City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, March 26, 2024
7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of February 21, 2024 Minutes

III. APPLICATION ADJOURNMENT

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN
Review and public hearing adjourned to April 23rd meeting

2. 481 MAIN STREET: SITE PLAN
Applicant requested to adjourn review to a later date.

IV. RESOLUTION REVIEW

1. 149 NORTH HAMILTON STREET: SITE PLAN
An application for the creation of a parking area for the existing multi-unit building. Owner: RC Home Hamilton Street; Applicant: Roy Campbell; Consultant: Paul Tirums, P.E.; Grid #606263-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051

2. 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

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 70 AND 72-78 PROSPECT STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: General Industrial (I-2); File #2023-024 and 2023-025

2. 579 MAIN STREET: SITE PLAN/SPECIAL PERMIT

An application for site plan review relative to the proposed conversion of the building at 579 Main Street to a mixed use building containing retail and art studio space on the first floor, and three dwelling units. The project received area variances from the Zoning Board of Appeals relative to the size of the apartments and the number of off-street parking spaces. Owner: Johany Property LLC; Applicant: Joshua Mackey, Mackey Butts & Whalen, LLP; Consultant: A. Hennessy Architects; Grid #6161-24-423946; Zoning District: C-2A; File#2023-066

3. 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

4. 233-237 MAIN STREET: MIXED USE

Application for site plan review relative to the proposed conversion of the existing office building to a mixed use building with 6200 square feet of retail space on the first floor and twenty two (22) dwelling units. Owner: Elian & Justin Realty LLC: Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6162-77-014124; Zoning District: PID-CC Civic Corridor; File #PB2023-091.

5. 654 & 698 MAIN STREET /REYNOLDS AVENUE: SITE PLAN

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing

building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynolds Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. In addition to the Planning Board approvals specified, variances from the Zoning Board of Appeals will be required. Owner: EFDS Realty Corp: Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555852, 559850, 563849, 567848; Zoning District: C-2A. R-4; File #PB2024-006

6. 45 READE PLACE: SITE PLAN

Application for amended site plan review relative to the Vassar Brothers Medical Center Campus. The amended plan calls for re-use of an existing structure originally proposed for demolition, including modification of the water and stormwater infrastructure design and continued use of a connection point to Livingston Street.; Applicant: Vassar Brothers Medical Center; Consultant: LaBella Associates; Grid #6061-43-843721 (0000, 0001, 0002 and 0004); Zoning District: Hospital Medical (H-M); File #2024-013

7. 14 GRAND STREET: SITE PLAN

Application for Site Plan Review relative to the conversion of the existing carriage house at the rear of the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the Zoning Ordinance relative to rear yard set-backs and dimensions of usable open space. The applicant is also requesting that the Planning Board grant waivers of the off-street parking requirement and landscaping requirement. The Zoning Board of Appeals referred the proposal to the Planning Board for a coordinated review under SEQR, pursuant to the provisions of Section 19-4.16(e) of the Zoning Ordinance. Applicant/Owner: Justin Brown and Caroline Alsup; Grid #6062-84-957077; Zoning District: R-4A; File #2024-014

City of Poughkeepsie
Planning Board Meeting
Draft Minutes
Wednesday, February 21, 2024 6:00 PM

Present	Excused	Staff
Anne Saylor Rosaura Andújar- McNeil Nick DeLuccia Brian Veltre Paul Ackermann – 6:08 pm Chris Petsas – 6:15 pm	Marjorie Smith	Tyler Maegerle, Junior City Planner Lori Garcia, Board Administrative Assistant Chris Kroner, MASS Design – 6:15 pm

I. CALL TO ORDER 6 :00 pm

II. APPROVAL OF MEETING MINUTES

Approval of January 17, 2024 meeting minutes
Edit noted to Section IV #3 9 Dutchess Avenue vote – should be 4:1:0
Motion: Anne Saylor
Second: Nick DeLuccia
Carried: 6:0:0

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

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'Niell, Applicant
Michael Boyce, Landscaping Architect
Dominick Rico, Civil Engineer

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

Motion to adjourn the public hearing:
Motion: Nick DeLuccia
Second: Rosaura Andújar- McNeil
Carried: 6:0:0

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) fa9ade, 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
Terriciena Brown, Applicant

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

Motion to close the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

A motion to approve the application was made:
Motion: Nick DeLuccia
Second: Rosaura Andújar- McNeil
Carried: 6:0:0

3. 120 SOUTH HAMILTON STREET - LOT LINE ADJUSTMENT

Application for subdivision approval relative to the proposed lot line adjustment between the properties at 120 South Hamilton Street and 41 Crescent Road. The adjustment has received a Certificate of Appropriateness from the Historic District and Landmark Preservation Commission as 120 South Hamilton Street is located in a local historic district. Owners: Brenda Blasini (120 South Hamilton Street) and Masooma Zaidi and Jose Lugay (41 Crescent Road); Applicant: Brenda Blasini; Consultant: Michael A. Dalbo, Land Surveyor, PC; Grid #6161-38-133733 and 139722; Zoning District: Low Density Residence (R-1); File #2023-070

Presenting: Masooma Zaidi, Applicant

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Brian Veltre
Carried: 6:0:0

Motion to close the public hearing:
Motion: Nick DeLuccia
Second: Brian Veltre
Carried: 6:0:0

A motion to approve the application was made:
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 135 MAIN STREET- EXTENSION REQUEST

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

Presenting: Alec Gladd, Cuddy & Feder

A motion was made to approve the extension:
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

2. 70 and 72-78 PROSPECT STREET - SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: General Industrial (1-2); File #2023 -024 and 2023-025

Presenting: Nathaniel Curran and Chris Caesar, Caesar Engineering
Brian Dreeland and Richard, AC Aggregates, LLC

3. 149 NORTH HAMILTON - SITE PLAN

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

Presenting: Roy Campbell, Owner/Applicant

A motion to approve the application was made:
Motion: Rosaura Andújar- McNeil
Second: Chris Petsas
Carried: 6:0:0

4. **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.
Presenting: Michael Berta. AIA Architecture

5. **233-237 MAIN STREET - MIXED USE**
Application for site plan review relative to the proposed conversion of the existing office building to a mixed use building with 6200 square feet of retail space on the first floor and twenty two (22) dwelling units. Owner: Elian & Justin Realty LLC: Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6162-77-014124; Zoning District: PIO-CC Civic Corridor; File #PB2023-091.

Presenting: Jay Diesing, Mauri Architects
Alberto Fernandez, Owner

A motion was made to establish a $1,000 escrow
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

V. BOARD BUSINESS

1. **Approval of revised meeting calendar**

A motion was made to approve the revised meeting calendar
Motion: Paul Ackermann
Second: Nick DeLuccia
Carried: 6:0:0

A motion was made to adjourn the meeting to March 26
Motion: Rosaura Andújar- McNeil
Second: Brian Veltre
Carried: 6:0:0

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

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
APPROVAL RESOLUTION
149 NORTH HAMILTON STREET
MARCH 26, 2024

PRESENT:

WHEREAS, the Planning Board has received an application from Roy Campbell for creation of a parking area for the existing multi-unit building a 149 North Hamilton Street, File #2023-051; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Paul Tirums, P.E. dated 12/07/2023, and supplemental documentation; and,

WHEREAS, on January 9, 2024, the Zoning Board of Appeals granted variances regarding landscaping requirements and dimensional requirements; and,

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the creation of a parking area for the existing multi-unit building at 149 North Hamilton Street.

Motion:
Second:
Carried:

_____
Anne Saylor, Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 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

TPN#771405
N/F
141 NORTH WATER STREET, LLC
22021/52650

LOT 2 F.M. 11890
TPN#783401
N/F
141 NORTH WATER STREET, LLC
22021/52659

PARCEL A FM 7354
TPN#766443
N/F
'LL GROUP-DUTTON, LLC
22009/4466

CONC. CURB

ROCK FACE

4" SCH 40 PVC

SMH
RIM=57.27'
INV. SE=50.67'
INV. NW=50.72'

UTILITY EASEMENT

8" PVC

CHG&E
183769 P

SMH
RIM=58.88'
INV. S=49.01'
INV. NW=49.13

BUILDING STORM TIE INTO EXISTING STORM MANHOLE, TYP.

INTERNAL BUILDING STORM LINE, (ROOF LEADERS, GARAGE DRAIN PUMP SYSTEM , ELEVATOR SUMP ETC. SEE APPROVED MEP PLANS)

15" CPP

STMH
RIM=56.91'
INV. E=52.82'
INV. N=51.50'
INV. S=51.45'

12" CPP

LOT P.O. 1
TPN#78
N/F
WATER STREET D
COMPANY,
22003/102

PROVIDE KNOX BOX AT ENTRANCE PER FIRE DEPARTMENT REQUIREMENTS

PROVIDE SPRINKLER STANDPIPE, LOCATION SUBJECT TO FINAL APPROVAL BY FIRE DEPARTMENT

PROVIDE SPRINKLER AND DOMESTIC WATER LINES TO BUILDING, SIZING AS PER MEP PLANS

INTERNAL BUILDING SEWER LATERAL SYSTEM (RESIDENTIAL SANITARY SEWAGE ONLY)

BUILDING SEWER LATERAL TIE IN, TYP.

DUTCHESS AVENUE (BIT.)

EXISTING FIRE HYDRANT AND VALVE TO REMAIN.

EXISTING WATER SERVICE TO BE ABANDONED PER CITY OF POUGHKEEPSIE REQUIREMENTS

SMH
RIM=33.84'
INV. E=28.84'
INV. W=28.74'

CHG&E
#26571

W.V.

NEW 8" DIP WM

PIPES FOUND NEAR CORNER

CONC.

COMM.
BLDG.

0 10 20 Feet

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
Utility and Grading

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

Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - Parking Garage.dwg

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

TPN#771405
N/F
141 NORTH WATER STREET, LLC
22021/52650

LOT 2 F.M. 11890
TPN#783401
N/F
141 NORTH WATER STREET, LLC
22021/52659

PARCEL A FM 7354
TPN#766443
N/F
'LL GROUP-DUTTON, LLC
22009/4466

4" PVC
SMH
SMH
RIM=57.27'
INV. SE=50.67'
INV. NW=50.72'

UTILITY EASEMENT

8" PVC

CHG&E
183769 P

SMH
SMH
RIM=58.88'
INV. S=49.01'
INV. NW=49.13

SILT FENCE (TYP.)

PROVIDE CHAIN LINK CONSTRUCTION FENCE (TYP.)

CONC. CURB

ROCK FACE

SOIL STOCKPILE

STAGING AREA, REVISE AS REQUIRED THROUGHOUT CONSTRUCTION (TYP)

CONCRETE WASHOUT (TYP)

CONSTRUCTION ENTRANCE(TYP)

PARKING

DUTCHESS AVENUE (BIT.)

8" PVC ESM

PROVIDE CHAIN LINK CONSTRUCTION FENCE (TYP.)

RIM=33.84'
INV. E=28.84'
INV. W=28.74'

P.CHG&E #26574

W.V.

NEW 8" DIP WM

DROP INLET PROTECTION (TYP)

STMH
RIM=56.91'
INV. E=52.82'
INV. N=51.50'
INV. S=51.45'

15" CPP

8" PVC

UTILITY EASEMENT

LOT P.O.1
TPN#78
N/F
WATER STREET D
COMPANY,
22003/102

PIPES FOUND NEAR CORNER

COMM
BLDG.

CONC.

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.
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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	

0 10 20 Feet

Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - Parking Garage.dwg

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.

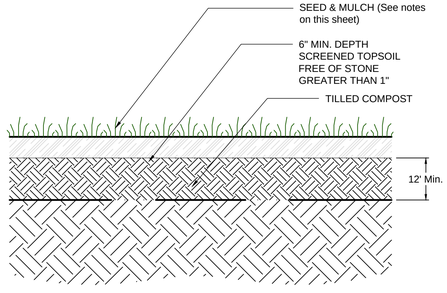
11. FINALIZE BUILDING CONSTRUCTION.

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.

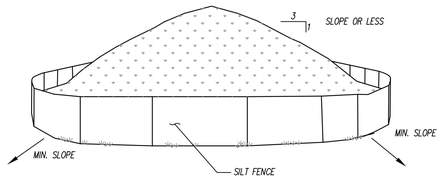
5 CONSTRUCTION SEQUENCE
NOT TO SCALE



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.

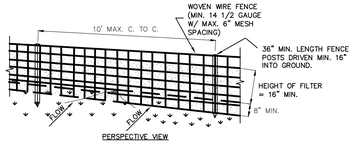
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

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.

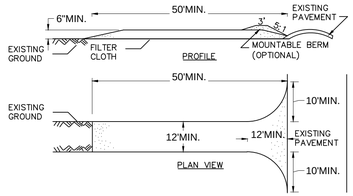
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

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.

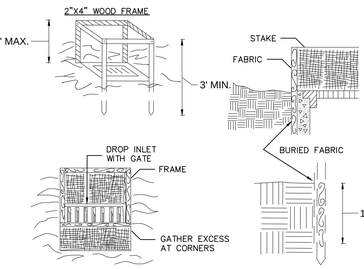
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

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

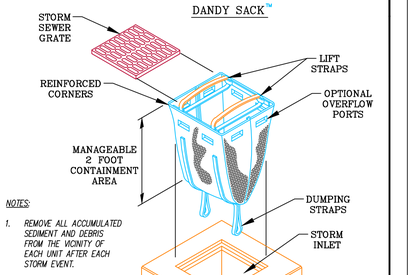


CONSTRUCTION SPECIFICATIONS

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

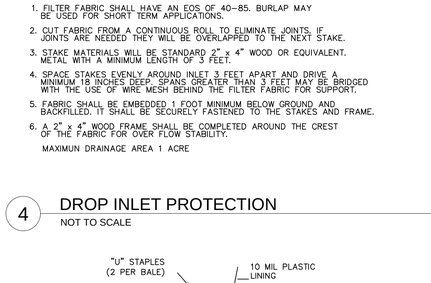
4 DROP INLET PROTECTION
NOT TO SCALE



NOTES:

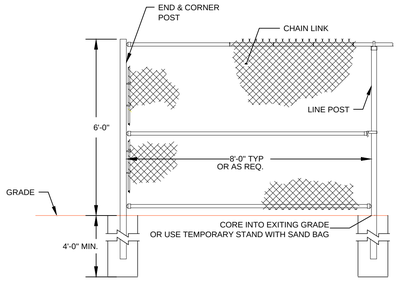
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE VICINITY OF EACH UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE UNIT. IF UNIT IS MORE THAN ½ FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. DAMAGED UNITS MUST BE REPLACED.

7 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



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.

11 TEMPORARY CHAIN LINK FENCE
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.

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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
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

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









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

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

January 29, 2024

To: Planning Board, City of Poughkeepsie
Re: ZR23-388, 9 Dutchess Avenue Grading Plan – Site Plan
Lots: 777390 / 781388 / 774390 / 768392, Dutchess Avenue

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan approval for a grading plan to remove a rock outcropping and level-grade the parcels. The plan set also contains information about a proposed 6-story structure.

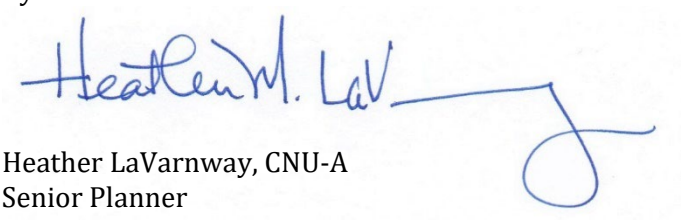
COMMENTS
According to the information submitted to our Department for review, the applicant was issued a "stop work" order when it was determined that grading work was taking place in the absence of an approved site plan from the City. Two SEQRA forms were submitted by the applicant – one related solely to the regrading, and a second related to a proposal for construction of a 6-story parking deck and apartment building (3 stories each, stacked) on the parcels. The plan set contains minimal information about the proposed 6-story structure.

The site plan application states that the "Proposed Use" is "rescission of Stop Work Order for Building permit 22-0842 allowing applicant to resume rock removal." Brief mention is made of the 6-story structure in the application only in the section entitled "Proposals Not Mentioned Above." In their cover letter to the Board, the applicant requests "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." As no development has been fully proposed by the applicant nor considered by the Board, it would not appear to be necessary to be conducting rock removal at this time. Given that the grading work is related to the applicant's stated intention to construct the 6-story building at some point, but not as part of this site plan approval request, it would appear that to entertain the grading work without also evaluating the full proposal for the building and sites would constitute segmentation under the State Environmental Quality Review Act. According to The *SEQR Handbook 4th Edition 2020*, "…considering only a part, or segment, of an overall action is contrary to the intent of SEQR."

RECOMMENDATION
For the reasons stated above, we recommend the Board not grant the requested site plan approval for grading work until all project components, including the 6-story structure and related site amenities, are concurrently evaluated as required by SEQRA.

> **Voting and Reporting Requirements:** If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP, Commissioner
By



Heather LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **7773900000, 7813880000, 7743900000, 7683920000**

Project Name: **9 Dutchess Avenue Grading Plan**

Applicant: **9 Dutchess, LLC**

Address of Property: **9 Dutchess Ave, Poughkeepsie, NY 12601**

**Exempt Actions:*
239 Review is NOT Required**

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **1/12/2024**

Entered By: **Knauss, Judith**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **1/9/2024**	Notes:	☑ Major Project
Date Received: **1/9/2024**		Referral #: **ZR23-388**
Date Requested: **1/12/2024**		
Date Required: **2/7/2024**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **1/29/2024**		

2023-24 & 25

RECEIVED
MAR 11 2024
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF
ID # 390170
390190

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
4/14/23

I. **PROPERTY ADDRESS:** 70 AND 72-78 PROSPECT ST.
POUGHKEEPSIE , NY 12601

II. **PROPERTY OWNER:** POUGHKEEPSIE LANDING CORPORATION
ADDRESS: PO BOX 410
BREWSTER
NY 10509 (state and zip code)
PHONE NUMBER: (845) 225-8252 (include area code)

III. **NAME OF APPLICANT:** AC AGGREGATES LLC (BRIAN DREELAND)
ADDRESS: 228 Myers Corners Road
Wappingers Falls
NY, 12590 (state and zip code)
PHONE NUMBER: (845) 225-8252 (include area code)
EMAIL ADDRESS: office@ac-agg.com

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

IV. **CONSULTANT:** Caesar Engineering D.P.C.
ADDRESS: 367 Windsor Highway 3411
New Windsor
NY, 12553 (state and zip code)
PHONE NUMBER: (845) 275-0230 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
BUILDING MATERIAL YARD STORAGE AND DISTRIBUTION

VI. **ZONING DISTRICT:** I-2

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

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

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

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

Alteration: _____ (yes) X _____ (no)

Cost of Construction: $ N/A _____

LOT AND BULK INFORMATION:

Lot area: 1.8 + 6.4 = 8.2 _____ (acres) 357192 _____ (square feet)

Building Footprint: N/A _____ (proposed square feet for new construction)

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

0 _____ (additional proposed square feet for expansion)

27900 _____ (total building footprint, square feet)

Lot Coverage: 8% _____ (percentage, building coverage only)

Gross Floor Area: N/A _____ (proposed square feet for new construction)

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

N/A _____ (additional proposed square feet for expansion)

N/A _____ (total gross floor area, square feet)

Building Height: N/A _____ (stories) _____ (feet)

Floor Area Ratio: .08 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4 _____

B) Number of Off-Street Parking Spaces provided: 10 _____

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: _____
(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: BUILDING MATERIAL STORAGE AND DISTRIBUTION

B) Number of shifts (if any): 3

C) Number of employees: 4
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): N/A

F) Days/Hours of operation: 7 Days per week / 24 hours

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, Nathaniel Gooden, P.E.*, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

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

_____ 8MAR24

Signature of Applicant Date

**On behalf of AC Aggregates LLC*

Revised January 2018: Previous Editions Obsolete

Judith Knauss

From: Nate - Caesar Engineering <nate@caesarengineering.work>
Sent: Thursday, February 29, 2024 11:38 AM
To: Judith Knauss
Cc: Lori Garcia; Joseph O'Brien; Nick Caesar; Tyler Maegerle; Richard Distel; Joseph Donat; Brian K. Dreeland; Richard Bonanno; Rebecca A. Valk
Subject: Re: 70 and 72-78 Prospect Street and 4 Sunfish Cove

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Judith,

Thank you for the conversation too.

1. Yes, we would like to move ahead with gaining approval of the activities as depicted on sheet A2 of the site plan (referred to as Phase 1 (70/72-78 Prospect)).

2. Yes, the project sponsor intends to come back for an amendment to allow Phase 2 (4 Sunfish Cove Rd.) once Phase 1 is approved and underway.

I will fill out the application and return it to you. Please let us know if we need to do anything else before the next PB meeting on March 26th.

Thank you very much!

Respectfully,

Nathaniel Gooden (Nate), P.E.
Caesar Engineering D.P.C.
P.E. licensure in NY, CO, WA, OR
Direct Line: (845) 275-3825
Office Line: (518) 279-6156
Email: nate@caesarengineering.work
Web: caesarengineering.work

On Thu, Feb 29, 2024 at 11:06 AM Judith Knauss <JKnauss@cityofpoughkeepsie.com> wrote:

Hello, Nate.

Thank you for the phone call. We generally agreed, pending approval of your client, the following plan for moving the project forward to the March 26, 3024 meeting of the Planning Board:

Caesar Engineering D.P.C.
367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie Departments & Boards

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

Subject: AC Aggregates, LLC Industrial Site Plan Cover Letter

March 12th, 2024

Dear City Officials, Board Members, and Department Heads,

Our firm is submitting this cover letter on behalf of our client and the project sponsor, AC Aggregates, LLC for approval of a building material storage and distribution operation. This cover letter is intended to summarize the approvals being sought for the March 26th, 2024 planning board meeting in reference to the site plan dated 10JAN24.

As stated before, the project sponsor wishes to operate a building material distribution operation with the intent to receive and store approved building materials (per the City of Poughkeepsie zoning regulation 19-3.30(2)) and distribute them to local and regional customers. The submitted site plan shows three contiguous parcels in the City of Poughkeepsie, specifically 70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St (Tax ID: 6061-51-788513), and 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480). However, the approval request addressed in this letter is specifically for 70 Prospect St. and 72-78 Prospect St.

Due to the constraints of the site and that part of its location is in the Hudson River floodplain, the project sponsor is planning to pursue this project in two phases (Phase 1 and 2). Though the site plan shows both phases (for general awareness), the project sponsor is seeking explicit approval for Phase 1 at the planning board meeting scheduled for March 26th, 2024. Approval for Phase 1 would be for building material distribution and operations on 70 Prospect Sheet and 72-78 Prospect St. which involves receiving material via a barge or similar transport vessel (transiting via the Hudson River), storing it at a location above the 100-year flood plain, and distributing it to customers. Specifically, I am outlining the applicable sheet references to Phase 1 below:

- Sheet A2 provides an overview of the actions being taken in Phase 1 on 70 Prospect St. and 72-78 Prospect St. 4 Sunfish Cove Rd is shown as an adjacent parcel only.

- Sheet A4 provides an overview of the actions that will be taken in Phase 1 on 70 Prospect St. as well as Phase 2 (the same actions proposed in Phase 1 will be carried over and continued to Phase 2 without change).
- Sheet A5 - Provides an overview of the actions that will be taken in Phase 1 on 72-78 Prospect St. as well as Phase 2 (the same actions proposed in Phase 1 will be carried over and continued to Phase 2 without change).
- Sheet A7 - The equipment shown on this sheet will be used in Phase 1 and Phase 2.
- Sheet A8 - The equipment and enclosures shown on this sheet will be used in Phase 1 and Phase 2.

The project sponsor intends to come back for an amendment to allow Phase 2 (4 Sunfish Cove Rd) which would entail raising a portion of the property out of the flood plain. In all phases, the project sponsor fully intends to store approved building materials as of right per the City of Poughkeepsie zoning regulation 19-3.30(2).

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

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

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

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Caesar Engineering D.P.C.
367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Update Letter

January 10th, 2024

Dear City Officials, Board Members, and Department Heads,

Our firm is submitting an updated site plan for approval on behalf of our client and the project sponsor, AC Aggregates, LLC for a building material storage and distribution operation. The attached site plan dated 10JAN24 is a revision to the previously submitted site plan and materials dated 03OCT23. This revision is due to the project sponsor receiving feedback from the City of Poughkeepsie Zoning Department. Since the project sponsor's last appearance before the planning board on July 18th, 2023, the project's development team has met with the City of Poughkeepsie Waterfront Advisory Committee, the New York State Department of Environmental Conservation (DEC), the City of Poughkeepsie's Department of Zoning, and other stakeholders. This cover letter is intended to provide an update following those meetings.

As stated before, the project sponsor wishes to operate a building material distribution operation with the intent to receive and store approved building materials and distribute them to local and regional customers. The proposed site plan encompasses three contiguous parcels in the City of Poughkeepsie, specifically 70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St (Tax ID: 6061-51-788513), and 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480). A point of emphasis to be made is that the project sponsor fully intends to store approved building materials as of right per the City of Poughkeepsie zoning regulation 19-3.30(2). It has been and continues to be communicated that clean sand aggregate is the primary building material to be distributed, however, the project sponsor intends to store other approved building materials as of right per zoning regulations.

Due to the constraints of the site and that part of its location is in the Hudson River floodplain, the project sponsor is planning to pursue this project in two phases. The benefit is that it allows the project sponsor to determine economic feasibility early on before pursuing more capital-intensive investments (in Phase 2). As shown in the attached site plan, Phase I entails receiving material via

a barge or similar (transiting via the Hudson River) and storing it at a location above the 100-year flood plain. One notable change since the last submission on 03OCT23 is that the project sponsor does not intend to use a continuously anchored spud barge in Phase 1. This is because the primary supplier of building materials has informed the client that they will use their own barges with self-offloading capabilities (via onboard crane). Therefore the use of the spud barge should no longer be considered in Phase 1. Phase 2 (the main course of action) involves improving the portions of the site by raising it out of the 100-year flood plain and offloading materials from barges using material conveyors. Doing so makes the operation more cost-effective and efficient in the long run. The project sponsor may use a spud barge or similar platform in Phase 2 if desired. If that is the case, the project sponsor will apply for the applicable permits from relevant authorities (i.e. DEC, USACE).

It is expected that more capital and time will be required to meet the resource and regulatory needs for Phase 2. As such, the project sponsor requests approval for Phase 1 first (which proposes no physical changes to the site). The project sponsor would also like to obtain a vote on conditional approval for Phase 2 once the requirements for floodplain development and the DEC are met. The intent is to facilitate a more streamlined process and avoid repeated applications to save time and resources for the project sponsor and city staff. Being that the submitted document is a site plan only, the project sponsor intends to work closely with the building department, DPW, and the project's design team to execute the more technical requirements of this phase.

The project development team met with the DEC on October 23, 2023, the DEC has indicated that an MSGP permit (SWPPP) would not be applicable upon initial review (particularly for Phase 1 as there is no change in any physical features or impervious surfaces of the site). However, the DEC has indicated that Phase 2 would require a Docking, Moorings, and Platforms permit. Additionally, no hazardous materials or waste outside of approved building materials are proposed to be stored at the site so the project sponsor does not intend to apply for coverage for those activities. The United States Army Corps of Engineers (USACE) NY District has also provided feedback as of 16NOV23, communicating that a permit and/or review would be needed if any work is templated to be below the Hudson River High Water/Tide marks, a new dock is constructed, or long term use of a spud barge is proposed. At this time the project sponsor does not intend to perform any work, improvements, or changes to areas below the Hudson River High Water/Tide marks. However, the project sponsor will request a review for the long-term use of a spud barge in Phase 2 if they choose to use one.

As a point of summary, the project sponsor estimates that there will be approximately 3 barges per month and approximately 25 truck trips per day to/from the site. As such it is reasonable to determine that the increase in traffic is not significant using Table 1 in the Full Form Environmental Assessment Form Workbook under SEQRA. The primary truck routes will utilize route 9D which

bypasses local roads. A traffic diagram dated 03OCT23 is provided as an attachment for reference. Operations are intended to be 24 hours/day, however, operations in the evening hours will be limited to the core function of offloading vessels (barges) that deliver materials throughout the night. The operation will employ upwards of 4 employees during the largest shift. Loading and trucking will take place during regular daytime business hours. There is adequate space on the site to receive and temporarily hold trucks as they await their respective shipping loads. A site supervisor will be present to manage operations and traffic on the site.

