertainment

Residential

Vacant Land

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)

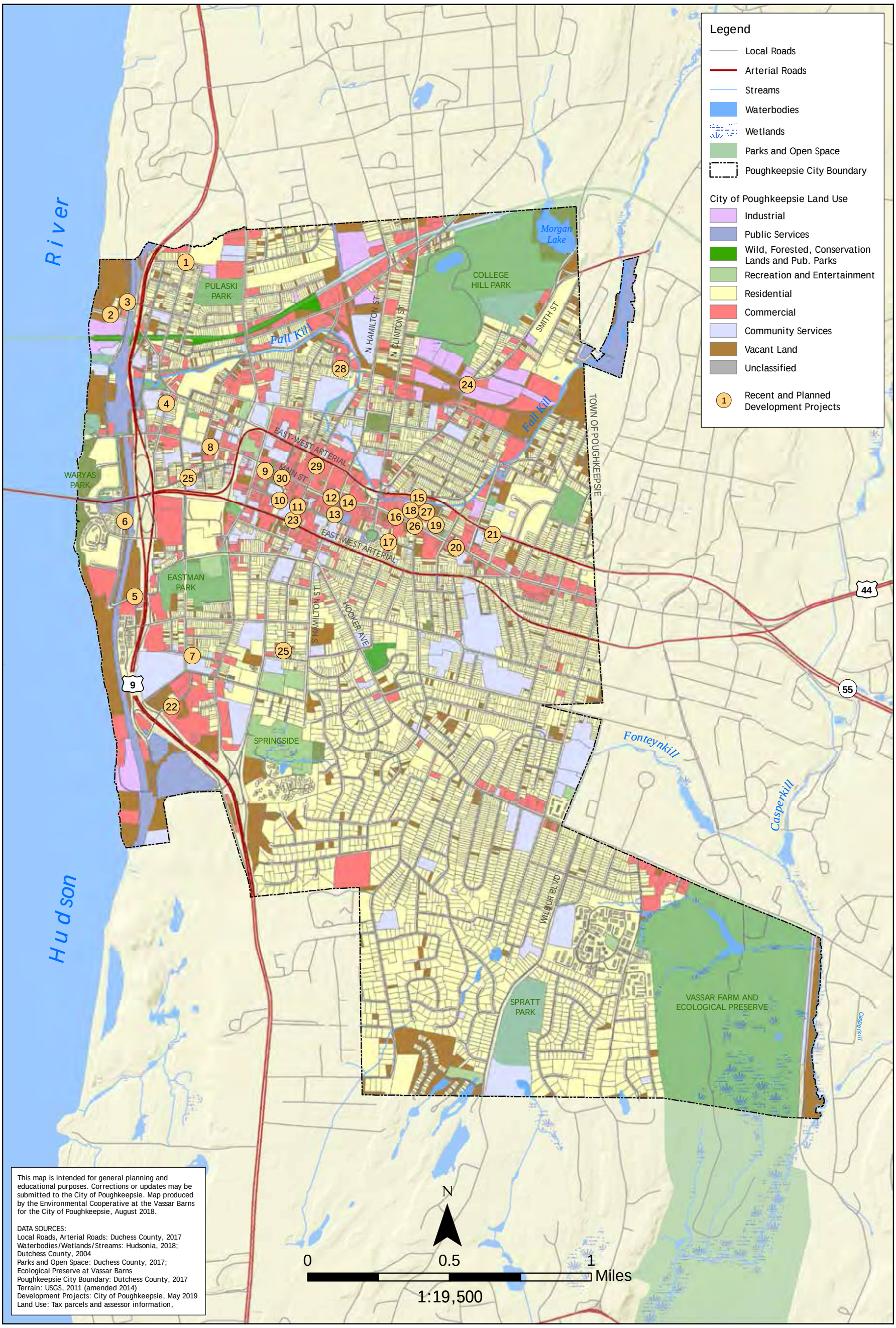
Map Key #	Project Name	Address	Residential Units	Commercial (sf)	Status
1	North Point Centre	Delafield and Spruce St	18	12,000	Under Construction
2	One Dutchess Avenue	One Dutchess Avenue	300	13,800	Under Construction
3	141 N Water St	141 N. Water Street	15	-	Approved site plan
4	Pelton Manor	36 N. Clover 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.

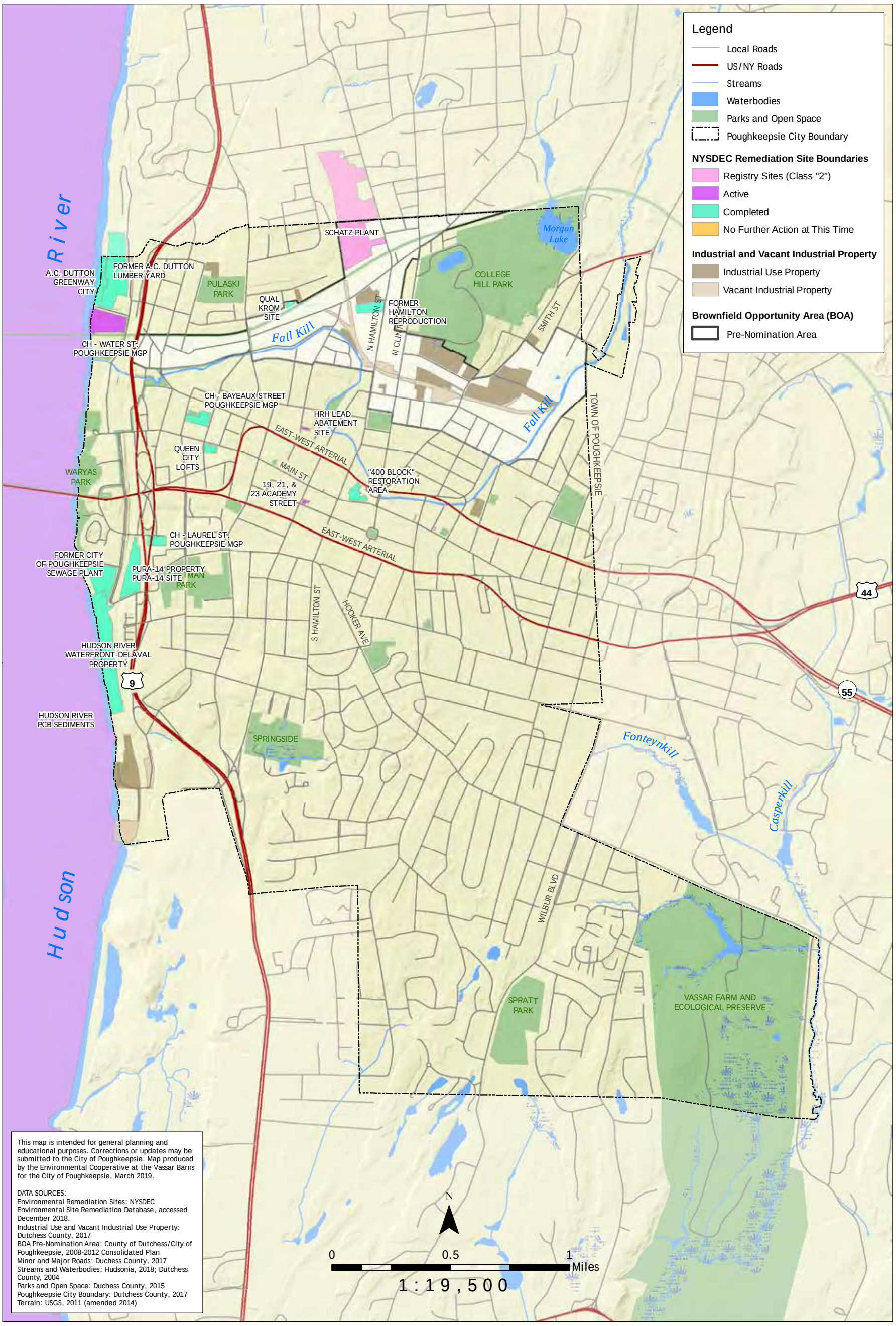
In addition to programs for owners and developers to incentivize the clean-up of individual brownfield sites, New York State also implements the Brownfield Opportunity Areas (BOA) Program through the Department of State (NYSDOS). This program provides communities with guidance, expertise and financial 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.

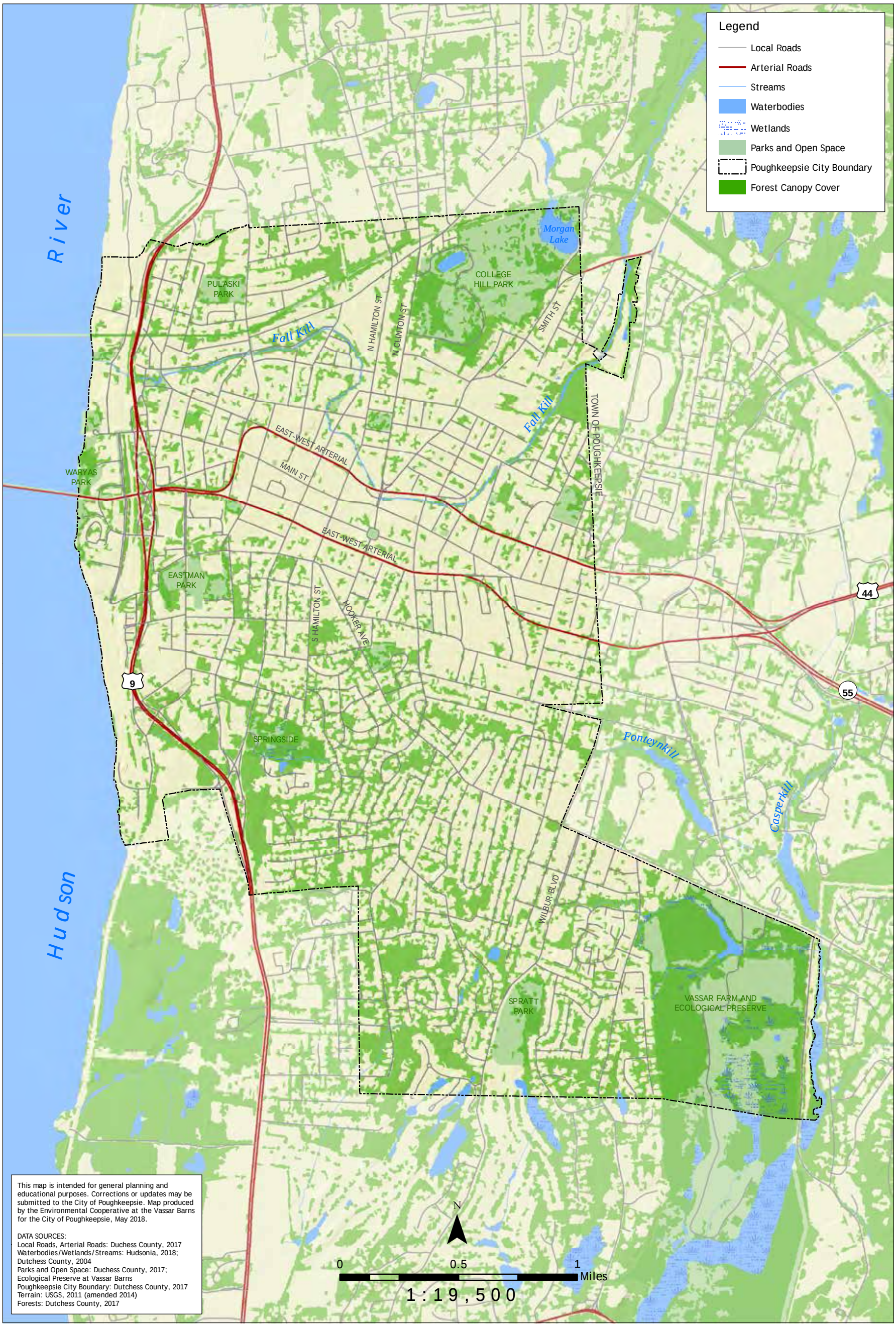
Quantifying and protecting this resource and its myriad of environmental, social, individual, and economic assets will be critical to the future of Poughkeepsie's development and sustainable urban-nature balance. Tools such as i-Tree, a software that provides urban and rural forestry analysis and benefits 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

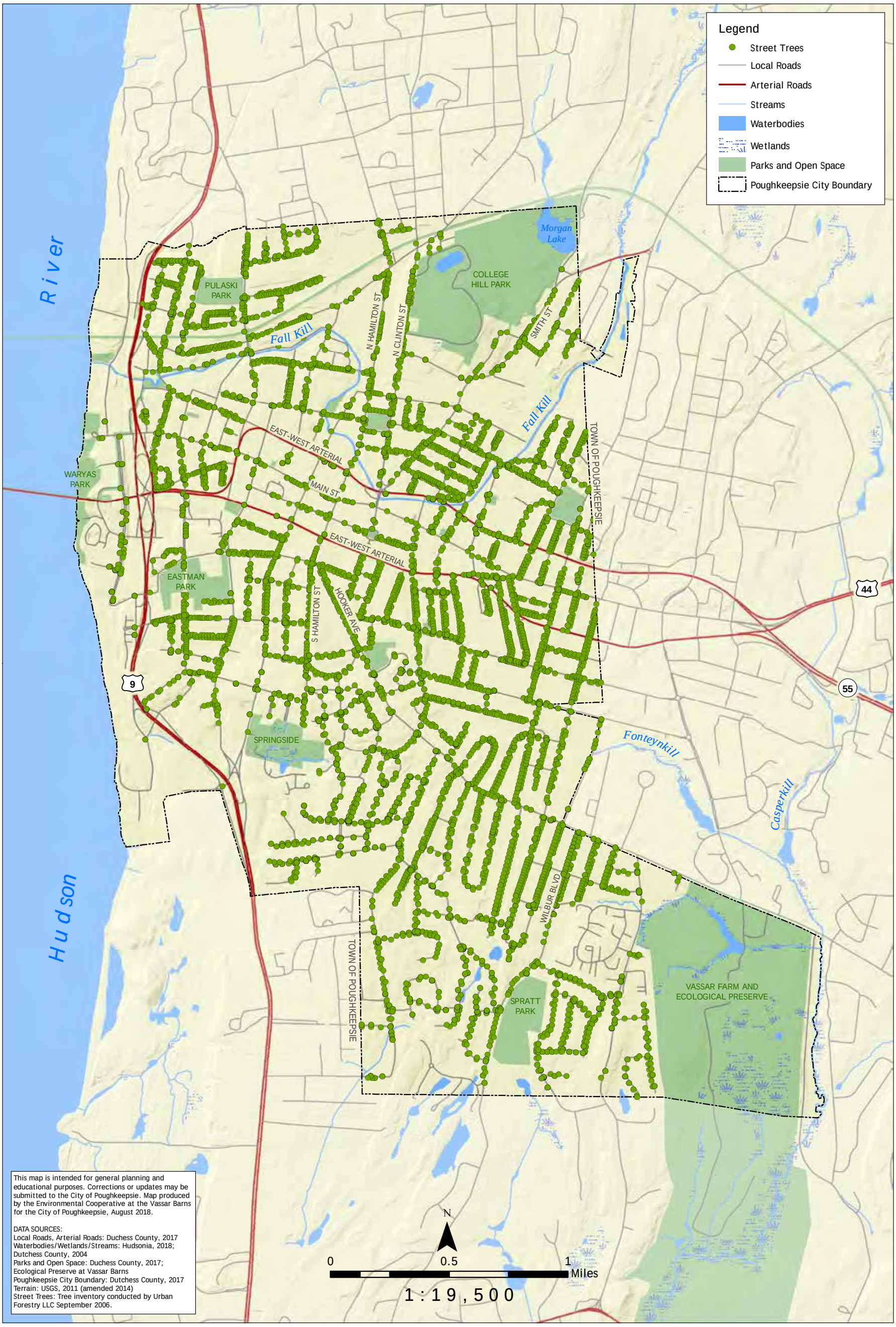
Pinus nigra (Austrian pine)	20
Populus deltoides (Cottonwood)	19
Morus alba (White Mulberry)	18
Crataegus phaenopyrum (Washington Hawthorn)	16
Pseudotsuga menziesii (Douglas Fir)	16
Ulmus pumila (Siberian Elm)	16
Juniperus virginiana (Eastern Red Cedar)	15
Ailanthus altissima (Tree of Heaven)	13
Zelkova 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).

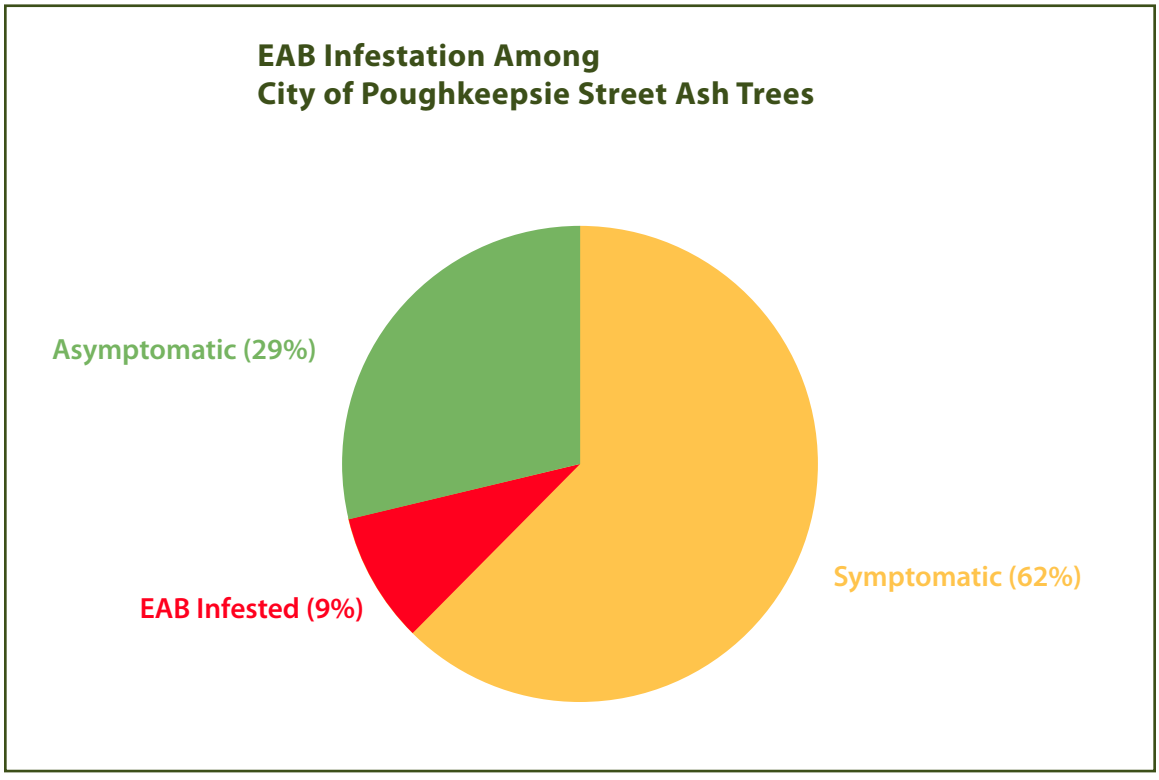


Figure 5.1 Percentage of ash trees along streets in the City of Poughkeepsie that were identified with signs of the Emerald Ash Borer, based on the 2017 survey.

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.

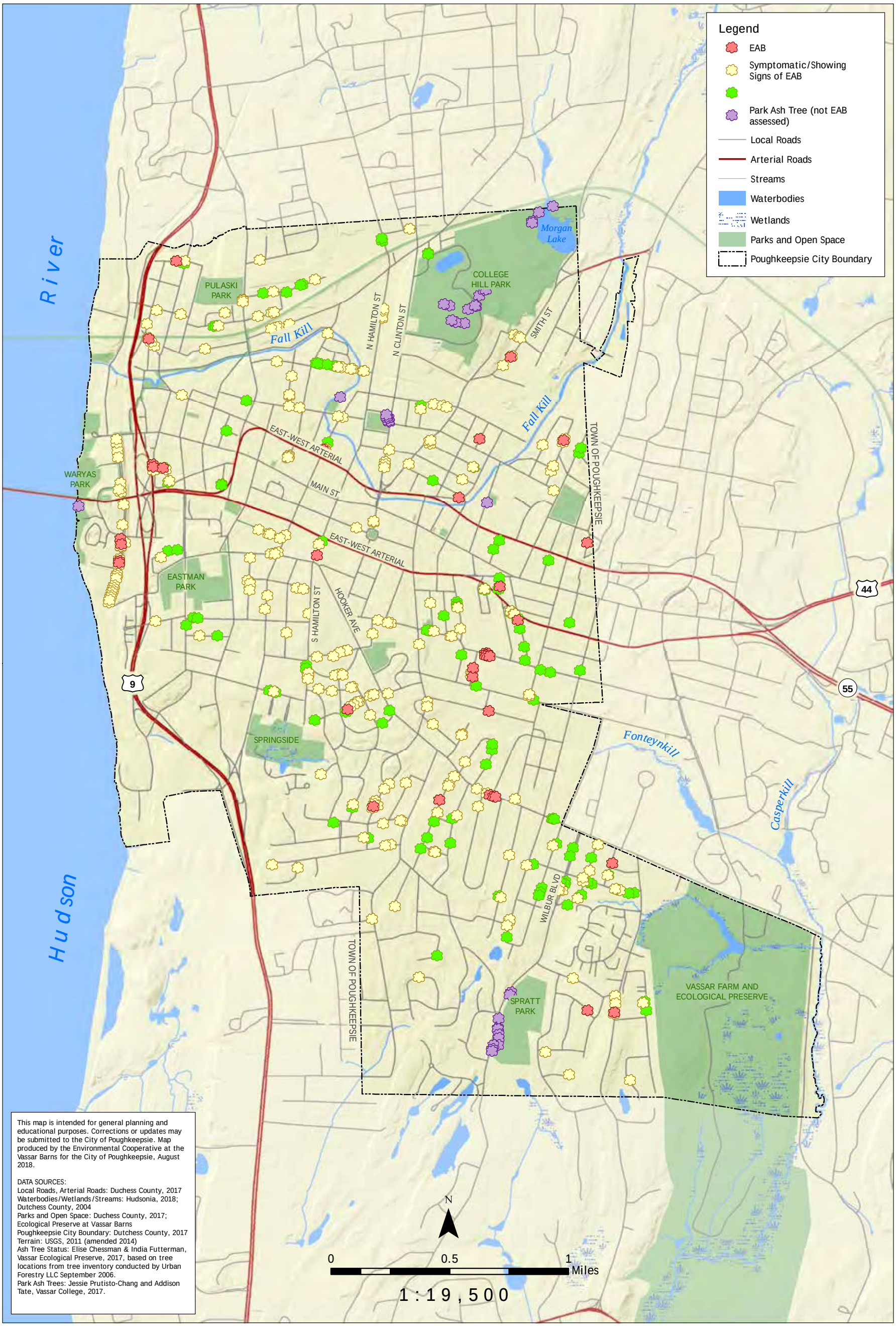
Please see Appendix B for the full EAB Management Plan, including costs of pesticide treatments and removal, information on pesticides, and recommended replacement street trees.