As a part of this latest submission, you will find a revised response letter to comments received to date which should offer more information on the intended actions for this site plan. You can contact our office if you have any questions. Our firm can be reached via the information provided on the front page of this letter. You can reach the project sponsor via the contact information below:

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

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

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Please see aerial photos of the site below:

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

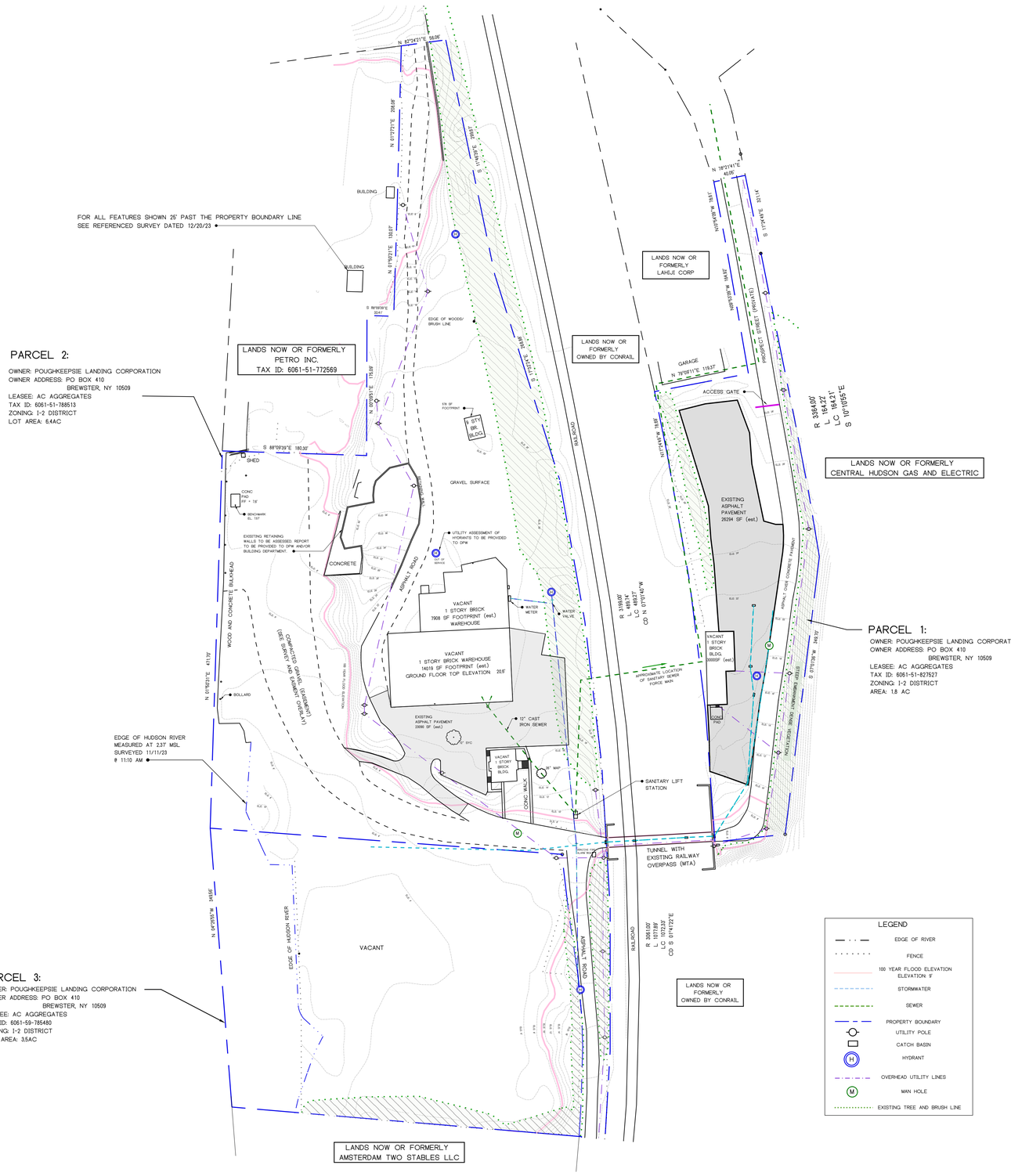


Figure 2: 72-78 Prospect St. (TAX ID:6061-51-788513) Facing NE



A1 EXISTING CONDITIONS & UTILITIES OVERVIEW





SCALE: 1" = 70'

00 01 02 04

Know what's Below. Call before you dig.

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

ZONING: I-2

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS OF ALL SUBJECT PARCELS:
PO BOX 410
BREWSTER, NY 10509

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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AND SECURED AS PART OF THIS SITE PLAN. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED. THE PROPOSED PLAN DOES NOT INCLUDE A CHANGE IN OCCUPATION OR USE OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

2. SEE REFERENCED SURVEY FOR FEATURES 25' BEYOND THE PROPERTY LINES, ISOLATED TREES, OR OTHER PERTINENT INFORMATION.

3. EXISTENCE AND LOCATION OF UTILITIES SHOWN IS FOR REFERENCE ONLY. NO CHANGE TO UTILITIES ARE PROPOSED. UTILITIES MAY HAVE BEEN ALTERED OR CHANGED SINCE THE DATE OF THE INITIAL SURVEY. THE PROJECT SPONSOR SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO PERFORM A DEDICATED UTILITY SURVEY IF ALTERATIONS OR IMPROVEMENTS SHOULD BE MADE.

4. NO EASEMENTS, DEED RESITRICTIONS, PUBLIC AREAS, CONVENANTS, ETC. ARE PROPOSED IN THIS SITE PLAN. PLEASE SEE REFERENCE SURVEY DATED 20DEC23 FOR EXISTING EASEMENTS.

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

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

NO ONE EXCEPT THE ENGINEER WHOSE NAME AND SIGNATURE THAT HAVE BEEN AFFIXED TO THIS DOCUMENT OR SET OF DOCUMENTS MAY MAKE ANY ALTERATION WITHOUT EXPRESS WRITTED CONSENT OF THIS INDIVIDUAL.

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

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

COMMON ABBREVIATIONS REFERENCED	
IAW: IN ACCORDANCE WITH IVO IN THE VICINITY OF P.T. : PRESSURE TREATED P.C. PUMP CHAMBER SF: SQUARE FOOT CF: CUBIC FOOT CL: CENTER LINE SCH SCHEDULE T.A. : TRIBUTARY AREA E.O.R. : ENGINEER OF RECORD	CY: CUBIC YARD O.C. : ON CENTER W/: WITH W/O WITH OUT CLF: CHAIN LINK FENCE est: ESTIMATED MSL: MEAN SEA LEVEL

PAGE #	SHEET INDEX	SHEET NAME
1	A1	EXISTING CONDITIONS & UTILITIES OVERVIEW
2	A2	PROPOSED CONDITIONS PHASE 1
3	A3	PROPOSED CONDITIONS PHASE 2
4	A4	70 PROSPECT ST. SITE PLAN PHASE 1 AND 2
5	A5	72-78 PROSPECT ST. SITE PLAN PHASE 1 AND 2
6	A6	4 SUNFISH COVE RD. SITE PLAN PHASE 2
7	A7	PROPOSED EQUIPMENT & DETAILS 1
8	A8	PROPOSED EQUIPMENT & DETAILS 2
9	A9	

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0020128

NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 10JAN24		PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC		PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC		PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187		PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

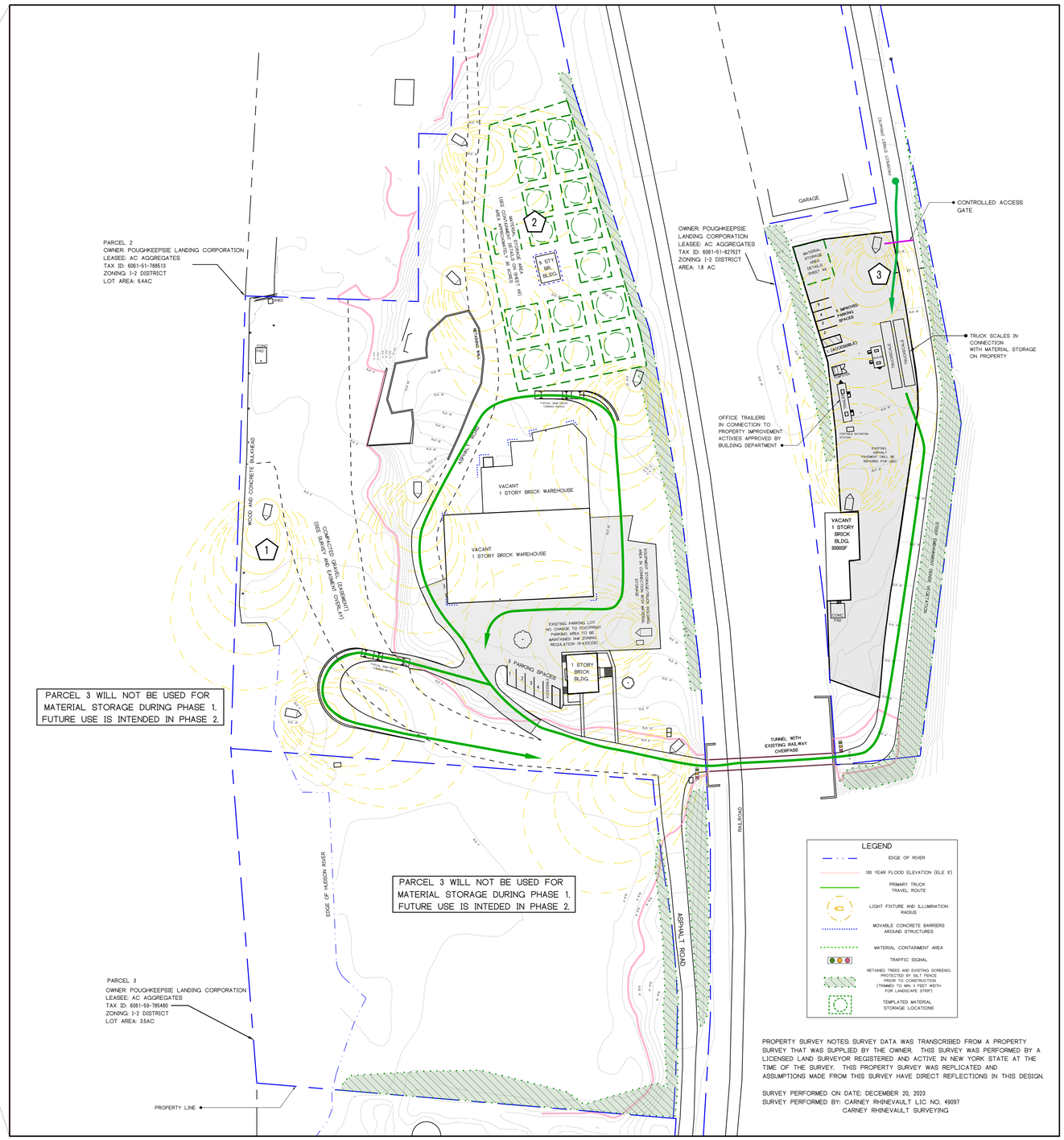
DATE	REVISION DESCRIPTION	REV #

SHEET IDENTIFICATION
A1
EXISTING CONDITIONS & UTILITIES OVERVIEW
SHEET 1 OF X TOTAL SHEETS

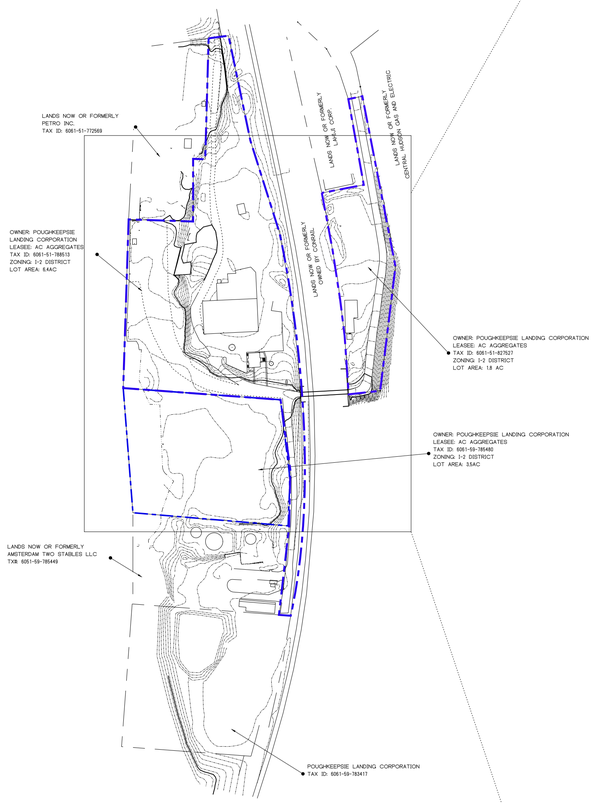
A2 PROPOSED CONDITIONS PHASE 1

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

SCALE: 1" = 60'



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST) VIA MATERIAL HANDLER. BARGE WILL BE CAPABLE OF SELF-OFFLOADING MATERIALS ONTO THE PARCEL. SEE SHEET A7 FOR TYPICAL BARGE DOCKING PLAN.
2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.
3. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONNECTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

SCALE: SEE VIEWS

00 01 02 04

811 Know what's Below. Call before you dig.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THE PROPOSED ACTION IS PROPOSED TO BE SPLIT INTO 2 PHASES. THIS SHEET SHOWS OPERATIONS DURING PHASE 1. ONLY PARCELS 6061-51-827527 AND 6061-51-788513 WILL BE UTILIZED FOR OPERATIONS DURING PHASE 1. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED BUILDING MATERIALS VIA OFFSHORE VESSEL AND STOCKPILING THEM ON SITE BEFORE BEING PICKED UP BY TRUCK AND DELIVERED TO VARIOUS CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A8) IAW ZONING REGULATION 19-4.10(2)(A)
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN. TRUCK LOADING AND DELIVERY WILL TAKE PLACE DURING DAYTIME OPERATING HOURS. CONDITIONS/OPERATIONS PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND WILL BE SERVICED BY A THIRD PARTY. USAGE OF MUNICIPAL SEWER IS NOT PROPOSED AT THIS TIME.
5) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN ARE BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SETUP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE PROJECT SPONSOR'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF SPACES PROVIDED ON ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 1
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 3
TAX ID: 6061-59-785480

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

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

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

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

NATHANIEL GOODEN, P.E.
LIC. NO. 090240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0020139
NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.
DATE: 10JAN24
PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work
DESIGNED BY: NG / NC
PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553
DRAWN BY: NG / NC
PROJECT SPONSOR ADDRESS: 238 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN
PROJECT NUM: P187
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

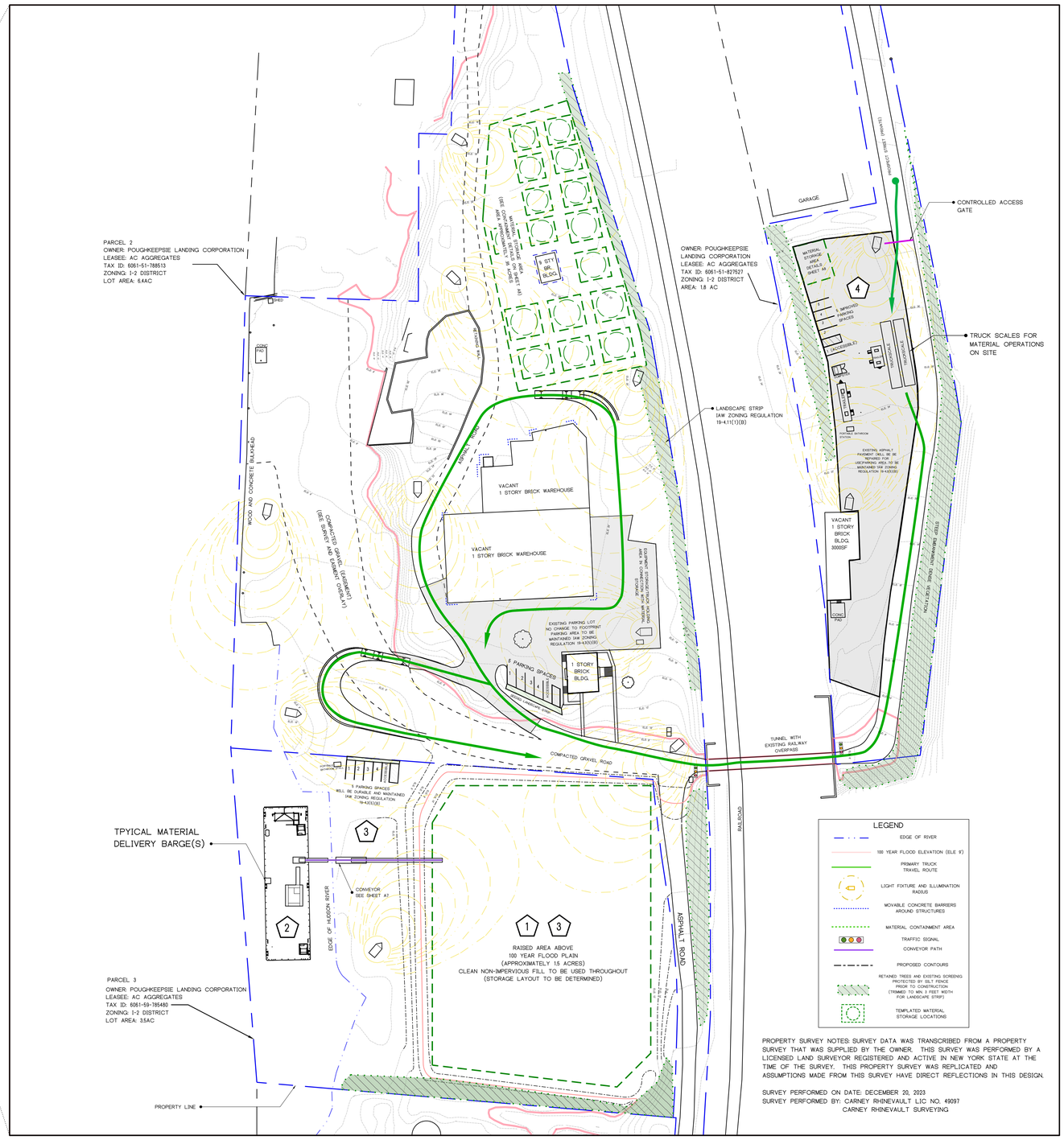
DATE	REVISION DESCRIPTION	REV #

SHEET IDENTIFICATION: A2 PROPOSED CONDITIONS PHASE 1
SHEET 2 OF 8 TOTAL SHEETS

A3 PROPOSED CONDITIONS PHASE 2

SHOWING OVERVIEW OF PROPOSED CONDITIONS (ALL PARCELS - PHASE 2)

SCALE: 1" = 60'



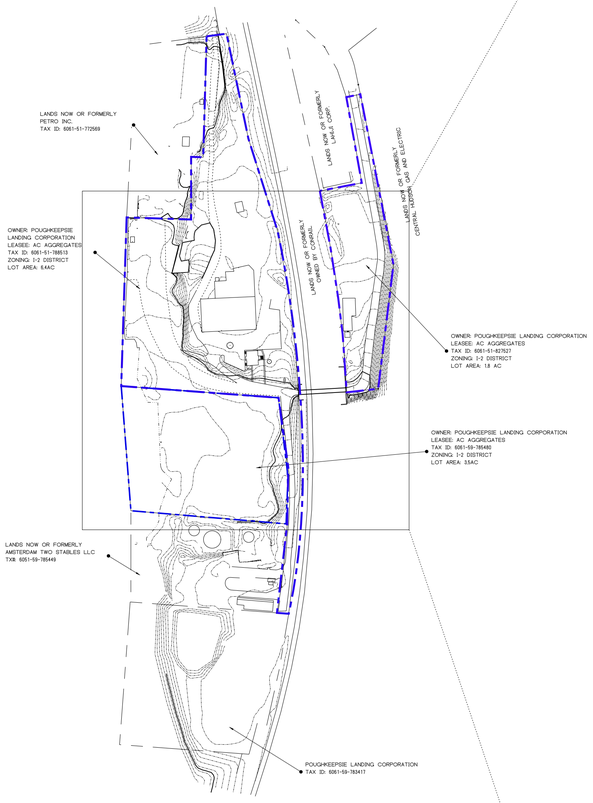
PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

SCALE: SEE VIEWS

00 01 02 03

PROSPECT STREET SITE MAP



SCALE: 1" = 200'

KEYED NOTES

1. CLEAN FILL MATERIAL IS POSITIONED ON SITE TO RAISE A PORTION OF LAND (APPROXIMATELY 1.5 ACRES) ON PARCEL# 6061-59-785480 OUT OF THE 100 YEAR FLOOD PLAIN TO ELEVATION 10 AS SHOWN. THIS PORTION OF LAND WILL THEN BE USED TO STORE PPROVED BUILDING MATERIAL.
2. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE. DELIVERY BARGE WILL HAVE OWN OFFLOADING CAPABILITIES. SEE SHEET A8 FOR TYPICAL BARGE.
3. MATERIAL IS CONVEYED UP TO NEWLY CREATED ELEVATION 10 ON PARCEL# 6061-59-785480 WHERE IT IS CONFINED IN STOCKPILES. STOCKPILES SHALL NOT EXCEED HEIGHT OF SCREENING. TRUCK TRANSPORTS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE. SEE SHEET A8 FOR MATERIAL CONFINEMENT DETAILS.
4. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE APPROVED MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THE PROPOSED ACTION IS PROPOSED TO BE SPLIT INTO 2 PHASES. THIS SHEET SHOWS OPERATIONS DURING PHASE 2. DURING PHASE 2 ALL PARCELS WILL BE UTILIZED FOR OPERATIONS. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED BUILDING MATERIAL VIA OFFSHORE VESSEL AND OFFLOADING AND MOVING IT VIA PORTABLE MECHANICAL CONVEYORS TO MATERIAL STOCK PILES. THE MATERIAL WILL THEN BE HAULED OFF-SITE FOR DELIVERY TO CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A8).
2) A PORTION OF PARCEL #6061-59-785480 (4 SUNFISH COVE RD) WILL BE RAISED OUT OF THE 100-YEAR FLOOD PLAIN TO ELEVATION 10.ad THIS NEW HIGHER AREA WILL SUPPORT THE MATERIAL STOCKPILES PROPOSED AND MITIGATE THE EFFECTS OF FLOODING EVENTS AT OR BELOW THE 100-YEAR STORM.
3) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN. TRUCK LOADING AND DELIVERY WILL TAKE PLACE DURING DAYTIME OPERATING HOURS. CONDITIONS/OPERATIONS PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
4) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
5) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
6) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN ARE BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SETUP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE PROJECT SPONSOR'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
7) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
8) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 1
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 3
TAX ID: 6061-59-785480

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

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

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

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

STATE OF NEW YORK — NATHANIEL GOODEN — LICENSED PROFESSIONAL ENGINEER
NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0020128
NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN
DATE: 10JAN24
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187
PROJECT SPONSOR NUMBER: 845.225.8252
PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12603

CAESAR ENGINEERING

DATE	REVISION DESCRIPTION	REV #

SHEET IDENTIFICATION
A3
PROPOSED CONDITIONS PHASE 2
SHEET 3 OF X TOTAL SHEETS

811 Know what's below. Call before you dig.

A4 70 PROSPECT ST. SITE PLAN PHASE 1 AND 2

TAX LOT 6061-51-827527 PROPOSED CONDITIONS

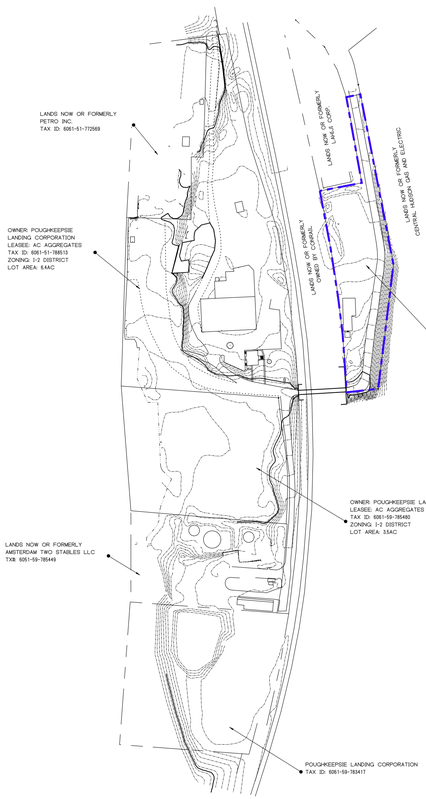
TRUE NORTH

PROJECT NORTH

PROSPECT STREET SITE MAP

EXISTING CONDITIONS

SCALE: 1" = 200'



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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

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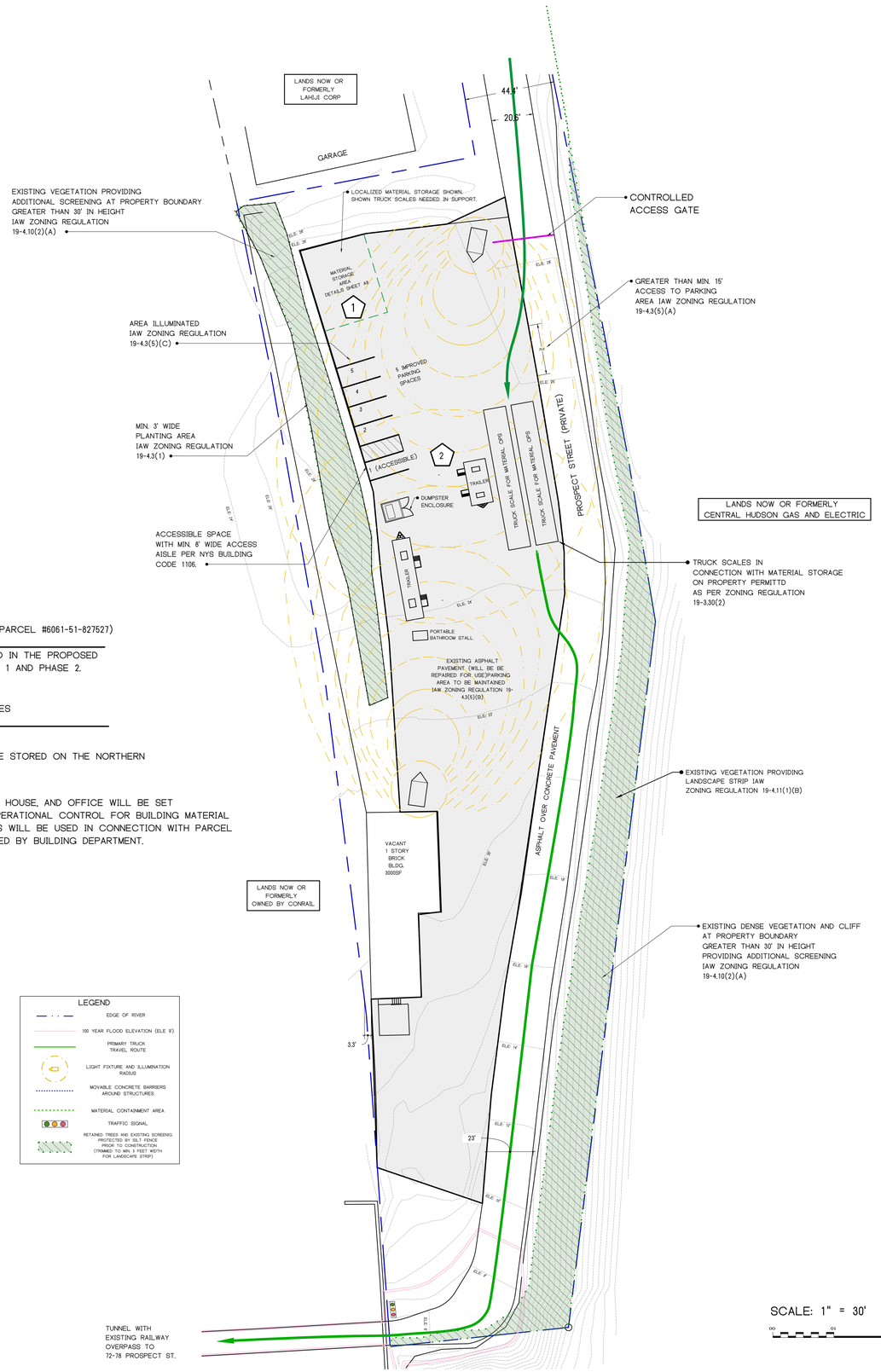
ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

PHASE 1 AND 2 SUMMARY (PARCEL #6061-51-827527)

THIS PARCEL WILL BE USED IN THE PROPOSED CONDITIONS FOR PHASE 1 AND PHASE 2.