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



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

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

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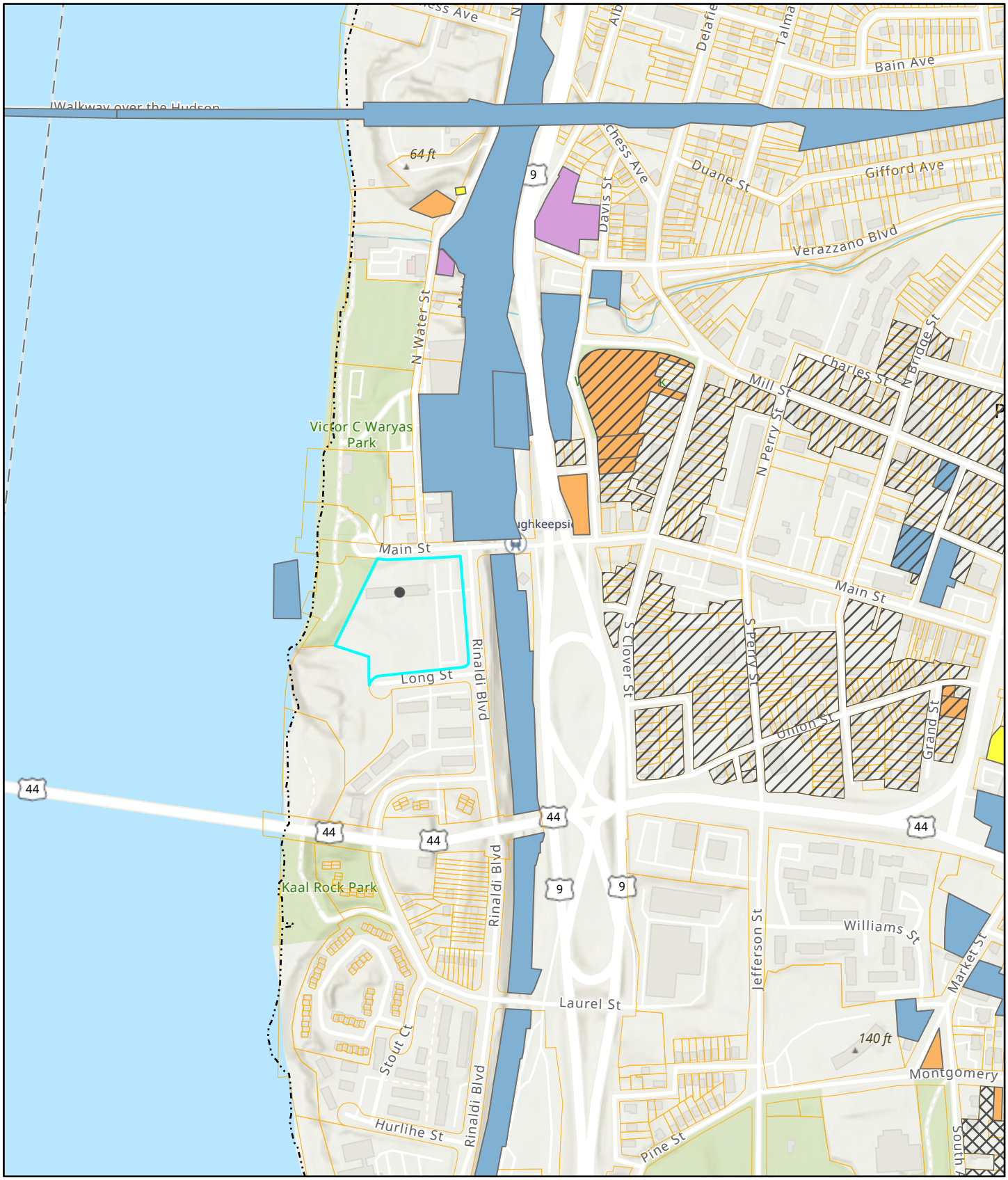
Historic Sites and Districts



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Parcel Boundaries

Historic Districts (2021)

Local, State and National

State and National

Historic Sites (2021)

Local

Local, State, and National

State

State and National

City of Poughkeepsie Boundary

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

March 24, 2023

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

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

Dear Lindsay Garrard:

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

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

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

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

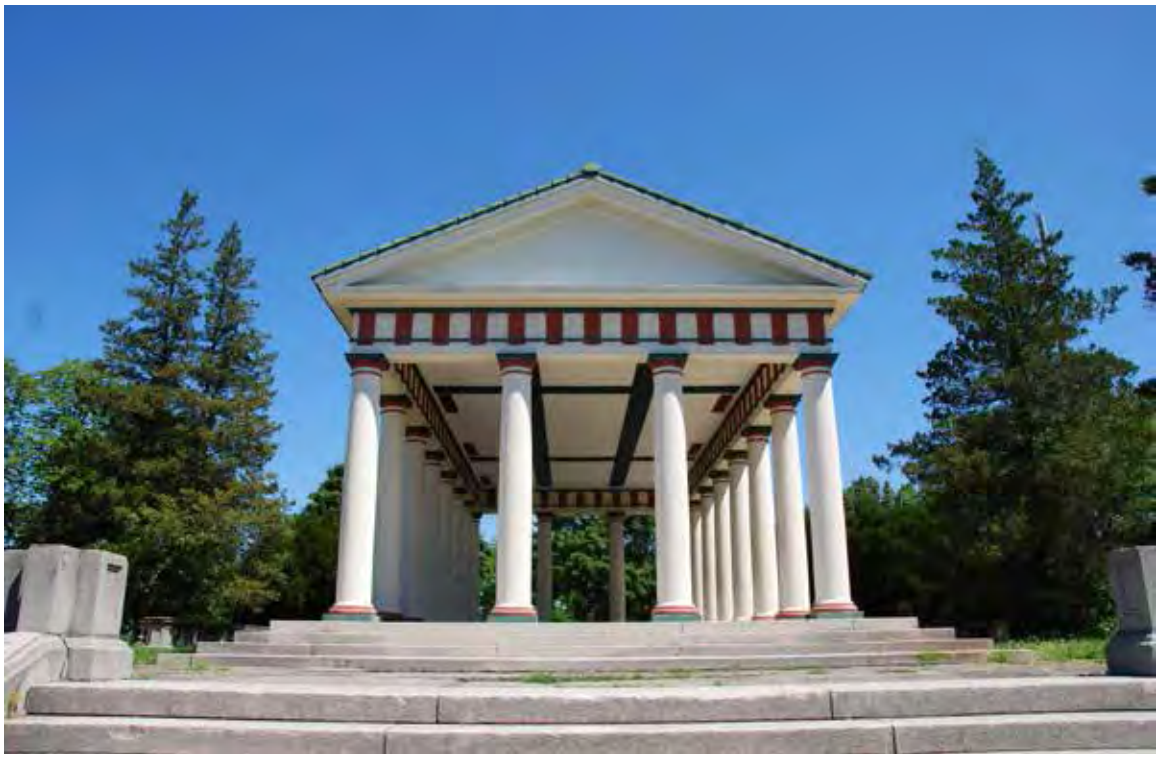
Sincerely,

Sloane Bullough

Sloane Bullough
Historic Sites Restoration Coordinator by email only

Chapter 7: Historical Resources

Harvey Flad, Addison Tate, and Jennifer Rubbo



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

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

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

Historic Preservation and City of Poughkeepsie Natural Resource Inventory

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

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

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

Sites Included on the Historic Maps of the City of Poughkeepsie

Settlement

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

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

Early Settlers

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

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

American Revolution (1775-1788)

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

Churches

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

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

Waterfront

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

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

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

Industrial Age Economic Growth

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

19th C Residential Expansion

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

City Downtown: Market Street

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

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

City Downtown: Main Street

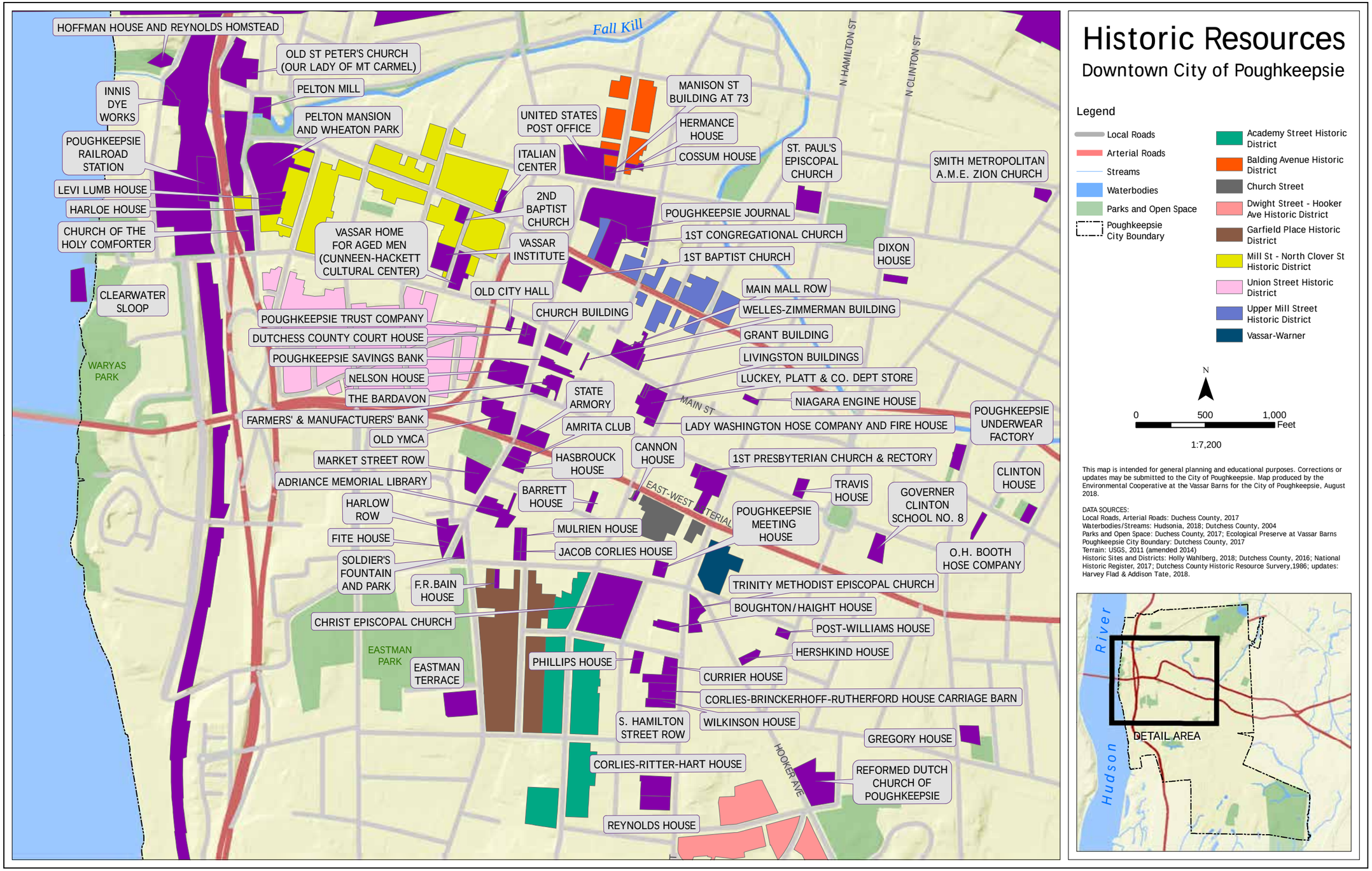
Main Street has been the commercial and retail hub for three centuries. Fires and remodeling of storefronts have altered many 19th C facades, but the streetscape retains its historic character. Main Mall Row is named after the pedestrian mall developed during urban renewal in the 1970s and 80s, and re-opened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

Cultural and Civic History

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

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

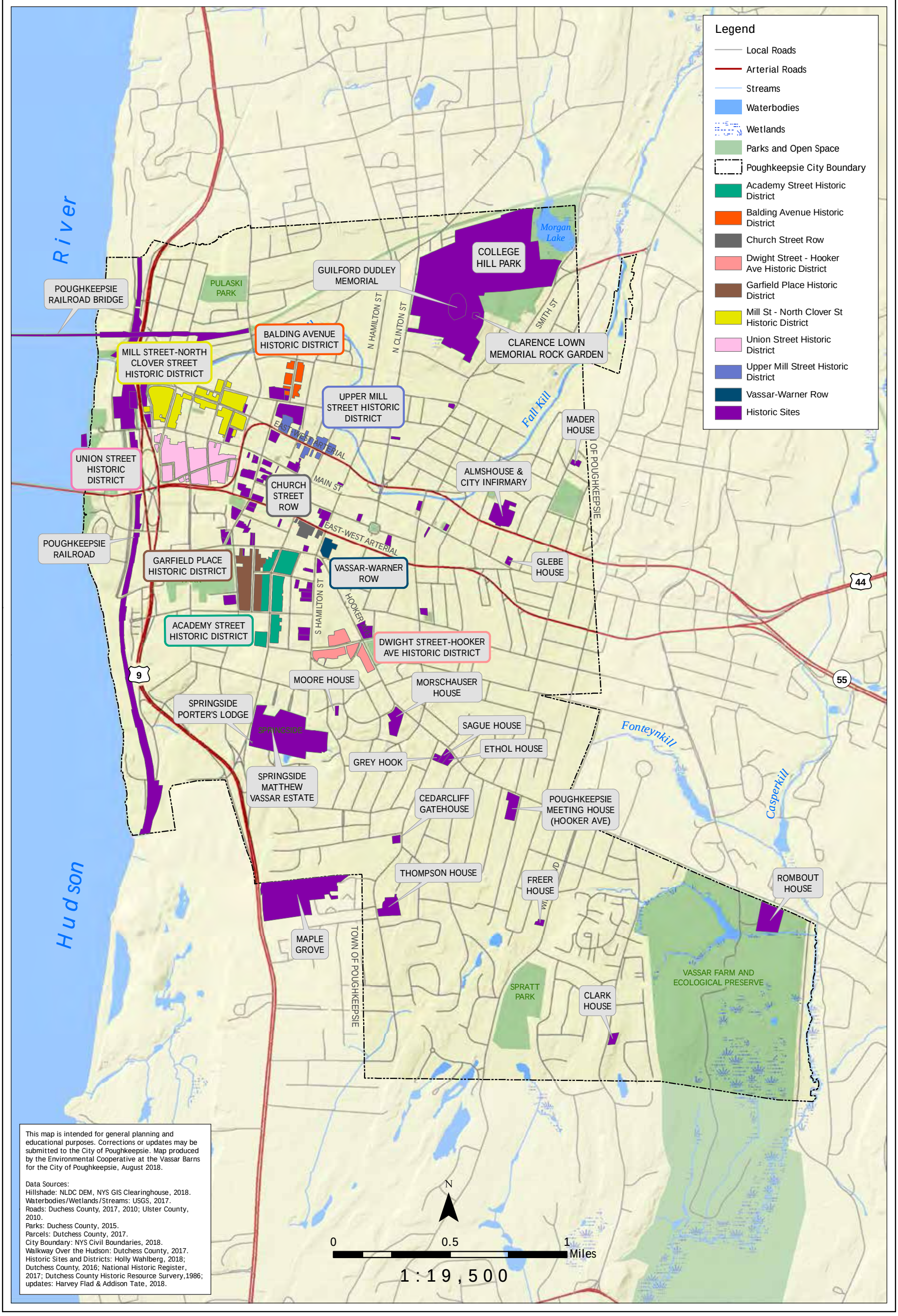
Map 7.1 Historic Resources in the downtown area of the City of Poughkeepsie



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

Historic Resources

City of Poughkeepsie, New York



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

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

Additional Resources for the Historical Map include:

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

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

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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.

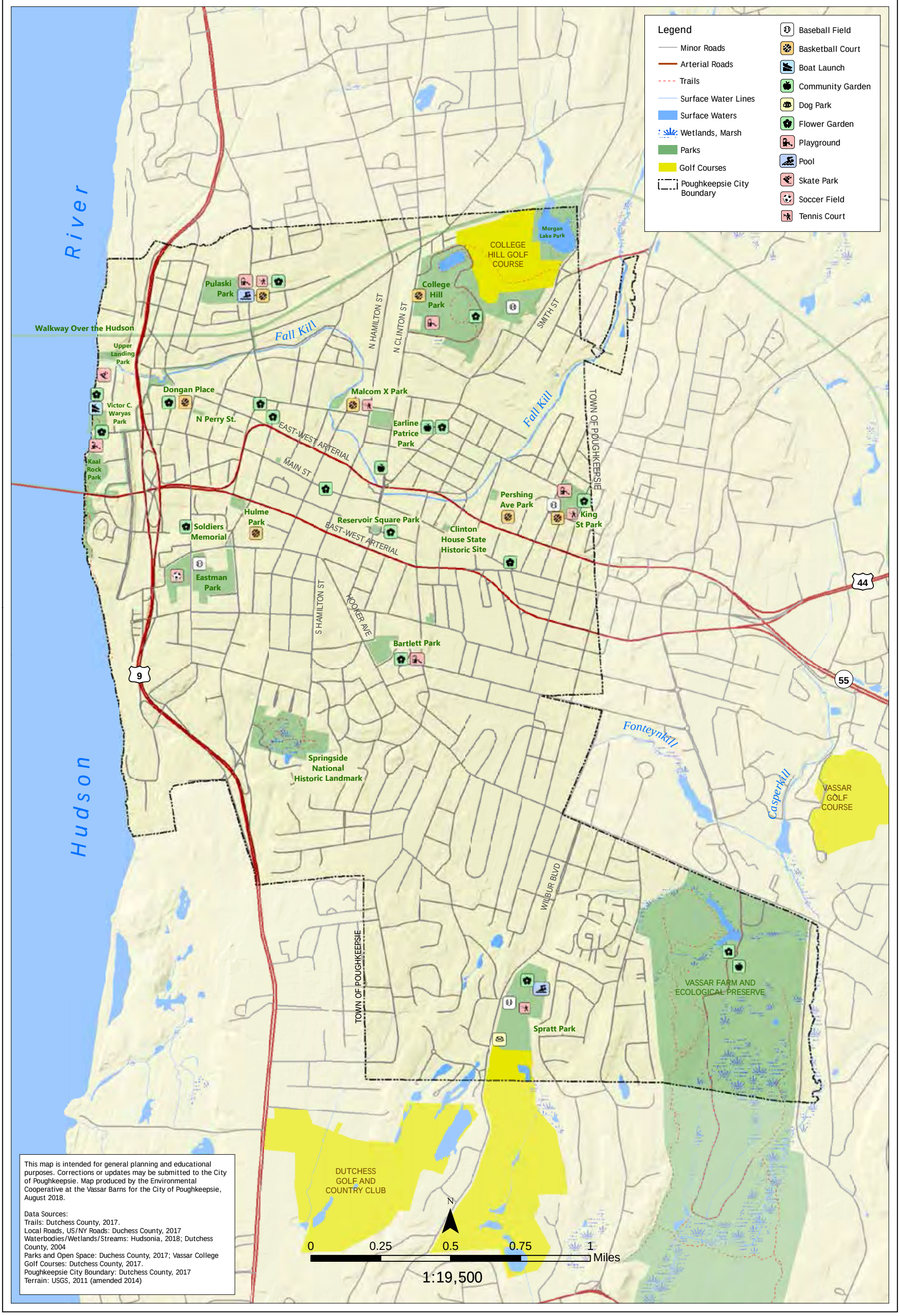
Community gardens and farmers' markets in Poughkeepsie provide residents with opportunities to grow their own food and connect with farmers in the surrounding areas. Dutchess Outreach coordinates the Fall Kill Partnership Garden at the Family Partnership Center. Garden plots are also available at the 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.

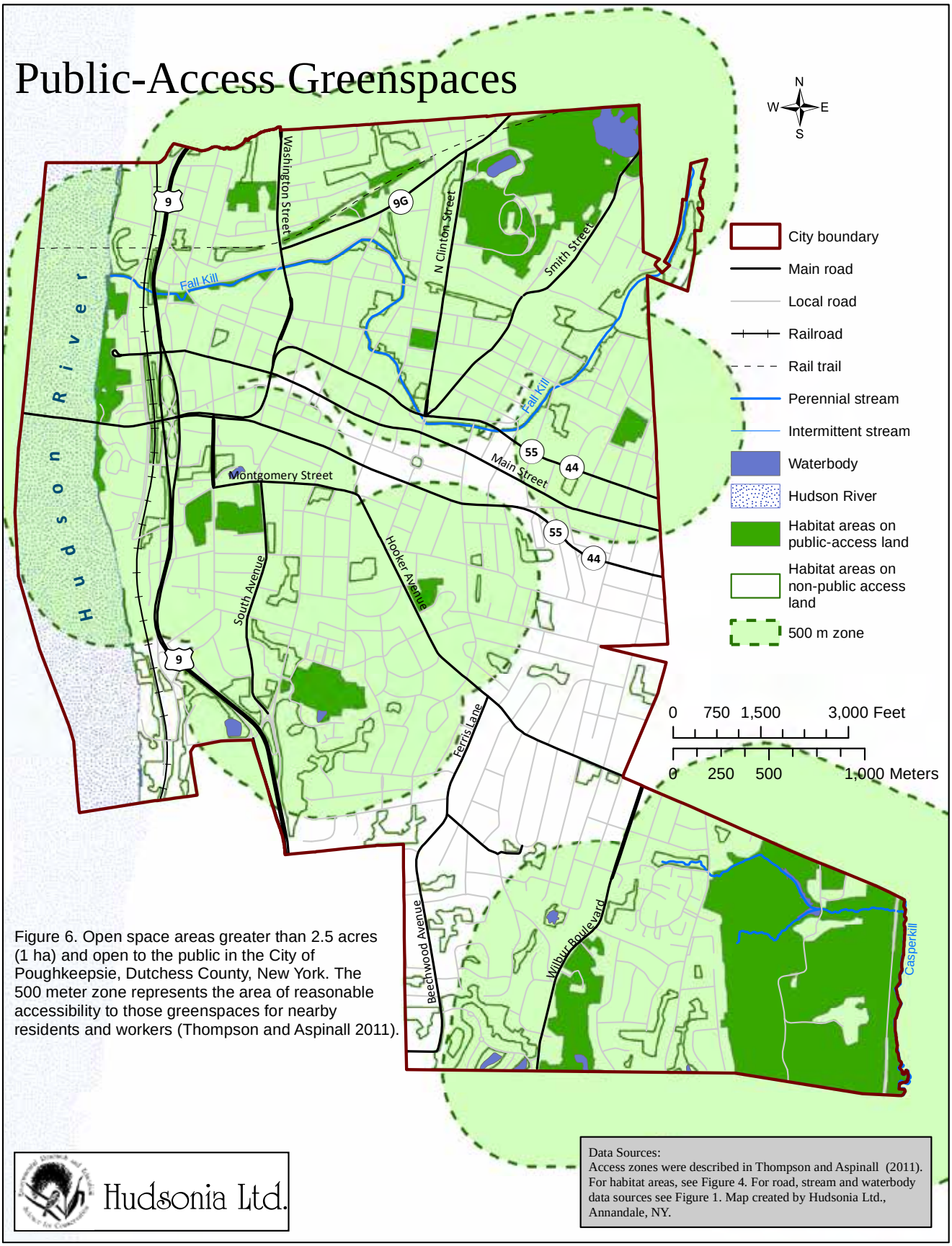


Figure 6. Open space areas greater than 2.5 acres (1 ha) and open to the public in the City of Poughkeepsie, Dutchess County, New York. The 500 meter zone represents the area of reasonable accessibility to those greenspaces for nearby residents and workers (Thompson and Aspinall 2011).

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Pollinator Pathways



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

New York State, Maxar

ArcGIS Web AppBuilder

New York State, Maxar |

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

Natural Resources Inventory

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

Natural Resources Inventory (NRI) for Poughkeepsie (PDF)

PDFs of individual sections:

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

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

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

Mapping Emerald Ash Borer in the City of Poughkeepsie

Emerald Ash Borer Information



Assessing Urban Ash Trees, Summer 2017

Bee Campus

BEE CAMPUS USA™
VASSAR COLLEGE

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

- Local Native Plant List (PDF)

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

Pollinator Pathways

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

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



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

Tree Campus USA

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

More information about Tree Campus USA can be found here.

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

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. *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

September 18, 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: 2023-042: 10 Rinaldi

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,

MASS has received an updated design package for the Rip Van Winkle building on 9/15. This package reflects some updates to a preliminary submission that was reviewed as an initial architecture workshop on July 27, 2023. Attending this workshop were Bob Kurzon (Architecture), Nick Daniels (Civil Engineering), Lori Garcia and myself. The discussion was a preliminary workshop in nature, and the applicant team gave an introduction to the project, its intent and constraints to which MASS elevated some clarifying questions and ideas for further consideration. Appreciated with this package are two new renderings that should supplement the planning board's understanding of the project.

We understand that there are many goals to this project, specifically the replacement of some bathrooms, painting updates, lighting changes, modernization of public areas, establishment of accessible dwelling units, as well as to update the aesthetics of the exterior of the building such that it may feel a bit less brutalist. We applaud this project's efforts to upgrade an existing structure at our important waterfront. As Rip Van Winkle housing is a freestanding, large-scale relic of the Poughkeepsie Urban Renewal Agency era, we hope that the public will take an active interest in its proposed future.

In general, the newest renderings show an encouraging volumetric approach to where the color differentiations will be located and the vertical stripes help to ameliorate the scale of the large housing block. Beyond these cosmetic upgrades, a community room is proposed to be an addition to the housing.

Community Room

Materiality

1. Cementitious Exterior
   It was clarified that the intent of the community room is to be sheathed in Medium Gray Cementitious Hardie Planks, in a ship lapped horizontally oriented fashion, with a Standing Seam Metal Roof (color and material not yet specified). While we understand that the architect

was looking for contrast with the original building, we discussed how Hardie Panels instead of planks may help the community room have a more similar, smooth texture to be in dialogue with the larger building, and not read as an extraneous component.

2. Physical Samples

   It is the general advice that the applicant should prepare a photographic presentation of the materials at minimum, but preferably acquire physical samples for the planning board to review.

3. Operable Windows were discussed to be Inswing Awnings with dark frames, and similarly that the Aluminum & Glass doors would have dark frames. The applicant should clarify those notes in the application.

Orientation/Layout

1. In the August Planning Board meeting, the board asked the architect to consider rotating the plan of the community room such that the High windows would face Rinaldi.
2. In the architectural workshop, MASS asked the design team to consider the layout of the windows to be more similar in proportion and function to the Rip Van Winkle ones (ie. operables on the two ends).
3. The planning board asked if the Management has convened a meeting with the tenants, and if there was any general tenant opinion that might guide the development of the community room? The planning board might ask that the architect consider this request with respect to the preferred direction for light to cast into the space, and to calibrate the reflectivity of the glass so as not to create unintentional glare onto the streetscape.

MASS DESIGN GROUP

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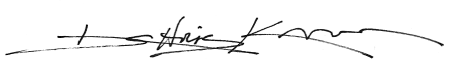
We would love the chance to revisit the massing and materials as the design is updated. Given the scale and location, we look forward to seeing this important anchor project for the transit oriented waterfront zone of Poughkeepsie evolve through public participation.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 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

Cover	Cover Page
Reder-1	Proposed Site Plan Rendering
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	DR.	DOOR	HVAC	HEATING, VENTILATING & AIR CONDITIONING	NAT.	NATURAL	REV	REVISION
A.F.F.	ABOVE FINISHED FLOOR	DN.	DOWN	HT.	HEIGHT	N.I.C	NOT IN CONTRACT	R.D.	ROOF DRAIN
A.C.	AIR CONDITIONING	DWG.	DRAWING	HORIZ.	HORIZONTAL	N.T.S	NOT TO SCALE	RM.	ROOM
ALT.	ALTERNATE	EA.	EACH	HB	HOSE BIB	NO.	NUMBER	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	ELEC.	ELECTRIC(AL)	H.W	HOT WATER	O.C	ON CENTER	RWC	RAIN WATER CONDUCTOR
MTL.	METAL	ELEV.	ELEVATION	HR.	HOUR	OPN'G	OPENING	SD.	SMOKE DETECTOR
APPROX.	APPROXIMATE	EQ.	EQUAL	INC.	INCLUDED	OPT.	OPTIONAL	SECT.	SECTION
AUTO	AUTOMATIC	EXIST'G	EXISTING	INSUL.	INSULATE(D)(ION)	PNL.	PANEL	SIM.	SIMILAR
BSMT.	BASEMENT	EXT.	EXTERIOR	INT.	INTERIOR	PVMT.	PAVEMENT	SPEC.	SPECIFICATIONS
BP	BEAM POCKET	E.I.F.S	EXTERIOR INSULATTION AND FINISH SYSTEM	JT	JOINT	PL.	PLATE	SQ.	SQUARE
BD.	BOARD	FIN.	FINISH(ED)	KIT.	KITCHEN	PLMB.	PLUMBING	ST. STL.	STAINLESS STEEL
BOTT.	BOTTOM	F.P.	FIRE PROOFING	LAM.	LAMINATED	PLY'WD	PLYWOOD	STD	STANDARD
BLDG.	BUILDING	FLR.	FLOOR	LT.	LIGHT	P.T.	PRESSURE TREATED	STL.	STEEL
CAB.	CABINET	F.D.	FLOOR DRAIN	M.H	MAN HOLE	PT.	POINT	STRUCT.	STRUCTURAL
CLG.	CEILING	FT.	FOOT	MFTR.	MANUFACTURER	PCF	POUNDS PER CUBIC FEET	SYM.	SYMMETRICAL
CLO.	CLOSET	FTG.	FOOTING	MAS.	MASONRY	PSI	POUNDS PER SQUARE INCH	TEL.	TELEPHONE
COL.	COLUMN	FND.	FOUNDATTION	MAX.	MAXIMUM	PSF.	POUNDS PER SQUARE FOOT	TEMP.	TEMPERATURE
CONC.	CONCRETE	FUR.	FURRING	MECH.	MECHANICAL	PCP	PRECAST CONCRETE PANEL	T&G	TONGUE AND GROOVE
CMU	CONCRETE MASONRY UNIT	GALV.	GALVANIZED	MC.	MEDICINE CABINET	QTY.	QUANTITY	T.O.	TOP OF
CONST.	CONSTRUCTION	GA.	GAGE	MEMB.	MEMBRANE	RAD.	RADIUS	TYP.	TYPICAL
CONT.	CONTINUOUS	G.C.	GENERAL CONTRACTOR	MIN.	MINIMUM	RE:	REFER TO	V.I.F.	VERIFY IN FIELD
CONTR.	CONTRACTOR	GL.	GLASS	MR.	MIRROR	REF.	REFRIGERATOR	VERT.	VERTICAL
DET.	DETAIL	GYP. BD.	GYPSUM WALL BOARD	MISC.	MISCELLANEOUS	REINF.	REINFORCE(D)(ING)	WC.	WATER CLOSET
DIAM.	DIAMETER	HTR.	HEATER	MULL	MULLION	REQ'D	REQUIRED	W/	WITH
						RET.	RETURN	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

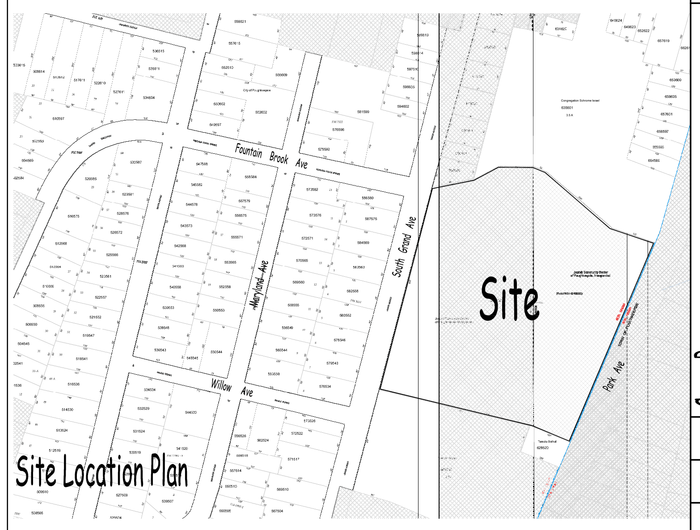
GYP BD CEILING

COMPACTED FILL

TOP SOIL

SOLID WOOD TRIM

ENGINEER LUMBER



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www.bersarchitects.com, mike@bersarchitects.com

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Do Not Scale Prints

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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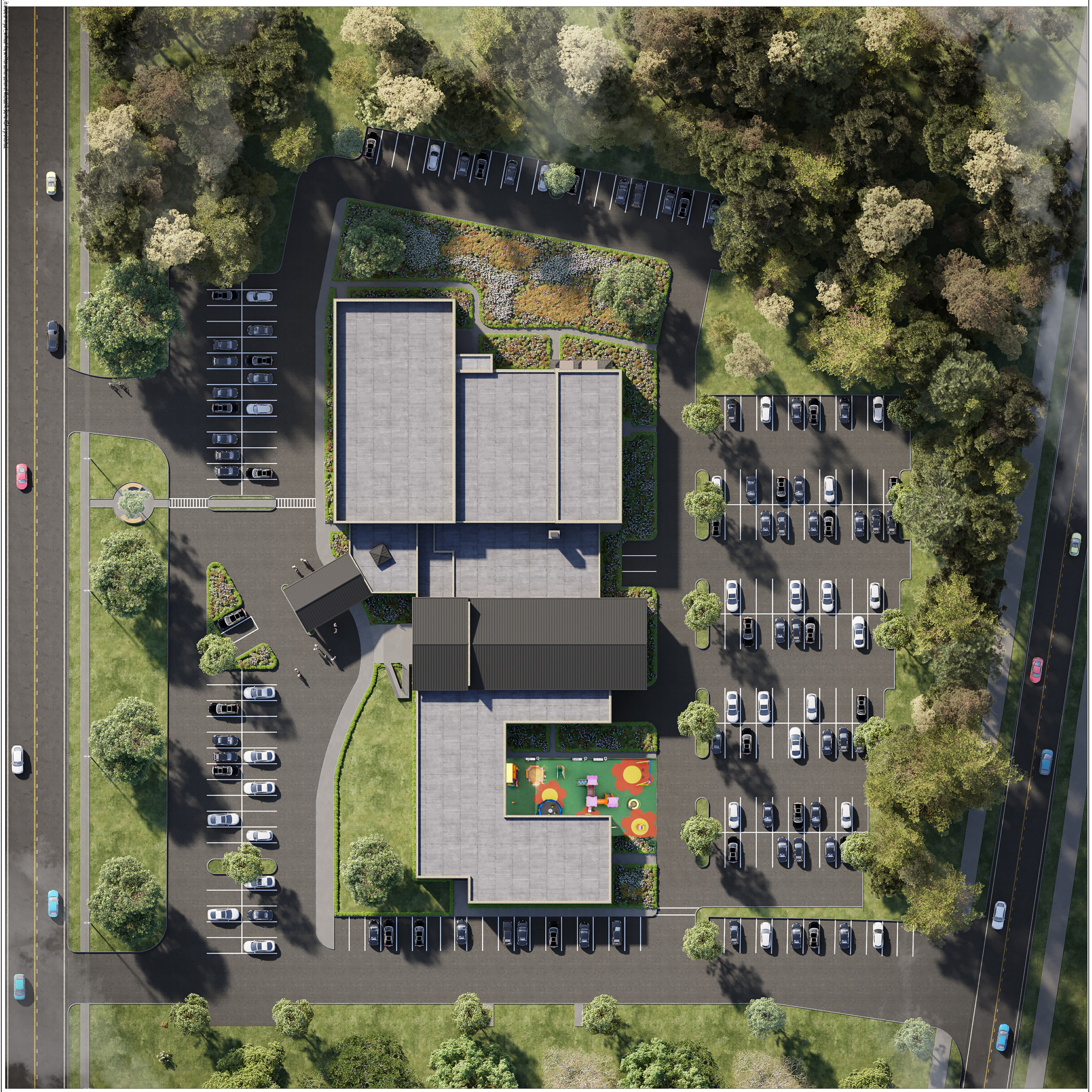

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Drawing: Render-1 Of Three

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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Drawing
Render-2
Of Three

Scale: None

Job No: 2023-001

Date: August 28, 2023

Proposed Front Renderings

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Date

Revision

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Date	Revision

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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5. The certifications herein are not transferable.

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

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

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

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

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

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

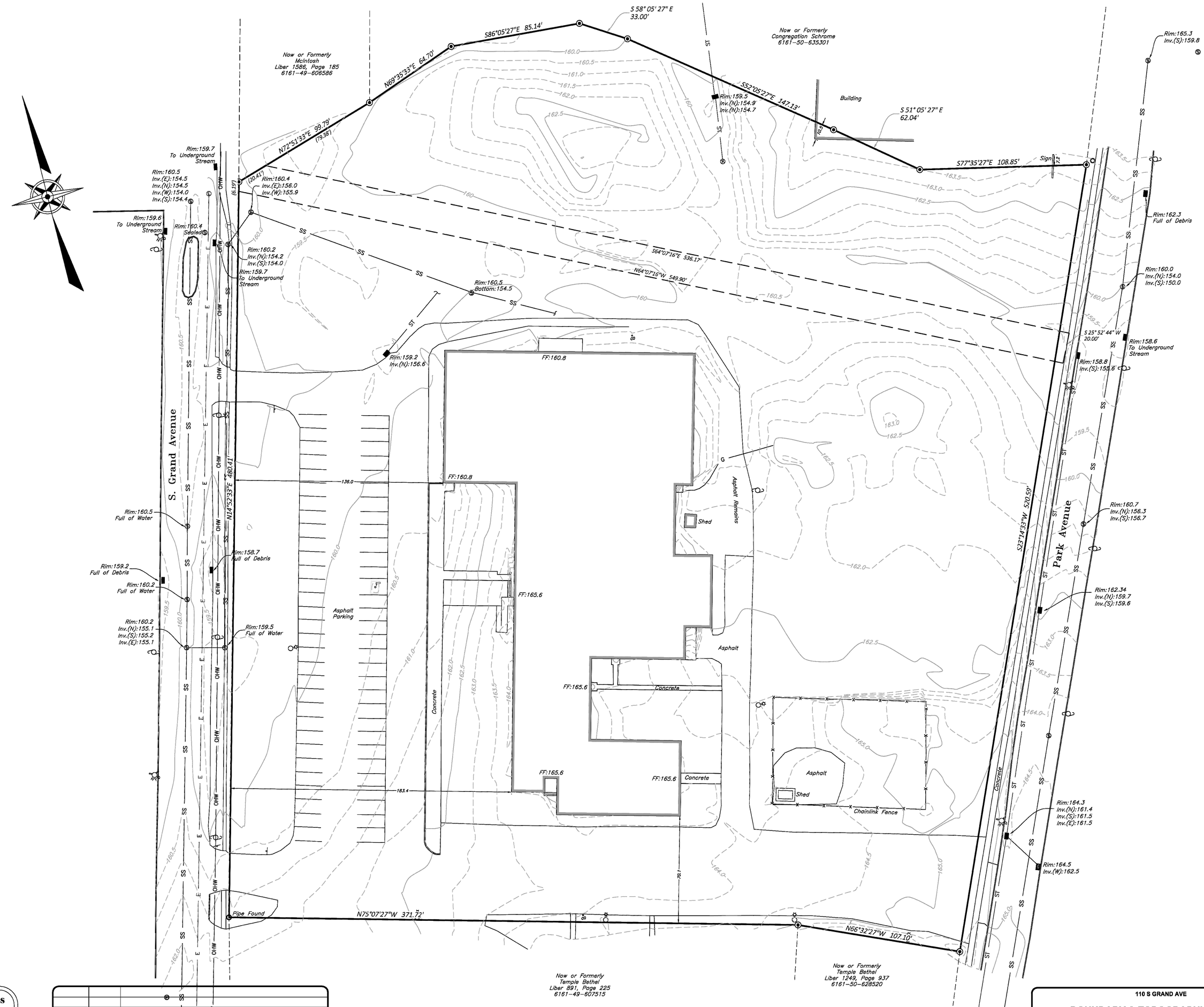
City of Poughkeepsie, Dutchess County, New York
6161-49-620556

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

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rev.	date	description

tax id 6161-49-620556
address 110 S GRAND AVE
date 5/9/2023 drawn BJ
scale 1"=30' checked BJ
project no. 23-063
project name 110 S GRAND AVE
sheet 1 OF 1

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

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Date	Revision

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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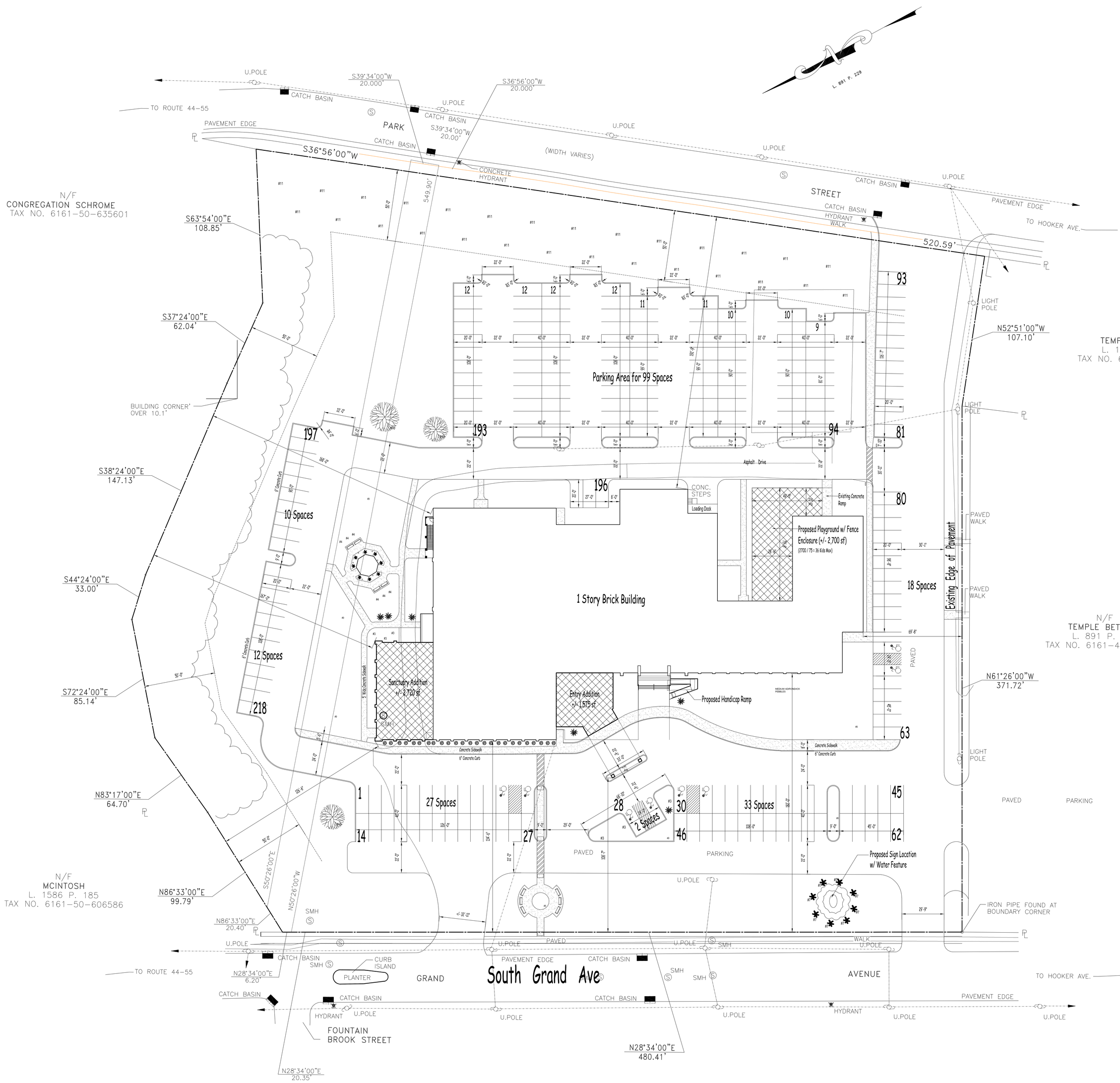
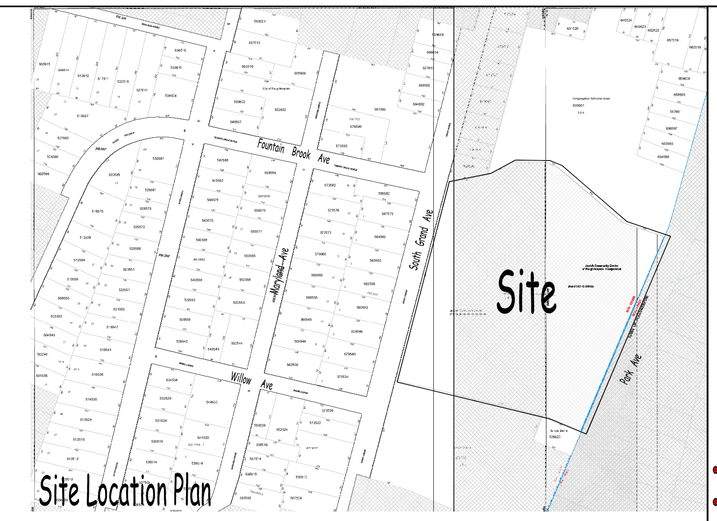


Site Plan
Scale: 1" = 30'-0"



Site Location Plan

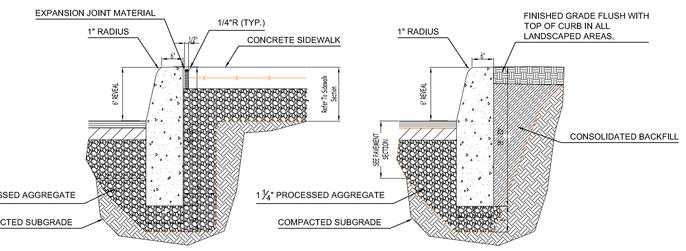
Site Data

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

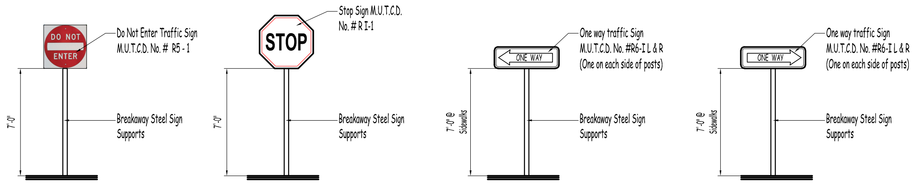
Church	1 Space per 4 seats	760 Seats / 4	= 190 Spaces
Daycare	1 Space per Staff Member	16 Staff Members	= 16 Spaces
Classroom	1 Space per Classroom	5 Classrooms	= 5 Spaces
			= 211 Spaces Required

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

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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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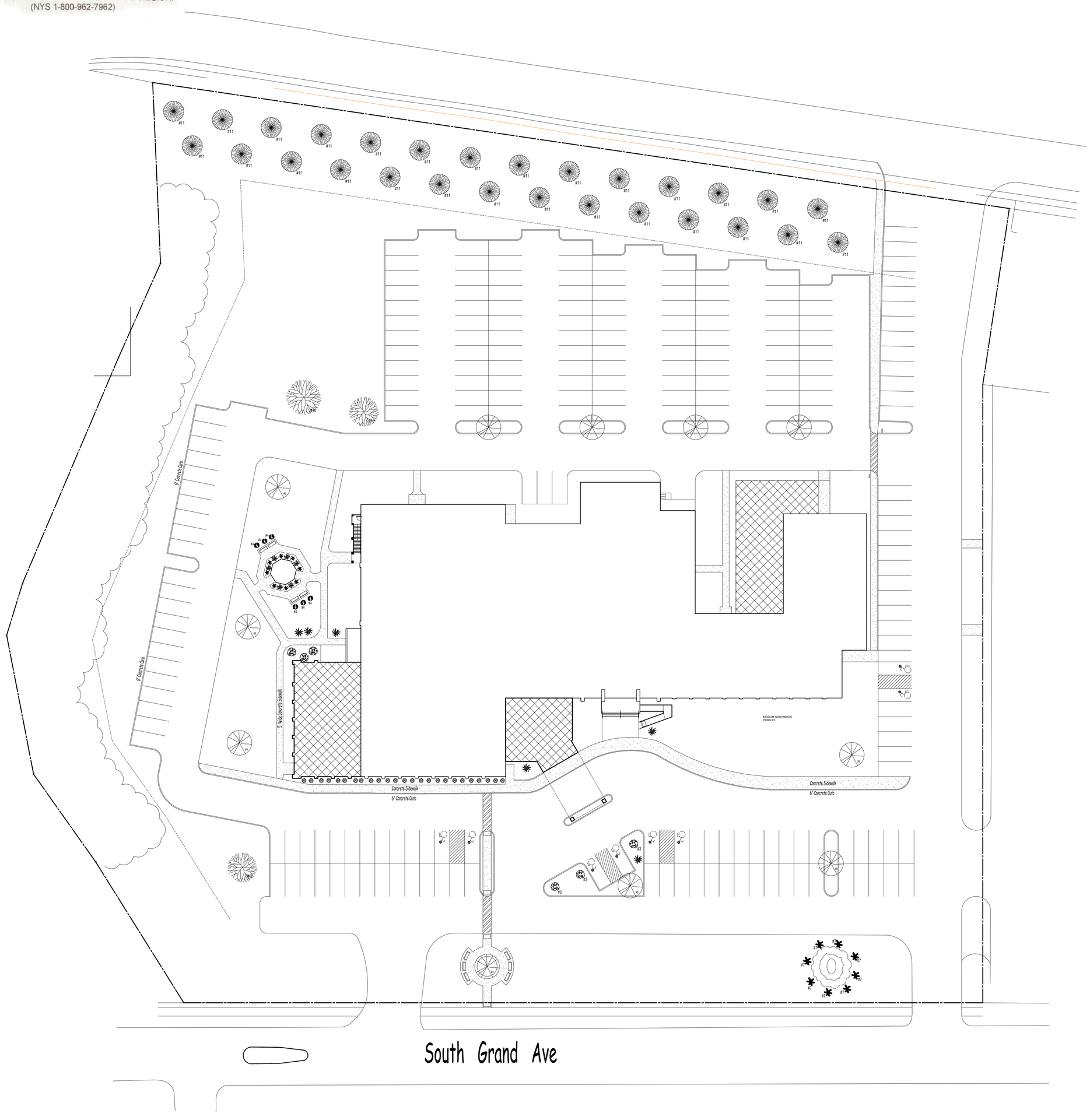
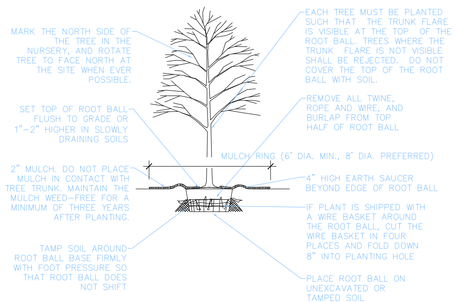
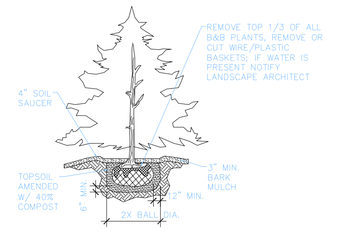


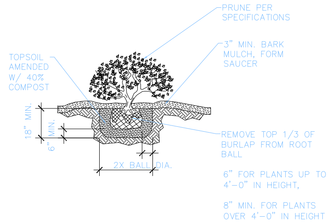
Landscapping Plan
Scale: 1" = 30'-0"



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 AN ANTI-TRANSPIRANT SUCH AS "WILT-PRUF" OR "ENVI" 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

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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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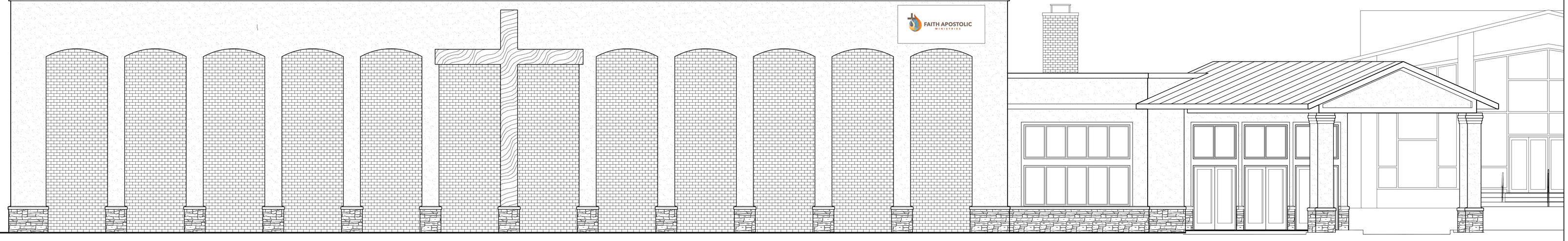