KEYED NOTES

1. APPROVED BUILDING MATERIALS ARE STORED ON THE NORTHERN END OF THE SITE.
2. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.



LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENG PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 5 FEET WIDTH FOR LANDSCAPE STRIP)

SCALE: 1" = 30'

00 01 02 04

811 Know what's below. Call before you dig.

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST.

ZONING: I-2

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

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

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THE PROPOSED ACTION IS PROPOSED TO BE SPLIT INTO 2 PHASES. THIS PARCEL (6061-51-827527) WILL BE UTILIZED TO STORE APPROVED MATERIALS, CONTROL, SITE ACCESS, AND PERFORM TRUCK WEIGHING OPERATIONS FOR MATERIAL OPERATIONS. SEE SHEETS A2 AND A3 FOR PROPOSED CONDITIONS OF ALL PARCELS IN BOTH PHASE 1 AND PHASE 2. NO NEW GRADES ARE PROPOSED IN PHASE 1.
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
5) 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.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.
8) NO SIGNS ARE PROPOSED AT THIS TIME.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

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

STATE OF NEW YORK — NATHANIEL GOODEN — LICENSED PROFESSIONAL ENGINEER

NATHANIEL GOODEN, P.E.
LIC. NO. 106240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0020128

NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 10JAN24	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12603

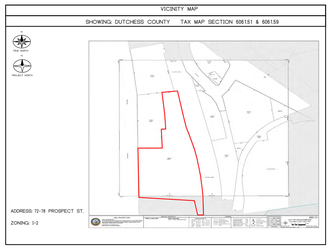
CAESAR ENGINEERING

DATE	REVISION DESCRIPTION	REV #

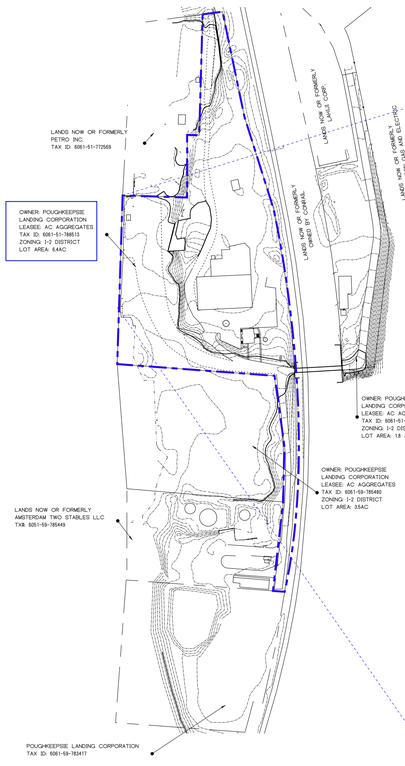
SHEET IDENTIFICATION
A4
70 PROSPECT ST. SITE PLAN PHASE 1 AND 2
SHEET A OF X TOTAL SHEETS

A5 72-78 PROSPECT ST. SITE PLAN PHASE 1 AND 2

TAX LOT 6061-51-788513 PROPOSED CONDITIONS



PROSPECT STREET SITE MAP
EXISTING CONDITIONS
SCALE: 1" = 200'



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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

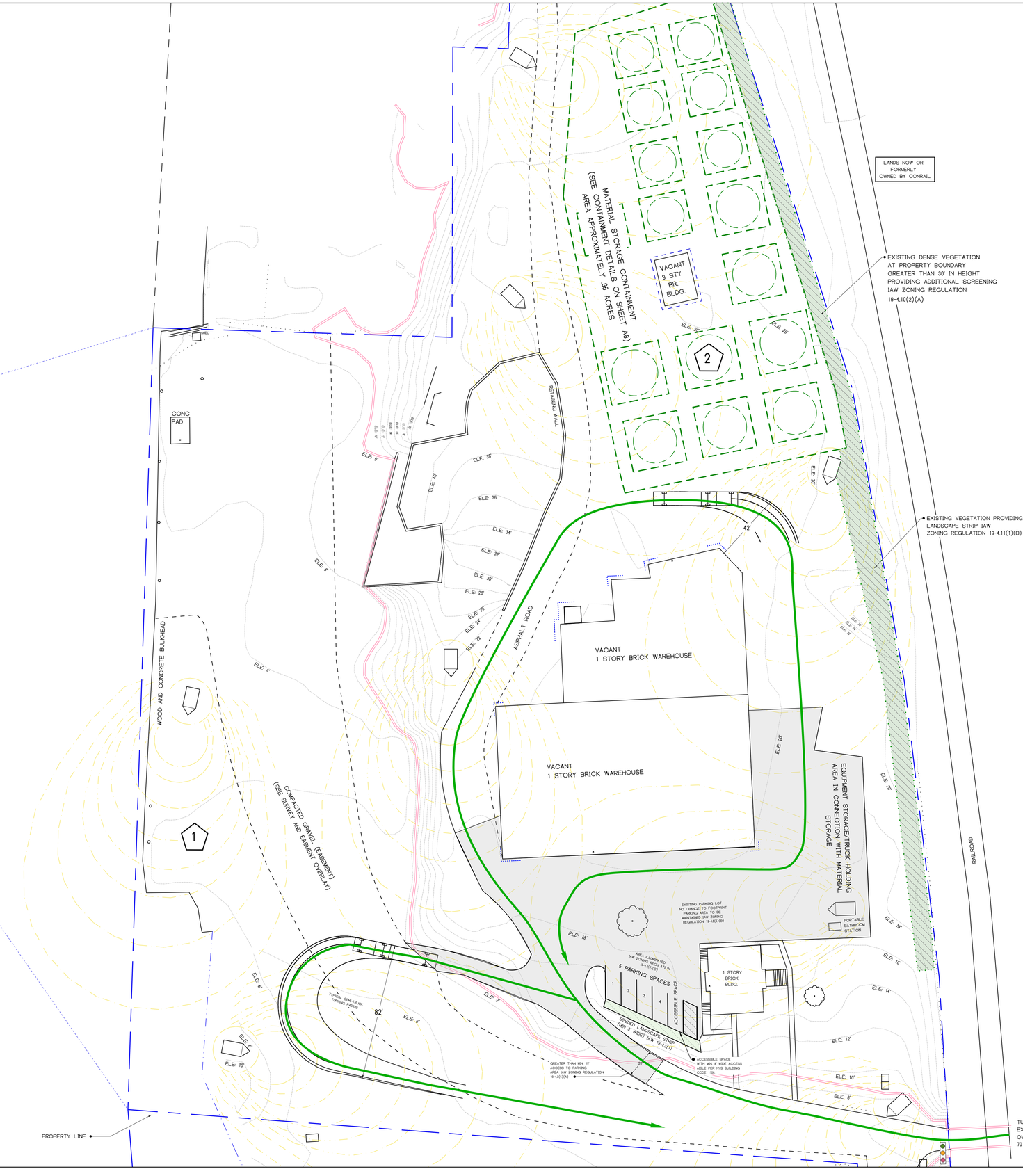
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ONLY MAPS OR DRAWINGS WITH EMBOSSED OR TRUE INK SEALS WITH THE SIGNATURE AND DATE OF THE PROFESSIONAL ENGINEER ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED OR TRUE INK SEALS WITH A CORRELATED SIGNATURE SHOULD NOT BE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

NO ONE EXCEPT THE ENGINEER WHOSE NAME AND SIGNATURE THAT HAVE BEEN AFFIXED TO THIS DOCUMENT OR SET OF DOCUMENTS MAY MAKE ANY ALTERATION WITHOUT EXPRESS WRITTEN CONSENT OF THIS INDIVIDUAL.

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

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



SUMMARY (PARCEL #6061-51-788513)

IN PHASES 1 AND 2, THE PROJECT SPONSOR WISHES TO RECEIVE APPROVED BUILDING MATERIALS (AS OF RIGHT PER ZONING) VIA BARGE AND STORE THE MATERIAL ON THE NORTHERN END OF PARCEL #6061-51-788513. MATERIAL WILL THEN BE TRUCKED OFF SITE FOR DELIVERY TO VARIOUS CUSTOMERS.

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE. DELIVERY BARGE WILL HAVE OWN OFFLOADING CAPABILITIES. SEE SHEET A8 FOR TYPICAL BARGE.
2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE APPROVED MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THE PROPOSED ACTION IS PROPOSED TO BE SPLIT INTO 2 PHASES. THIS PARCEL (6061-51-788513) WILL BE UTILIZED TO RECEIVE, STORE, AND DISTRIBUTE APPROVED MATERIALS. SEE SHEETS A2 AND A3 FOR PROPOSED CONDITIONS OF ALL PARCELS IN BOTH PHASE 1 AND PHASE 2. MATERIALS WILL BE STORED ABOVE THE 100-YEAR FLOOD PLAIN TO PREVENT AND MITIGATE POTENTIAL FLOOD HAZARDS. NO NEW GRADES ARE PROPOSED IN PHASE 1.
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
5) 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.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING DENSE TREE VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES PROVIDING SCREENING IAW ZONING REGULATION 19-4.10(2)(A)

BULK TABLE NOTES:

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

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

MINIMUM PARKING REGULATIONS:

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

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

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

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____, 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: 1" = 30'

00 01 02 04

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NATHANIEL GOODEN, P.E.
LIC. NO. 110240
REGISTERED THRU 31JULY25
FIRM AUTHORIZATION# 0020128

NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 10JAN24	PROJECT SPONSOR NUMBER: 845.225.8252	
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.	
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590	
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601	

DATE	REVISION DESCRIPTION	REV #

SHEET IDENTIFICATION
A5
72-78 PROSPECT ST. SITE PLAN PHASE 1 AND 2
SHEET 5 OF 8 TOTAL SHEETS

A6

4 SUNFISH COVE RD. SITE PLAN PHASE 2

6061-59-785480 PROPOSED CONDITIONS (PHASE 2)

CHANGES ARE ONLY PROPOSED IN PHASE 2 AS SHOWN.
NO CHANGES/USES ARE PROPOSED IN PHASE 1 FOR THIS PARCEL

TRUE NORTH

PROJECT NORTH

VICINITY MAP

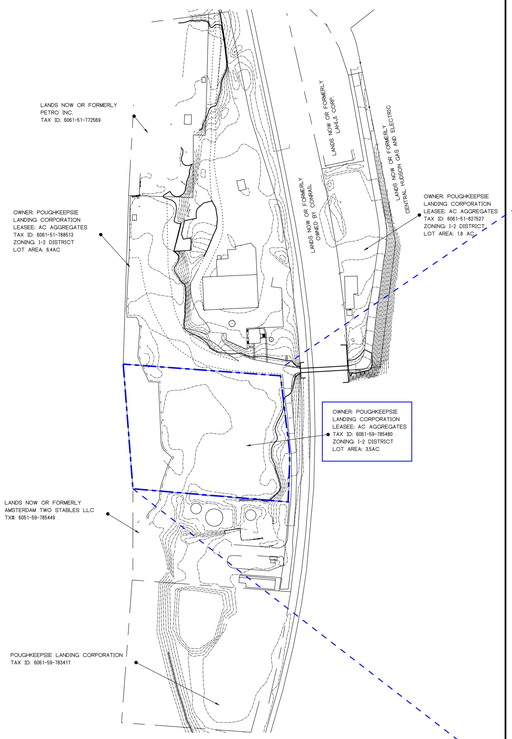
SHOWING DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS 72-78 PROSPECT ST.

ZONING: I-2

PROSPECT STREET SITE MAP
EXISTING CONDITIONS
SCALE: 1" = 200'



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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT, LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

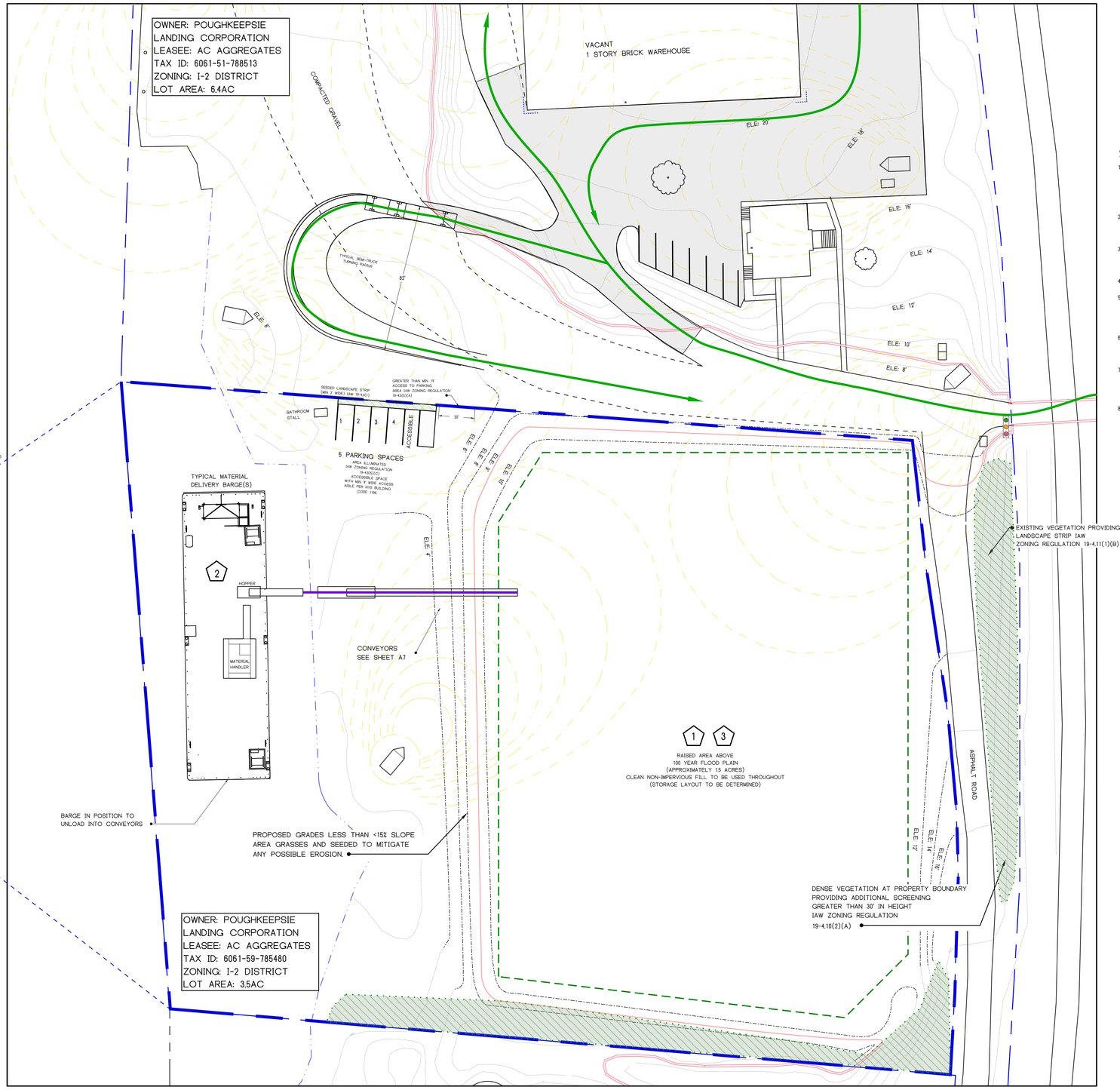
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PHASE 2 SUMMARY (PARCEL #6061-59-785480)

PROJECT SPONSOR WISHES TO RAISE A PORTION OF LAND ON PARCEL# 6061-59-785480 OUT OF THE 100 YEAR FLOOD PLAIN TO ELEVATION 10. PROJECT SPONSOR WISHES TO RECEIVE APPROVED BUILDING MATERIALS (AS OF RIGHT PER ZONING) VIA BARGE AND STORE THE MATERIAL ON THE NEW RAISED PORTION OF LAND AT ELEVATION 10 ON THIS SITE. MATERIAL WILL THEN BE TRUCKED OFF SITE FOR DELIVERY TO VARIOUS CUSTOMERS.

KEYED NOTES

1. CLEAN FILL MATERIAL IS POSITIONED ON SITE TO RAISE A PORTION OF LAND (APPROXIMATELY 1.5 ACRES) ON PARCEL# 6061-59-785480 OUT OF THE 100 YEAR FLOOD PLAIN TO ELEVATION 10 AS SHOWN. THIS PORTION OF LAND WILL THEN BE USED TO STORE APPROVED BUILDING MATERIAL.
2. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE. DELIVERY BARGE WILL HAVE OWN OFFLOADING CAPABILITIES. SEE SHEET A8 FOR TYPICAL BARGE.
3. MATERIAL IS CONVEYED UP TO NEWLY CREATED ELEVATION 10 ON PARCEL# 6061-59-785480 WHERE IT IS CONFINED IN STOCKPILES. STOCKPILES SHALL NOT EXCEED HEIGHT OF SCREENING. TRUCK TRANSPORTS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE. SEE SHEET A8 FOR CONFINEMENT DETAILS.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527;6061-51-788513; AND 6061-59-785480). THE PROPOSED ACTION IS PROPOSED TO BE SPLIT INTO 2 PHASES. THIS PARCEL (6061-59-785480) WILL BE UTILIZED TO RECEIVE, STORE, AND DISTRIBUTE APPROVED MATERIALS IN PHASE 2 ONLY. SEE SHEETS A2 AND A3 FOR PROPOSED CONDITIONS OF ALL PARCELS IN BOTH PHASE 1 AND PHASE 2. NO NEW GRADES ARE PROPOSED IN PHASE 1. ONLY IN PHASE 2 AS SHOWN.
2) IN PHASE 2, CLEAN FILL MATERIAL WILL BE BROUGHT IN TO RAISE THE EXISTING AVERAGE ELEVATION OF THIS PARCEL (6061-59-785480) ABOVE THE 100-YEAR FLOOD PLAIN. THIS WILL INVOLVE RAISING THE FINISHED GRADE TO AT/ABOVE ELEVATION 10, WHICH WILL MITIGATE THE EFFECTS OF FLOODING ON ALL STORE MATERIALS.
3) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS. PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
4) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
5) 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.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING DENSE TREE VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES PROVIDING SCREENING IAW ZONING REGULATION 19-4.10(2)(A)
8) NO NEW STORMWATER RUNOFF IS ANTICIPATED AS NO NEW IMPERVIOUS SURFACES ARE PROPOSED. THE SITE IS WELL DRAINED ACCORDING TO USDA SOIL WEB SURVEY AND CLEAN WELL-DRAINING FILL SHALL BE USED TO ESTABLISH A NEW GRADE. THE PROJECT SPONSOR SHALL CONTACT AND APPLY TO THE RELEVANT AGENCIES AS APPLICABLE IN PHASE 2 TO MEET OTHER ESTABLISHED REGULATIONS CONCERNING THE PROPOSED ACTIVITY OR IF STORMWATER INFRASTRUCURE WILL BE ALTERED.

BULK TABLE NOTES:

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

MINIMUM PARKING REGULATIONS:

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

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- CONVEYOR PATH
- PROPOSED CONTOURS
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 3 FEET WIDTH FOR LANDSCAPE STRIP)

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 3
TAX ID: 6061-59-785480

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

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

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board meeting held the ____ day of _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: 1" = 30'

00 01 02 04

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NATHANIEL GOODEN, P.E.
LIC NO. 108240
REGISTERED THRU 31JUL'25
FIRM AUTHORIZATION# 0020128

NOT FOR CONSTRUCTION

COMPANY: CAESAR ENGINEERING D.P.C.
DATE: 10JAN24
PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work
DESIGNED BY: NG / NC
PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553
DRAWN BY: NG / NC
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN
PROJECT NUM: P187
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., & SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #

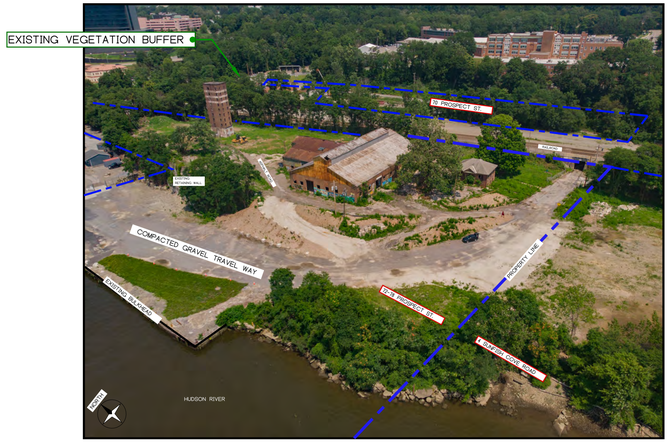
SHEET IDENTIFICATION
A6
4 SUNFISH COVE RD. SITE PLAN PHASE 2
SHEET 6 OF 8 TOTAL SHEETS

811 Know what's below. Call before you dig.

A7 PROPOSED EQUIPMENT & DETAILS 1

AERIAL PHOTO OF EXISTING SITE
TAKEN JULY 2023

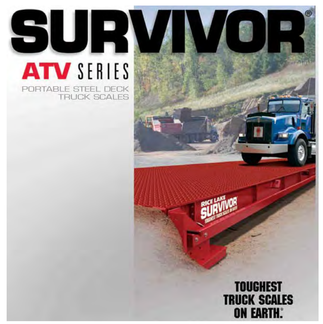
FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)


EXISTING VEGETATION BUFFER
70 PROSPECT ST.
PROPERTY LINE
COMPACTED GRAVEL TRAVEL WAY
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING

A8 PROPOSED EQUIPMENT & DETAILS 2

8 SHEET A8 — PORTABLE TRUUCK SCALE
N.T.S.



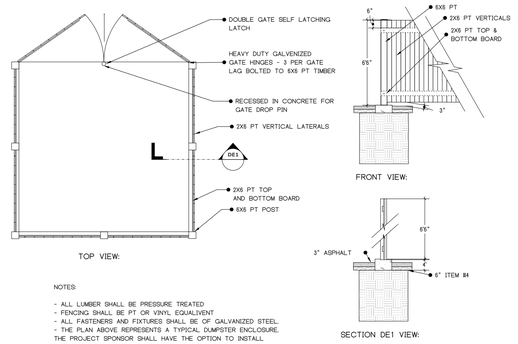


NOTES:

TWO PORTABLE TRUCK SCALES WILL BE USED ON SITE AS DEPICTED IN THE PROPOSED SITE PLANS. TRUCK SCALES WILL BE USED IN CONNECTION WITH BUILDING MATERIAL STORAGE OPERATIONS.

THE SCALE DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECIFICATIONS AS NEEDED.

10 SHEET A8 — TYPICAL DUMPSTER ENCLOSURE DETAIL AS REQUIRED
NOT TO SCALE



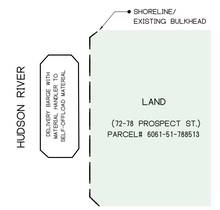
NOTES:

- ALL LUMBER SHALL BE PRESSURE TREATED
- FENCING SHALL BE PT OR VINYL, EQUALIVENT
- ALL FASTENERS AND FIXTURES SHALL BE OF GALVANIZED STEEL.
- THE PLAN ABOVE REPRESENTS A TYPICAL DUMPSTER ENCLOSURE. THE PROJECT SPONSOR SHALL HAVE THE OPTION TO INSTALL A FEATURE MEETING SIMILAR REQUIREMENTS AND IS EQUAL IN PERFORMANCE, BUT CAN BE OF AN ALTERNATE DESIGN OR MATERIALS.

12 SHEET A8 — TYPICAL MATERIAL DELIVERY BARGE



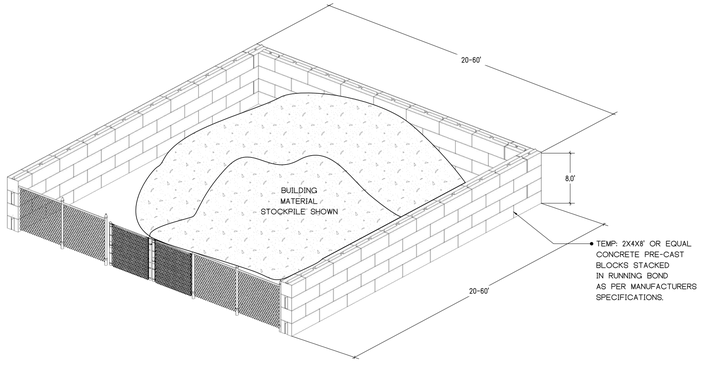
SIMPLIFIED DOCKING DIAGRAM



NOTES:

- DELIVERY BARGES WILL CONTAIN THEIR OWN SELF-OFFLOADING CAPABILITIES USING AN E-CRANE OR SIMILAR AS DEPICTED. BARGE WILL ONLY BE ON SITE TO PERFORM LOGISTICS OPERATIONS. ONCE OPERATIONS ARE COMPLETE, BARGE WILL DEPART SITE.

11 SHEET A8 — TYPICAL BUILDING MATERIAL CONFINEMENT
SCALE: 1" = 10'



NOTES:

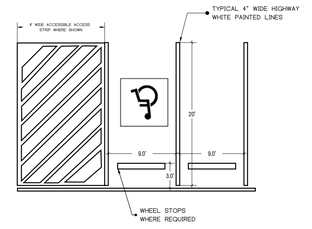
- MATERIAL CONFINEMENT WILL BE ACHIEVED VIA UTILIZATION OF PRE-CAST CONCRETE BLOCKS STACKED IN RUNNING BOND PATTERN AROUND THE VICINITY OF THE MATERIAL STOCKPILE. CONTROLLED ACCESS TO THE MATERIAL STOCK PILE WILL BE PROVIDED WITH A FENCE AS SHOWN WITH A GATE THAT CAN BE SECURED BUT WILL ALLOW FOR CONSTRUCTION EQUIPMENT TO ENTER AND EXIT AS REQUIRED. THE ABOVE CONFIGURATION IS A VERSION OF WHAT CAN BE INSTALLED ON SITE IF ALTERNATE OPTIONS ACHIEVE THE SAME PERFORMANCE STATE OF CONFINING THE MATERIAL AND SECURING ACCESS.

- THE INTENT OF THE MATERIAL STOCKPILE CONTAINMENT IS TO PROVIDE A FULLY TEMPORARY, NON-PERMENANT STRUCTURE THAT ALLOWS FOR THE STRUCTURED AND SAFE STORAGE OF UNCONFINED APPROVED BUILDING MATERIALS SUCH AS SAND AGGREGATE.

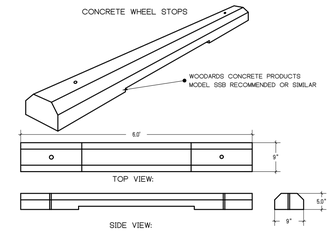
- THIS CONFINEMENT MECHANISM SHALL BE SITUATED SO THAT IT CAN BE ALTERED TO MEET THE NEEDS OF THE MATERIALS IMPORTED, THE MATERIAL STOCKPILE WILL REMAIN AT OR BELOW THE REQUIRED 8' SCREENING AS REGULATED IAW ZONING REGULATION 19-4.10(2)(A).

- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE BUILDING MATERIALS OF AN APPROVED USE AS ZONING REGULATION 19-3.30-2(A)(1) WILL BE OF A SELECT GRADE, AND WILL BE ABSENT UN-APPROVED MATERIALS SUCH AS COAL, COKE, FUEL, OR JUNK.

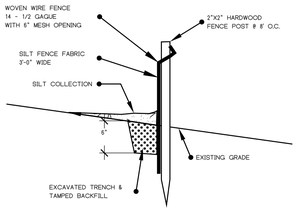
13 SHEET A8 — TYPICAL PARKING SPACES & STRIPING DETAIL
SCALE: 1" = 10'

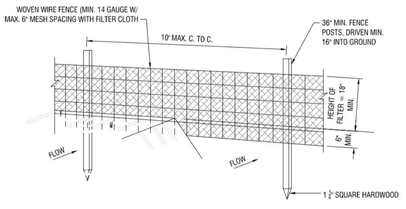


CONCRETE WHEEL STOPS



19 SHEET A8 — SILT FENCE





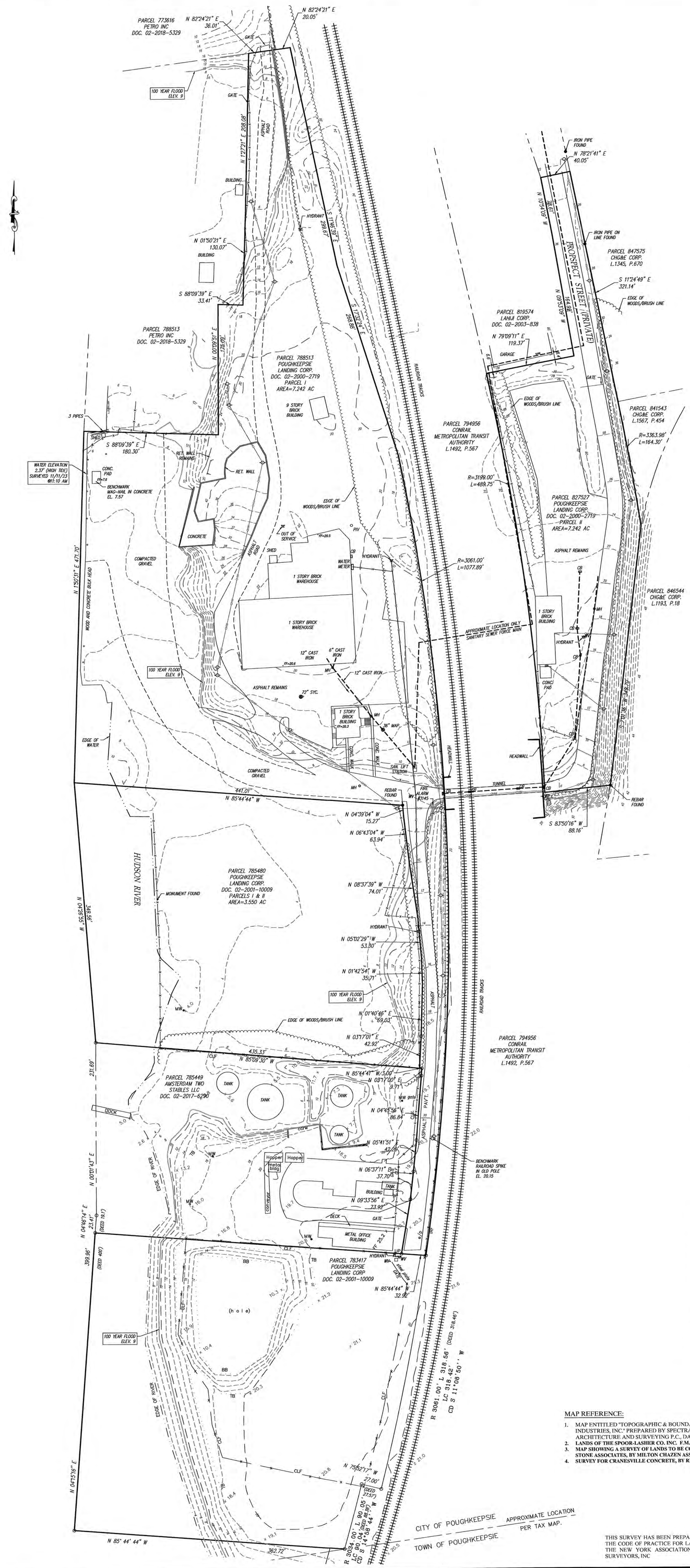
SCALE: SEE VIEWS
00 01 02 04

811 Know what's below. Call before you dig.

NATHANIEL GOODEN, P.E. LIC. NO. 106240 REGISTERED THRU 31JUL'25 FIRM AUTHORIZATION# 002039 NOT FOR CONSTRUCTION	COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 10JAN24	PROJECT SPONSOR NUMBER: 845.225.8252
	CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
	BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
	PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #

SHEET IDENTIFICATION: A8 — PROPOSED EQUIPMENT & DETAILS 2 — SHEET # OF # TOTAL SHEETS



L.1406 P.338

1.INGRESS/EGRESS THROUGH UNDERPASS UNDER TRACKS.
2.RIPARIAN RIGHTS.
3.ALL RAILROAD TRACKS & BLDGS.
4.TO USE UTILITY LINES ADJACENT TO OR ACROSS PREMISES. 5.MORE EASEMENTS TO & FROM PROSPECT STREET.
6.TAP THE WAYER LINE.
7.RAILROAD SIDING.
8.LOCATION OF DOLPHIN.
9.CONSTRUCT DOCK BOLLARD AND DOLPHIN.
10.ENTER VARIOUS RIGHTS OF WAY TO SERVICE LINES.

L.345 P.51
REFERENCE TO BRIDGE No. 192, WIDTH, HEADROOM, EXCAVATION & FILL.

L.556 P.467
USE OF ROADWAY FROM PROSPECT STREET.
NECESSARY DOLPHINS, DOCK & BOLLARD.
BOAT DOCKING & OVERLAP.
LOAD/UNLOAD FROM RAILROAD SIDING.

L.505 P.164
RIPARIAN RIGHTS.
30' RIGHT OF WAY TO MAINTAIN UTILITIES TO & FROM PROSPECT STREET.

L.362 P.434
GRADE TO ELEV. 16.
CONSTRUCT SIDE TRACKS
CONSTRUCT & MAINTAIN SLOPES OF ITS EMBANKMENT.
CONSTRUCT & MAINTAIN RETAINING WALL.

L.556 P.467
A. PERPETUAL USE OF CONCRETE ROADWAY.
B. RIGHT OF WAY OVER MACADAM ROAD, A DISTANCE OF 200 FEET.
C. TELEPHONE , WATER & POWER LINES.
D. DOLPHINS, TEMPORARY DOCK & BOLLARD
E. WHARFAGE FEE OF $25, MAY BE CANCELED.
F. DOCKING OVERLAP EITHER NORTH OR SOUTH
G. LOAD & UNLOAD FROM RAILROAD SIDING.
H. RESTRICT CONCRETE, MASON OR BLDG MATERIAL
I. GRANTEE SHALL INCLUDE ITS SUCCESSORS & ASSIGNS.

NOTES:

UNDERGROUND UTILITIES OR STRUCTURES, IF ANY, NOT SHOWN.

NO PHYSICAL BOUNDS UNLESS OTHERWISE SPECIFIED.

100 YEAR FLOOD LINE PER "FIRM" FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3602220002B, DATED JAN. 5, 1984.

GENERAL NOTES:

1. SUBJECT TO ANY AND ALL ENFORCEABLE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND AGREEMENT OF RECORD.
2. VERTICAL DATUM REFERENCED TO NAVD88.

50 0 50 100
SCALE : 1" = 50'

LEGEND

- IRON PIPE/STEEL REBAR
- FIRE HYDRANT
- WV WATER VALVE
- CB CATCH BASIN
- MH MANHOLE
- SAN SANITARY
- UTILITY POLE
- OVERHEAD WIRE
- CHAIN LINK/WIRE FENCE
- EDGE OF RIVER

MAP REFERENCE:

1. MAP ENTITLED "TOPOGRAPHIC & BOUNDARY SURVEY FOR O & G INDUSTRIES, INC." PREPARED BY SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C., DATED APRIL 7, 2005.
2. **LANDS OF THE SPOOR-LASHER CO. INC. F.M. No. 1540.**
3. **MAP SHOWING A SURVEY OF LANDS TO BE CONVEYED TO SAND AND STONE ASSOCIATES, BY MILTON CHAZEN ASSOCIATES.**
4. **SURVEY FOR CRANESVILLE CONCRETE, BY RICHARD G. BARGER.**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC

STATE OF NEW YORK
CARNEY RHINEVAULT
LICENSED LAND SURVEYOR
No. 49097

CARNEY RHINEVAULT NYSLS No. 49097

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

MAP OF PROPERTIES OF
POUGHKEEPSIE LANDING CORP.
TAX PARCEL NUMBERS 785480, 788513 & 785480
SITUATE AT
PROSPECT STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

SURVEYED BY CARNEY RHINEVAULT
6 Main Street
Hyde Park, NY 12538
TEL (845) 229-8225

12/20/2023	SCALE: 1"=50'	PROJ NO. 23-207	SHEET 1 OF 1

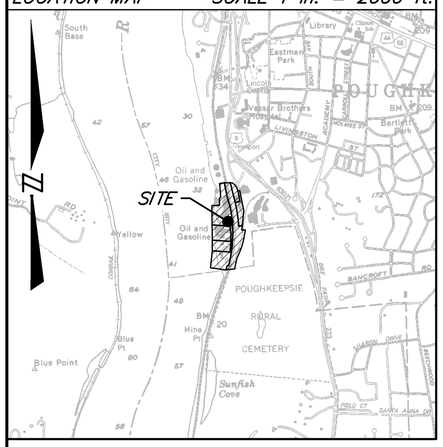
GEOGRAPHIC INDEX 41–41–19.8 –73–56–15.7

T.M. : MULTI

Drawn by NTK Spell checked by NTK Checked by SRM W.O. No. 26758 Layout: MAP

Drawing Name: SS26758__R01_V22.DWG

LOCATION MAP SCALE 1 in. = 2000 ft.



N

HUDSON RIVER

Reciprocal rights to bollards, dolphins and dock construction and use
(See Liber 505 cp 164, Liber 556 cp 467, Liber 558 cp 347 and Liber 1406 cp 338)

Shore Line

Perpetual Right of Way to Petro, Inc; right to connect to utilities (See Liber 558 cp 347)

Now or formerly Petro Inc.
Tax Parcel No. 6061–51–772569

Now or formerly Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–783417

Now or formerly Amsterdam Two Stables LLC.
Tax Parcel No. 6061–59–795449

Now or formerly Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–785480

Reciprocal rights to tracks and sidings
(Liber 505 cp 164, Liber 556 cp 467 and Liber 1406 cp 338)

Now or formerly Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–788513

Easement for ingress, egress and utilities; right to connect to and extend utilities
(Liber 505 cp 164, 556 cp 467 and 1406 cp 338)

Agreement for construction of embankment and trackage
(See Liber 362 cp 434)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Bridge 192
(See Liber 345 cp 51)

Pole Easement
(See Liber 820 cp 307)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Agreement for construction of embankment and trackage
(See Liber 362 cp 434)

Now or formerly Lahiji Corp.
Tax Parcel No. 6061–51–819574

PROSPECT STREET

FOX STREET

Now or formerly Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–827527

PROSPECT STREET (Private)

Easement for ingress, egress and utilities in favor of parcels located West of railroad.
(See Liber 505 cp 164, Liber 556 cp 467 and Liber 1406 cp 338)

Notes
1. COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. This map is NOT a BOUNDARY SURVEY and should NOT be used for title purposes.
4. The purpose of this map is to show the location of various easements, rights and convenants associated with a site plan for AC Aggregates, LLC. The shaded areas hereon represent the parcels which are the subject of the site plan
5. The base mapping hereon is taken from the Dutchess County Parcel Access and a site plan prepared for AC Aggregates, LLC, prepared by Casear Engineering D.P.C.
6. This map was prepared without benefit of a title report. Easements noted are taken from those deeds referenced hereon and obtained from the Dutchess County Clerk. Users are cautioned that other documents may exist which may affect the premises.

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877. 3.141593 (Toll Free)

PRINTED
April 4, 2023
BADEY & WATSON
Surveying & Engineering, D.P.C.

MAP OF EASEMENTS
PREPARED FOR
AC AGGREGATES, LLC
SITUATE IN THE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 80 ft. APRIL 4, 2023

FILE No. 23–112

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: AC Aggregates, LLC Material Distrbritution		
Project Location (describe, and attach a general location map): 70 Prospect St., 72-78 Prospect St.		
Brief Description of Proposed Action (include purpose or need): The project sponsor wishes to execute material storage and distribution operations within their current contiguous parcel(s) (Dutchess County Tax IDs: 6061-51-827527 and 6061-51-788513). The proposed action is to bring in approved building materials via transport vessel up the Hudson River, store the material on site, and then distribute the material to prospective customers. AC Aggregates LLC is the project sponsor and their contact information is listed below. Please note that as requested by the City of Poughkeepsie, the parcels are being considered together for the purposes of this Full Form EAF.		
Name of Applicant/Sponsor: AC Aggregates, LLC	Telephone: 845-225-8252 E-Mail: office@ac-agg.com	
Address: 228 Myers Corners Road		
City/PO: Wappingers Falls	State: NY	Zip Code: 12590
Project Contact (if not same as sponsor; give name and title/role): Nathaniel Gooden, P.E.	Telephone: 845-275-3825 E-Mail: Contact@caesarengineering.work	
Address: 30 3rd St.		
City/PO: Troy	State: NY	Zip Code: 12180
Property Owner (if not same as sponsor): Poughkeepsie Landing Corporation	Telephone: E-Mail:	
Address: PO BOX 410		
City/PO: Brewster	State: NY	Zip Code: 10509

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		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
d. Other local agencies ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
e. County agencies ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
I-2 Industrial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
N/A.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial

b. a. Total acreage of the site of the proposed action? 8.2 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? 8.2 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: _____ 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	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will 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: 100 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☑No

If Yes:

- Name of district or service area: City of Poughkeepsie Water
- 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: _____

Water will be delivered via truck to the site as needed. Use of existing water service will be coordinated with the respective utility provider if sought.

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: 2 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): _____

The only sanitary waste will be generated by portable toilets and wash stations. Sanitary waste management will be handled and disposed of by third party services.

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

0 Square feet or 0 acres (impervious surface)

0 Square feet or 0 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Front end loader, excavator, haul truck, generator, pick up truck, water truck, service truck, generators for light towers.

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)

Generators for site lighting. Material Conveyors.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

40Kw/ Day - 14.6K annually

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Grid local/Utility. Small Generators for light towers and service equipment.

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: 00:00 - 23:59 - See Cover Letter
- Saturday: 00:00 - 23:59 - See Cover Letter
- Sunday: 00:00 - 23:59 - See Cover Letter
- Holidays: None

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:

Noise from equipment, machinery, and vehicles will be emitted during operations, however these noise levels reflect the ambient noise of the I-2 District. All adjacent parcels are zoned I-2 or R&D (see zoning map). The parcel also abuts an active MTA line, the Hudson River, and Route 9 that operate 24/7.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing natural barriers will be trimmed back in accordance with applicable zoning regulations per the City of Poughkeepsie (sec. 19-4.11).

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:

See Attached Site Plan for lighting plan. No residential zoned properties abut parcel. Nearest "occupied" structure is Vasser Brothers Medical Center.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: Existing natural barriers will be trimmed back in accordance with applicable zoning regulations per the City of Poughkeepsie (sec. 19-4.11). Natural barriers (i.e. trees/brush/cliffs) are greater than 30' in height.

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): _____

ii. If mix of uses, generally describe:

Industrial in/around project site. Hudson River is major aquatic feature to west of project site.

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	6.5	6.5	0
• Forested	0	0	00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1	1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.1	.1	0
• Wetlands (freshwater or tidal)	Same area as surface waters	Same area as surface water	0
• Non-vegetated (bare rock, earth or fill)	.6	.6	0
• Other Describe: _____			0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

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): 0007189, 0007290

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B00190, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

DEC Spill Incident # 0007189 was closed on 7/7/2014. DEC Spill Incident # 0007290 was closed on 12/30/2003.

_____

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): See attached survey and easement overlay
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

See attached survey and easement overlay. Access easements will not be altered as part of this proposed action.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Udorthents	99.9 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 4.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	99.9 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	90 % of site
☐	10-15%:	% of site
☑	15% or greater:	10 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ 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 Federal Waters, Federal Waters, Federal Waters Approximate Size Hudson River
- 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:
Name - Pollutants - Uses:Hudson River (Class A) – Priority Organics – Fish Consumption

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:
Woodland animals in urban/suburban
Aquatic wildlife of Hudson River
See E.2.O for any endangered species.

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Limestone Woodland
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 6.25 acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): 0 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: _____

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: Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National River

iii. Distance between project and resource: 0 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.

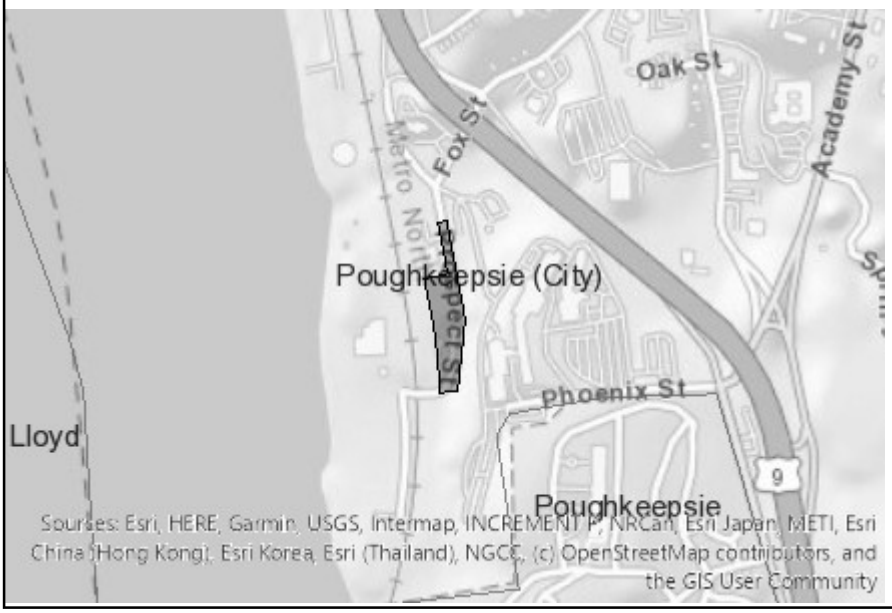
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BRIAN K DREELAND Date JAN 8, 2024

Signature Brian K Dreeland Title MANAGING MEMBER

PRINT FORM

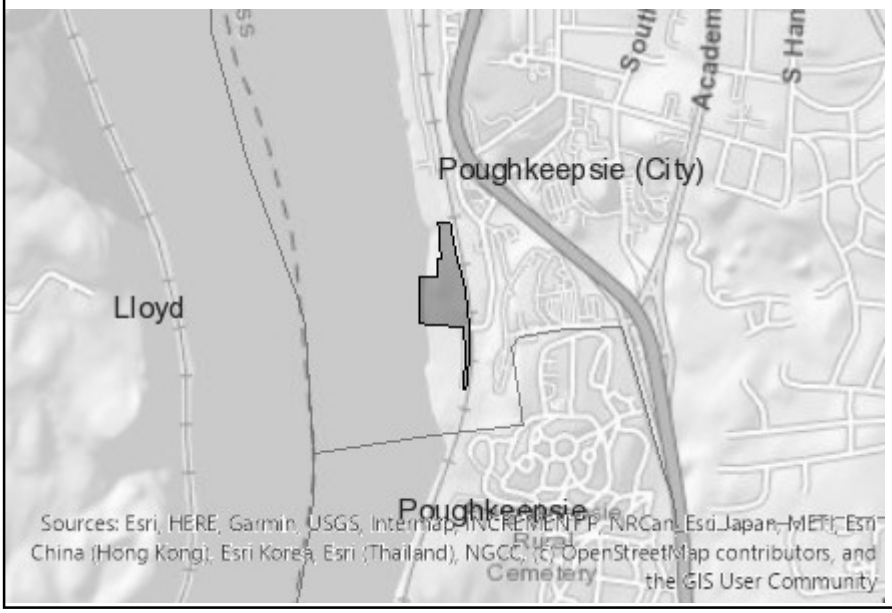


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

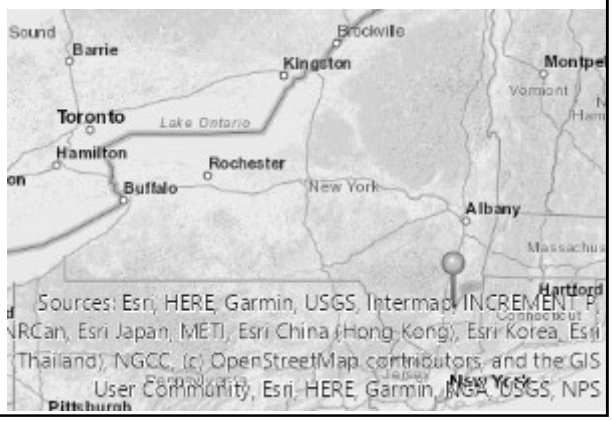


B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00190, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	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]	Yes
E.2.n.i [Natural Communities - Name]	Limestone Woodland

E.2.n.i [Natural Communities - Acres]	6.25
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00190, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
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.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Hudson River (Class A) – Priority Organics – Fish Consumption
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Limestone Woodland
E.2.n.i [Natural Communities - Acres]	6.25
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Golden Club, 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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

MEMORANDUM

To: City of Poughkeepsie Planning Board

From: Tyler Maegerle, Junior Planner

Date: 1/31/2024

Re: 70 Prospect Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes a 24/7 material yard storage and distribution operation.

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).

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

MEMORANDUM

To: City of Poughkeepsie Planning Board

From: Tyler Maegerle, Junior Planner

Date: 1/31/2024

Re: 72-78 Prospect Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes a 24/7 material yard storage and distribution operation.

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).

Caesar Engineering D.P.C.
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New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie Departments & Boards

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

Subject: AC Aggregates, LLC Industrial Site Plan Cover Letter

March 12th, 2024

Dear City Officials, Board Members, and Department Heads,

Our firm is submitting this cover letter on behalf of our client and the project sponsor, AC Aggregates, LLC for approval of a building material storage and distribution operation. This cover letter is intended to summarize the approvals being sought for the March 26th, 2024 planning board meeting in reference to the site plan dated 10JAN24.

As stated before, the project sponsor wishes to operate a building material distribution operation with the intent to receive and store approved building materials (per the City of Poughkeepsie zoning regulation 19-3.30(2)) and distribute them to local and regional customers. The submitted site plan shows three contiguous parcels in the City of Poughkeepsie, specifically 70 Prospect St. (Tax ID: 6061-51-827527), 72-78 Prospect St (Tax ID: 6061-51-788513), and 4 Sunfish Cove Rd. (Tax ID: 6061-59-785480). However, the approval request addressed in this letter is specifically for 70 Prospect St. and 72-78 Prospect St.

Due to the constraints of the site and that part of its location is in the Hudson River floodplain, the project sponsor is planning to pursue this project in two phases (Phase 1 and 2). Though the site plan shows both phases (for general awareness), the project sponsor is seeking explicit approval for Phase 1 at the planning board meeting scheduled for March 26th, 2024. Approval for Phase 1 would be for building material distribution and operations on 70 Prospect Sheet and 72-78 Prospect St. which involves receiving material via a barge or similar transport vessel (transiting via the Hudson River), storing it at a location above the 100-year flood plain, and distributing it to customers. Specifically, I am outlining the applicable sheet references to Phase 1 below:

- Sheet A2 provides an overview of the actions being taken in Phase 1 on 70 Prospect St. and 72-78 Prospect St. 4 Sunfish Cove Rd is shown as an adjacent parcel only.

- Sheet A4 provides an overview of the actions that will be taken in Phase 1 on 70 Prospect St. as well as Phase 2 (the same actions proposed in Phase 1 will be carried over and continued to Phase 2 without change).
- Sheet A5 - Provides an overview of the actions that will be taken in Phase 1 on 72-78 Prospect St. as well as Phase 2 (the same actions proposed in Phase 1 will be carried over and continued to Phase 2 without change).
- Sheet A7 - The equipment shown on this sheet will be used in Phase 1 and Phase 2.
- Sheet A8 - The equipment and enclosures shown on this sheet will be used in Phase 1 and Phase 2.

The project sponsor intends to come back for an amendment to allow Phase 2 (4 Sunfish Cove Rd) which would entail raising a portion of the property out of the flood plain. In all phases, the project sponsor fully intends to store approved building materials as of right per the City of Poughkeepsie zoning regulation 19-3.30(2).

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

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

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

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Caesar Engineering D.P.C.
367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie and Dutchess County Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Comment Response Letter

January 10th, 2024

Dear Officials, Board Members, and Stakeholders,

This letter is intended to formally address comments received on the AC Aggregates Site Plan dated 07JUN23 concerning 70 Prospect St., 72-78 Prospect St., and 4 Sunfish Cove Rd. in Poughkeepsie, NY (please be advised that an updated site plan has been submitted to the City of Poughkeepsie Planning Department as of 10JAN24). Within this letter are snippets of the comments and our responses to those comments received to date from various departments, agencies, and boards. This letter intends to provide a response to the comments received and update the pertinent stakeholders on the status of the project overall. I ask that the readers of this document keep in mind that this is a "working" document and as such is not comprehensive. The responses so far only reflect the information and feedback received to date. Please see the below:

1. **City of Poughkeepsie Building Department (comments received 26JUN23)**
    - ***a.*** **Comment:** *Required Flood Plain Permit with USACE review*
        - ***i.*** **Response:** As required, the project sponsor intends to submit a formal flood plain development permit utilizing the form that was provided by the City of Poughkeepsie. The Army Corps of Engineers regulates activities that include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition, or capacity of such areas. Though portions of the site are below the 100-year flood plain, only certain portions are actually "Federal Waters" under the jurisdiction of USACE as mentioned above (i.e. the Hudson River). The United States Army Corps of Engineers (USACE) NY District has

also provided feedback as of 16NOV23, communicating that a permit and/or review would be needed if any work is templated to be below the Hudson River High Water/Tide marks, a new dock is constructed, or long term use of a spud barge is proposed. At this time the project sponsor does not intend to perform any work, improvements, or changes to areas below the Hudson River High Water/Tide marks. However, the project sponsor will request a review for the long-term use of a spud barge in Phase 2 if they choose to use one.

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

   a. **Comment:** *Need for NRI Conservation Analysis… [comment summarized]*
      i. **Response:** Completed and submitted on 17JUL23.
   b. **Comment:** *Use of spud barge in shoreline/riverine habitat…[comment summarized]:*
      i. **Response:** After our discussion at the WAC meeting on 27JUN23 and planning board meeting on 16MAY23, it was understood that the best authority to review the use and/or impact of the operations on the marine environment (including use of the spud barge) is the DEC. The DEC has indicated that Phase 2 would require a Docking, Moorings, and Platforms permit for the long-term use of a spud barge.
   c. **Comment:** *Consider if a Stormwater Pollution Prevention Plan/and or Flood Plain Development Permit is required… [comment summarized]:*
      i. **Response:** The project sponsor and engineer met with the DEC on October 23, 2023. The DEC has indicated that an MSGP permit (SWPPP) would not be applicable upon initial review (particularly for Phase 1 as there is no change in any physical features or impervious surfaces of the site). However, the DEC has indicated that Phase 2 would require a Docking, Moorings, and Platforms permit. Additionally, no hazardous materials or waste outside of approved building materials are proposed to be stored at the site so the project sponsor does not intend to apply for coverage for those activities.
   d. **Comment:** *Consider the potential traffic impact on proximate local roads/communities… [comment summarized]:*
      i. **Response:** Using the Full Form Environmental Assessment Form (FEAF) Workbook, as a light industrial/warehousing land use that is less than 180,000 square feet (4 acres) in gross area (the project calls for no more than 1.5 acres on any parcel to be used for material stockpiling), the project will generate less than 100 peak hour trips as defined in Table 1 (please

see site plan dated 10JAN24 for reference). As such the impact on traffic is not a substantial increase according to the workbook. The project sponsor estimates that approximately 3 barges will visit the site per month and there will be around 25 truck trips from the site per day which is substantially below 100 peak hour trips. The trucks will also primarily use State Route 9 as the primary means of accessing the site as shown in the traffic diagram dated 3OCT23.