1 TYPICAL SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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Do Not Scale Prints

Date	Revision

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

Laundry
Washer
Washer
Dryer
Dryer

Men's Toilet
Women's Toilet

Proposed Classroom
794 sf

Proposed Classroom
839 sf

Toilet

Janitor Closet

Sound Booth

Production Room

Reception

Proposed Entry Lobby
1,340 sf

Water Feature w/ Seating Wall

Main Building Lobby
Ceiling Height = 13'-8"
Finish Floor Elevation = 0'-0"

Line of Marque Above

Refrig
Mikro
48" High Kneewall w/ Shelves Under

Cafe
225 sf

ADA Compliant Counter
Supplies
Coffee Station
Cooler
Mixing Station

Existing Office
To Remain

Existing Office
To Remain

Stadium Telescopic Bleacher Seating

Proposed Choir Practice Rm
930 sf

Baptistmal

Up To Mezzanine

Ramp Down

Line of Mezzanine Above

Phase II

Proposed Classroom
794 sf

Proposed Stage
12" Raised Platform

Proposed Youth Center
2,575 sf

Corridor
Ceiling Height = 12'-8"
Finish Floor Elevation = 0'-0"

ROOM #13
GYM FLR
EL. 0'-0"

ROOM #14
GYM FLR
EL. 0'-0"

ROOM #15
GYM FLR
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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Phase II

Upper Part of Sanctuary

65'-4"

Dark Floor Mezzanine

Seating Loft
122 Seats

Youth Center Game Room
875 sf

75" TV Location

Dark

Upper Part of Youth Center

Do Not Scale Prints

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Drawing Pre-3 Of Three

Scale 1/8" = 1'-0"

Job No 2023-001

Date August 28, 2023

Proposed Second Floor Plan

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Revision	Date

These plans are not valid for a building permit unless originally signed and sealed by the Architect

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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 11, 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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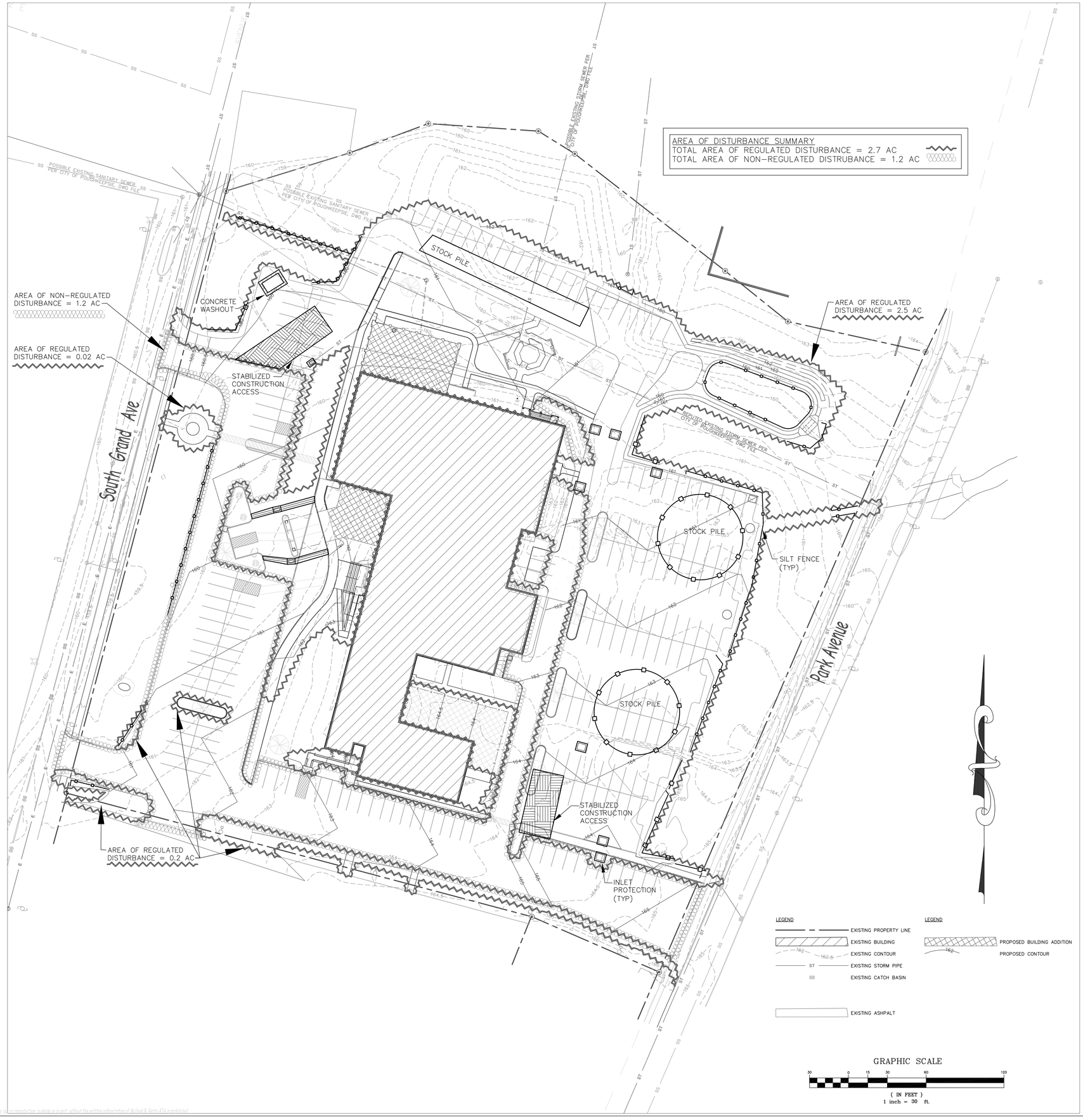

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PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
100 South Grand Ave
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Date: February 6, 2023
Job No: 2023-001
Scale: 1" = 30'
Drawing: C-2
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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.

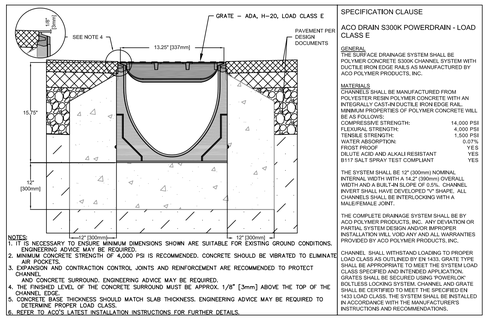
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

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.

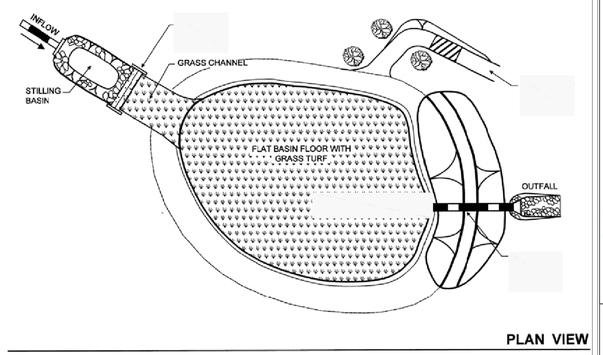
THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE AND LOAD CLASS SHALL BE CLEARLY MARKED. GRATE 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.

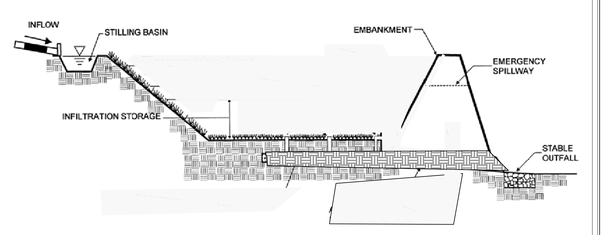
New York State Stormwater Management Design Manual

Chapter 6: Performance Criteria
Section 6.3 Stormwater Infiltration

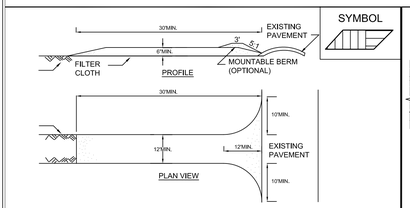
Figure 6.12 Infiltration Basin (I-2)



PLAN VIEW



PROFILE

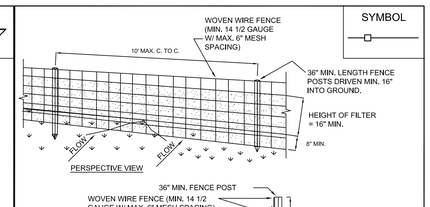


SYMBOL

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

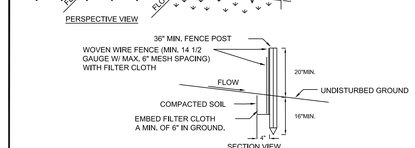
STABILIZED CONSTRUCTION ACCESS



SYMBOL

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.



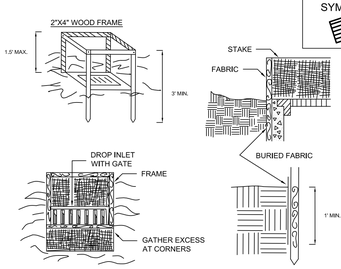
SILT FENCE

SYMBOL

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

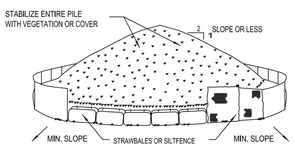
CONSTRUCTION SPECIFICATIONS

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

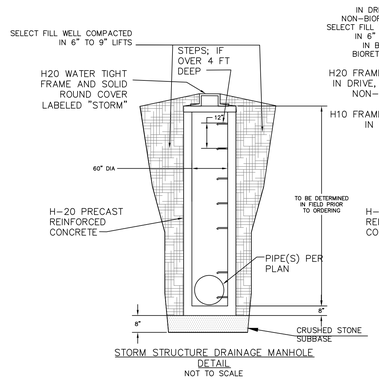
SYMBOL (SP)



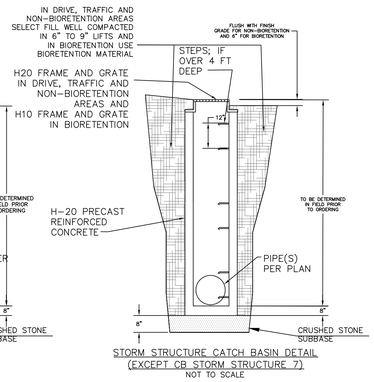
INSTALLATION NOTES

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.

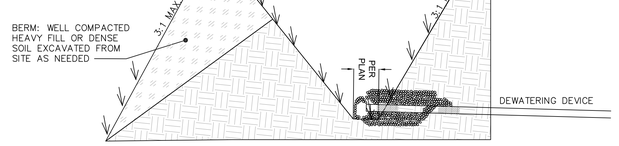
STOCK PILE



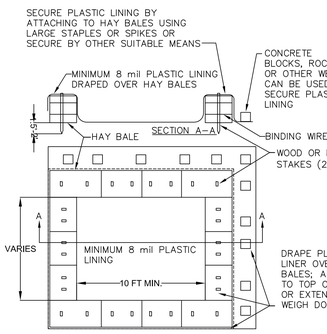
STORM STRUCTURE DRAINAGE MANHOLE DETAIL
NOT TO SCALE



STORM STRUCTURE CATCH BASIN DETAIL
(EXCEPT CB STORM STRUCTURE 7)
NOT TO SCALE



TYPICAL PRETREATMENT BASIN



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. CONCR

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.

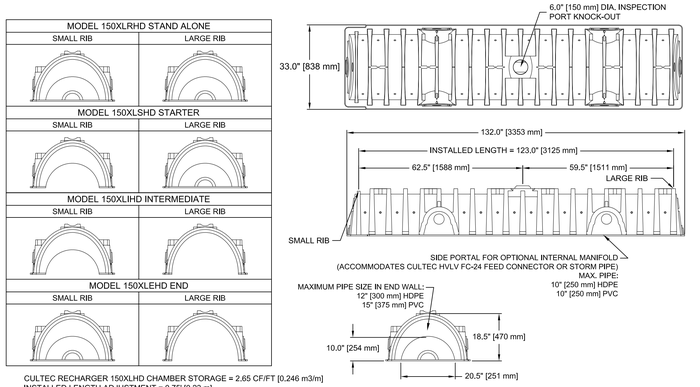
GEOTEXTILE PARAMETERS

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

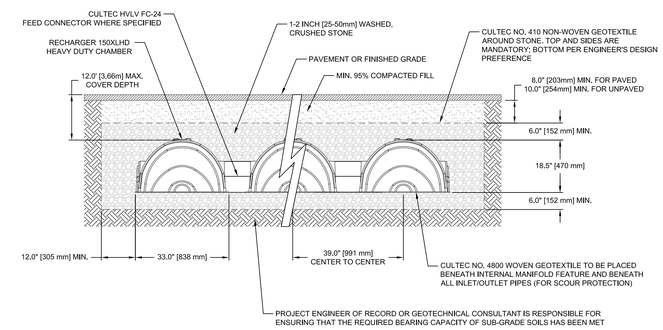
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE,
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ 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]

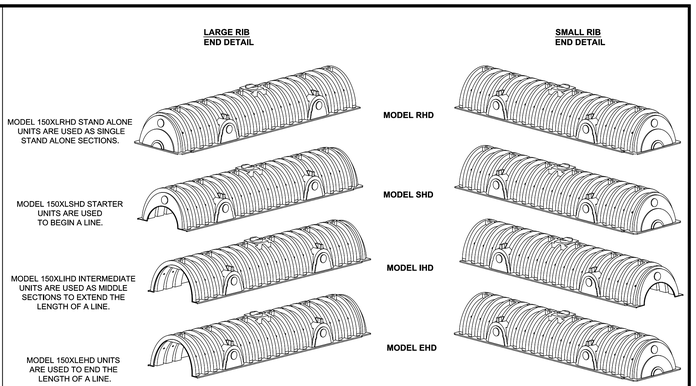
150XLHD 2.0

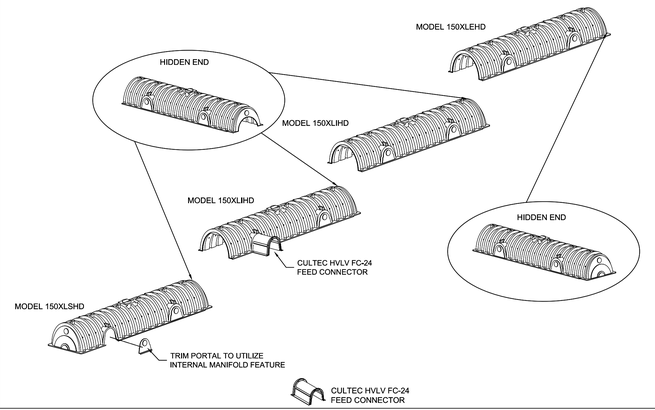
CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW



150XLHD 3.0

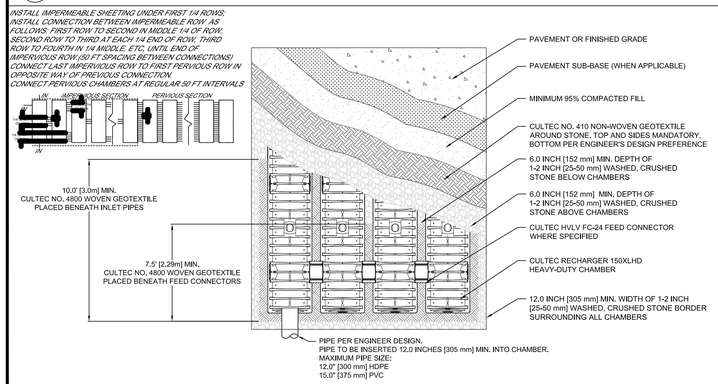
CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION





150XLHD 1.0

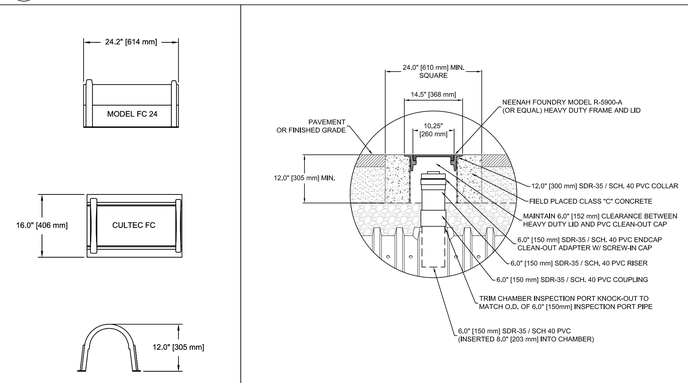
GENERAL NOTES



CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW

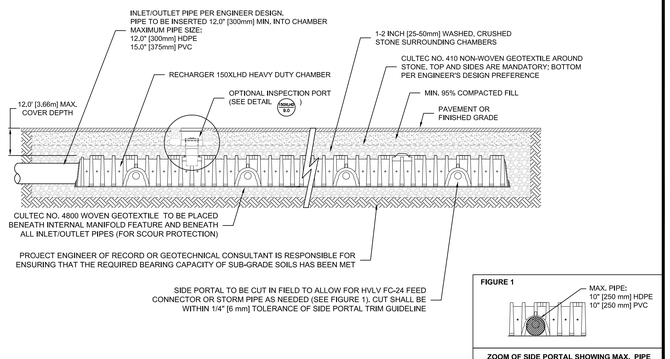
150XLHD 5.0

CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION



150XLHD 6.0

CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW

150XLHD 8.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

150XLHD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

150XLHD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

TM
CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
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PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com
CULTEC

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, Rochelle Park, NJ 07662
(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

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

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).

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

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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APPENDIX 1 SITE INFORMATION

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NYSDEC Runoff Reduction Planning Table
Flood Plain Map – FEMA
DEC-Environmental Resource Map
NRCS Soil Information
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Watershed Map - Pre Development
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APPENDIX 2 STORMWATER, EROSION & SEDIMENT CONTROL PLAN AND DETAILS

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SH # C-2	Proposed Erosion and Sediment Control Plan
SH # CD-1	Proposed Erosion & Sediment Control and Stormwater Details
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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.

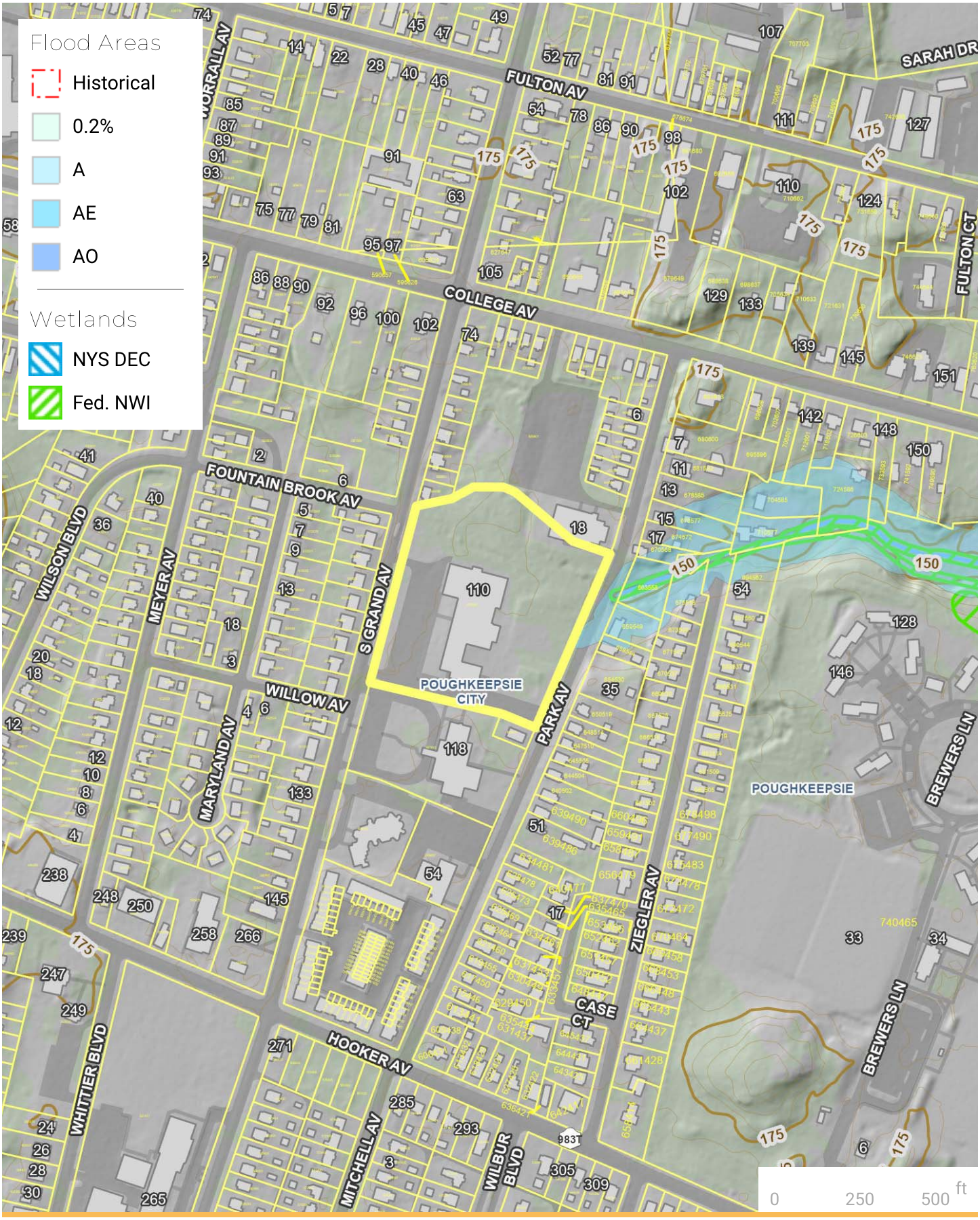
The runoff rate will be controlled by the proposed stormwater treatment practices.

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

Printed By:
ParcelAccess

N

ParcelAccess
8/8/2023

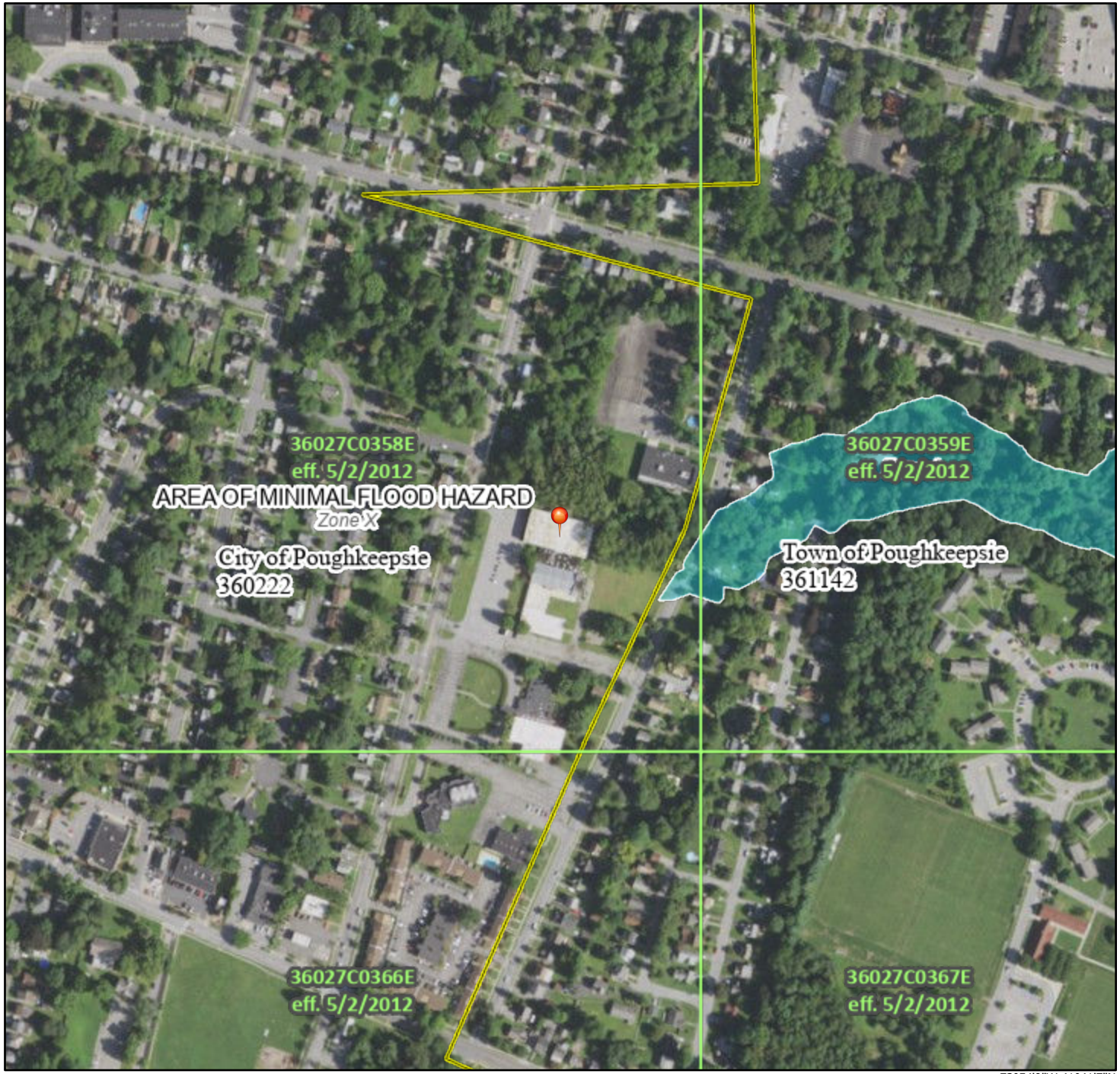
Planning

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
- 513 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

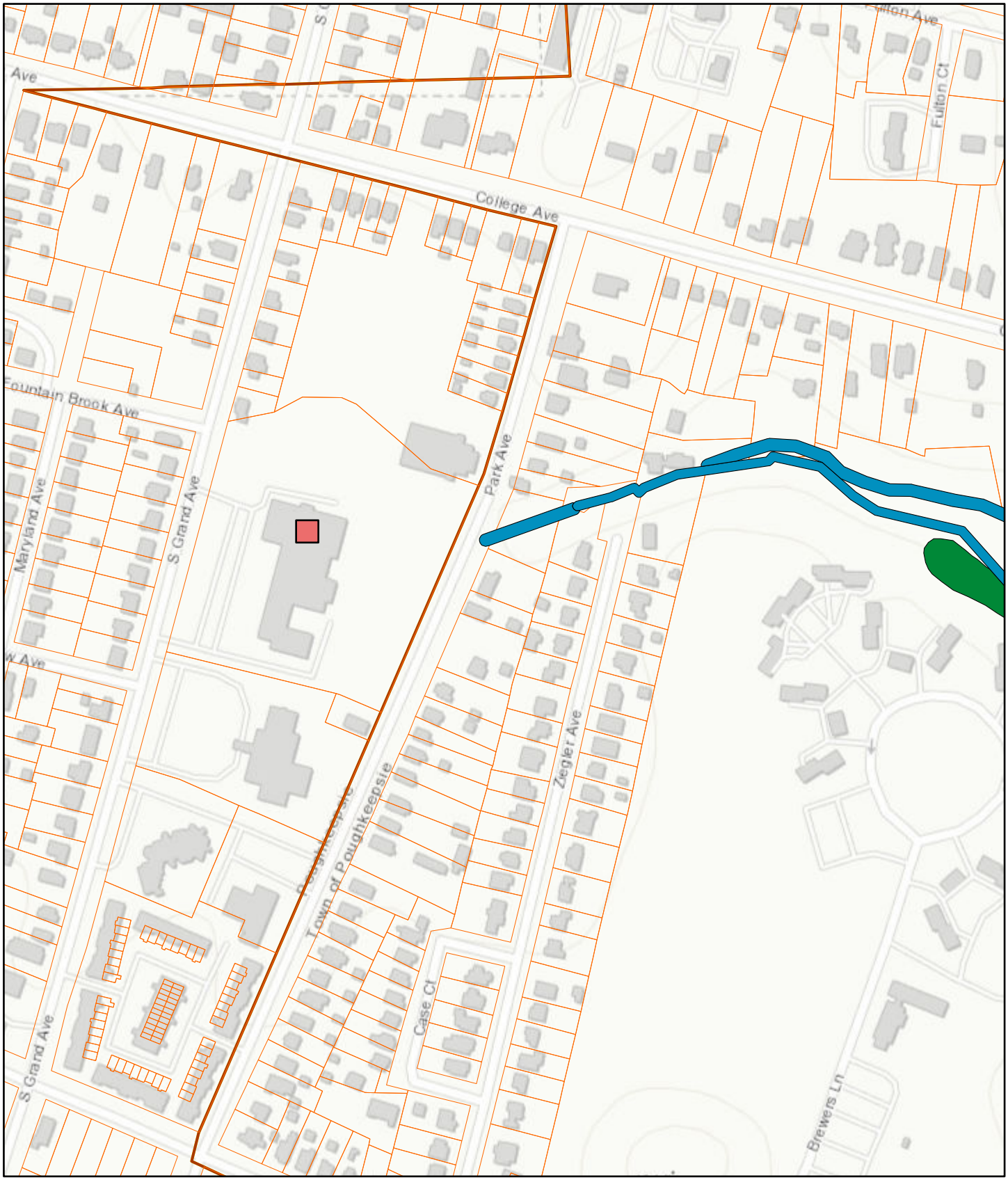
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

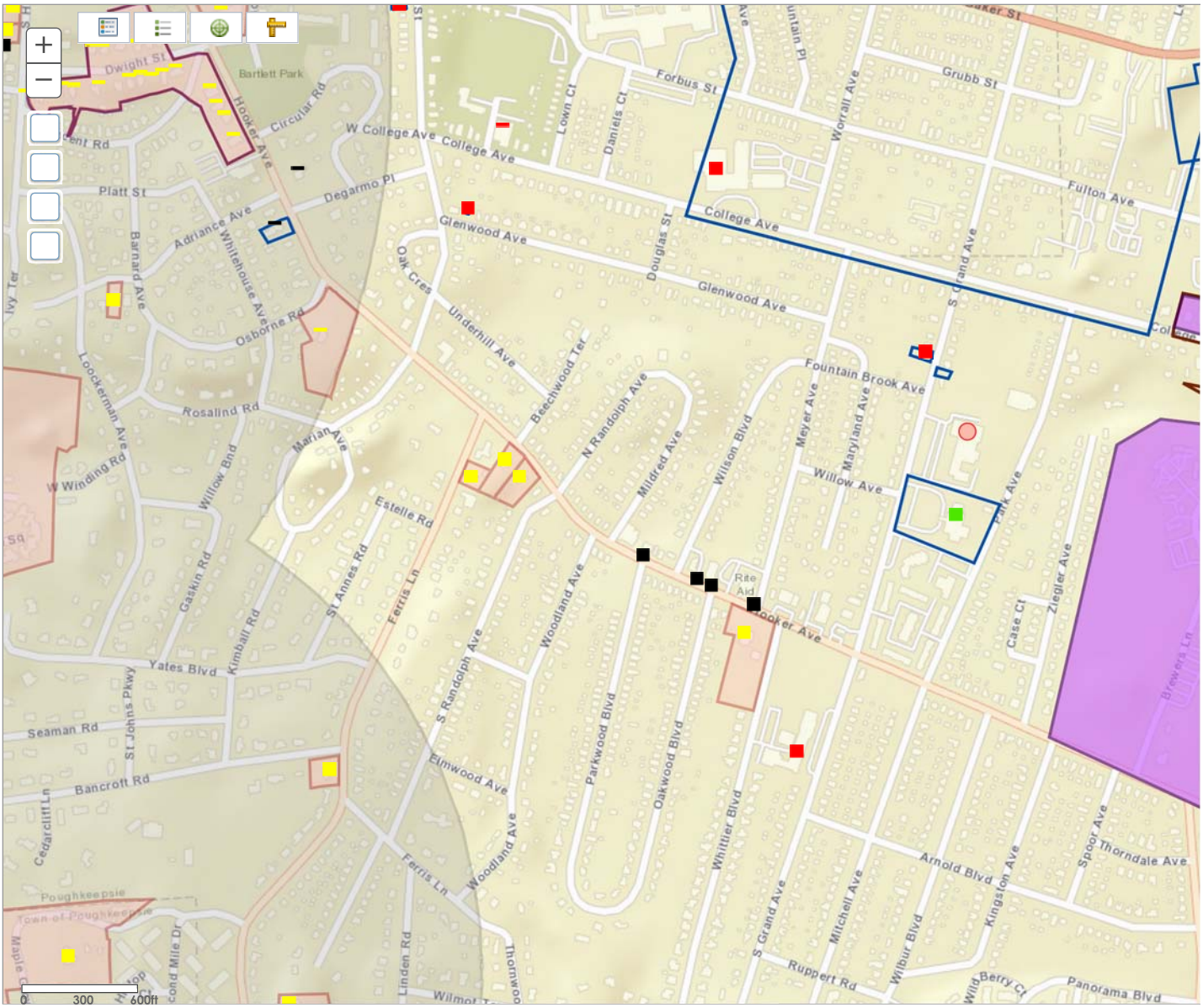
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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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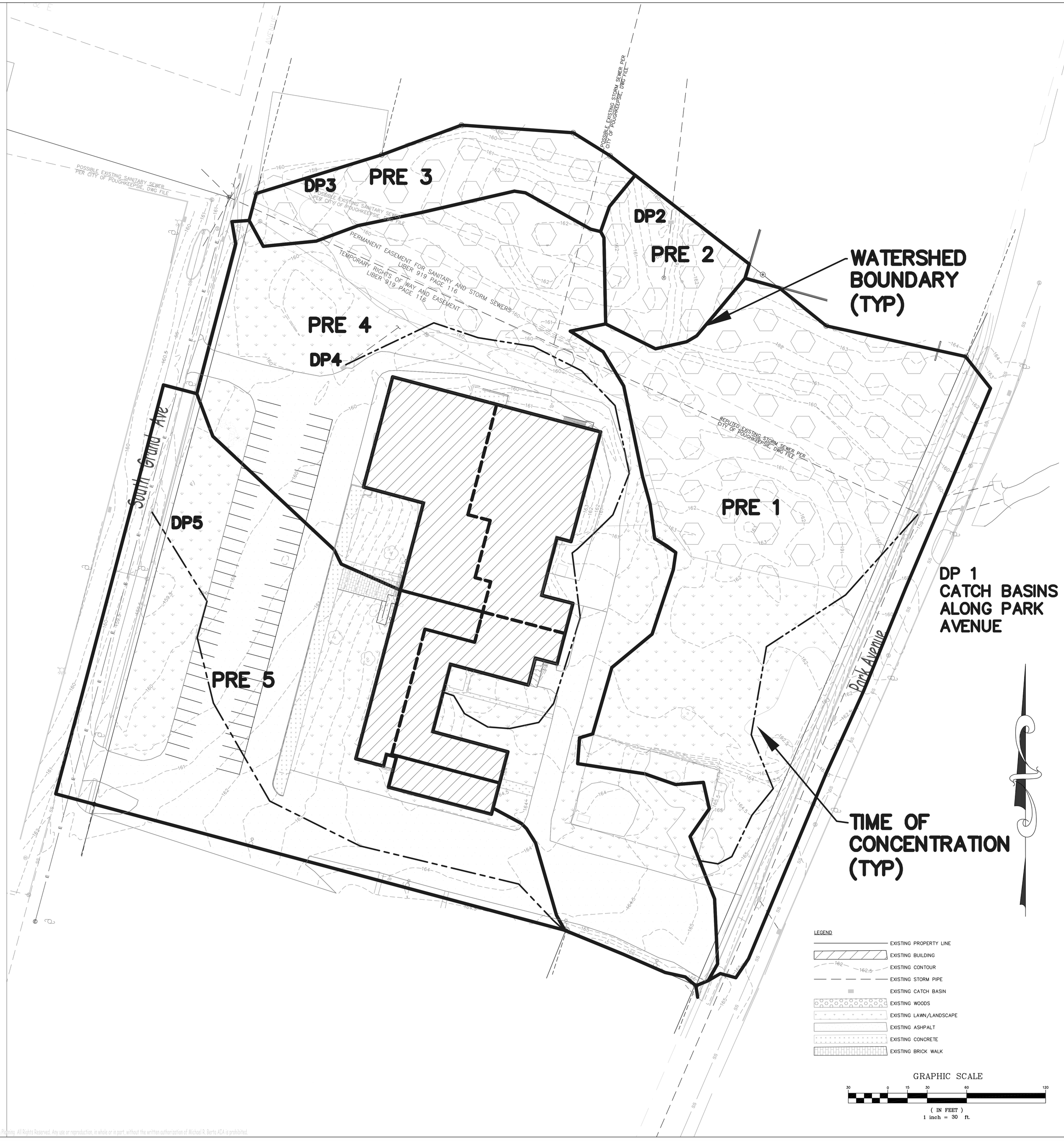

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Do Not Scale Prints

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

WATERSHED MAP - PRE DEVELOPMENT

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

BERGER ENGINEERING AND SURVEYING
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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 · JOSEPH PAUL BERGER · No. 069634 · LICENSED PROFESSIONAL ENGINEER

Date: February 6, 2023
Job No: 2023-001
Scale: 1" = 30'
Drawing: G
Of: One

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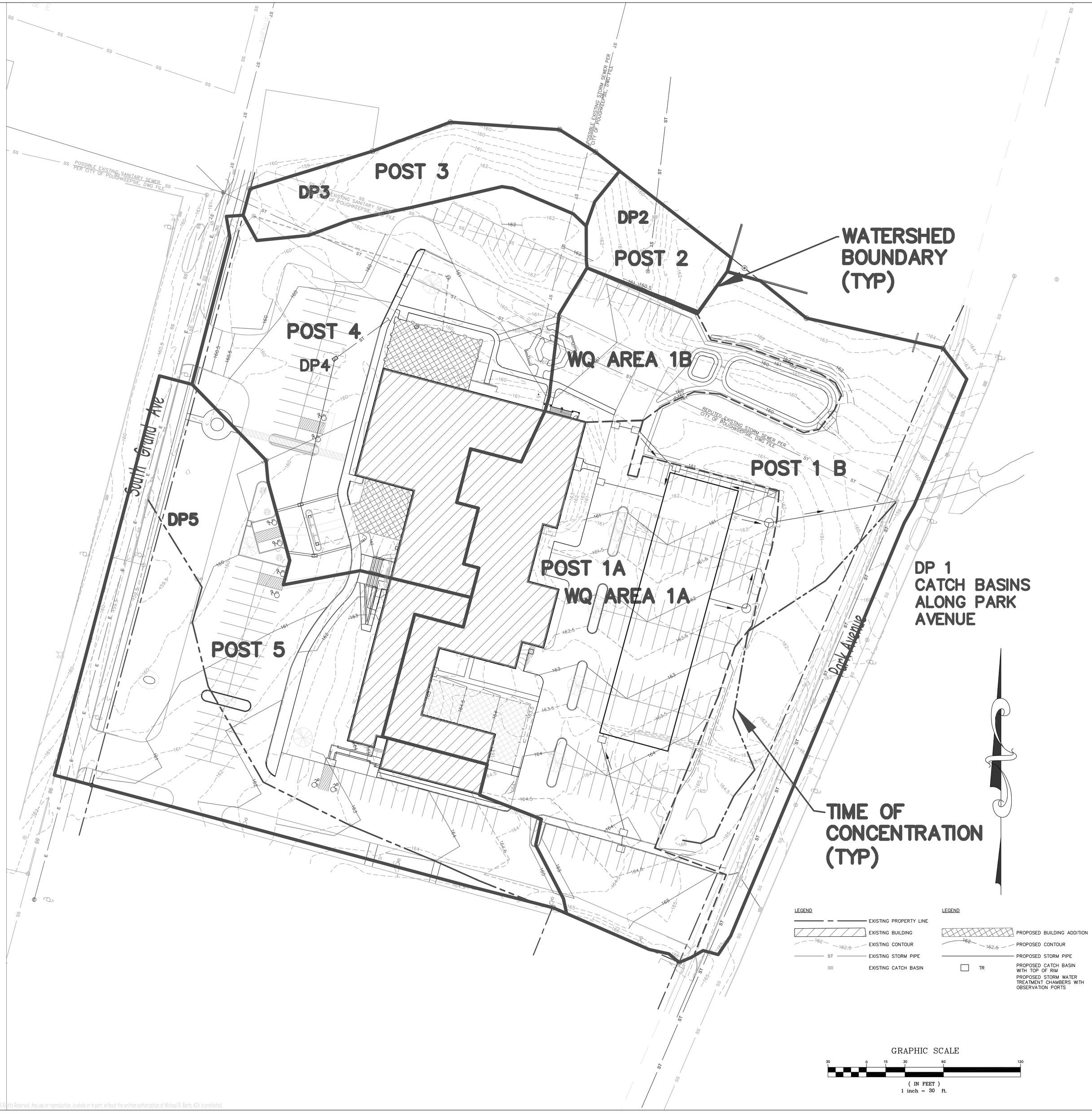

LEGEND

- 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

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

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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APPENDIX 2

STORMWATER, EROSION AND SEDIMENT CONTROL PLAN AND DETAILS



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February 11, 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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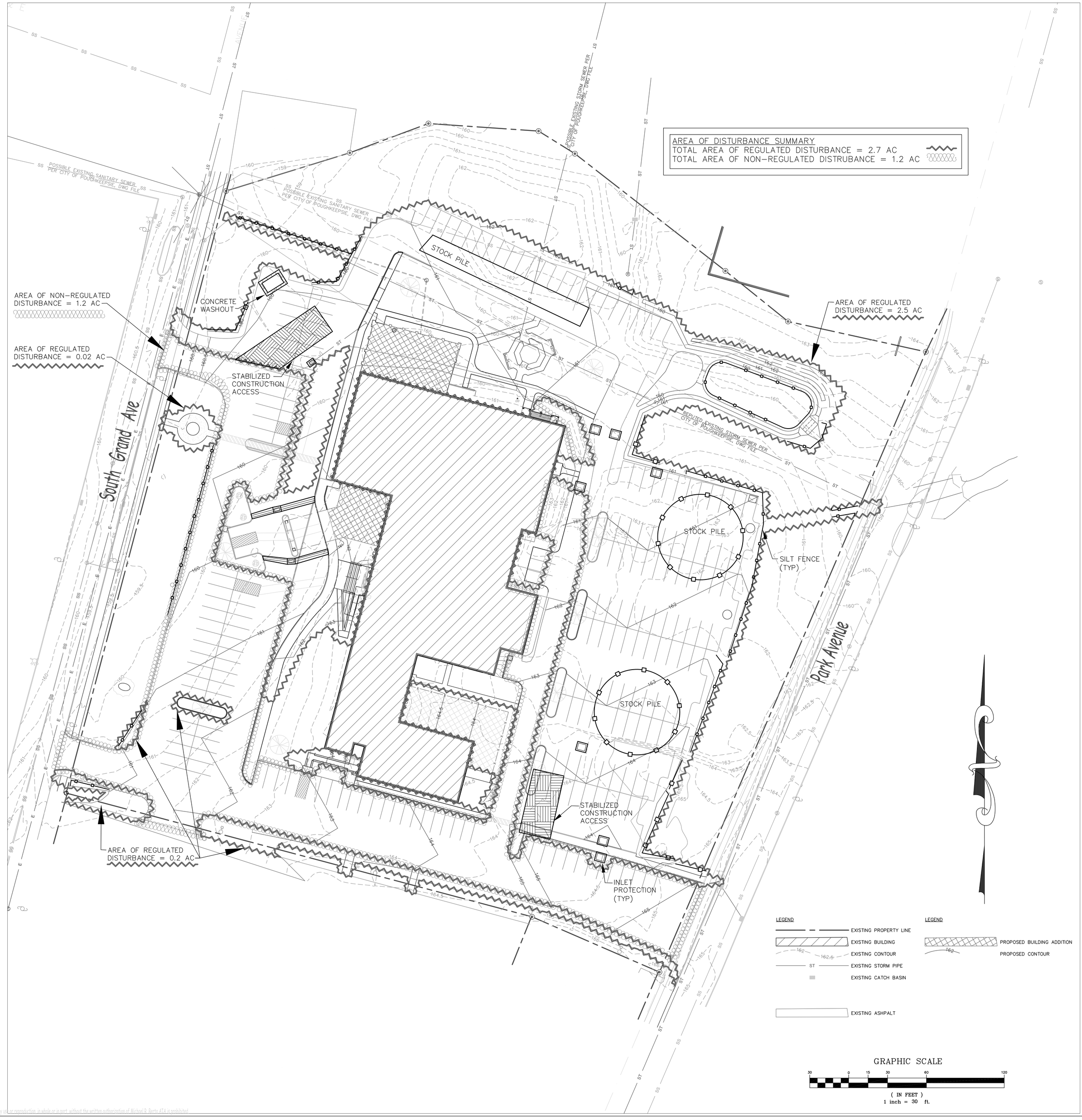

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February 17, 2023	Misc Revision per Owner

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 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 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

1. 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 OR 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:

	Pure Live Seed Values	
SPECIES (% by weight)	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.

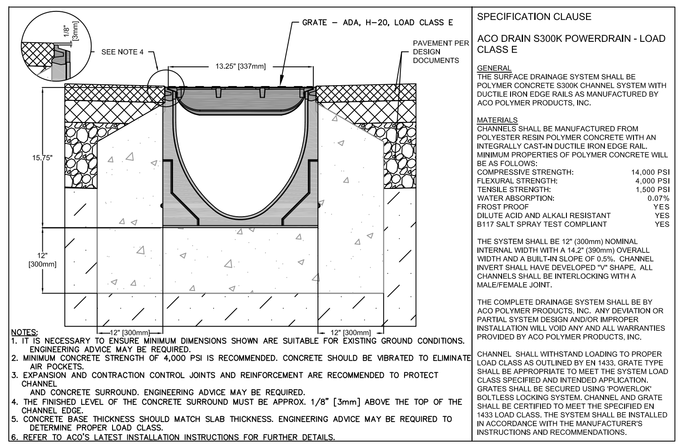
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

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.

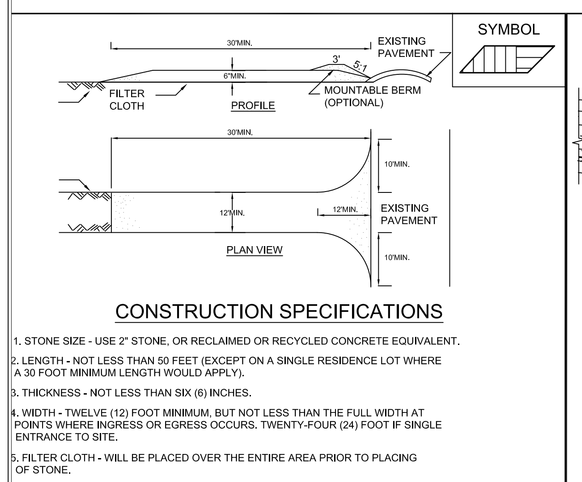
MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN DUCTILE IRON EDGE RAIL. MECHANICAL PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

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
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 SHALL BE DETERMINED BY ENGINEER BASED ON 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.

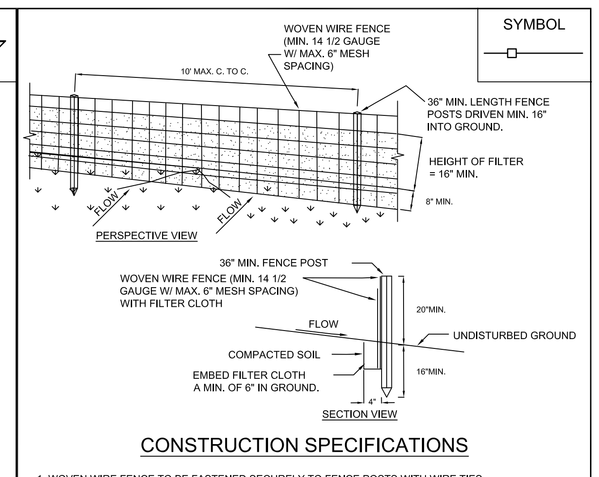


CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

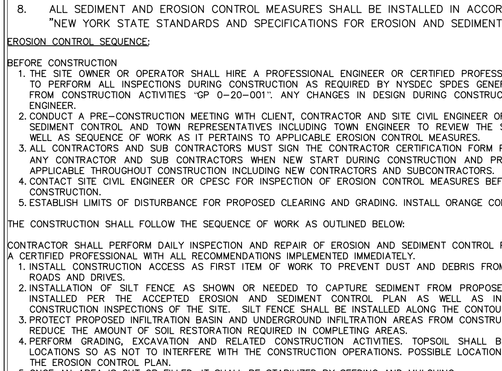
STABILIZED CONSTRUCTION ACCESS



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.

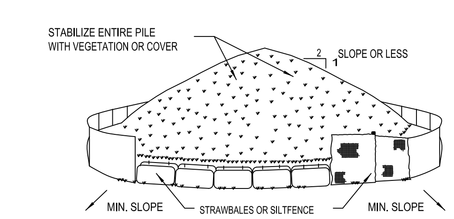
FILTER FABRIC DROP INLET PROTECTION

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.