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

   a. **Comment:** *Label contours on the site plan.*
      i. **Response:** Completed. Please see the site plan dated 10JAN24.
   b. **Comment:** *During a 7/11/2023 site visit with the applicant and their engineer, it was mentioned an access agreement exists for the Petro Inc.-owned parcel to the northwest of the site. Please show the easement on-site plan and provide a copy.*
      i. **Response:** See easement overlay attachment dated 4APR23. 3 additional copies were submitted to the City of Poughkeepsie planning department on 3OCT23.
   c. **Comment:** *Will a dust suppression system be used? If so, will water be needed? Provide details for water service if necessary.*
      i. **Response:** Dust suppression will be used on site. Please see the attached site plan for water truck details. The project sponsor may use onsite resources only after a utility conditions report has been performed.
   d. **Comment:** *A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties...[comment summarized]:*
      i. **Response:** Please see the easement overlay dated 4APR23. The adjoining properties mentioned have easement rights to establish their own service connection to the relevant supplier (i.e. City of Poughkeepsie Water). Please see the easement overlay for more details including the references to the relevant deed pages.
   e. **Comment:** *Show on the Site Plan all utilities, including overhe*ad.
      i. **Response:** Completed. Please see the site plan dated 10JAN24.
   f. **Comment:** *All on-site hydrants are to be flow tested. Submit results to the City Engineering Department and City Fire Department for review.*
      i. **Response:** Will comply.
   g. **Comment:** *Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s).*
      i. **Response:** See response 3.h.i.

h. **Comment:** *The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.*

- ***i.*** **Response:** The project sponsor is standing by to conduct a utility conditions report. After the project sponsor has completed the site plan approval process, a conditions report will be conducted to determine the water service conditions on-site. Based on the results of that report, the project sponsor will develop and propose the most practical solution to meet water needs for the site and what infrastructure needs updating to satisfy DPW and/or Fire Department requirements (i.e. fire requirements as stipulated by the City of Poughkeepsie Fire Department, etc.).

i. **Comment:** *Locate and exercise all on-site water gate valves to ensure a full range of operation. Provide findings in the condition report. Include a discussion on the methodology of testing to support determination.*

- ***i.*** **Response:** See response 3.h.i.

j. **Comment:** *Show on Site Plan owner to replace or repair any out-of-service or partially operable water gate valves identified in the condition report.*

- ***i.*** **Response:** See response 3.h.i.

k. **Comment:** *Coordinate with City Fire regarding the adequacy of fire flow and demonstrate what is being requested is achieved.*

- ***i.*** **Response:** See response 3.h.i.

l. **Comment:** *The retaining walls on-site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide a rehab plan for existing retaining walls as necessary.*

- ***i.*** **Response:** Will comply during building permit submission process.

m. **Comment:** *Contact the Army Corps of Engineers for review, comment, and necessary permitting related to operations, temporary equipment and storage of bulk material located within the flood zone.*

- ***i.*** **Response:** See response 1.a.i.

n. **Comment:** *How will industrial and commercial truck traffic be managed through the single-lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.*

- ***i.*** **Response:** Traffic signals will be used at both ends of the tunnels. Please see the site plan dated 10JAN24 for details and location.

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

    a. **Comment:** *Information related to any and all additional reviews/requirements by other departments/agencies such as, but not limited to, the City of Poughkeepsie's Building Department, Engineering Department, and Waterfront Advisory Committee, the NYS Department of Transportation, the Army Corps of Engineers, etc;*

        i. **Response:** Comments have been received from the City of Poughkeepsie Planning Board (16MAY23 & 18JUL23), Building Department (26JUN23), Department of Public Works (14JUL23), Waterfront Advisory Committee (27JUN23), Fire Department (27JUN23), and Police Department (2JUL23). Please contact those departments for their comments. We have received initial feedback from the DEC as of 23OCT23 and USACE as of 16NOV23. Please see the relevant responses noted in this letter.

    b. **Comment:** *Information on the frequency and potential impacts of the proposed barge and truck traffic, including a traffic study if one is requested by the City*

        i. **Response:** Please see response 2.d.i.

    c. **Comment:** *Question 2 – Applicant answered "no" but it appears additional permits/approvals will be required from other government agencies.*

        i. **Response:** Please see the updated Full Form EAF dated 08JAN24.

    d. **Comment:** *Question 3b – Applicant indicates only 0.18-acre will be disturbed by this action. Given just the initial and future materials storage areas indicated for the southernmost parcel, this number may be low.*

        i. **Response:** Please see the updated Full Form EAF dated 08JAN24. The project is proposed to be split into 2 phases. Phase 1 will not affect any acres, however, phase 2 will affect approximately 1.5 acres.

    e. **Comment:** *Question 8a – The applicant answered "no" but no information was included to indicate the expected number and frequency of vehicle trips to and from the site. Given that the materials unloaded from a single barge are stated to equal 125 truckloads, the traffic impacts from this project could be significant.*

        i. **Response:** Please see response 2.d.i.

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

        i. **Response:** Please see the updated Full Form EAF dated 08JAN24.

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

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

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

6. **City of Poughkeepsie Zoning Department Comments (comments received 12OCT23)**

    a. **Response:** All comments received from the Zoning Department were responded to during an in-person meeting between the project development team and zoning department officials (Joseph O'Brien and Judith Knauss) on 18OCT23. Please contact the zoning department for a comment list. The updated site plan dated 10JAN24 addresses those comments.

I encourage you to review the accompanying site plan dated 10JAN24 for reference. You can contact our office if you have any questions. Our firm can be reached via the information provided on the front page of this letter. You can reach the project sponsor via the contact information below:

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

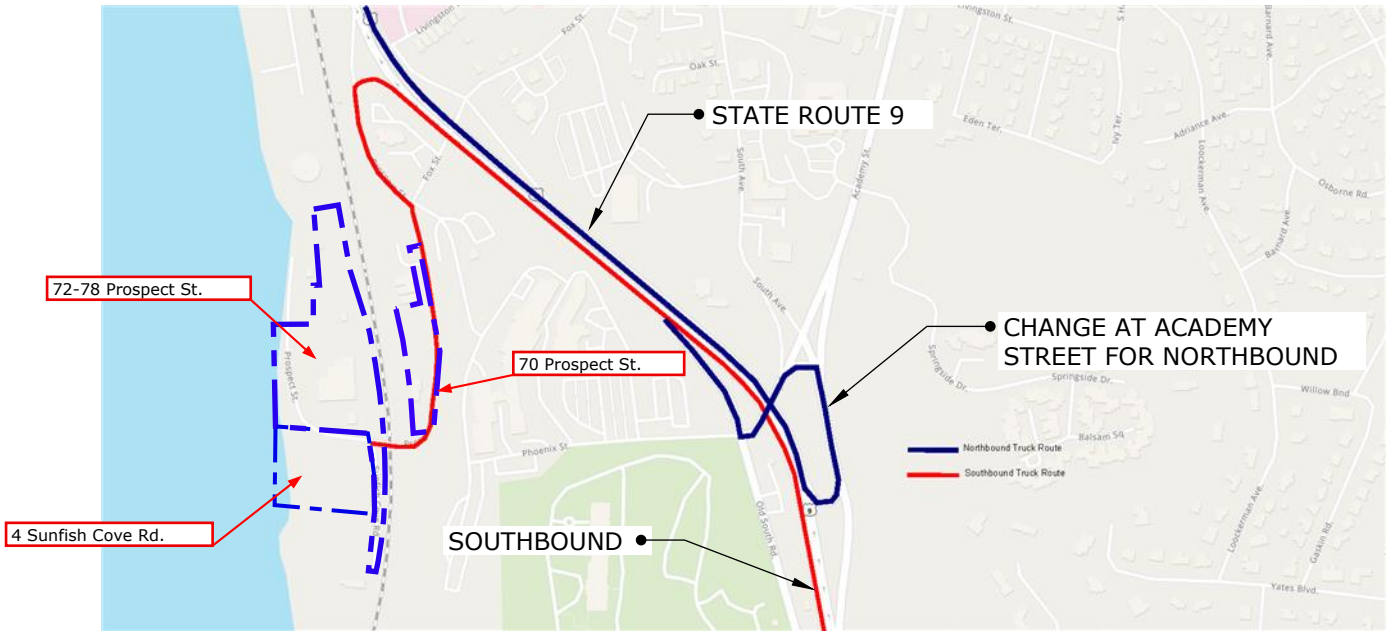
Thank you for your time and effort,



Nathaniel Gooden, P.E.

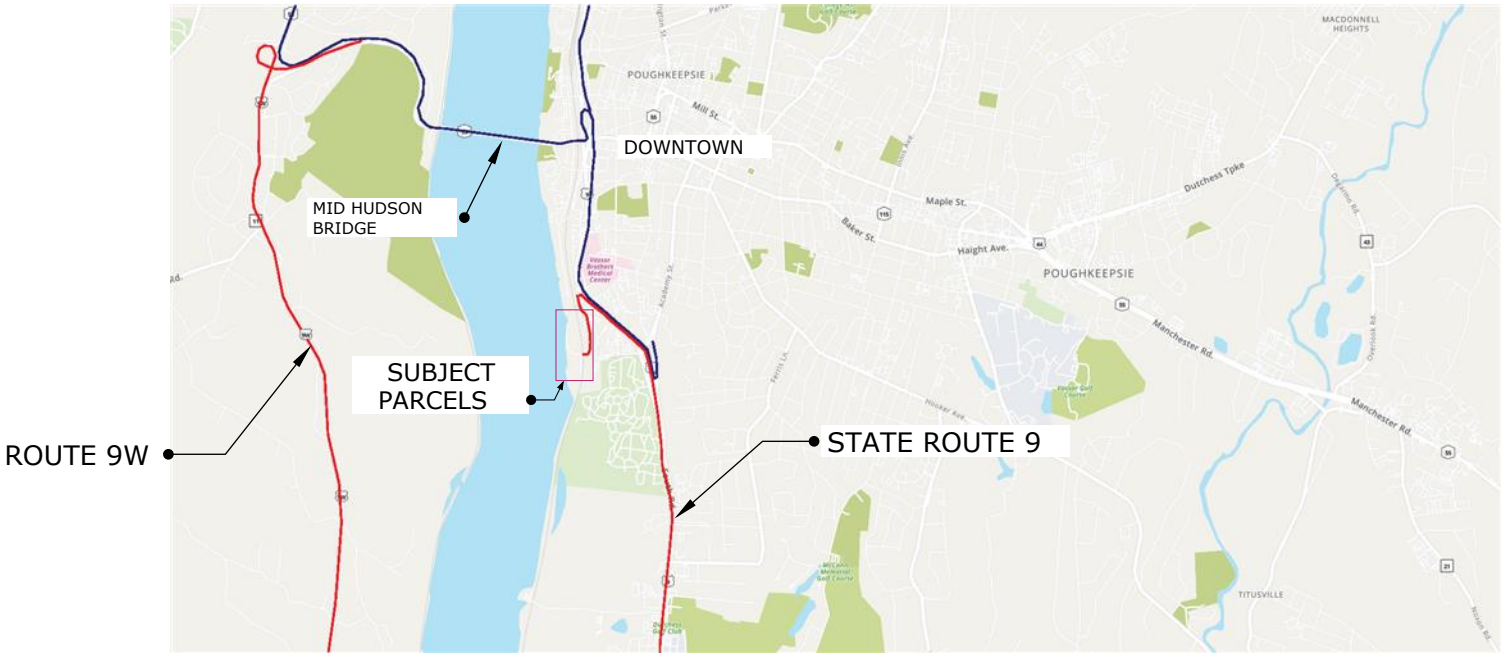
SITE/AREA TRAFFIC OVERVIEW FOR AC AGGREGATES PROSPECT ST. SITE PLAN (03OCT23)

TRAFFIC TO/FROM SITE



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

TRAFFIC TO/FROM IMMEDIATE REGION



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To: City of Poughkeepsie and Dutchess County Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Comment Response Letter

October 4th, 2023

Dear Officials, Board Members, and Stakeholders,

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

1. **City of Poughkeepsie Building Department (comments received 26JUN23)**
    a. **Comment:** *Required Flood Plain Permit with USACE review*
        i. **Response:** If required, the project sponsor intends to submit a formal flood plain development permit utilizing the form that was provided by the City of Poughkeepsie. Our firm has reached out to the U.S. Army Corps of Engineers (USACE) and was informed that a permit by USACE would be required if the project is below the Mean High Water (MHW) mark or the Spring High Tide (SHT) mark of the Hudson River. If it is determined that the project is outside of those marks, then a USACE permit will not be needed. The project sponsor will work with an appropriate professional to identify where the project is in relation to those markers and compliance with the guidance received from USACE.

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

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

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

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

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

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

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

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

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

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

    a. **Comment:** *Label contours on the site plan**.***
        i. **Response:** Completed. Please see the site plan dated 03OCT23

    b. **Comment:** *During a 7/11/2023 site visit with the applicant and their engineer, it was mentioned an access agreement exists for the Petro Inc.-owned parcel to the northwest of the site. Please show the easement on-site plan and provide a copy.*
        i. **Response:** See easement overlay attachment dated 4APR23. 3 additional copies were submitted to the City of Poughkeepsie planning department on 3OCT23.

    c. **Comment:** *Will a dust suppression system be used? If so, will water be needed? Provide details for water service if necessary.*
        i. **Response:** Dust suppression will be used on site. Details of the dust suppression system and water supply will be provided once a service conditions report on the water situation is performed.

    d. **Comment:** *A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties...[comment summarized]:*
        i. **Response:** Please see the easement overlay dated 4APR23. The adjoining properties mentioned have easement rights to establish their own service connection to the relevant supplier (i.e. City of Poughkeepsie Water). Please see the easement overlay for more details including the references to the relevant deed pages.

    e. **Comment:** *Show on the Site Plan all utilities, including overhe*ad.
        i. **Response:** Completed. Please see the site plan dated 03OCT23

    f. **Comment:** *All on-site hydrants are to be flow tested. Submit results to the City Engineering Department and City Fire Department for review.*
        i. **Response:** Will comply.

    g. **Comment:** *Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s).*
        i. **Response:** It is unknown which hydrants are operable/inoperable until a flow test and conditions report is completed. Once complete, inoperable hydrants that are required by the fire department for compliance or are relevant to the project will be replaced as needed.

h. **Comment:** *The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.*

i. **Response:** Due to the proposed use of the site (stockpiling dry sand aggregate), there is no critical requirement for water use. As such the client does not foresee full utilization of the existing water lines. A conditions report will be conducted to determine the water service conditions on-site. Based on the results of that report, the project sponsor will develop and propose the most practical solution to meet water needs for the site (i.e. dust suppression and fire requirements as stipulated by the City of Poughkeepsie Fire Department, etc.).

i. **Comment:** *Locate and exercise all on-site water gate valves to ensure a full range of operation. Provide findings in the condition report. Include a discussion on the methodology of testing to support determination.*

i. **Response:** See response 3.h.i.

j. **Comment:** *Show on Site Plan owner to replace or repair any out-of-service or partially operable water gate valves identified in the condition report.*

i. **Response:** See response 3.h.i.

k. **Comment:** *Coordinate with City Fire regarding the adequacy of fire flow and demonstrate what is being requested is achieved.*

i. **Response:** See response 3.h.i.

l. **Comment:** *The retaining walls on-site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide a rehab plan for existing retaining walls as necessary.*

i. **Response:** Will comply.

m. **Comment:** *Contact the Army Corps of Engineers for review, comment, and necessary permitting related to operations, temporary equipment and storage of bulk material located within the flood zone.*

i. **Response:** See response 1.a.i.

n. **Comment:** *How will industrial and commercial truck traffic be managed through the single-lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.*

i. **Response:** Traffic signals will be used at both ends of the tunnels. Please see the site plan dated 03OCT23 for details and location.

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

    a. **Comment:** *Information related to any and all additional reviews/requirements by other departments/agencies such as, but not limited to, the City of Poughkeepsie's Building Department, Engineering Department, and Waterfront Advisory Committee, the NYS Department of Transportation, the Army Corps of Engineers, etc;*

        i. **Response:** Comments have been received from the City of Poughkeepsie Planning Board (16MAY23 & 18JUL23), Building Department (26JUN23), Department of Public Works (14JUL23), Waterfront Advisory Committee (27JUN23), Fire Department (27JUN23), and Police Department (2JUL23). Please contact those departments for their comments. We have received initial feedback from USACE as of 3AUG23 however we are coordinating those comments with the DEC. We are awaiting comments from the DEC. A pre-application meeting with the DEC has been requested as of 14SEP23.

    b. **Comment:** *Information on the frequency and potential impacts of the proposed barge and truck traffic, including a traffic study if one is requested by the City*

        i. **Response:** Please see response 2.d.i.

    c. **Comment:** *Question 2 – Applicant answered "no" but it appears additional permits/approvals will be required from other government agencies.*

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

    d. **Comment:** *Question 3b – Applicant indicates only 0.18-acre will be disturbed by this action. Given just the initial and future materials storage areas indicated for the southernmost parcel, this number may be low.*

        i. **Response:** Please see the updated SEAF dated 14SEP23. The project is proposed to be split into 2 phases. Phase 1 will affect less than 1 acre as indicated in the updated SEAF, however, phase 2 will be approximately 2 acres. A meeting with the DEC is planned to refine this number. As such an updated SEAF should be expected.

    e. **Comment:** *Question 8a – The applicant answered "no" but no information was included to indicate the expected number and frequency of vehicle trips to and from the site. Given that the materials unloaded from a single barge are stated to equal 125 truckloads, the traffic impacts from this project could be significant.*

        i. **Response:** Please see response 2.d.i.

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

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

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

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

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

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

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

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Caesar Engineering D.P.C.
367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie Planning Board

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

Subject: AC Aggregates Industrial Site Plan WAC Supplementary Letter

July 17, 2023

Dear Board Members,

Please see the attached NRI Conversation Supplement as a part of our submission package for your review. Additionally, we are providing the following comments to accompany the findings of the NRI.

1. The project site lies within the habitat overlay of three significant animal species (the Atlantic Sturgeon, Bald Eagle, and Shortnose Sturgeon) as identified in the Environmental Resource Mapper and substantiated by the habitats in the NRI. In response, there is no significant disturbance planned on the site which removes or alters the existing land characteristics. We have reached out to the DEC to understand if there are any other additional considerations.

2. A portion of the project site lies within the 100-year flood plan due to its proximity to the Hudson River. We plan to implement erosion prevention measures for the sand aggregate and will also outline an alternate storage location above the flood plain. We are preparing a floodplain development permit per the feedback from the city's building department.

3. The site is adjacent to the Metro-North rail corridor which is listed as a historical site. The corridor is actively used and maintained by the railway authority for commuter trains. The proposed operation will not alter this site or encroach onto the property.

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

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

We look forward to discussing this plan with you for your feedback.

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Appendices:

1. City of Poughkeepsie NRI Printout as of 17JUL23

Prospect Street Site Plan Geology and Soils (NRI)



7/17/2023, 9:41:32 AM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

Water

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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Prospect St. Surface Soils (NRI)



7/17/2023, 9:58:47 AM

1:4,018

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Streams

Intermittennt

Elevation (10ft Countour Lines)

10 FT

50 FT

Surficial Geology

Alluvium

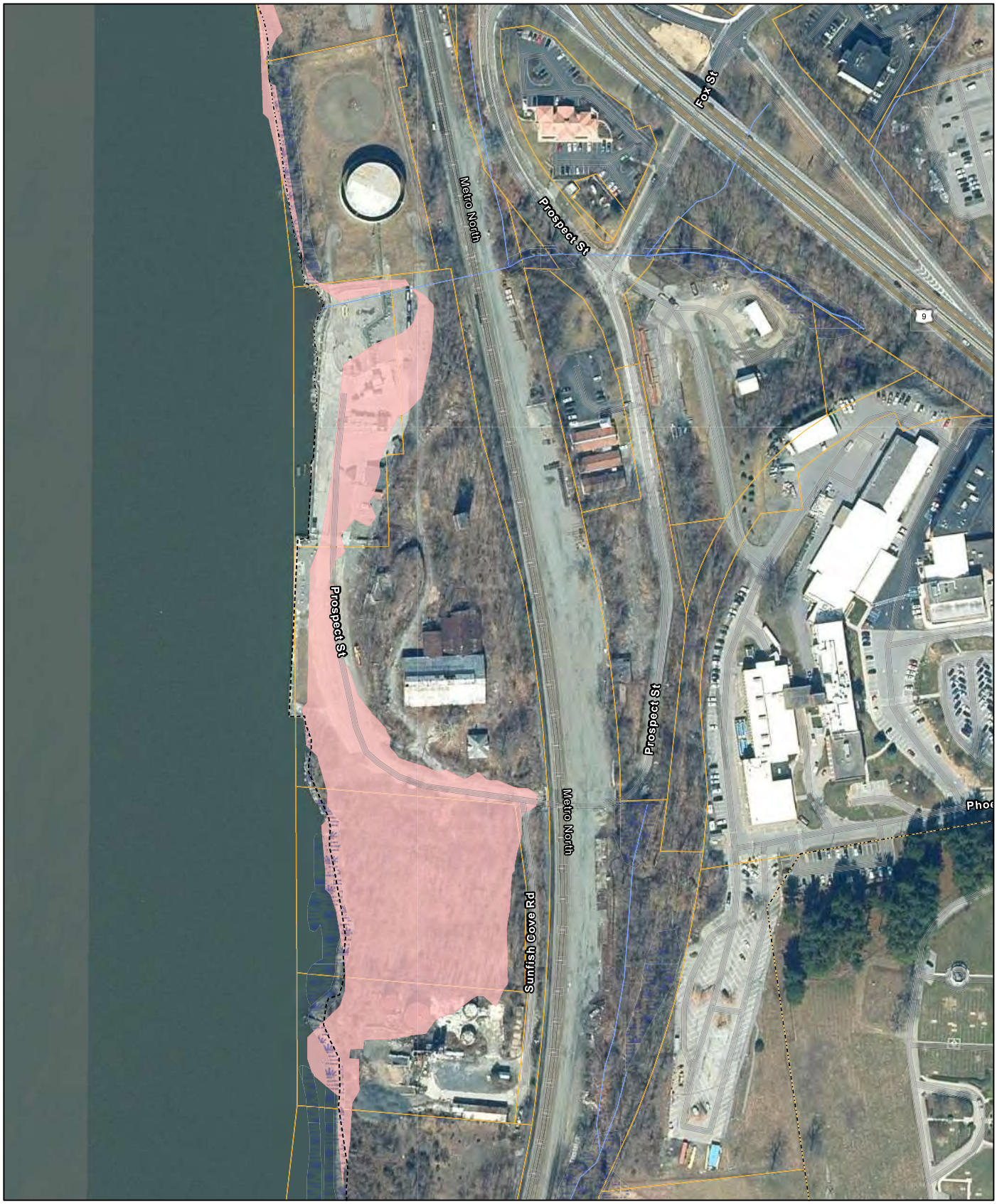
Glacial Till

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Applicant

Prospect St. Water Resources Map (NRI)



7/17/2023, 9:59:47 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Streams

Intermittennt

Flood Hazard Areas

1:2,762

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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Prospect St. Habitats (NRI)



7/17/2023, 9:46:48 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Streams

Intermittennt

Hudsonia Habitats

Developed

Cultural

Hardwood swamp

Hudson River

Subtidal shallows

Estuarine rocky shore

Upland shrubland

Wet meadow

Upland meadow

Upland hardwood forest

Waste ground

1:2,762

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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Prospect St. Historical Sites (NRI)



7/17/2023, 9:48:51 AM

Parcel Boundaries

Historic Sites (2021)

State and National

City of Poughkeepsie Boundary

1:2,762

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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ArcGIS Web AppBuilder
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Prospect St. Land Use (NRI)



7/17/2023, 9:50:42 AM

City of Poughkeepsie Boundary

Land Use by Parcel

Commercial

Community Services

Industrial

Public Services

Residential

Vacant Land

1:2,762

0 0.02 0.04 0.09 mi

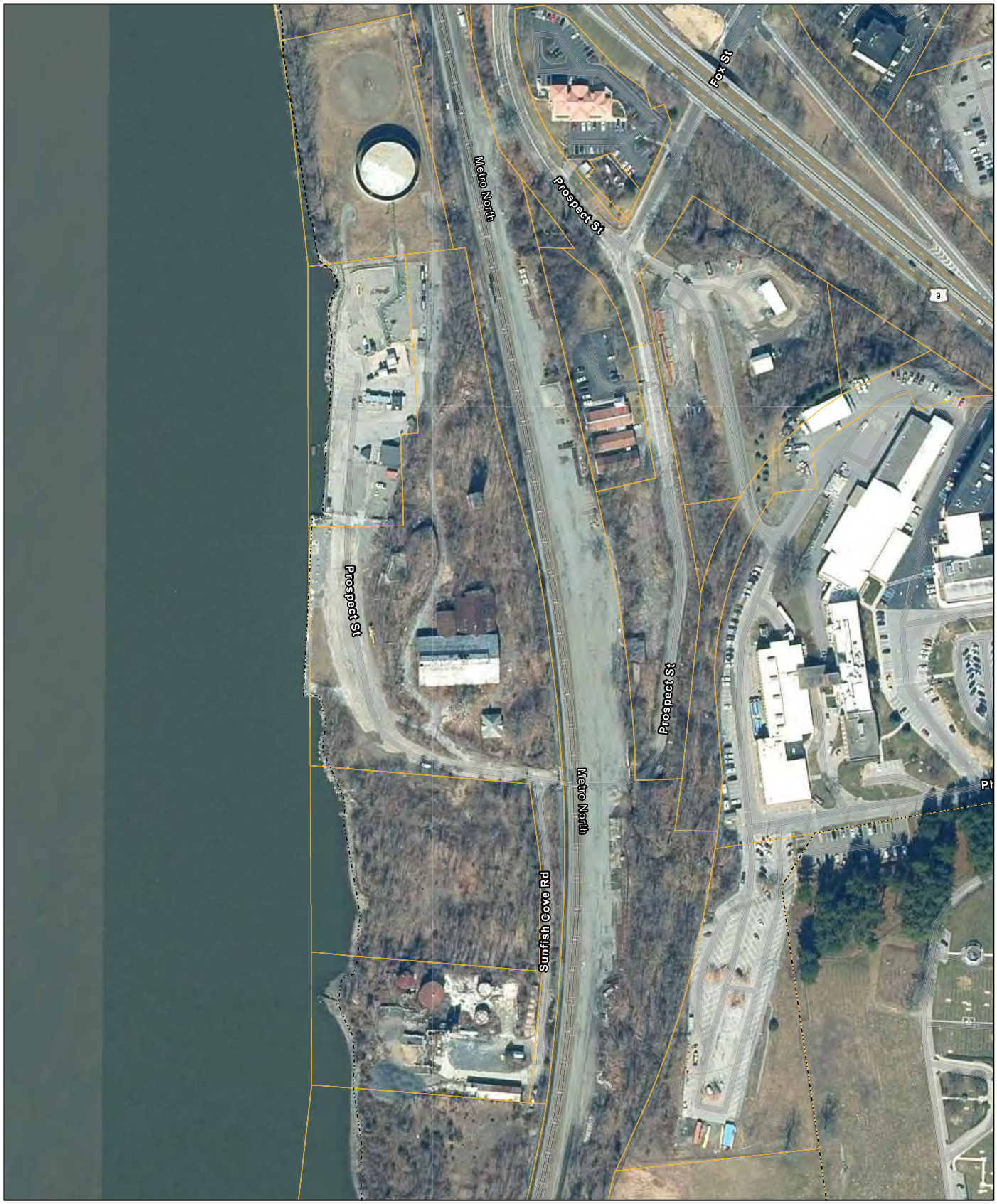
0 0.04 0.07 0.15 km

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ArcGIS Web AppBuilder

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Prospect St. Recreational Map (NRI)