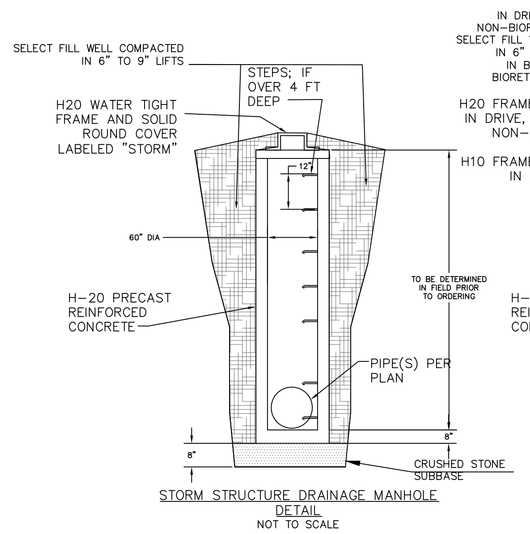
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LANDGRADING SPECIFICATIONS

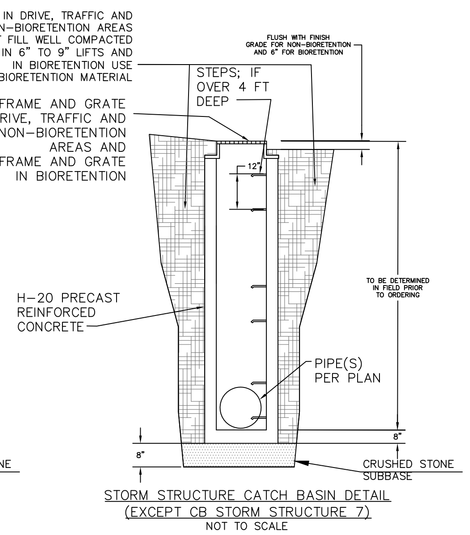


INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

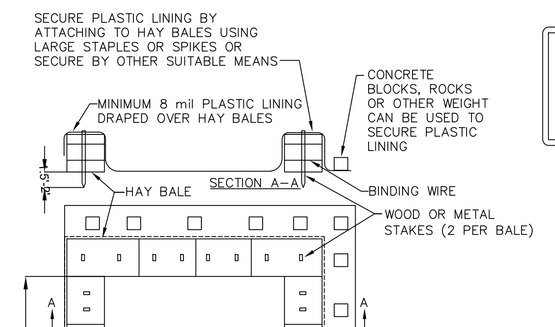
STOCK PILE



STORM STRUCTURE DRAINAGE MANHOLE DETAIL
NOT TO SCALE



STORM STRUCTURE CATCH BASIN DETAIL
(EXCEPT CB STORM STRUCTURE 7)
NOT TO SCALE



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 WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
5. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER APPLICABLE SOLID WASTE REGULATIONS. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
6. TEMPORARY ABOVE-GRADE CONCRETE WASHOUT FACILITY
   – TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAIL, WITH A RECOMMENDED
   MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQ

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 (615 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.

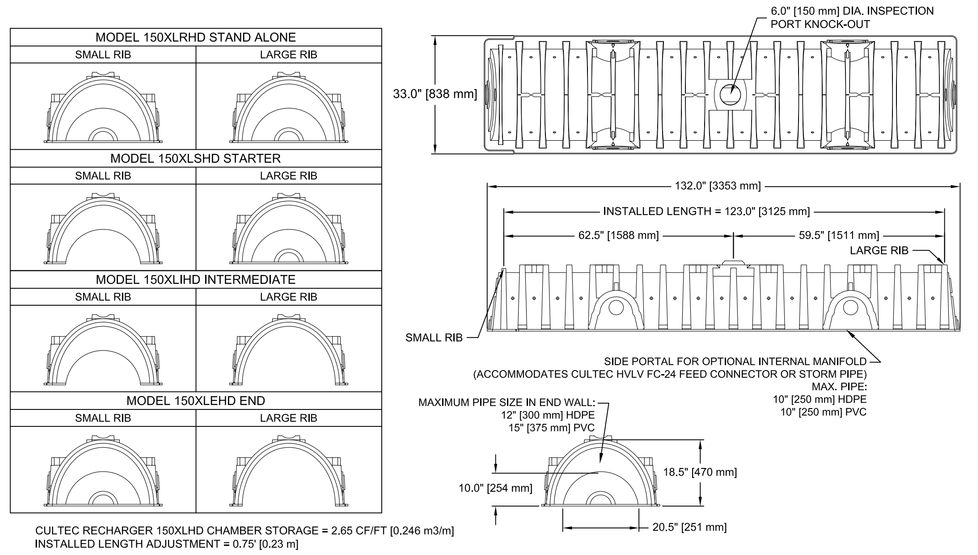
GEOTEXTILE PARAMETERS

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.

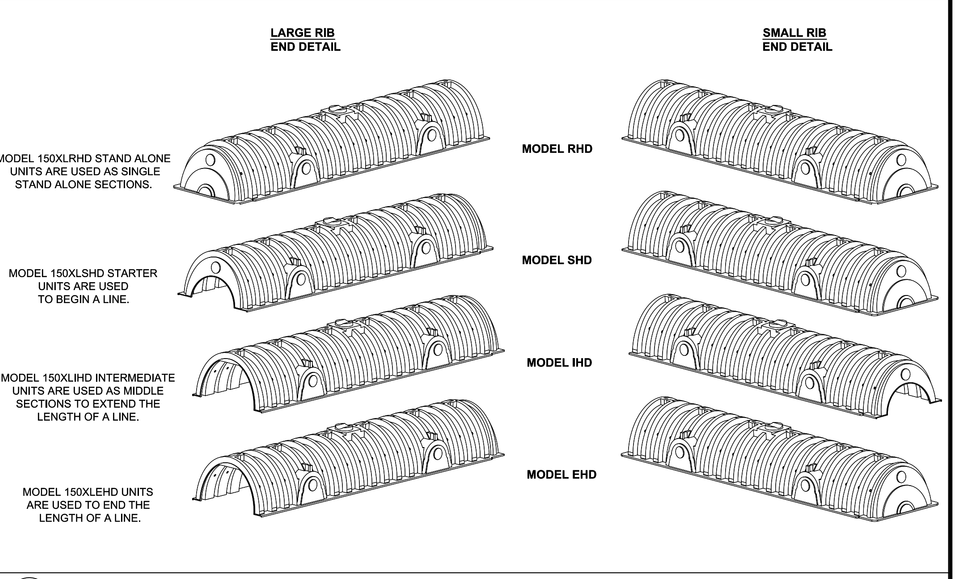
GEOTEXTILE PARAMETERS

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.

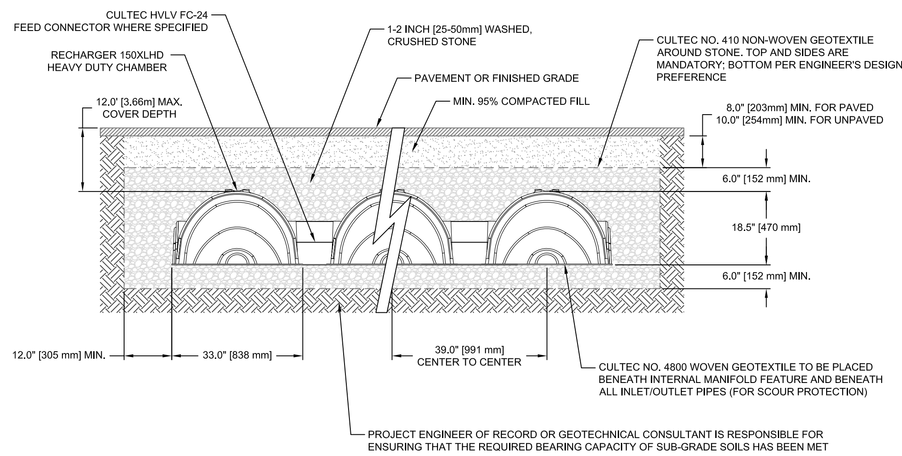


CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2,65 CF/FT [0,246 m3/m]
INSTALLED LENGTH ADJUSTMENT = 0.75' [0.23 m]

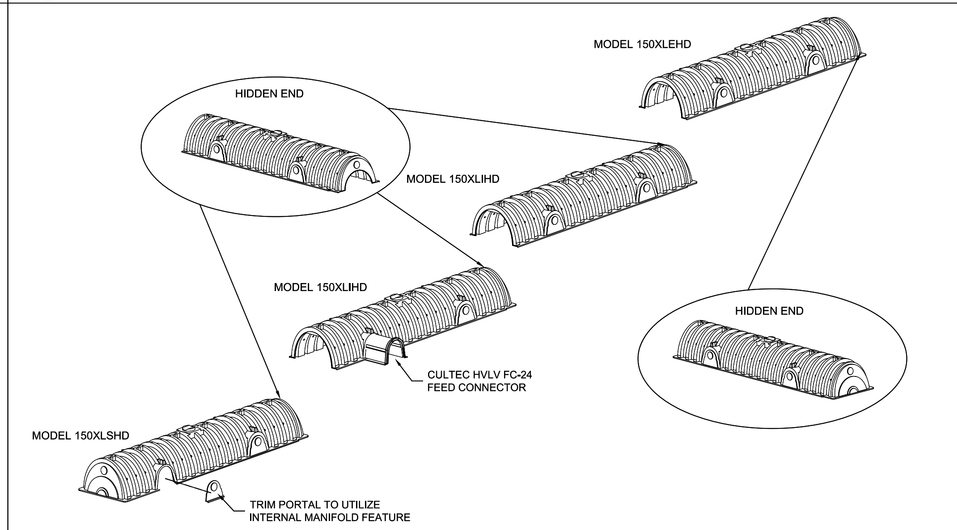
150XLHD 2.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW**



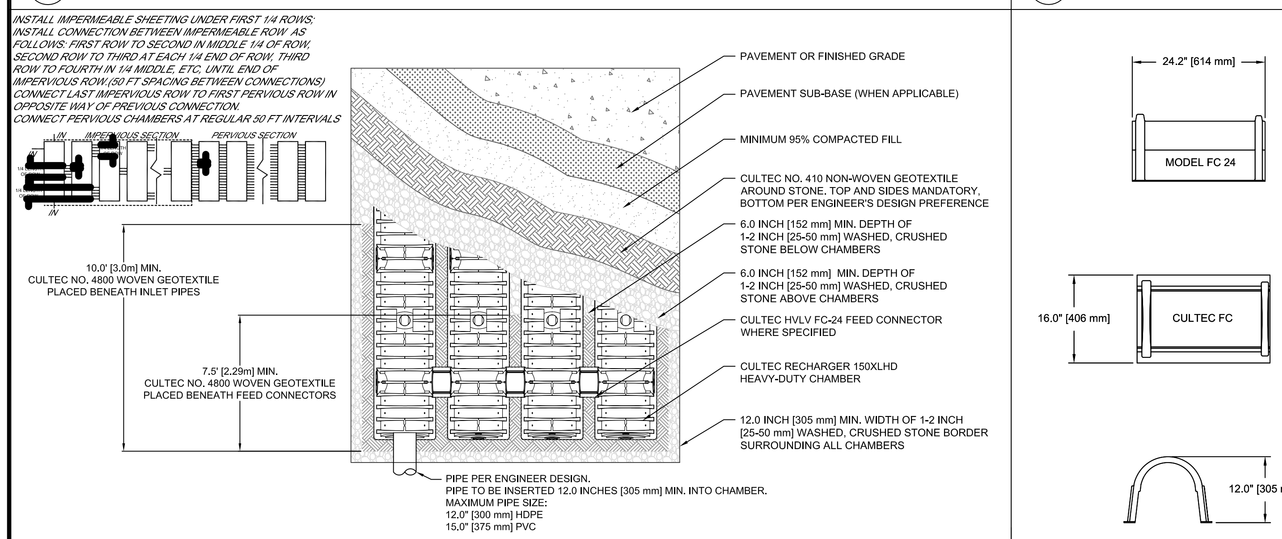
150XLHD 3.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION**



150XLHD 5.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION**

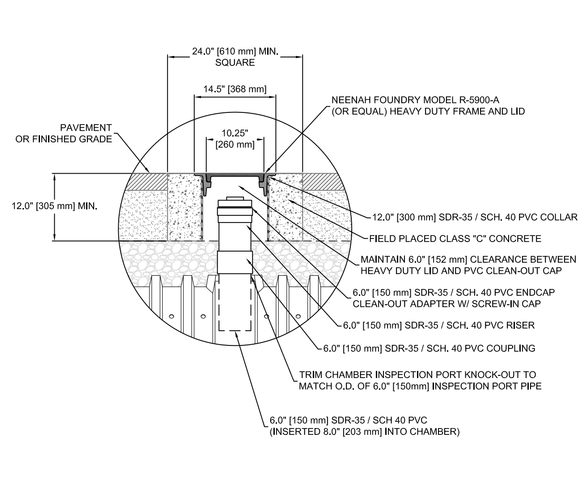


150XLHD 6.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK**

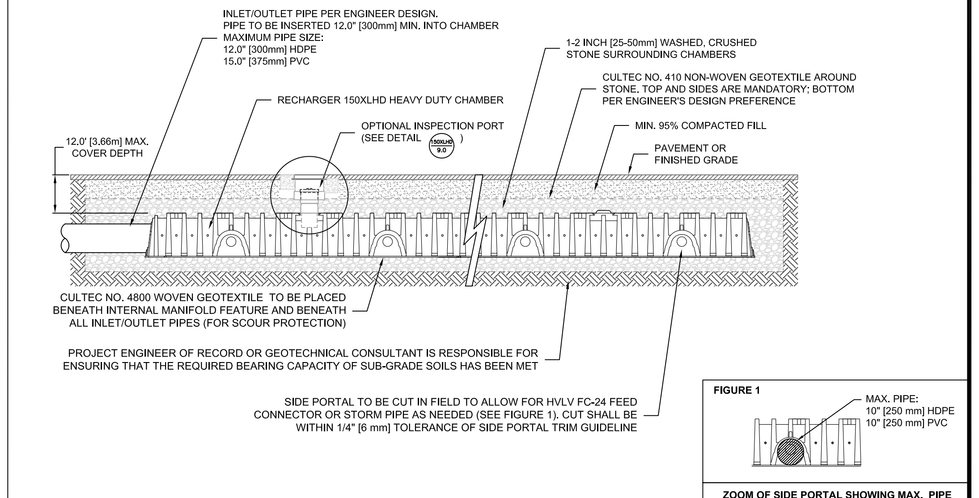


150XLHD 7.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW**

150XLHD 8.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



150XLHD 9.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**



150XLHD 10.0 **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
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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 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;* *50% if >2 in/hr* *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;* *50% if >2 in/hr* *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"

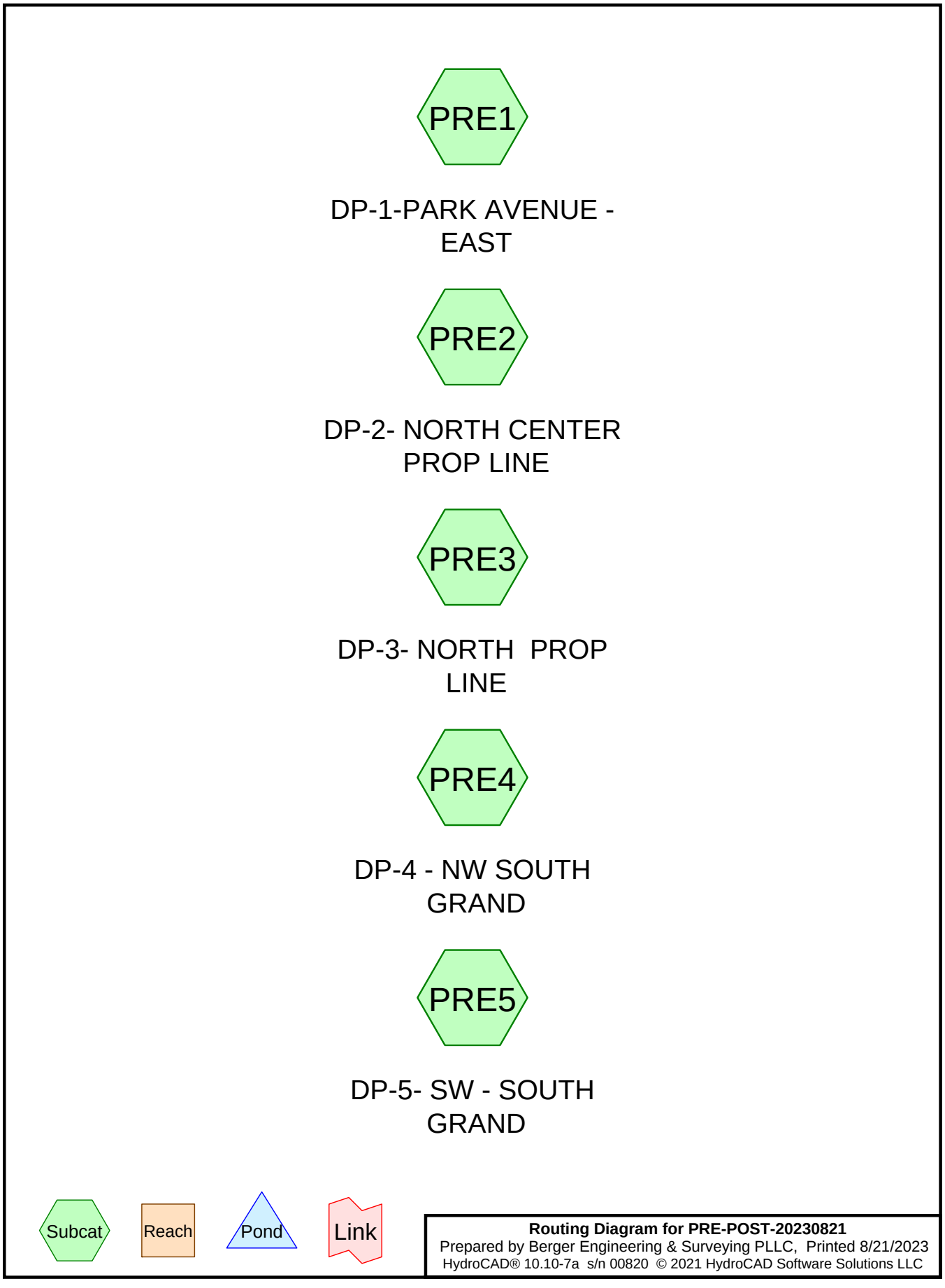
	Area (ac)	CN	Description
*	1.640	98	INCREASE IN IMPERVIOUS
	0.440	61	>75% Grass cover, Good, HSG B
	2.080	90	Weighted Average
	0.440		21.15% Pervious Area
	1.640		78.85% Impervious Area

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


PRE1
DP-1-PARK AVENUE - EAST
PRE2
DP-2- NORTH CENTER PROP LINE
PRE3
DP-3- NORTH PROP LINE
PRE4
DP-4 - NW SOUTH GRAND
PRE5
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
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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

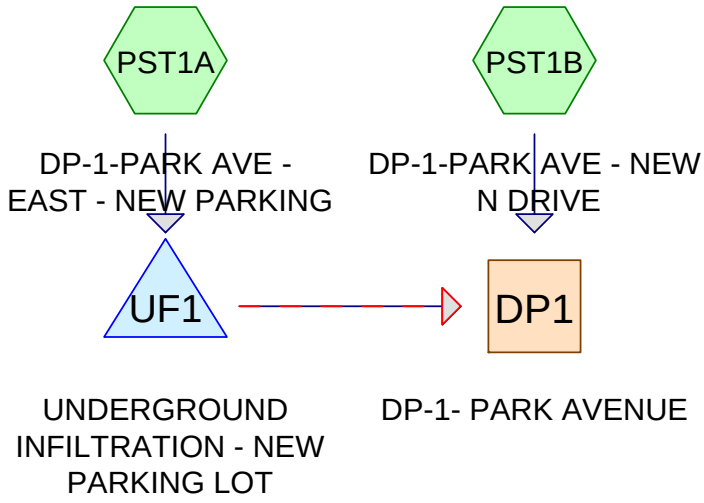
Runoff = 10 cfs @ 12.15 hrs, Volume= 0.852 af, Depth= 5.98"

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** 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** 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 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap 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** L= 200.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900 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** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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** 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** 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 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap 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** L= 200.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900 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** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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** 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** 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 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap 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** L= 200.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 157.50' / 157.35' S= 0.0008 '/' Cc= 0.900 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** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 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)

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: 9 Dutchess Ave, Poughkeepsie, NY 12601

II. PROPERTY OWNER: 9 Dutchess, LLC
ADDRESS: 241 Hudson Sreet
Hackensack,
NJ 07601 (state and zip code)
PHONE NUMBER: (201) 488-4455 (include area code)

III. NAME OF APPLICANT: 9 Dutchess, LLC
ADDRESS: 241 Hudson Street
Hackensack,
NJ 07601 (state and zip code)
PHONE NUMBER: (201) 488-4455 (include area code)
EMAIL ADDRESS: lkaufman@onekeyllc.com

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

IV. CONSULTANT: Mark Day, Day Stokosa
ADDRESS: 3 Van Wyck Lane
Wappingers Falls,
NY 12590 (state and zip code)
PHONE NUMBER: (845) 223-3202 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
rescision of Stop Work Order for Building permit 22-0842 allowing applicant to resume rock removal

VI. ZONING DISTRICT: Waterfront

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

PROJECT INFORMATION

New construction: _____(yes)__X__ (no)

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

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

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $__70,000__

LOT AND BULK INFORMATION:

Lot area: __0.5__ (acres) __23,105__ (square feet)

Building Footprint: __21,265__ (proposed square feet for new construction)

__n/a__ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

__n/a__ (total building footprint, square feet)

Lot Coverage: __n/a__ (percentage, building coverage only)

Gross Floor Area: __n/a__ (proposed square feet for new construction)

__n/a__ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

__n/a__ (total gross floor area, square feet)

Building Height: __n/a__ (stories) _____ (feet)

Floor Area Ratio: __n/a__ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __n/a__

B) Number of Off-Street Parking Spaces provided: __n/a__

C) Waiver Requested: _____ (Yes) __x__ (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: removal of rock ledge
(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 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):

Applicant is seeking rescission of a stop work order put in place for building permit 22-0842. appicant is seeking to resume removal of a rock ledge and grading the site to street grade to permit development of the property.Applicant intends to develop the property for 3 story 102 parking space garage and 3 story 27 apartments above

XVII. APPLICANT CERTIFICATION

I, Louis Kaufman, 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

9 Dutchess, LLC
241 Hudson Street
Hackensack, NJ 07601

(201) 488-4455
Fax (201) 487-2504
lkaufman@onekeyllc.com

December 27, 2023

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

Re: 9 Dutchess Ave Stop Work Order Rescission

Dear Lori:

Enclosed please find the following additional document in connection with the rescission of the Stop Work order issued on Building Permit 22-0843 at 9 Dutchess Avenue:

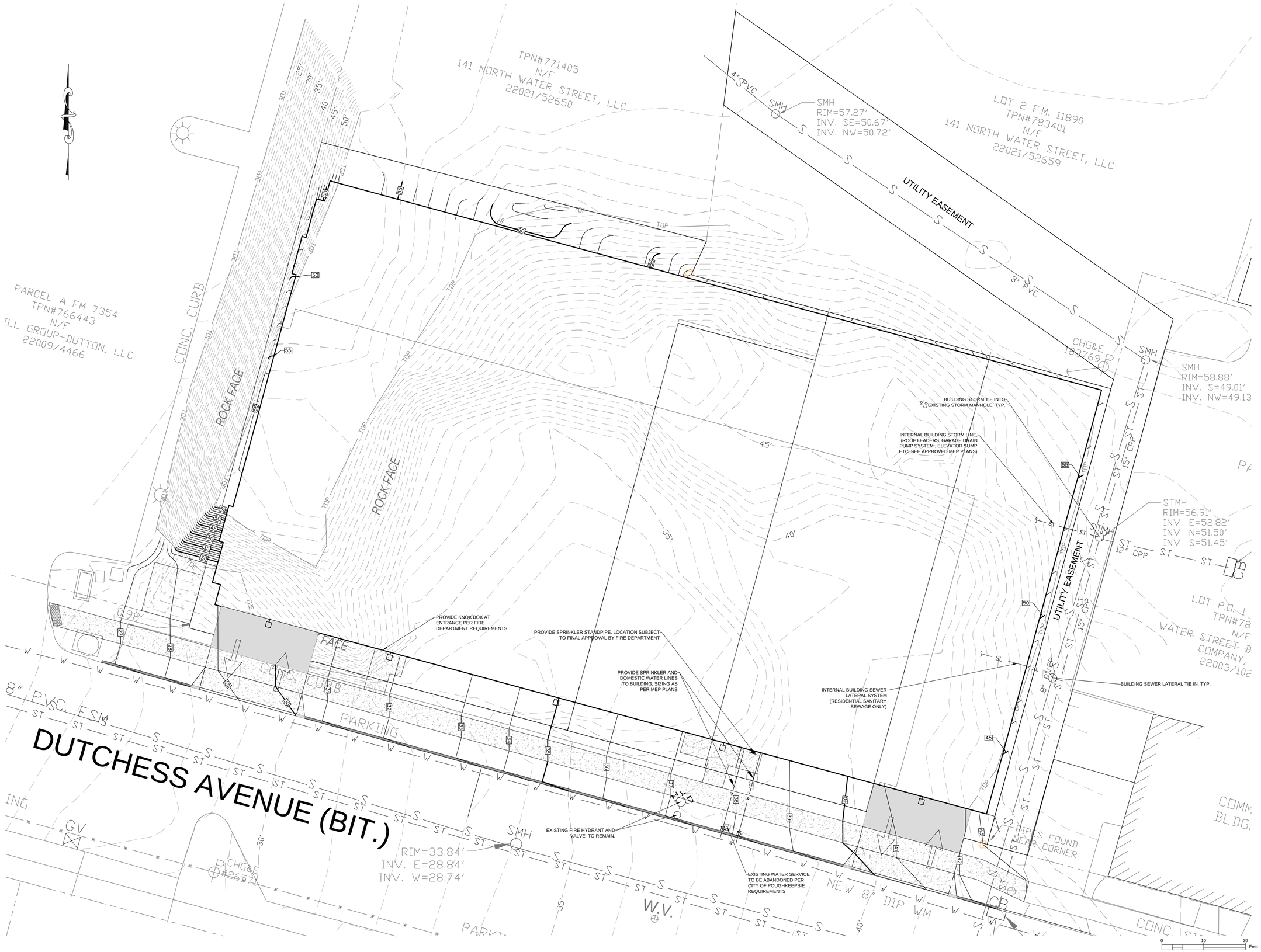
1. 9 Dutchess-5-Short Form EAF

Please add this to our application to request a review of Building Permit 22-084 and rescission of the Stop Work Order on that permit. 9 hard copies of this cover letter and the short form EAF have been sent to you for distribution to the Planning Board.

Thank you for all your consideration of this matter.

Very truly yours,

Louis Kaufman



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Mark A. Day, PE

STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2022.231

License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

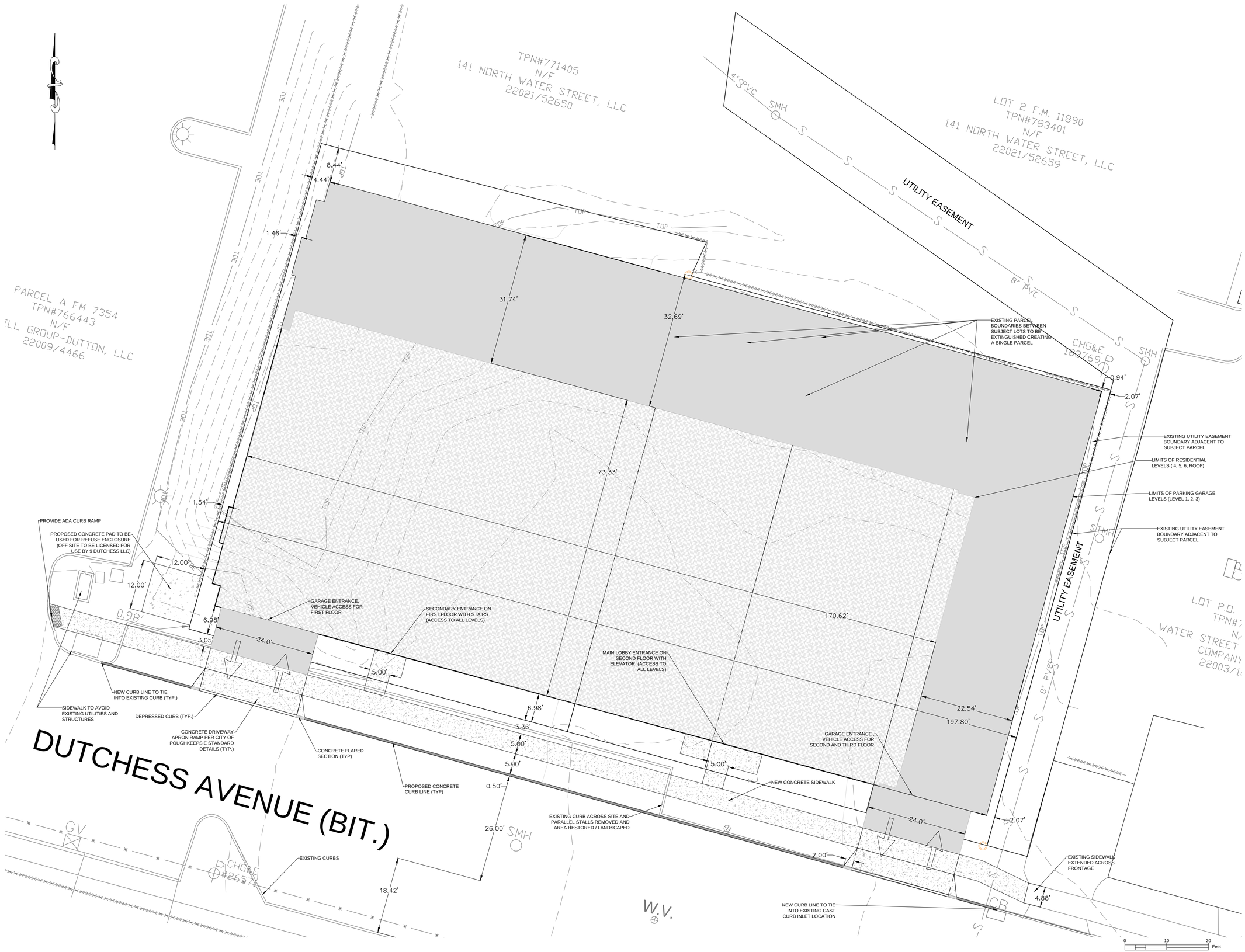
9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

Utility and Grading

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CU101
DATE	CHECKED BY	5 of 12
10/11/23	MAD	



Bulk Regulations:	Required	Proposed
Lot Area (square feet)	27,600[a]	22,694.76
Lot Frontage (feet)	50	197.8
Minimum Required Yard	None[b]	0.94-ft
Maximum Floor Area Ratio (FAR)	1.25	1.65
Maximum Lot Coverage	50%	89%
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	60-ft[c]	58.5-ft
Required Open Space (square feet)	9,600[d]	

[a] Minimum required lot per dwelling unit for multifamily dwelling Section 19-3.17: Efficiency/one bedroom units: 800 SF Two-bedroom units; 1,200 SF, Three-bedroom units; 1,600 SF

[b] Except if provided must be at least six feet

[c] (i) For structures on the west side of North Water Street between Main Street and the Fallkill Creek: 40 feet, except as provided in Subsection (4)(f)(iii) below

(ii) Elsewhere in the Waterfront District: 60 feet, except as provided in Subsection (4)(f)(iii) below;

(iii) Where structures of maximum height will adversely affect views from the following locations, public parks, the Poughkeepsie Railroad Station, Kaal Rock, the Mid-Hudson Bridge, Vassar Brothers Hospital, DeLaval, the steps of Our Lady of Mount Carmel Church, such structures must be reduced to a height that will not impact said views except that in no instance shall buildings be required to be reduced to less than 35 feet in height inclusive of rooftop mechanicals, water towers or ornamentation.

[d] Section 19-3.15(i) -Required open space. There shall be provided in each multiple dwelling or townhouse development, excluding townhouses on fee simple lots, not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom unit; 400 square feet of usable open space for each two-or-more-bedroom unit. For any development containing more than 15 units, such usable open space shall be devoted to improved and landscaped play and sitting areas for use of residents thereof, and the design and layout of the usable open space shall be subject to approval by the Planning Board.

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Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2022.231

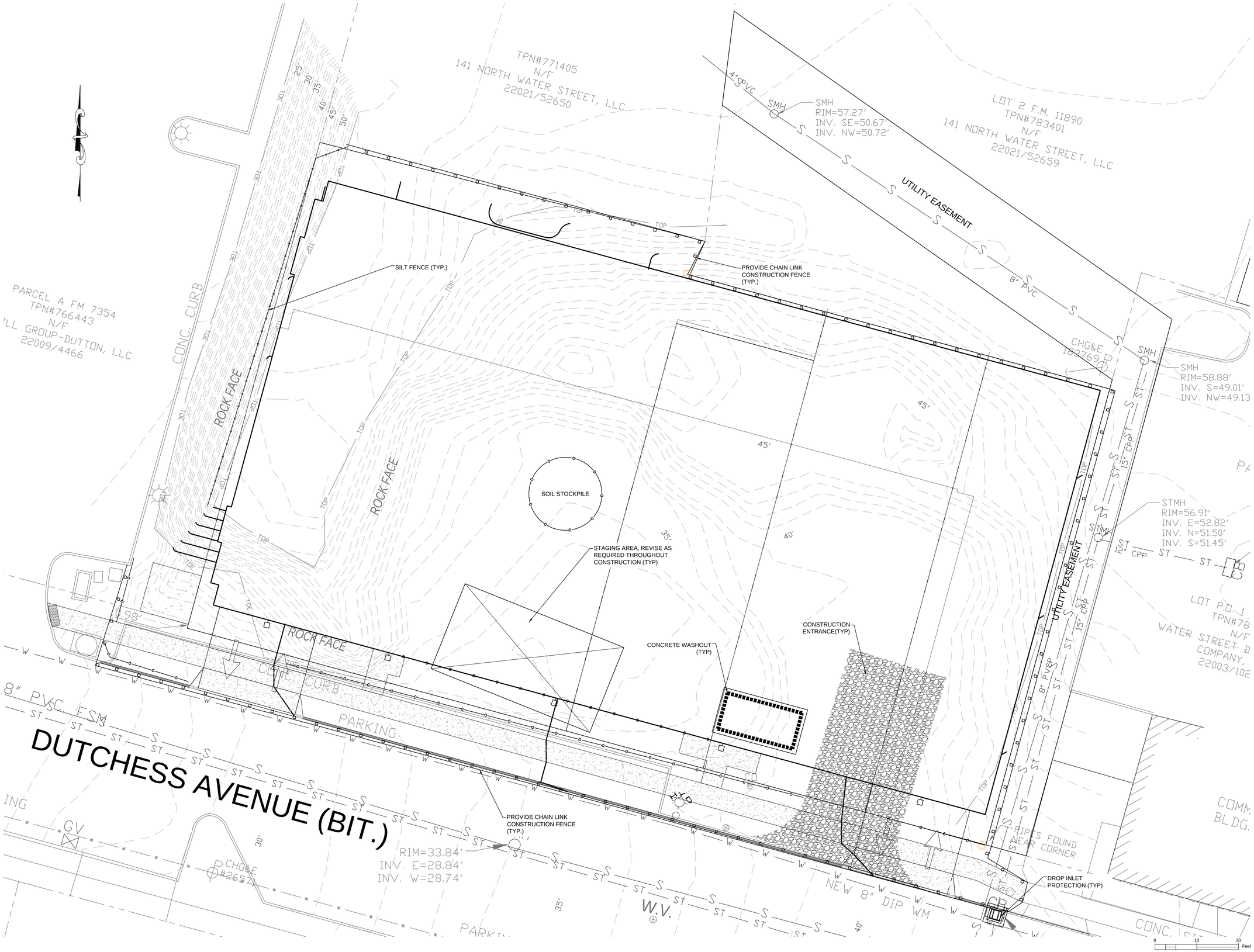
License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

DRAWING
Site Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CS101
DATE	CHECKED BY	3 of 12
10/11/23	MAD	



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	Mark A. Day, PE
Revisions	
Project No. 2022.231	License No. 069646

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3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

DRAWING
Erosion Control Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CE101
DATE	CHECKED BY	8 of 12
10/11/23	MAD	

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.

2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.

3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).

4. SPILL PREVENTION AND RESPONSE
   A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.

   THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.

5. MATERIAL STORAGE
   CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.

   CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

6. TEMPORARY CONCRETE WASHOUT FACILITY
   TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

   WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.

7. SOLID WASTE DISPOSAL
   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

   SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

8. WATER SOURCE
   NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

1 CONSTRUCTION WASTE MANAGEMENT PLAN
NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER, 2016.

2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

A. PERMANENT AND TEMPORARY VEGETATION:
   INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

B. STABILIZED CONSTRUCTION ENTRANCE:
   INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

C. SILT FENCE:
   INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

D. SOIL STOCKPILE:
   INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

E. INLET PROTECTION:
   INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

F. DUST CONTROL:
   SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION

   PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

2 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE

PRE-CONSTRUCTION SEQUENCE:

1) NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4-FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.

2) HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR.

3) ALL REQUIRED PERMITS SHALL BE OBTAINED INCLUDING BUT NOT LIMITED TO CITY OF POUGHKEEPSIE BUILDING DEPARTMENT BUILDING PERMIT AND HIGHWAY WORK PERMIT.

CONSTRUCTION SEQUENCE:

1. INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.

2. INSTALL TRAFFIC MOVEMENT PROTECTION MEASURES AND TEMPORARY CONSTRUCTION SIGNS.

3. BEGIN SITE GRADING, DRIVEWAY GRADE CONSTRUCTION AND FOUNDATION EXCAVATION.

4. ROUGH CUT DRIVEWAYS AND PARKING AREA TO SUB-GRADE

5. POUR CONCRETE FOOTINGS AND FOUNDATIONS FOR PROPOSED BUILDING.

6. INSTALL REMAINING SITE UTILITIES AND/OR INFRASTRUCTURE.

7. ALL REQUIRED INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILLING FOUNDATIONS AND UTILITIES ETC AS MAY BE REQUIRED.

8. PAVE DRIVEWAY AND INSTALL CURBING ONCE ALL MAJOR WORK ON SITE IS COMPLETE, AS REQUIRED.

9. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS AS PER THE SOIL RESTORATION DETAIL.

10. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.

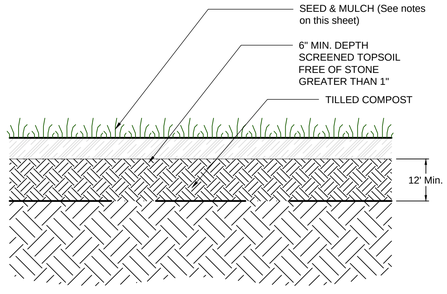
11. FINALIZE BUILDING CONSTRUCTION.

12. INSTALL ALL LANDSCAPED AREAS.

13. PAVE PARKING AREA AND DRIVES WITH FINAL TOP-COAT OF ASPHALT

14. ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, ALL EROSION CONTROL MEASURES MAY BE TERMINATED.

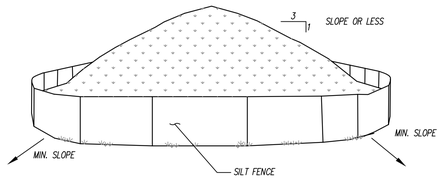
5 CONSTRUCTION SEQUENCE
NOT TO SCALE



DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLANS.

8 SOIL RESTORATION DETAIL
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.

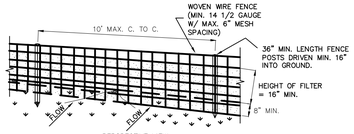
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

9 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

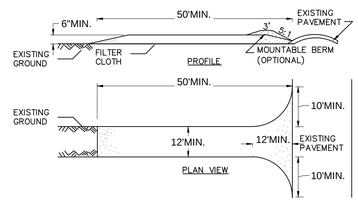
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH 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. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

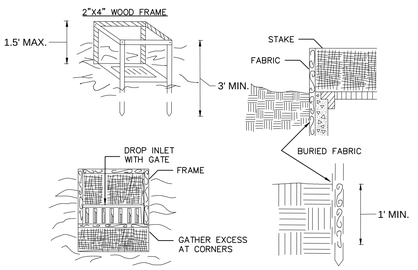
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

4. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
11. THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

10 SEEDING & MULCHING NOTES
NOT TO SCALE

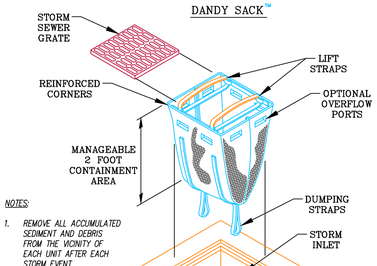


CONSTRUCTION SPECIFICATIONS

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.

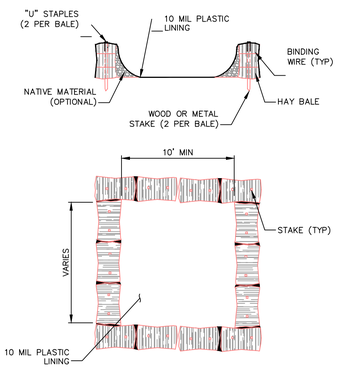
MAXIMUN DRAINAGE AREA 1 ACRE

4 DROP INLET PROTECTION
NOT TO SCALE



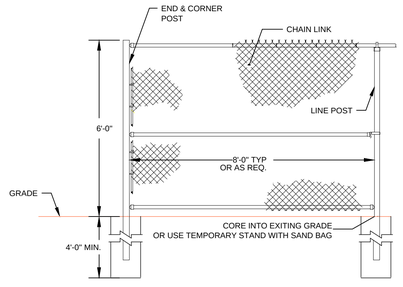
NOTES:

1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE VICINITY OF EACH UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE UNIT. IF UNIT IS MORE THAN ½ FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. DAMAGED UNITS MUST BE REPLACED.



NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

7 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



NOTES:
1. FENCING, POSTS, & GATE SHALL BE GALVANIZED TO PREVENT CORROSION.
2. GATE SHALL BE PROVIDED WITH A LOCKING MECHANISM.
3. TOTAL HEIGHT OF FENCING SHALL BE 6'-0" FROM FINISHED GROUND ELEVATION.

11 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE

STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2022.231

License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Dutchess
City of Poughkeepsie Dutchess County, New York

DRAWING
Erosion Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CE501
DATE	CHECKED BY	12 of 12
10/11/23	MAD	

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:
Rock demolition

Project Location (describe, and attach a location map):
9 Dutchess Ave, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
rescission of stop work order and reinstatement of building permit allowing demolition of rock ledge and grading site

Name of Applicant or Sponsor:	Telephone: (201) 488-4455
9 Dutchess, LLC	E-Mail: lkaufman@onekeyllc.com

Address:
241 Hudson Street

City/PO:	State:	Zip Code:
Hackensack	NJ	07601

	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? 0.5 acres
   b. Total acreage to be physically disturbed? 0.2 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.5 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 energy-vacant lot	☑	☐

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

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

	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: _____		
Hudson River. no alteration		

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 stormwater will be created. stormwater shall be directed into existing stormwater facilities		
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:		
neighboring site is in the Brownfield Clean-up Program. C314081, C314123, C314124		

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

Applicant/sponsor/name: 9 Dutchess, LLC by Louis Kaufman Date: 12/27/23

Signature: LP Kaufman Title: authorized signatory

PRINT FORM

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: Site Plan and Special Permit Application		
Project Location (describe, and attach a general location map): 9 Dutchess Avenue, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): three story 27 unit rental apartment building over three story 138 parking space garage		
Name of Applicant/Sponsor: 9 Dutchess, LC	Telephone: (201) 488-4455 E-Mail: lkaufman@onekeyllc.com	
Address: 241 Hudson Street		
City/PO: Hackensack	State: NJ	Zip Code: 07601
Project Contact (if not same as sponsor; give name and title/role): Louis Kaufman	Telephone: (201) 488-4455 E-Mail: lkaufman@onekeyllc.com	
Address: 241 Hudson Street		
City/PO: Hackensack	State: NJ	Zip Code: 07601
Property Owner (if not same as sponsor): Same	Telephone: (201) 488-4455 E-Mail: same	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Board	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board	
d. Other local agencies ☑Yes ☐No	WAC	
e. County agencies ☑Yes ☐No	DC Planning Dept, DCDBCH	
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):

Remediaton Sites:C314081A

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?
Waterfront

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

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie FD

d. What parks serve the project site?
Waryas Park, Wlakway Over the Hudson, Pulaski Park, Kaal Rock Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential with parking for commercial space adhacent to site

b. a. Total acreage of the site of the proposed action? 0.5 acres
b. Total acreage to be physically disturbed? 0.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15 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				27
At completion of all phases				27

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: 31 height; 64 width; and 194'2" length

iii. Approximate extent of building space to be heated or cooled: none square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 1,540 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: Poughkeepsie Joint Water Board
- 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: 4,620 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Sewer Plant
- Name of district: Joint 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 0.45 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. existing rock will be replaced by structure

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)?

existing stormwater structure adjacent to site

- 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)

heavy equipment

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 0 Proposed 138 Net increase/decrease 138

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: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

some rock demolition required between 8-5 weekdays

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:

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: _____ 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 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): Central Hudson transmission station

ii. If mix of uses, generally describe:

On North will be residential development. East there is office/restaurant. South, Central Hudson property. West, multi-family project

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		
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0.5 acres		
• Other Describe: _____			

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): C314081A

☐ 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): 314070, C314070, C314081A, C314123, C314124, 54...

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

neighboring site has a Certificate of Completion from DEC

_____

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? 10 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 50 %

c. Predominant soil type(s) present on project site: DxC-DUTCHESS=CARDIGAN-URB 100 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils:
☑ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 50 % of site
☑ 10-15%: 50 % 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 HUDSON RIVER-R2UBV 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:
small mammals
song birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon

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: Poughkeepsie Railroad Bridge

iii. Brief description of attributes on which listing is based:

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: Railroad Bridge

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: .10 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

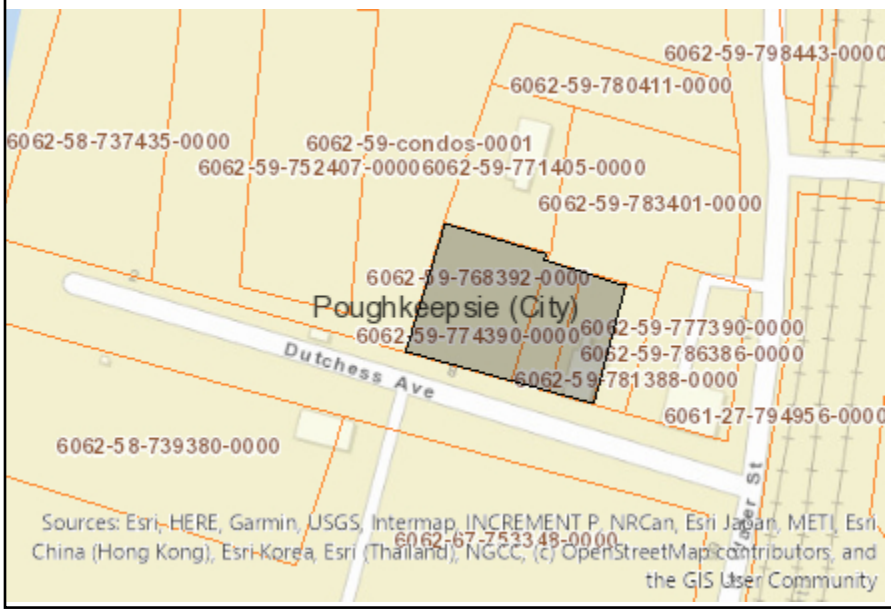
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Louis Kaufman Date 9.29.23

Signature Title authorized signatory of applicant/owner

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]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C314081A
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314081A
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]	314070, C314070, C314081A, C314123, C314124, 546031
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.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Poughkeepsie Railroad Bridge
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No









THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

APPLICATION FOR SITE PLAN, SPECIAL PERMIT APPROVAL & FAÇADE REVIEW

The Zoning Ordinance of the City of Poughkeepsie requires site plan approval by the Planning Board for the following:

(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 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;
(f) Any use or structure in a flood hazard area;
(g) Any amendment of a previously approved plan;
(h) Any modular construction, pursuant to Section 19-4.20 of the Zoning Ordinance.

Prior to any submission it is highly recommended that potential developers file a Zoning Review Request form and request a pre-submission conference by contacting the Building Planning and Zoning Department. For the Zoning Review Request form go to the Planning Board page on the City website (http://cityofpoughkeepsie.com/planning-board/), and look under *Applications*. The purpose of the form and pre-submission conference is to discuss the proposal so that necessary subsequent steps may be undertaken with a clear understanding of the city's requirements in matters relating to site development.

If Planning Board review is required, ONE (1) COPY of the application form and ONE (1) FULL-SIZE COPY of the proposed site plan must be submitted to the Building Planning & Zoning Department with the appropriate fees, in order to allow review and certification of completeness.

Once an application is deemed complete, six (6) full-size sets, four (4) 11”x17” copies, and one (1) electronic copy of the site plan will be requested by the Planning Department.

The site plan must be at a minimum scale of one (1) inch equals thirty (30) feet, prepared by an architect, landscape architect, civil engineer, surveyor, land planner or other competent person. The following information, in total, shall constitute the site plan:

(a) Legal data:

1. Name and address of the owner of record.
2. Name and address of person, firm or organization preparing the map.
3. Date, North arrow and written and graphic scale.
4. Names of owners of adjoining properties.
5. A statement indicating the financial capability of the applicant to carry out this proposed development.

(b) Natural features:

1. Existing contours with intervals of five (5) feet or less.
2. Approximate boundaries of any areas subject to flooding or storm water overflows.
3. Location of 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 trunk, and any other significant existing natural features.
4. Indication of direction of scenic views.

(c) Existing structures and utilities:

1. Outlines of all structures and location of all uses not requiring structures.
2. Paved areas, walkways and vehicular access between the site and public streets.
3. Locations, dimensions, grades and flow direction of any existing sewers, culverts, water lines, as well as other underground and aboveground utilities within and adjacent to the property.
4. Other existing development, including fences, landscaping and screening.
5. Sufficient description or information to define precisely the boundaries of the property. All distances shall be in feet and tenths of a foot. All angles shall be given to the nearest ten (10) seconds or closer. The error of closure shall not exceed one (1) in ten thousand (10,000).
6. The locations and owners of all adjoining lands as shown on the latest tax records.
7. The locations, names and existing widths of adjacent streets and curb lines.
8. The location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjacent to the property.
9. A complete outline of existing deed restrictions or covenants applying to the property.
10. Existing zoning.