7/17/2023, 9:51:52 AM

Parcel Boundaries

City of Poughkeepsie Boundary

1:2,762

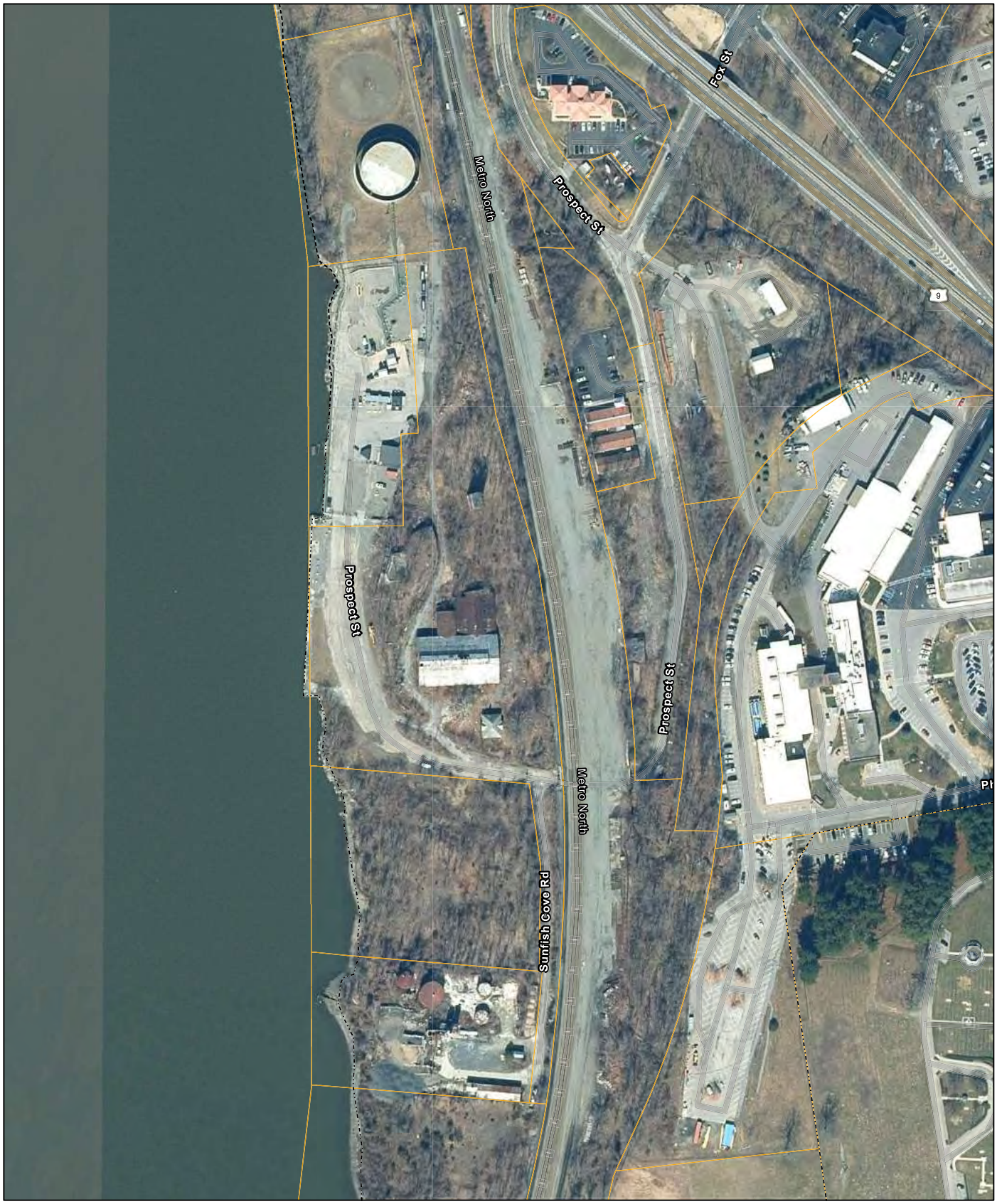
0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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Prospect St. Pollinator Pathways (NRI)



7/17/2023, 9:51:52 AM

Parcel Boundaries

City of Poughkeepsie Boundary

1:2,762

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: March 18, 2024

ADDRESS: 70 and 72-78 Prospect St

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

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

Joseph Franco, Fire Chief

3/18/2024
Date

RECEIVED
MAR 14 2024
By

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:** ~~Johanny Properties, LLC~~ 579 MAIN ST

II. **PROPERTY OWNER:** Johanny Properties, LLC (PI) 3/14/24
ADDRESS: 1950 Hutchinson River Pkwy, Suite 10B
Bronx
New York 10461 (state and zip code)
PHONE NUMBER: 845-656-1036 (include area code)

III. **NAME OF APPLICANT:** Joshua E. Mackey of Mackey Butts & Whalen, LLP
ADDRESS: 3208 Franklin Avenue
Millbrook
New York 12545 (state and zip code)
PHONE NUMBER: 845-677-6700 (include area code)
EMAIL ADDRESS: jmackey@mbwlawyers.com

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

IV. **CONSULTANT:** Mackey Butts & Whalen, LLP & A. Hennessy & Architects
ADDRESS: 3208 Franklin Ave, Millbrook - Mackey Butts & Whalen
1200 Stony Brook Ct. Newburgh, NY - A. Hennessy
_____ (state and zip code)
PHONE NUMBER: (845) 677-6700 & (845) 561-7500 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Mix Use - Residential and Commercial

VI. **ZONING DISTRICT:** C-2A District

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

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

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

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

Alteration: _____ (yes) X _____ (no)

Cost of Construction: $ $150,000

LOT AND BULK INFORMATION:

Lot area: _____ (acres) 7405 (square feet)

Building Footprint: n/a (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

5000 (total building footprint, square feet)

Lot Coverage: 80% (percentage, building coverage only)

Gross Floor Area: n/a (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

4980 (total gross floor area, square feet)

Building Height: 2 (stories) 22 (feet)

Floor Area Ratio: .6752 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: ~~8~~ 11 VARIANCE GRANTED ON 2/12/24 3/15/24

B) Number of Off-Street Parking Spaces provided: ~~2~~ 1

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

~~X~~ (Yes) ✓ (No) 3/15/24

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: Multiple residence rental
(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 ~~0~~ 3

Number with three or more bedrooms: _____

Total number of units: ~~0~~ 3

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: Office Space
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: TBD

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail 2 Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. **APPLICANT CERTIFICATION**

I, Kenneth Pagan, 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

2/27/24
Date

Revised January 2018: Previous Editions Obsolete

MACKEY
BUTTS &
WHALEN
LLP

ATTORNEYS AT LAW

Robert R. Butts
Robert B. Dietz
Joshua E. Mackey
Ian S. MacDonald
Cara A. Whalen

Christina A. Mazzarella
Lita M. Ward

Emily Abrahams
Tyrone Brown
R. Keith Salisbury

March 14, 2024

Via Email & Hand Delivery
Judith Knauss
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Planning Board Site Plan Application
Applicant: Johanny Properties, LLC
Premises: 579 Main Street, Poughkeepsie
Parcel ID : 131300-6161-24-423946-0000
Our File No: 1177.0003

Dear Ms. Garcia:

As you may recall this firm represents Johanny Properties, LLC with regard to the above-mentioned property. Enclosed herewith please find the revised Planning Board Application along with the updated Site Plans pursuant to your March 8, 2024 request.

If you have any questions or require additional information in the meantime, please do not hesitate to contact our firm.

Very truly yours,

MACKEY BUTTS & WHALEN, LLP

Joshua E. Mackey

JEM/mrs
Enclosures

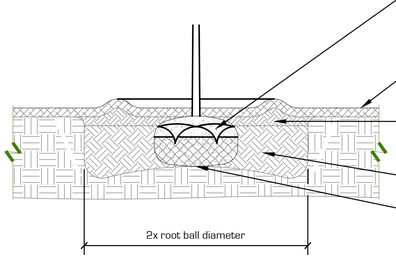
Reply to:

☒ 3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

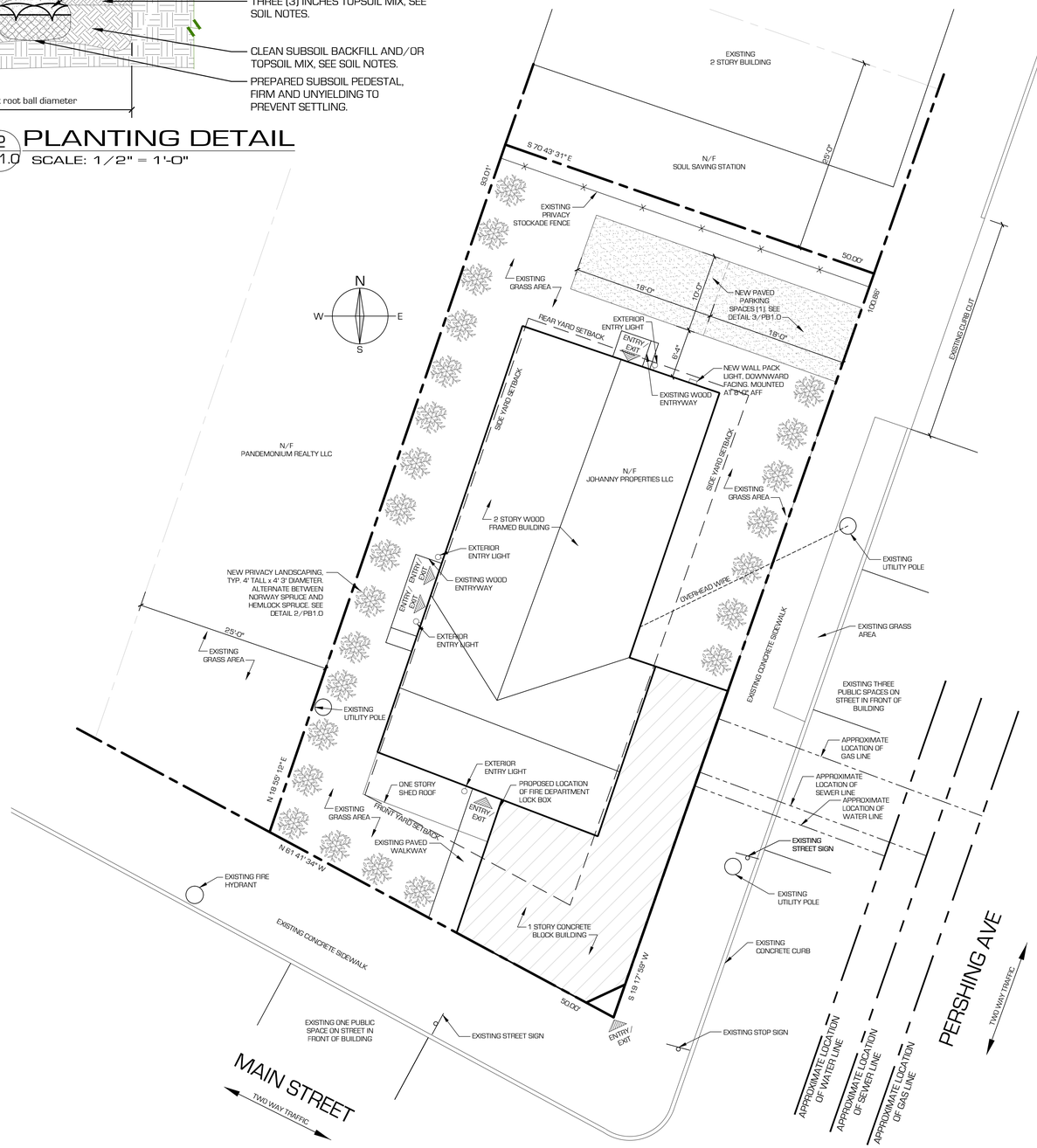
☐ 319 Mill Street
Poughkeepsie, NY 12601
P 845.452.4000
F 845.454.4966

☐ 81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

www.mbwlawyers.com



2 PLANTING DETAIL
PB1.0 SCALE: 1/2" = 1'-0"



1/8 " GRAPHIC SCALE (FEET)

0 5 10 20 30 50

1 SITE PLAN
PB1.0 SCALE: 1/8" = 1'-0"

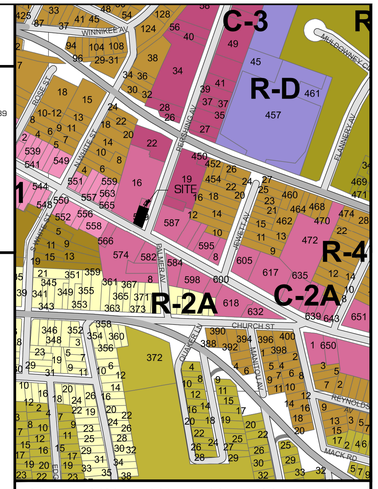
BULK REQUIREMENTS - C-2A

USE: APARTMENT HOUSE

ITEM	REQUIRED/ALLOWED	PROVIDED
LOT REQUIREMENTS		
LOT AREA	NONE	4,815 SF
LOT FRONTAGE	40'	50'
MAXIMUM FAR	2.0	(2148 + 2148)/4815 = 0.89
YARD REQUIREMENTS		
FRONT YARD	10'	0'/10'
REAR YARD	20'	20'-0"
SIDE YARD (EACH)	10'	0'/40'
COVERAGE REQUIREMENTS		
MAXIMUM LOT COVERAGE	60%	28.9%
PARKING		
OFF-STREET PARKING	3 - 2 BEDROOM = 6 OFFICE (1/300 SF) 283 SF = 1 RETAIL (1/300 SF) 740 SF = 2	1 SPACES

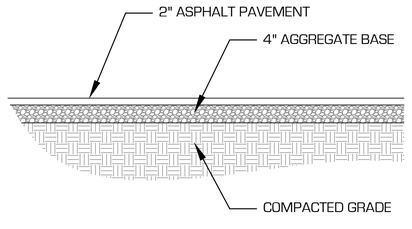
SITE PLAN NOTES

1. THIS PROJECT CONSISTS OF AN EXISTING BUILDING WHERE A PORTION IS A 2 STORY WOOD FRAMED AND 1 STORY CONCRETE BLOCK FRAMED.
2. STORMWATER NYSDEC IS NOT APPLICABLE
3. NO NEW GRADING IS PROPOSED, SITE IS LEVEL.
4. NO EASEMENTS ARE PROPOSED OR EXISTING.
5. THERE IS NO FLOOD PLAIN AND NO WATER ON SITE. SITE DOES NOT CONTAIN ANY AREAS SUBJECT TO STORM WATER OVERFLOW.
6. SITE CONTAINS NO WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS OR ISOLATED TREES W/ A DIAMETER OF 8" OR MORE.
6. PROPOSED FIRE ALARM BOXES CONTAIN NO DIRECT CONNECTION. SMOKE DETECTORS AND C/O DETECTORS ARE LOCATED IN BUILDING PER BUILDING CODE. ALL DETECTORS TO BE INTERCONNECTED.
7. ALL GAS, WATER, ELECTRIC AND SEWER CONNECTIONS (PERSHING AVE) ARE EXISTING AND WILL NOT BE ALTERED FOR THIS PROJECT.
8. REQUIRED DIGGING FOR PROPOSED SCREENING TREES SEE DETAIL 3/PB1.0 FOR EACH TREE, OR PER REQUIREMENTS OF LANDSCAPING NURSERY.
9. NO STORMWATER IMPROVEMENTS ARE PROPOSED. SITE IS NOT LOCATED IN A FLOODPLAIN. SITE OVERFLOWS AND STORM WATER QUALITY REQUIREMENTS ARE NOT APPLICABLE.
10. ALL EXTERIOR LIGHTING TO BE DIRECTED DOWNWARD WITH A SHIELD, 2500 KELVIN, AND TIME OF USE IS FROM SUN DOWN TO SUN UP. NO LIGHT SHALL PROJECT ONTO ADJACENT PROPERTIES. EXISTING PRIVACY FENCE WILL PROVIDE ADDITIONAL SHIELDING OF LIGHT.



SITE LOCATION/ZONING MAP

INFORMATION SHOWN AND USED HERON FOR BASEMAP WAS PROVIDED BY JOHNSON SURVEYING; NYS REGISTERED LAND SURVEYOR #050919; 10 MEADOW LANE, PLEASANT VALLEY, NY 12569; DATED MAY 9, 2023.



3 PAVEMENT DETAIL
PB1.0 SCALE: 3/4" = 1'-0"



2 MAIN STREET ELEVATION
PB1.0 NOT TO SCALE



3 PERSHING AVE ELEVATION
PB1.0 NOT TO SCALE

A. HENNESSY ARCHITECTS, P.C.
•ARCHITECTURE •LAND PLANNING
•ENGINEERING •DEVELOPMENT
1200 STONY BROOK COURT - SUITE 3
NEWBURGH, NEW YORK 12550
PHONE: 845-561-7500 FAX: 845-561-7534
WWW.HENNESSYARCHITECTS.COM

CLIENT:

JOHANNY PROPERTIES, LLC

1950 HUTCHINSON RIVER PKWY SUITE 10B
BRONX, NY 10461

PROJECT:

MULTI-USE ALTERATIONS

579 MAIN STREET
POUGHKEEPSIE, NY

ARCHITECT'S SEAL:

REGISTERED ARCHITECT ANDREW J. HENNESSY 026789-1 STATE OF NEW YORK

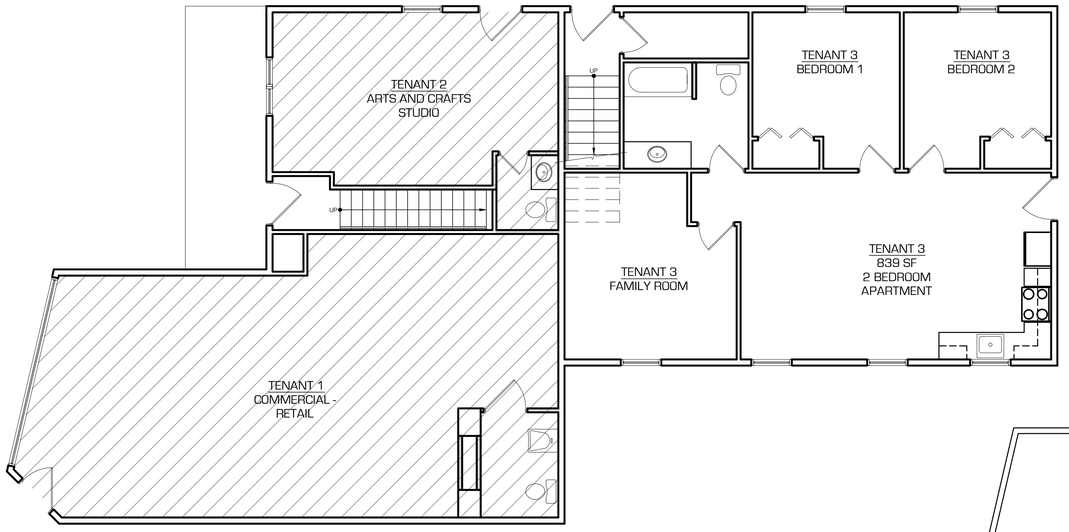
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

BUILDING PICTURES
SITE PLAN

REVISIONS:
1 - 2.26.24 - PLANNING BOARD REVISIONS
2 - 3.14.24 - PLANNING BOARD REVISIONS

PROJECT No.:	22006
SCALE:	AS NOTED
DATE:	11.27.23
DESIGNER:	MH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
PB1.0



1 PB1.1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES

TENANT 1:
- NEW FINISHES; CEILING, FLOOR AND WALLS
- NEW HANDICAP BATHROOM

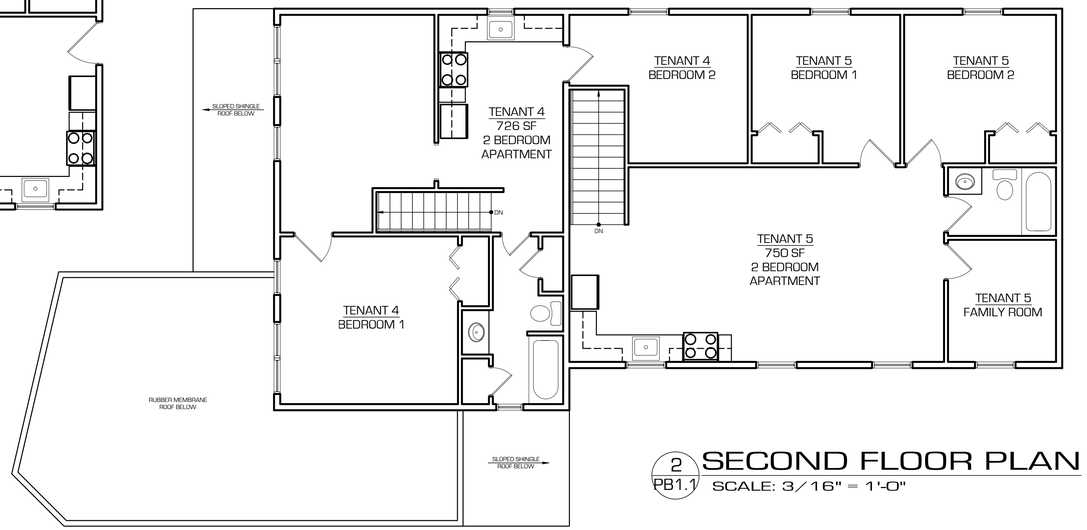
TENANT 2:
- NEW FINISHES; CEILING, FLOOR AND WALLS
- NEW BATHROOM

TENANT 3:
- NEW FINISHES; CEILING, FLOOR AND WALLS
- NEW BATHROOM FIXTURES
- NEW KITCHEN APPLIANCES AND CABINETRY

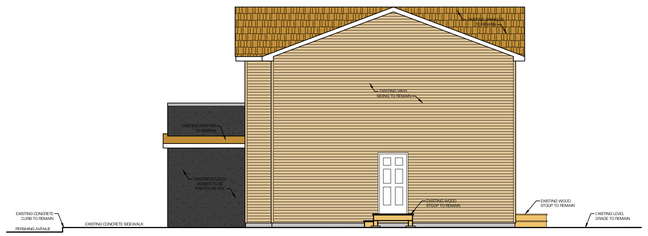
TENANT 4:
- NEW FINISHES; CEILING, FLOOR AND WALLS
- NEW BATHROOM FIXTURES
- NEW KITCHEN APPLIANCES AND CABINETRY

TENANT 5:
- NEW FINISHES; CEILING, FLOOR AND WALLS
- NEW BATHROOM FIXTURES
- NEW KITCHEN APPLIANCES AND CABINETRY

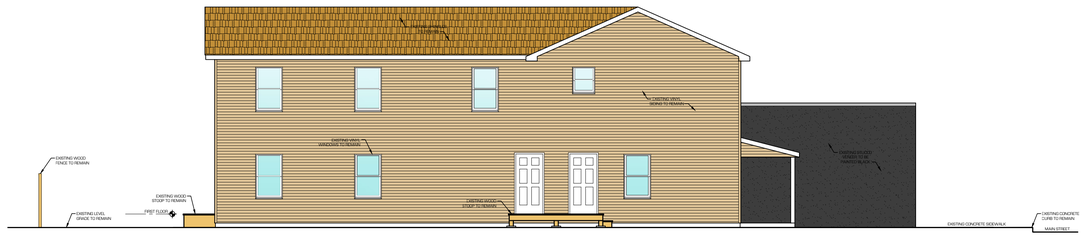
GENERAL:
- ALL WINDOWS ARE TO REMAIN. NO NEW WINDOW OPENINGS ARE PROPOSED WITH THIS APPLICATION. IF A WINDOW IS BROKEN, A VINYL REPLACEMENT WILL BE INSTALLED IN THE EXISTING ROUGH OPENING. WINDOW STYLE AND COLOR TO MATCH THE ONE BEING REPLACED.
- TENANT SPACES ARE EXISTING AND NO WALLS ARE BEING REMOVED.
- EXISTING BUILDING FOOTPRINT TO REMAIN AS IS. EXPANSION IS NOT PROPOSED WITH THIS APPLICATION.
- STAIRS ARE EXISTING AND WILL REMAIN.
- ALL TENANT ENTRY / EXIT ARE EXISTING AND WILL NOT BE ALTERED.
- EXISTING VENEERS ARE TO REMAIN. REPLACEMENT IS NOT PROPOSED WITH THIS APPLICATION.
- EXISTING ROOF IS TO REMAIN. REPLACEMENT IS NOT PROPOSED WITH THIS APPLICATION.
- ALL UTILITIES TO THE BUILDING ARE EXISTING AND NOT BEING ALTERED IN THIS APPLICATION.



2 PB1.1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



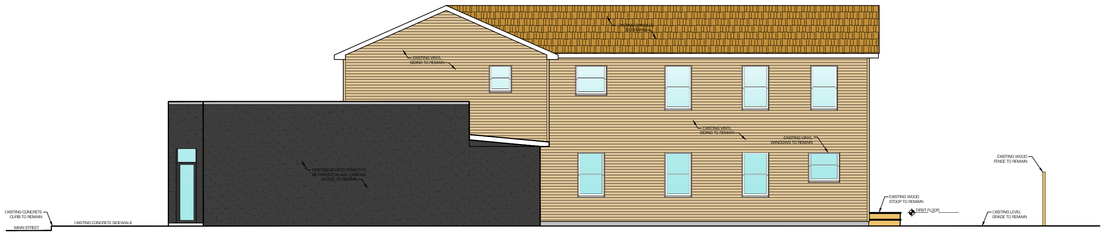
3 PB1.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PB1.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 PB1.1 SOUTH ELEVATION - MAIN STREET
SCALE: 1/8" = 1'-0"



6 PB1.1 EAST ELEVATION - PERSHING AVE
SCALE: 1/8" = 1'-0"

3/16 " GRAPHIC SCALE (FEET)

0 5 10 20 30 50

1/8 " GRAPHIC SCALE (FEET)

0 5 10 20 30 50

A. HENNESSY ARCHITECTS, P.C.

A. HENNESSY ARCHITECTS, P.C.
• ARCHITECTURE • LAND PLANNING
• ENGINEERING • DEVELOPMENT
1200 STONY BROOK COURT - SUITE 3
NEWBURGH, NEW YORK 12550
PHONE: 845-561-7500 FAX: 845-561-7534
WWW.HENNESSYARCHITECTS.COM

CLIENT:

JOHANNY PROPERTIES,LLC

2600 SOUTH ROAD
POUGHKEEPSIE, NY

PROJECT:

MULTI-USE ALTERATIONS

579 MAIN STREET
POUGHKEEPSIE, NY

ARCHITECT'S SEAL:

REGISTERED ARCHITECT ANDREW J. HENNESSY 026789-1 STATE OF NEW YORK

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

FLOOR PLANS
ELEVATIONS

REVISIONS:
1 - 2.26.24 - PLANNING BOARD REVISIONS

PROJECT No.:	22006
SCALE:	AS NOTED
DATE:	11.27.23
DESIGNER:	MH
CHECKED:	AJH
DRAWN BY:	MH

SHEET NO.
PB1.1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information		
579 Main Street		
Name of Action or Project: 570 Main Street		
Project Location (describe, and attach a location map): 579 Main Street Poughkeepsie NY		
Brief Description of Proposed Action: Renovation of an existing multi-use building		
Name of Applicant or Sponsor: Johanny Property's LLC	Telephone: 845-656-1036 E-Mail:	
Address: 2600 South Road		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601

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

3. a. Total acreage of the site of the proposed action? .169 acres
   b. Total acreage to be physically disturbed? .008 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .169 acres

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

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

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

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

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

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

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

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

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

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

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

Applicant/sponsor/name: Kenneth Pagan Date: 8/28/23

Signature: [signature] Title: President

PRINT FORM

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

MEMORANDUM

To: Joshua E. Mackey & Pedro Medina

From: Tyler Maegerle, Junior Planner

Date: 8/31/2023

Re: 579 Main Street

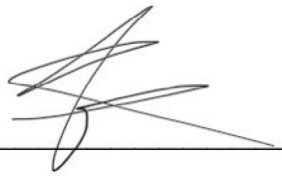
Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes renovation of an existing mixed-use building.