(d) Proposed development:

1. The location of proposed buildings or structural improvements
2. The location and design of all uses not requiring structures (such as off-street parking and loading).
3. The location, direction, power and time of use for any outdoor lighting or public address systems.
4. The location and plans for any outdoor signs.

5. The location, arrangement and materials of proposed means of access and egress, including walkways, driveways or other paved areas. Profiles indicating grading and cross sections showing location and width of roadway and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.
6. Proposed screening and other landscaping, in accordance with Section 19-4.11.
7. The location, size, direction of flow and connection to city facilities of all proposed water lines, valves and hydrants and of all sewer lines or alternate means of water supply and sewage disposal and treatment facilities.
8. Location of any fire alarm boxes and/or connections to the city fire alarm system.
9. An outline of any proposed easements, deed restrictions or covenants and a notation of any areas to be dedicated to a public agency.
10. Any contemplated public improvements on or adjoining the property.
11. Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.
12. Elevations of all proposed principal or accessory structures (such elevations should be detailed, noting all materials and colors).
13. Indication of how the site plan has considered energy consumption in the siting and layout of buildings and in proposed building services (heat, lighting, air conditioning, etc.).
14. If the site plan indicates a first stage, a supplementary plan shall indicate ultimate development.
15. Any other information deemed by the Planning Board necessary to determine conformity of the plan with the spirit and intent of this Chapter (including plans for storm water drainage and disposal).
16. The following note must be added on all site plans where existing trees are 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, the location of the fencing must be shown on the site or landscape plan. Where proximity to a building, driveway, parking area, or construction roadway prevents installation of fencing at the drip line, modification of the fence position shall be shown on the 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.

The applicant may make a written request for a waiver of any of the site plan elements listed above. Such a request must be addressed to the Planning Board and to the Building Inspector, must describe specifically the item(s) and fully explain the reason(s) why the applicant feels a waiver is justified. Further, unless waived by Building Inspector, plans for all required improvements must be signed by a professional engineer or registered architect or, if appropriate, a registered landscape architect.

Please note that all applications for new construction must be accompanied by a properly prepared Full Environmental Assessment Form (EAF). Other plans will require either a Full EAF or a Short EAF, depending on project's specifics. Please note that one, two and three family dwellings do not require a Full EAF.

SPECIAL PERMIT REQUEST

In all applications containing a request for special permit, the applicant must submit written and/or visual documentation addressing the following considerations:

a) That all proposed structures, equipment or material shall be readily accessible for fire and police protection.
b) That the proposed use is of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.
c) That, in addition to the above, in the case of any use located in or directly adjacent to, a residential district:
    - The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient or incongruous with said residential district or conflict with the normal traffic of the neighborhood; and
    - The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or diminish the value thereof.

APPLICATION FEES

Upon submission of a site plan application, the applicant must pay a base fee $500, plus $35 per required off-street parking space and $150 per 1000 square feet of development. If the applicant is also requesting special permit review, an additional $500 must be paid at the time of application submission. In instances where an applicant is only requesting façade review for an existing building, a fee of $350 must be paid at the time of application submission. Note, if façade review is pertaining to a proposed site plan, the façade review fee is <u>not</u> required in addition to the site plan review fee.

	FEES
Site Plan Review	$500.00 and $35.00 per required off-street parking space and $150.00 per 1000 square feet
Special Permit Review	$500.00
Façade Review (Only)	$350.00

TIMING OF APPLICATION

Please remember that the Building Planning & Zoning Department must review all applications for site plan review to insure conformity with the requirements of the Zoning Ordinance, as well as to certify completeness of the submission. Since applications must be received by the Planning Department at least three Tuesday's prior to the Planning Board's Meeting, it is advisable that submissions be made to the Building Planning & Zoning Department no later than the second Tuesday of the month prior to Planning Board agenda on which the applicant plans to be considered. Once an application is conforming and complete, it will be forwarded to the Planning Board. Applicants filing incomplete applications will be informed of all deficiencies noted to exist in the submission in writing.

Only complete applications will be forwarded.

All applications for site plan, special permit and façade approval are required to be reviewed for comment by the Fire Chief, Police Chief, City Engineer, Superintendent of Public Works and Building Inspector. Copies of the application and accompanying information are forwarded to these officials by the Building Department simultaneously with transmission to the Planning Board. The complete application will be circulated, where required, to the Dutchess County Planning Department and to other appropriate agencies.

The Planning Board meets the third Tuesday of each month. Attendance by the applicant or the applicant's agent is required at these meetings. Should the applicant or representative fail to attend, the application will be removed from the agenda.

The Planning Board may hold a public hearing on site plan applications if the Board determines that such hearing would serve the public interest. The Board is required to hold a public hearing on all applications for Special Permit.

Upon completion of the review, the Planning Board will: approve, approve with conditions, or disapprove the site plan, special permit or façade application.

REPSONSIBILITY OF THE APPLICANT FOLLOWING APPROVAL

Approval by the Planning Board does not end the approval process, nor does it convey the right to build a project. Prior to commencement of the actual work, a Building Permit must be obtained. Prior to the actual occupancy of any building or land, a Certificate of Occupancy must be issued and all conditions of approval satisfied. Following approval by the Board, the applicant may either:

1) Circulate the original mylar or other acceptable original format of the approved site plan to the Fire Chief, Police Chief, Superintendent of Public Works/City Engineer and Building Inspector for their signatures;
2) Bring the mylar or other original to the Building, Planning & Zoning Department so that arrangements for these signatures can be made. The original, so signed, will then be sealed with the Planning Board's stamp of approval, provided that all conditions of the Board's approval have been met.

Seven (7) copies of the signed and stamped plan must be submitted to the Building Planning & Zoning Department prior to the issuance of any building permit for the proposed work.

CONTACT NUMBERS

BUILDING DEPARTMENT:	(845) 451-4007
PLANNING DEPARTMENT:	(845) 451-4047
FIRE CHIEF:	(845) 451-4079
POLICE CHIEF:	(845) 451-4132
CITY ENGINEER (CPL):	(845) 451-4021

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: 9 Dutchess Ave, Poughkeepsie, NY 12601

II. PROPERTY OWNER: 9 Dutchess, LLC
ADDRESS: 241 Hudson Sreet
Hackensack,
NJ 07601 (state and zip code)
PHONE NUMBER: (201) 488-4455 (include area code)

III. NAME OF APPLICANT: 9 Dutchess, LLC
ADDRESS: 241 Hudson Street
Hackensack,
NJ 07601 (state and zip code)
PHONE NUMBER: (201) 488-4455 (include area code)
EMAIL ADDRESS: lkaufman@onekeyllc.com

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

IV. CONSULTANT: Mark Day, Day Stokosa
ADDRESS: 3 Van Wyck Lane
Wappingers Falls,
NY 12590 (state and zip code)
PHONE NUMBER: (845) 223-3202 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
rescision of Stop Work Order for Building permit 22-0842 allowing applicant to resume rock removal

VI. ZONING DISTRICT: Waterfront

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

PROJECT INFORMATION

New construction: _____(yes)__X__ (no)

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

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

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $__70,000__

LOT AND BULK INFORMATION:

Lot area: __0.5__ (acres) __23,105__ (square feet)

Building Footprint: __21,265__ (proposed square feet for new construction)

__n/a__ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

__n/a__ (total building footprint, square feet)

Lot Coverage: __n/a__ (percentage, building coverage only)

Gross Floor Area: __n/a__ (proposed square feet for new construction)

__n/a__ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

__n/a__ (total gross floor area, square feet)

Building Height: __n/a__ (stories) _____ (feet)

Floor Area Ratio: __n/a__ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __n/a__

B) Number of Off-Street Parking Spaces provided: __n/a__

C) Waiver Requested: _____ (Yes) __x__ (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: removal of rock ledge
(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 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):

Applicant is seeking rescission of a stop work order put in place for building permit 22-0842. appicant is seeking to resume removal of a rock ledge and grading the site to street grade to permit development of the property.Applicant intends to develop the property for 3 story 102 parking space garage and 3 story 27 apartments above

XVII. APPLICANT CERTIFICATION

I, Louis Kaufman, 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

9 Dutchess, LLC
241 Hudson Street
Hackensack, NJ 07601

(201) 488-4455
Fax (201) 487-2504
lkaufman@onekeyllc.com

December 11, 2023

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

Re: 9 Dutchess Ave Stop Work Order Rescission

Dear Lori:

Enclosed please find the following in connection with the rescission of the Stop Work order issued on Building Permit 22-0842 at 9 Dutchess Avenue:

1. Application;
2. Site Plan;
3. Grading Plan;
4. Soil Erosion Plan;
5. Soil Erosion details;
6. EAF; and
7. A check in the amount of $500.00.

We have not included a Stormwater Management plan at this time. The lot is too small for a SWPPP plan. The lot is mostly impervious at present as it is primarily rock. Ultimately, the stormwater, which will be mostly generated from the roof, will be directed into an existing stormwater line and easement between this property and the property immediately to the east, where the O'Neill Pub is located.

We respectfully request that we be allowed to resume the removal of the rock ledge on the western side of the property. No development of the site can be accomplished without the removal of the rock ledge and bringing the grade to street level.

Thank you for all your consideration of this matter.

Very truly yours,
LP Kaufman

6061-28-984851

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
DEC 27 2023
By

Application for ~~Site Plan, Special Permit &~~ Facade Approval

Acct # 320200

OFFICE USE ONLY
CODE: PLSF
ID # PB2023-092
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)

PAID
$500
DEC 27 2023
2262

I. **PROPERTY ADDRESS:** 125 MARKET STREET

II. **PROPERTY OWNER:** SAM SHAMSUDDIN
ADDRESS: MARKET STREET ENTERPRISES, LLC
125 MARKET ST, POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 914 474 4405 (include area code)

III. **NAME OF APPLICANT:** DEEPEN PATEL
ADDRESS: 6 HOOKER AVE
POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 845-453-6885 (include area code)
EMAIL ADDRESS: Samfoodmartinc@gmail.com

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

IV. **CONSULTANT:** MAZZARELLI ARCHITECTURE + PLANNING, PC
ADDRESS: 44 NORTH CLOVER ST
POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 845-485-0275 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
RESIDED BUILDING W/ CULTURED STONE

VI. **ZONING DISTRICT:** C-2 CENTRAL COMM

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

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, DEEPEN PATEL, 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.

_____ 15 DEC 23

Signature of Applicant Date

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

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

15 December 23

Re: JOB #23-24
125 MARKET STREET FACADE

Dear Planning Board members:

This submission has been prepared to resolve a violation for the above referenced project. The owner has renovated the West and South facades of the building as shown in the photographs provided. The photographs show both facades in their pre and post renovated conditions.

Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

Steven Bernabé Jr

2324-COVER LETTER-15DEC23.DOC

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:
FACADE REVIEW FOR 125 MARKET STREET

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

Brief Description of Proposed Action:
REVIEW OF RENOVATED FACADE OF EXIST BUILDING

Name of Applicant or Sponsor:	Telephone: 845-453-6885
DEEPEN PATEL	E-Mail: Samfoodmartinc@gmail.com

Address:
6 HOOKER AVE

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: BUILDING PERMIT ROM BUILDING DEPT	☐	☑

3. a. Total acreage of the site of the proposed action? .39 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? .39 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:		
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: THE SITE HAD (2) CLOSED SPILL REPORTS, (1) FROM 1997 & (1) 1998. A FOIL REQUEST HAS BEEN SUBMITTED TO THE NYS DEC. ~~SAME SHALL BE SUBMITTED TO THE PLANNING BOARD UPON RECEIPT, IF REQ'D.~~		

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

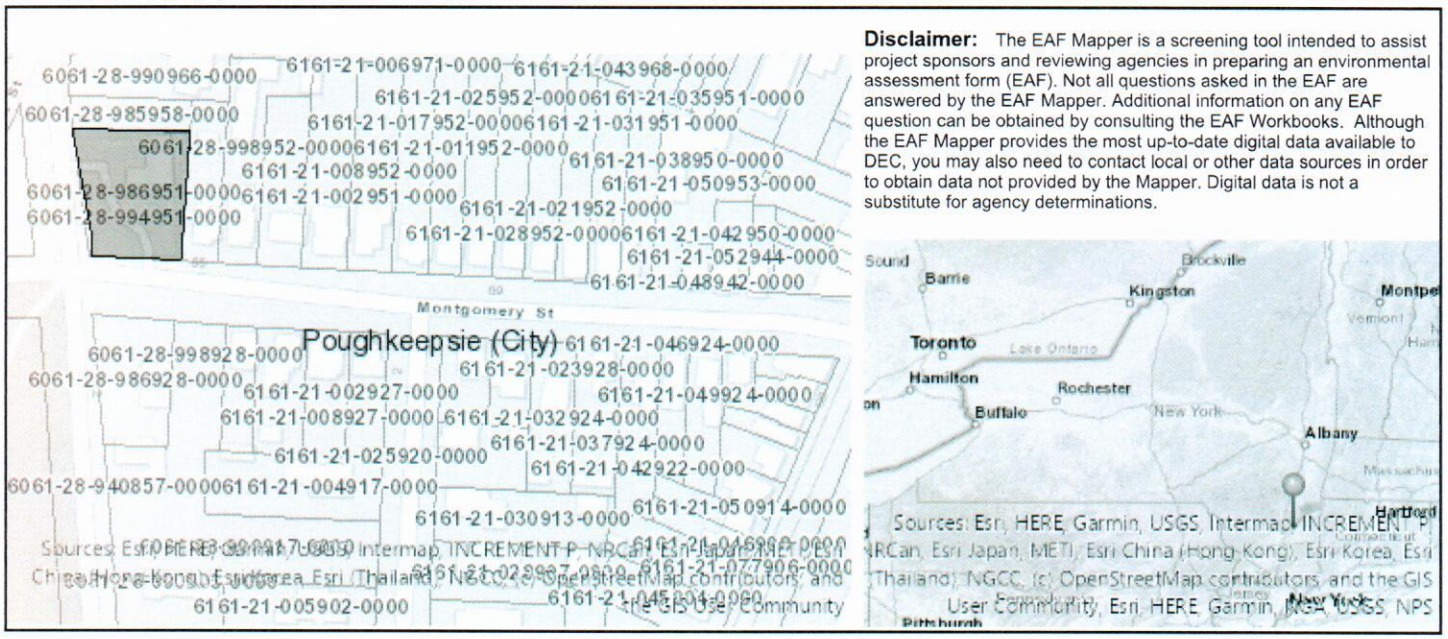
Applicant/sponsor/name: DEEPEN PATEL Date: 15 DEC 23

Signature: Deepen Patel Title: Applicant

PRINT FORM

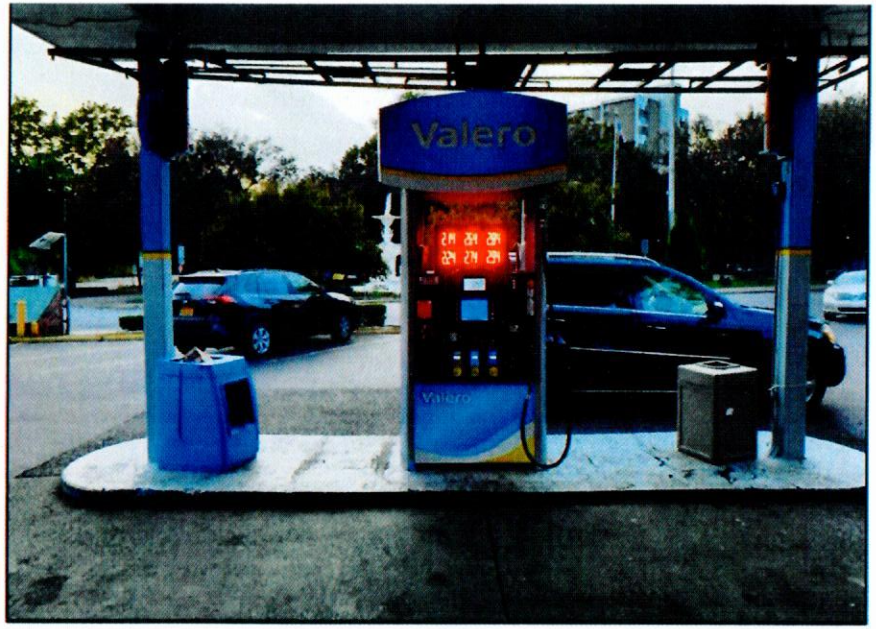
EAF Mapper Summary Report

Thursday, December 14, 2023 4:17 PM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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



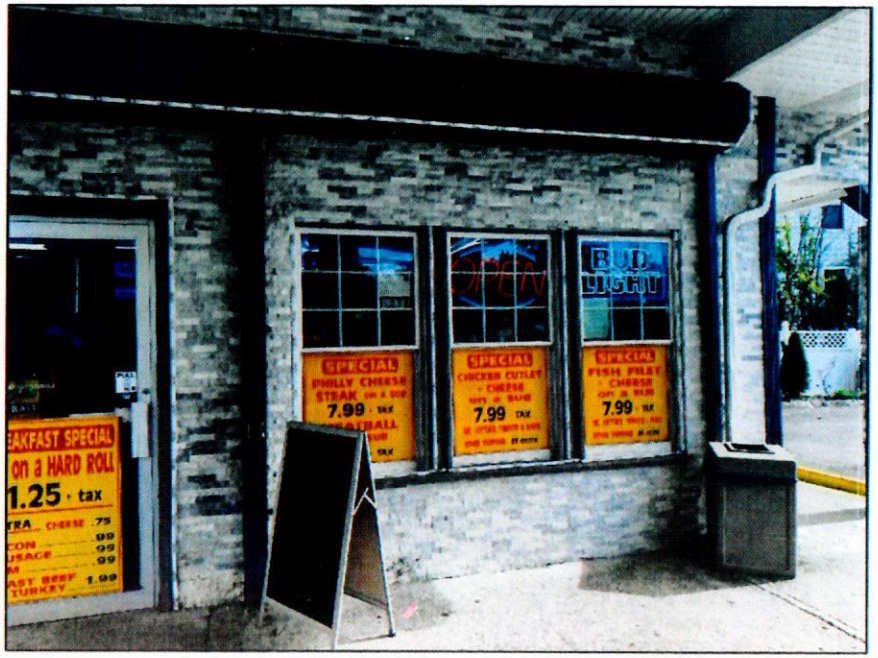
EXIST COLUMNS



PROPOSED COLUMNS



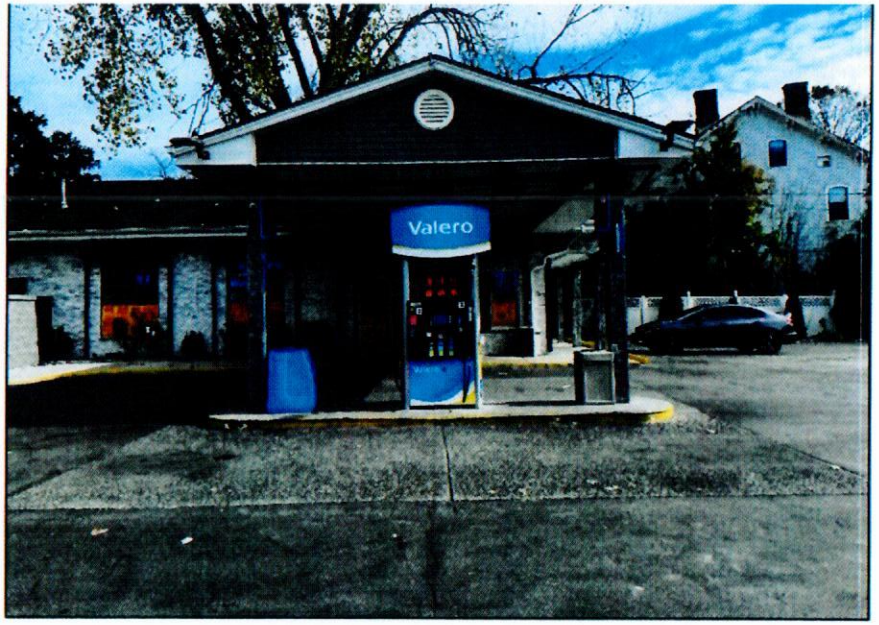
EXIST ENTRY



PROPOSED ENTRY



EXIST WEST ELEVATION



PROPOSED WEST ELEVATION



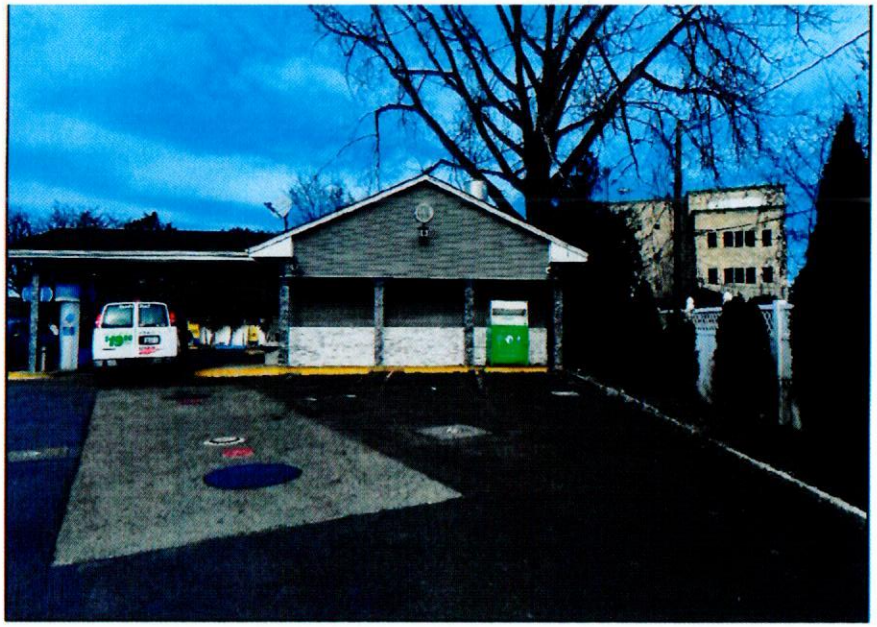
EXIST WINDOWS



PROPOSED WINDOWS



EXIST SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

MAZZARELLI
ARCHITECTURE
+ PLANNING
44 NORTH CLOVER ST PHONE 845 485 0275
POUGHKEEPSIE, NY 12601 FAX 845 485 2601

LETTER OF TRANSMITTAL

TO: CITY OF POUGHKEEPSIE PLANNING BOARD
DATE: 21 DEC 23 JOB NO. 23-24
ATTENTION:
RE: FACADE REVIEW FOR: 125 MARKET STREET

WE ARE SENDING YOU:

☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS: _____

■ ATTACHED ☐ _____

☐ SHOP DRAWINGS ■ PRINTS ☐ PLANS ☐ SAMPLES ☐ COPY OF LETTER ☐ CHANGE ORDER ☐ SPECIFICATIONS

COPIES	DATE	NO.	DESCRIPTION
4	15 DEC 23		APPLICATION FOR SITE PLAN, SPECIAL PERMIT & FACADE APPROVAL (2 PAGES, P1 & P5)
4	15 DEC 23		SHORT FORM EAF & EAF MAPPER SUMMARY REPORT (4 PAGES)
4	15 DEC 23		OWNERS CONSENT
4	15 DEC 23		EXIST & PROPOSED ELEVATIONS (3 PAGES)
4	15 DEC 23		COVER LETTER (1 PAGE)
	15 DEC 23		CHECK #2262 MADE OUT TO THE CITY OF POUGHKEEPSIE, NY, $500 FACADE REVIEW FEE

TRANSMITTED AS INDICATED BELOW:

☐ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RESUBMIT _____ COPIES FOR APPROVAL

■ FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT _____ COPIES FOR DISTRIBUTION

■ AS REQUESTED ☐ RETURN FOR CORRECTIONS ☐ RETURN _____ CORRECTED PRINTS

☐ FOR REVIEW & COMMENT ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS TO WHOM IT MAY CONCERN,

PLEASE SCHEDULE THIS APPLICATION FOR THE 17 JANUARY 2024 PLAN'G BRD MEETING OR THE NEXT AVAILABLE MEETING DATE. LET OUR OFFICE KNOW WHAT DATE THIS PROJECT WILL APPEAR IN FRONT OF THE BOARD. IF YOU HAVE ANY QUESTIONS, PLEASE DON'T HESITATE TO ASK.

CC DEEPEN PATEL

KINDLY NOTIFY US AT ONCE IF ENCLOSURES ARE NOT AS NOTED, THANK YOU SIGNED: Steven Bernadett

Consent of Property Owner(s)

Date: 15 DEC 23

Location of Property: 125 MARKET STREET

Record Owner(s): MARKET STREET ENTERPRISES, LLC,
SAM SHAMSUDDIN

Address: 125 MARKET ST
POUGHKEEPSIE, NY 12601

Phone #: 914-474-4405

I SAM SHAMSUDDIN, hereby give consent to DEEPEN PATEL to act as my agent with regard to the application to the "Planning Board" concerning the above property, which is scheduled to appear before the Planning board in Jan 2024 & any additional meetings as required.

Signed: _____

Printed: Shahid shamsuddin

Title: Owner

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