Based on the above description it is the determination of the planning division that the proposed action is classified as Type II Action with regards to SEQRA pursuant to 6 NYCRR Section 617.5 (c)(2) “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part;.” The action is therefore not subject to further environmental review.

Judith Knauss
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Financial Statement
579 Main Street, Poughkeepsie, New York 12601
Parcel ID: 131300-6161-24-423946-0000

I, Ibrahim ramadan am a member of Johanny Properties, LLC the owner of 579 Main Street in City of Poughkeepsie, State of New York. Johanny Properties, LLC has the financial capabilities to fulfill the plans set forth in the Application and Site Plans submitted to the City of Poughkeepsie Planning Board to be heard at he upcoming Planning Board Meeting.



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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: March 18, 2024

ADDRESS: 579 Main St

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

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

- Strongly recommend monitored fire alarm system

Joseph Franco, Fire Chief

3/18/2024
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 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

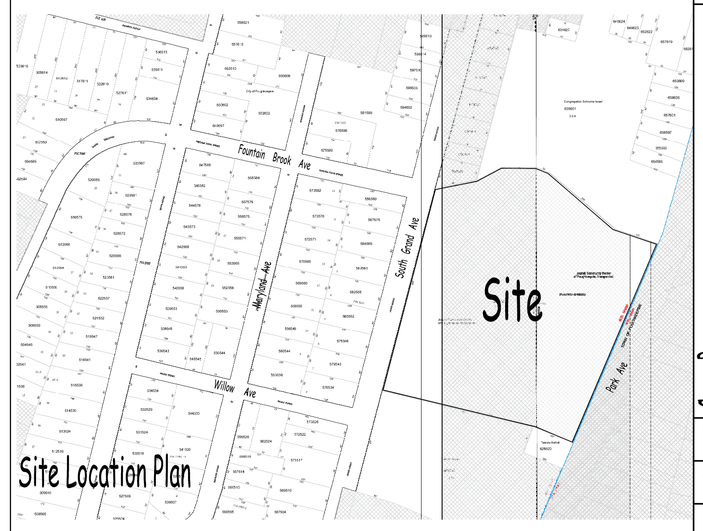
GYP BD CEILING

COMPACTED FILL

TOP SOIL

SOLID WOOD TRIM

ENGINEER LUMBER



Note:
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Note:
It is a violation of the law for any person, unless acting under the direction of a Licensed Architect, to alter an item in any way. If any item bearing the seal of an architect is altered, the attorney Architect shall affix to his /her the seal and the notation "Altered By" followed by his signature & date of such alteration, and specific description of the alteration.

Michael R. Berta. AIA
Architecture & Planning
7 Rockledge Drive Hopewell Junction, NY 12533
(845) 489-1538
www.berraarchitects.com, mberta@berraarchitects.com

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

Do Not Scale Prints

Date	Revision

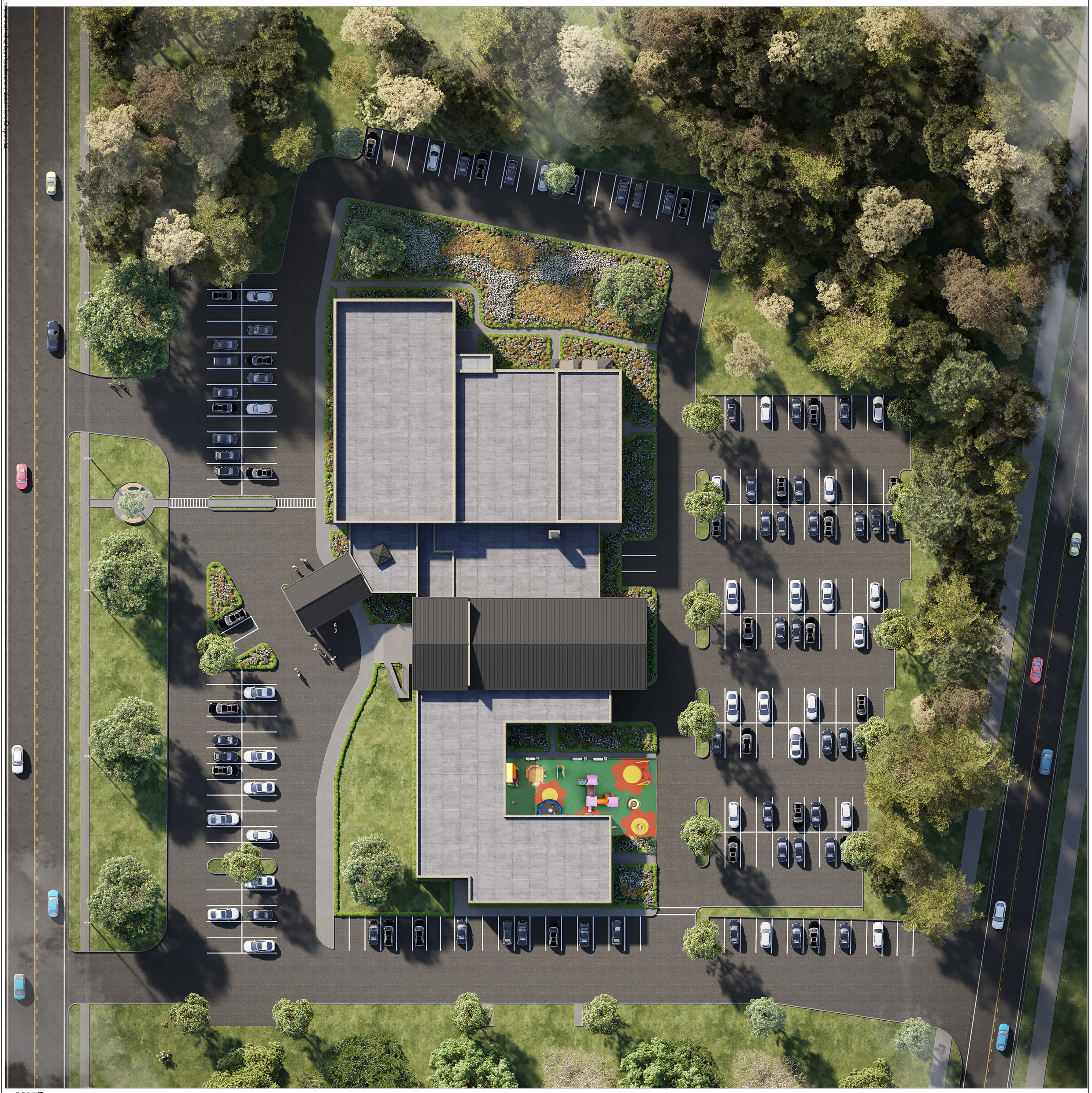
Cover Page

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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Do Not Scale Prints

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									

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

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Date	Revision

Proposed Front Renderings

Proposed Addition / Alteration For:
Faith Apostolic Ministries Inc
1101 South Grand Ave
Poughkeepsie, New York

Date: August 28, 2023

Job No: 2023-001

Scale: None

Drawing: Render-2
Of: Three

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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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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

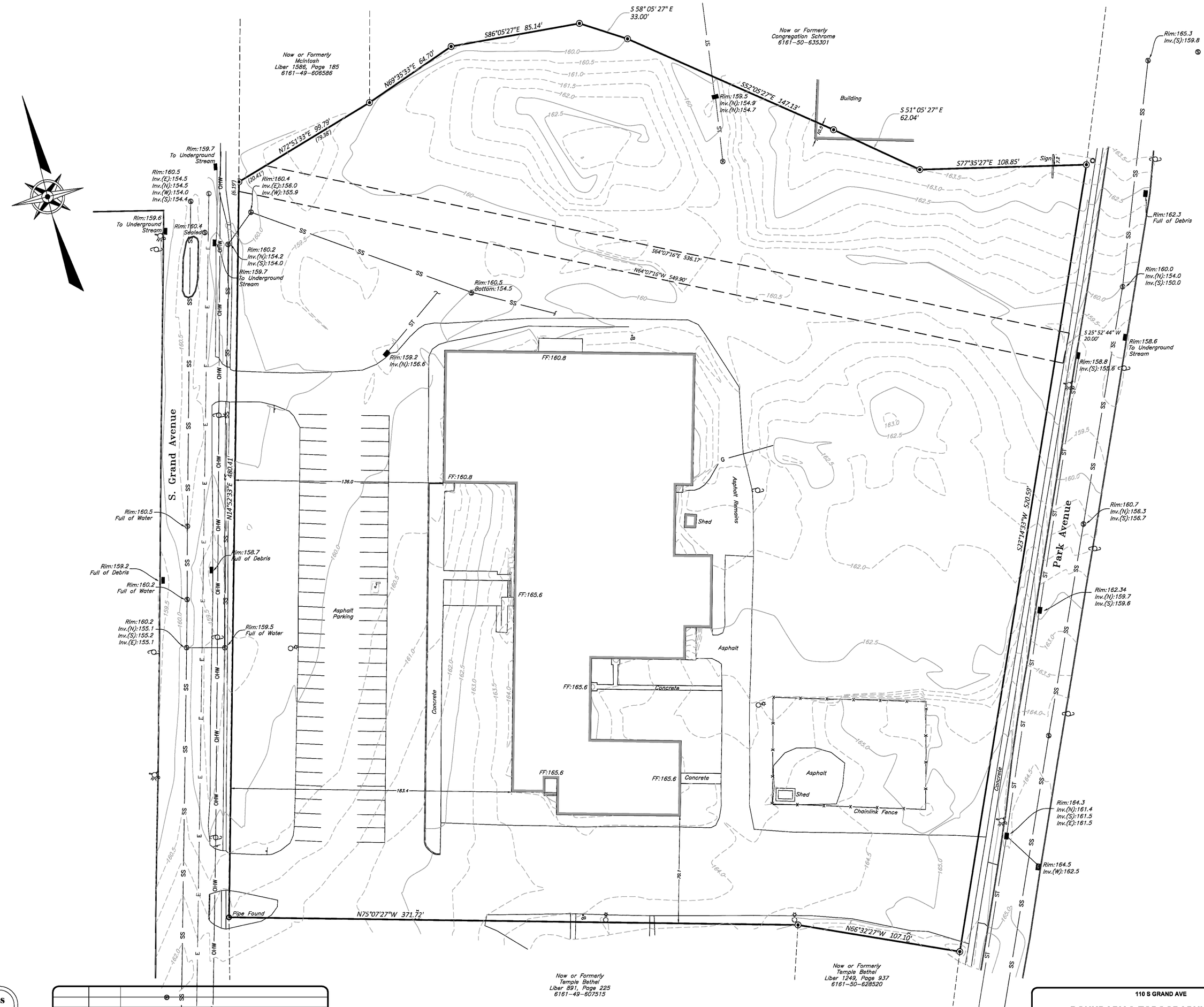
City of Poughkeepsie, Dutchess County, New York
6161-49-620556

AREA

278,334 Square Feet
6.390 Acres

DATE OF SURVEY

Field Completion: May 4, 2023



tax id	6161-49-620556
address	110 S GRAND AVE
date	drawn
5/8/2023	BJ
scale	checked
1"=30'	BJ
project no.	23-063
project name	110 S GRAND AVE
sheet	1 OF 1

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

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

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Existing Survey

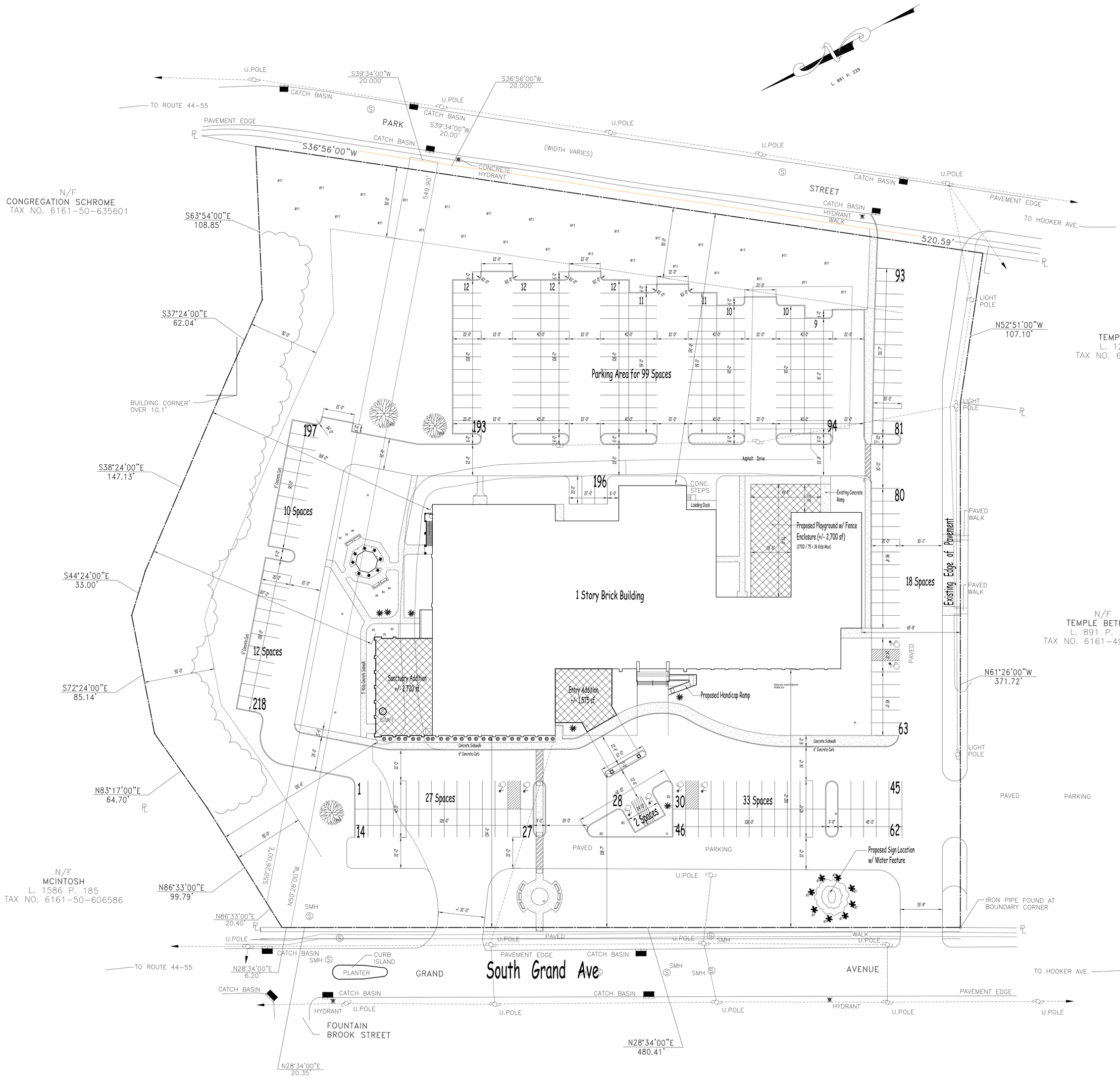
Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
110 South Grand Ave
Poughkeepsie, New York

Date: August 28, 2023
Job No: 2023-001
Scale: 1" = 30'-0"
Drawing: EX-1
Of: One

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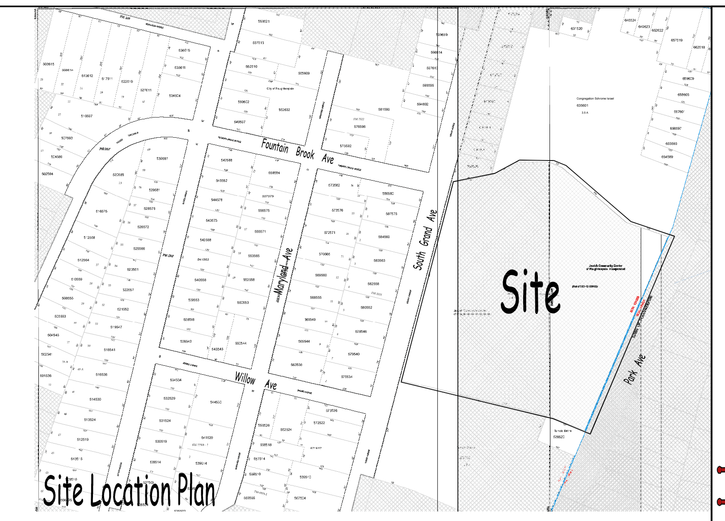
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Site Plan

Scale: 1" = 30'-0"



Site Location Plan

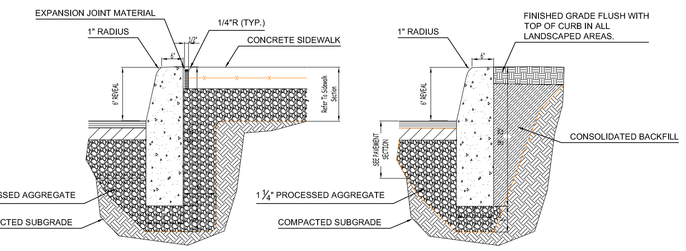
Site Data

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

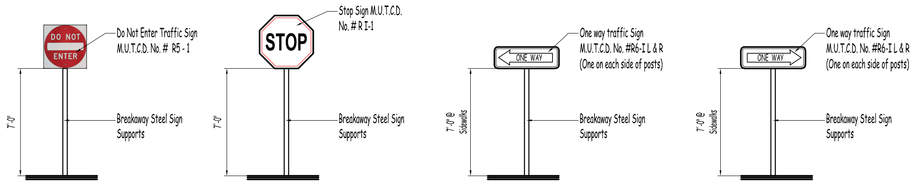
Church	1 Space per 4 seats	760 Seats / 4	= 190 Spaces
Daycare	1 Space per Staff Member	16 Staff Members	= 16 Spaces
Classroom	1 Space per Classroom	5 Classrooms	= 5 Spaces
			= 211 Spaces Required

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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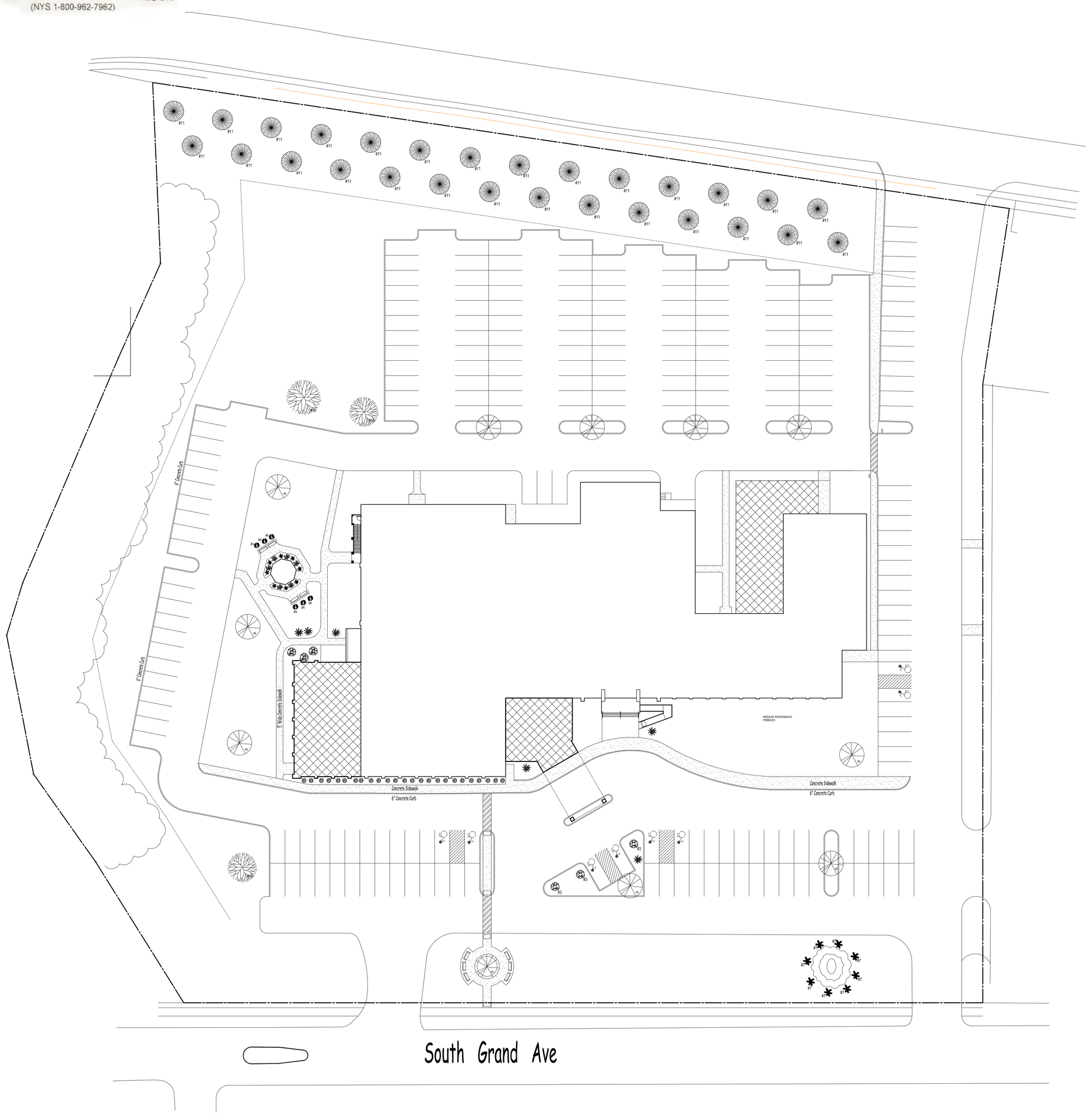
Proposed Site Plan

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

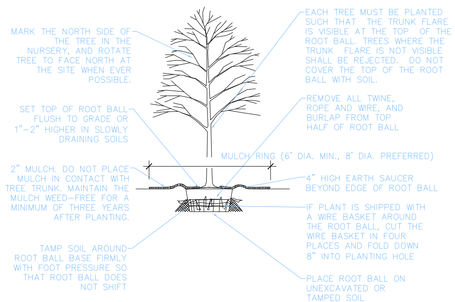
Date: August 28, 2023
Job No: 2023-001
Scale: As Noted
Drawing: SP-1
Of

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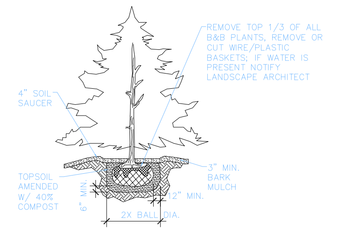
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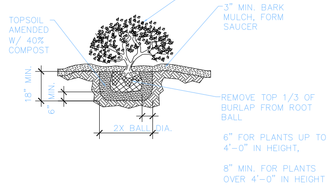
Landscapping Plan
Scale: 1" = 30'-0"



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 WILMTA TRANSPIRANT SUCH AS "WILT-PRUF" OR "ENVY" THE FIRST DECEMBER AFTER PLANTING, AND AGAIN DURING A TIME IN FEBRUARY WHEN TEMPERATURES ARE 40 DEGREES OR HIGHER.
4. ALL PLANTING BEDS, SHRUB BEDS, GROUND COVER BEDS AND TREE PITS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS "TREFLAN" OR "SURFLAN" OR AN APPROVED EQUAL. PRIOR TO SPREADING OF MULCH AND AS DIRECTED BY THE ARCHITECT.
5. ALL BETULA SPECIES SHALL BE SPRAYED WITH A SOLUTION OF "UNDANE" THE FIRST MAY AFTER PLANTING.

GUARANTEE AND REPLACEMENT THE CONTRACTOR SHALL GUARANTEE AND REPLACE ALL PLANT MATERIAL PLANTED BY HIM FOR ONE (1) YEAR. THE ONE (1) YEAR PERIOD SHALL COMMENCE AT THE TIME ALL MATERIAL IS PLANTED AND FORMALLY ACCEPTED BY THE ARCHITECT. THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ANY TREES, SHRUBS, PERENNIALS AND GROUND COVER PLANTS THAT ARE DEAD OR, IN THE OPINION OF THE ARCHITECT, ARE UNHEALTHY OR UNSIGHTLY CONDITION

CLEAN-UP THE CONTRACTOR SHALL "CLEAN-UP" AND REMOVE FROM THE SITE ALL RUBBISH, DEBRIS AND SURPLUS MATERIAL AS FAST AS IT ACCUMULATES AND SHALL NOT PERMIT IT TO BE SCATTERED ABOUT THE SITE.

PLANTING SCHEDULE

NUMBER	SYMBOL	BOTANICAL/COMMON NAME	QUANTITY	SIZE	REMARKS
#1		GREEN VELVET BOXWOOD (BUXUS GREEN VELVET)		2 GALLON CONTAINER	24" SPACING AS SHOWN
#2		HETZ MIDGET ARBORVITAE (THUJA OCCIDENTALLIS HETZ MIDGET)	5	4 GALLON CONTAINER	30" SPACING AS SHOWN
#3		BLACK KNIGHT BUTTERFLY BUSH (BUDDLEJA DAVIDII BLACK KNIGHT)	15	4 GALLON CONTAINER	
#4		BLOOMERANG PURPLE REBLOOMING LILAC SHRUB (SYRINGA 'SMSJBP7')	5	4 GALLON CONTAINER	30" SPACING AS SHOWN
#5		AMERICAN BOXWOOD SHRUB (BUXUS SEMPERVIRENS)	15	4 GALLON CONTAINER	24" SPACING AS SHOWN
#6		PARDON ME DAYLILLY (HEMEROCALLIS 'PARDON ME')		VARIES	MIX DIFFERENT COLORS
#7		AVALANCHE FEATHER REED GRASS		SPECIMEN	
#8		BURNING BUSH (EUONYMOUS ALATUS)	12	30" TALL	5'-0" SPACING
#9		EASTERN REDBUD (CERCIS CANADENSIS)	1	5'-6" TALL	4 INCH CALIPER
#10		Norway Maple (Acer Platanoides)	1	8' TALL	4 INCH CALIPER
#11		White Pines, Colorado Blue Spruce or Norway Spruce	1	6' TALL	4 INCH CALIPER

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Date	Revision

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Proposed Site Plan

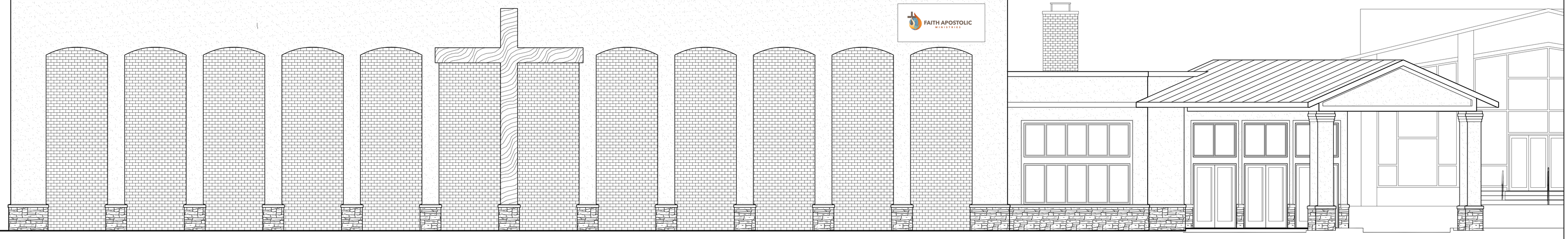
Proposed Addition / Alteration For
Faith Apostolic Ministries Inc
1101 South Grand Ave.
Poughkeepsie, New York

Date: August 28, 2023
Job No: 2023-001
Scale: As Noted
Drawing: SP-2
Of

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Phase II







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

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Proposed Front & Left Side Elevations

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

Date	August 28, 2023
Job No	2023-001
Scale	As Noted
Drawing	Pre-1
Of	Two

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Addition

Proposed Choir Loft
44 Seats

Proposed Stage
36" Raised Platform

Wheelchair Lift

Addition

80 Seats
109 Seats
89 Seats
20 Seats
25 Seats
30 Seats
23 Seats
54 Seats
56 Seats

Proposed Sanctuary
8,162 sf
528 Seats

Line of Mezzanine Above

Existing Building To Remain

Up To Mezzanine

Proposed Baptismal Room
510 sf

Dressing Rm
Dressing Rm
Dressing Rm
Dressing Rm

Proposed Classroom
794 sf

Proposed Stage
12" Raised Platform

Laundry
Dryer
Dryer
Washer
Washer

Men's Toilet

Women's Toilet

Stadium Telescopic Bleacher Seating

Line of Mezzanine Above

Proposed Choir Practice Rm
930 sf

Proposed Youth Center
2,575 sf

Baptistmal

Toilet

Proposed Classroom
839 sf

Janitor Closet

Sound Booth

Ramp Down

Production Room

Proposed Entry Lobby
1,340 sf

Water Feature w/ Seating Wall

Reception

Corridor
Ceiling Height - 12' 8"
Finish Floor Elevation -1'-0"

Main Building Lobby
Ceiling Height - 13' 8"
Finish Floor Elevation -1'-0"

Line of Marque Above

Refrig
Mitrro
48" High Kneewall w/ Shelves Under

Cafe
225 sf

ADA Compliant Counter
Supplies
Coffee Station
Cooler
Waiting Station

Existing Office
To Remain

Existing Office
To Remain

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Do Not Scale Prints

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

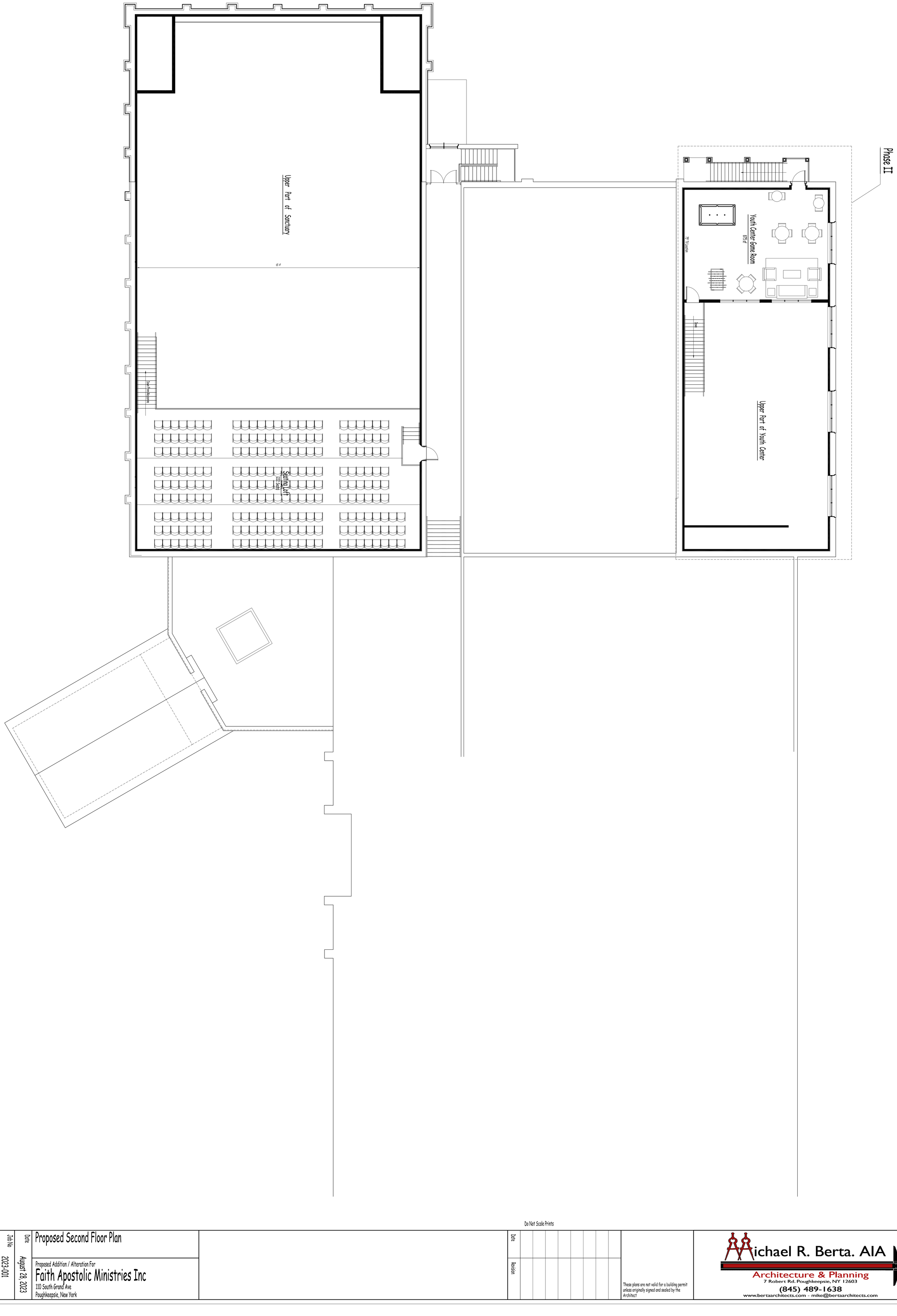
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Revision

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Do Not Scale Prints

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

Date									
Revision									

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- ST — EXISTING STORM PIPE
- EXISTING CATCH BASIN

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- TR — 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.

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

STATE OF NEW YORK — JOSEPH PAUL BERGER — 049745 — LICENSED PROFESSIONAL ENGINEER

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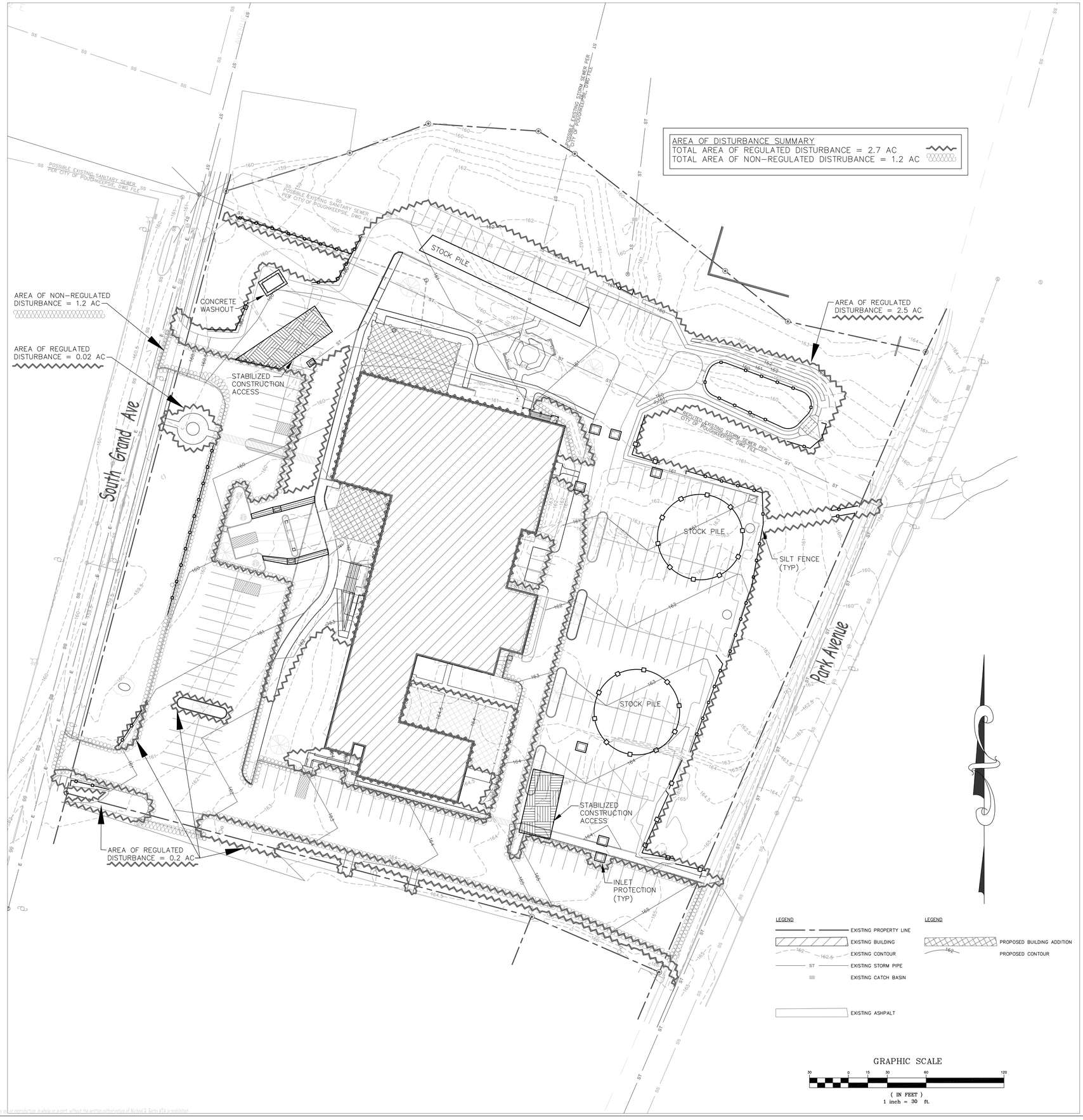
Date	Revision
August 24, 2023	Stormwater Design
March 1, 2023	Misc Revision per Owner
February 28, 2023	Misc Revision per Owner
February 10, 2023	Misc Revision per Owner

PROPOSED STORMWATER PLAN

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

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

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Date	Revision
August 24, 2023	Stormwater Design
March 1, 2023	Misc Revision per Owner
February 28, 2023	Misc Revision per Owner
February 17, 2023	Misc Revision per Owner

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

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

Date February 6, 2023
Job No 2023-001
Scale 1" = 30'
Drawing C-2
Of -

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GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SILT FENCES SHALL BE CLOSELY MONITORED AND SHALL BE REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACH OR WHEN ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED.

3. THE LOCATION AND INSTALLATION TIMES OF THE SEDIMENT CAPTURING DEVICES SHALL BE ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS PLAN.

4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOP SOIL THAT IS REQUIRED FOR FINAL GRADING AND STORED ON THE SITE SHALL BE LIMED, FERTILIZED, AND TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THEN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING; MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

6. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

7. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

8. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

EROSION CONTROL SEQUENCE:

BEFORE CONSTRUCTION
1. THE SITE OWNER OR OPERATOR SHALL HIRE A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PERFORM ALL INSPECTIONS DURING CONSTRUCTION AS REQUIRED BY NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES "GP 0-20-001": ANY CHANGES IN DESIGN DURING CONSTRUCTION MUST BE DONE BY A PROFESSIONAL ENGINEER.
2. CONDUCT A PRE-CONSTRUCTION MEETING WITH CLIENT, CONTRACTOR AND SITE CIVIL ENGINEER OR QUALIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER TO REVIEW THE SITE AND THE EROSION CONTROL PLAN AS WELL AS SEQUENCE OF WORK AS IT PERTAINS TO APPLICABLE EROSION CONTROL MEASURES.
3. ALL CONTRACTORS AND SUB CONTRACTORS MUST SIGN THE CONTRACTOR CERTIFICATION FORM PRIOR TO THE START OF CONSTRUCTION BY ANY CONTRACTOR AND SUB CONTRACTORS WHEN NEW START DURING CONSTRUCTION AND PRIOR TO ANY EARTHWORK/DISTURBANCE AS APPLICABLE THROUGHOUT CONSTRUCTION INCLUDING NEW CONTRACTORS AND SUBCONTRACTORS.
4. CONTACT SITE CIVIL ENGINEER OR CPESC FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE STARTING ANY CLEARING AND OR SITE CONSTRUCTION.
5. ESTABLISH LIMITS OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING. INSTALL ORANGE CONSTRUCTION FENCE AS APPLICABLE.

THE CONSTRUCTION SHALL FOLLOW THE SEQUENCE OF WORK AS OUTLINED BELOW:

CONTRACTOR SHALL PERFORM DAILY INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES. WEEKLY INSPECTION OF SITE BY A CERTIFIED PROFESSIONAL WITH ALL RECOMMENDATIONS IMPLEMENTED IMMEDIATELY.
1. INSTALL CONSTRUCTION ACCESS AS FIRST ITEM OF WORK TO PREVENT DUST AND DEBRIS FROM BEING TRACKED ONTO THE SURROUNDING ROADS AND DRIVES.
2. INSTALLATION OF SILT FENCE AS SHOWN OR NEEDED TO CAPTURE SEDIMENT FROM PROPOSED CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PER THE ACCEPTED EROSION AND SEDIMENT CONTROL PLAN AS WELL AS IN LOCATIONS DEEMED NECESSARY DURING CONSTRUCTION INSPECTIONS OF THE SITE. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOURS.
3. PROTECT PROPOSED INFILTRATION BASIN AND UNDERGROUND INFILTRATION AREAS FROM CONSTRUCTION ACTIVITIES AS MUCH AS POSSIBLE TO REDUCE THE AMOUNT OF SOIL RESTORATION REQUIRED IN COMPLETING AREAS.
4. PERFORM GRADING, EXCAVATION AND RELATED CONSTRUCTION. TOPSOIL SHALL BE REMOVED AND STORED AT APPLICABLE LOCATIONS SO AS NOT TO INTERFERE WITH THE CONSTRUCTION OPERATIONS. POSSIBLE LOCATIONS FOR TOPSOIL STOCKPILES ARE SHOWN ON THE EROSION CONTROL PLAN.
5. ONCE AN AREA IS CUT OR FILLED, IT SHALL BE STABILIZED BY SEEDING AND MULCHING.
6. INSTALL WATER, SANITARY, ELECTRIC, PHONE, CABLE, OTHER UTILITIES AND BUILDING IN COORDINATION WITH OTHER SITE WORK.
7. CONSTRUCT UNDERGROUND INFILTRATION AFTER OTHER EARTH DISTURBANCE WORK IS COMPLETE.
8. SURFACE INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE REMAINDER OF THE EARTH DISTURBANCE IN UPSTREAM AREAS IS COMPLETE AND PERMANENTLY STABILIZED TO KEEP SEDIMENT FROM ENTERING MEDIA.
9. AS CONSTRUCTION PROCEEDS, ALL DISTURBED AREAS SHALL BE PAVED, SEEDED, OR PLANTED AS SPECIFIED ON THE PLANS IN A TIMELY MANNER TO PREVENT UNNECESSARY EROSION.
10. RESTORE SOIL IN DISTURBED AREAS WHERE PERVIOUS FINISH COVER IS PROPOSED; ESPECIALLY SURFACE AND SUBSURFACE INFILTRATION AREAS. INTENSIVE RESTORATION METHODS MAY BE REQUIRED IF EXCESS COMPACTION OCCURRED DURING CONSTRUCTION. COMPACTION MAY BE CAUSED BY CONSTRUCTION EQUIPMENT, STOCKPILES, STORAGE OF PALLETS, PERSONAL VEHICLES, CONSTRUCTION TRAILERS, ETC. SOIL RESTORATION WILL BE DONE TO THE SATISFACTION OF THE INSPECTING ENGINEER.
11. INSTALLATION OF SURFACE INFILTRATION BASIN.
12. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, UPON STABILIZATION OF SITE SOILS, AND UPON FINAL APPRO
13. VAL BY THE SITE INSPECTOR AND MUNICIPAL ENGINEER TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED.

EROSION CONTROL INSTALLATION AND MAINTENANCE

I. INTRODUCTION
THE PURPOSE OF THIS PLAN IS TO OUTLINE PROCEDURES FOR MAINTAINING THE EROSION CONTROL STRUCTURES CONSTRUCTED ON THE SITE. THE TYPE OF STRUCTURES FOR THIS SITE WILL BE TEMPORARY FOR USE DURING CONSTRUCTION,

II EROSION CONTROL STRUCTURES
SILT FENCE STRUCTURES WILL BE USED TO MINIMIZE SOIL EROSION DURING THE CONSTRUCTION PHASE OF THE PROJECT. IN ORDER FOR THE EROSION CONTROL STRUCTURES TO WORK PROPERLY THEY MUST BE INSTALLED PROPERLY AND MAINTAINED. INSPECTIONS SHALL BE PERFORMED PERIODICALLY AS STATED BELOW AND SHALL BE PERFORMED AFTER ANY MAJOR STORM EVENT. SILT FENCE TO BE INSTALLED PARALLEL WITH CONTOURS.

III INSTALLATION GUIDELINES

IN ORDER TO ASSURE THAT THE EROSION CONTROL STRUCTURES WILL WORK THERE MUST BE AN ASSURANCE THAT THEY ARE INSTALLED PROPERLY. IN ORDER TO ACCOMPLISH THIS ALL EROSION CONTROL MUST BE INSTALLED AS PER THE DETAILS ON THIS PLAN. THE EROSION CONTROL SHALL BE INSPECTED BY BY A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL. NO WORK SHALL BE STARTED ON THE SITE UNTIL THE EROSION CONTROL IS IN PLACE AND ACCEPTED.

IV. MAINTENANCE PLAN FOR EROSION CONTROL DEVICES
1. TEMPORARY EROSION CONTROL DEVICES
THESE STRUCTURES SHALL INCLUDE ALL EROSION CONTROL DEVICES THAT WILL BE INSTALLED AND UTILIZED DURING THE CONSTRUCTION OF THE SITE. THESE SHALL INCLUDE DEVICES SUCH AS SILT FENCES, ROCK PIPE OUTLETS, AND CHECK DAMS.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT , TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POST ARE FIRMLY IN THE GROUND.
5. TEMPORARY SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. ALL INDIVIDUALS PERFORMING THE SITE INSPECTION SHALL BE FAMILIAR WITH THE EROSION CONTROL PLAN AND BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING CONDITION.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVER WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1A) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values lbs/1000SF	lbs/acre
50% perennial ryegrass	1.5 – 2.0	65 – 87
50% Kentucky bluegrass blend	1.5 – 2.0	65 – 88
	3.0 – 4.0	130 – 175

OR USE SEED MIX SPECIFIED BY SITE ARCHITECT OR LANDSCAPE ARCHITECT.

POST CONSTRUCTION STORMWATER OPERATION AND MAINTENANCE

A. PRETREATMENT

CHAMBERS

THE FIRST 1/4 ROWS OF CHAMBERS WILL PROVIDE PRETREATMENT. SEDIMENT WILL DROP OUT AND BE HELD ON IMPERVIOUS LAYER FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK OR REACHES INLETS TO INFILTRATION PORTION OF CHAMBERS. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

PLUNGE POOL

SHALLOW BASIN TO ALLOW SEDIMENT TO DROP OUT AND BE HELD FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. GRASS LINING SHALL BE MAINTAINED TO 4" TO 6" DEPTH. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

B.INFILTRATION

STORMWATER SYSTEMS CAPTURE AND TEMPORARILY STORE THE WATER QUALITY VOLUME TO ALLOW TIME FOR IT TO INFILTRATE INTO THE GROUND. OVERFLOW OUTLETS ARE PROVIDED FOR LARGE EVENTS.

INFILTRATION RUNOFF REDUCTION CAPACITY FOR THIS PRACTICE IS 100% IN AREAS WITH HSG A AND B SOILS.

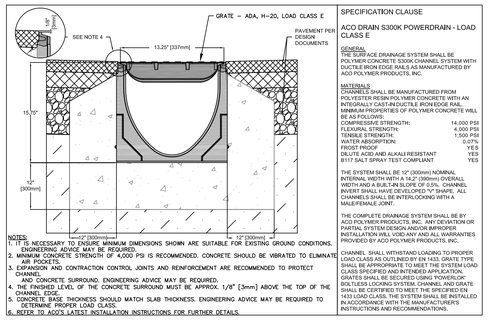
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. GRASS TO BE MAINTAINED AT 4" TO 6" HEIGHT.

FULL INSPECTIONS SHALL TAKE PLACE TWCE YEARLY; ONE IN THE SPRING AND ONE IN LATE SUMMER. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS OF THE INFILTRATION THOROUGHLY, REMOVE DEBRIS AND SEDIMENT WHEN OBSERVED. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

C.SOIL RESTORATION (NYSDEC SMDM 5.1.6)

SOIL RESTORATION IS REQUIRED WHERE SOILS HAVE BEEN DISTURBED AND WILL BE VEGETATED. FOR THIS PROJECT, THE MAJORITY OF THE HEAVY TRAFFIC DISTURBANCE WILL BE IN AREAS THAT WILL BE BUILDING OR PAVEMENT. MINIMAL SOIL DISTURBANCE WILL OCCUR IN PROPOSED VEGETATED AREAS. THE COMMON PRACTICE IN PREPARING AN AREA FOR LANDSCAPE IS TO LOOSEN THE SOIL AND APPLY TOPSOIL. THE NATIVE SOIL IN INFILTRATION AREAS IS REMOVED AND REPLACED WITH STONE AS ORDERED BY ENGINEER. THE NEED FOR FULL SOIL RESTORATION IS NOT WARRANTED FOR THE DISTURBED, PROPOSED VEGETATED AREAS. IF EXCESSIVE COMPACTION OCCURS DURING CONSTRUCTION, MITIGATION INCLUDING, BUT NOT LIMITED TO DEEP RIPPING AND DE-COMPACTION AS OUTLINED IN THE NYSDEC STORMWATER MANUAL, SECTION 5.1.6, MAY BE ORDERED BY THE SITE ENGINEER.



TRENCH DRAIN
NO TO SCALE

SPECIFICATION CLAUSE

ACO DRAIN S300K POWERDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

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

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
SILUTE ACID AND ALKALI RESISTANT	YES
8117 SALT SPRAY TEST COMPLIANT	YES

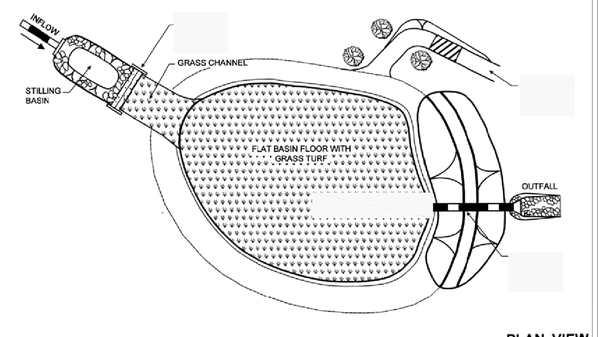
THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (390mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

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

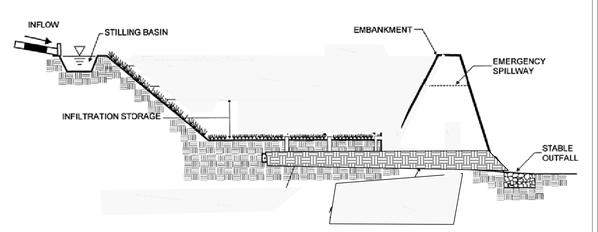
CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE SELECTED BASED ON THE PROPER LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING POWERLOK BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 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

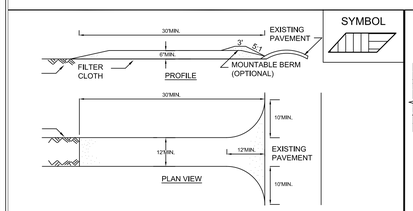
Figure 6.12 Infiltration Basin (I-2)



PLAN VIEW



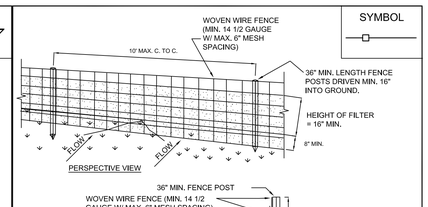
PROFILE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

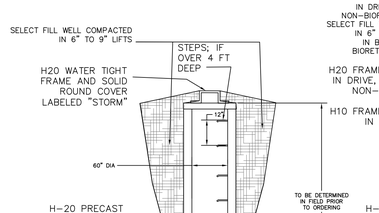
STABILIZED CONSTRUCTION ACCESS

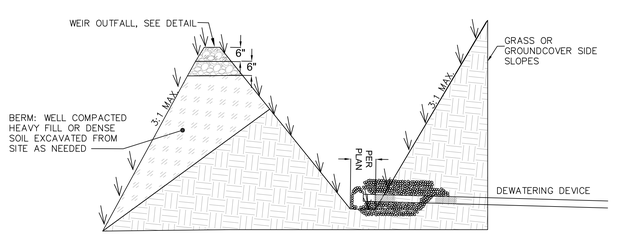


CONSTRUCTION SPECIFICATIONS

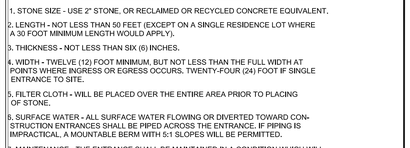
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE,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

SILT FENCE





TYPICAL PRETREATMENT BASIN



CONSTRUCTION SPECIFICATIONS

1. 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

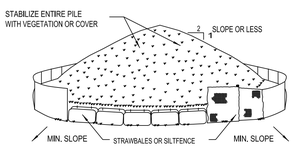
CONSTRUCTION SPECIFICATIONS

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

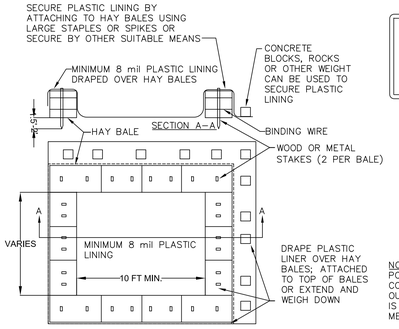
SYMBOL
SP



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



CONCRETE WASHOUT AREA

NYS SPILL HOTLINE 1–800–457–7362

NOTE: POST SIGN AT WASHOUT AREA

NOTE:
PORTABLE CONCRETE WASHOUT AREAS SUCH AS CONCRETE DUMPSTERS OR THOSE MANUFACTURED BY OUTPAK MAYBE SUBSTITUTED PROVIDED THE CAPACITY IS NOT EXCEEDED. LOCATION RESTRICTIONS MUST BE MET.

ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FT FROM WETLANDS.
2. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   – APPROXIMATELY 7 GALLONS OF WASH 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 CON

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 JAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS,
26. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
27. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3,65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 mm) WIDE AND 24,2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0,085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

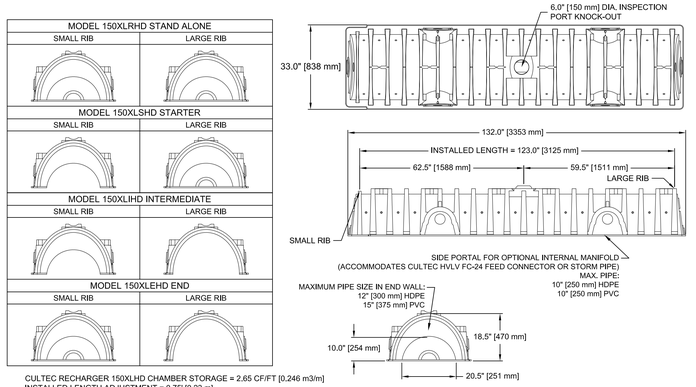
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4,5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0,212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1,7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE, IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

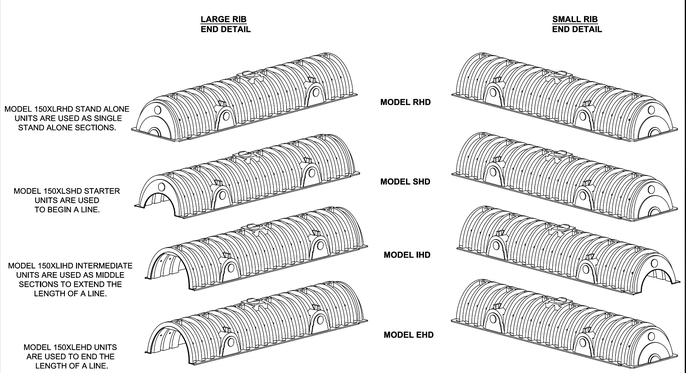
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE,
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0,425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0,15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



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

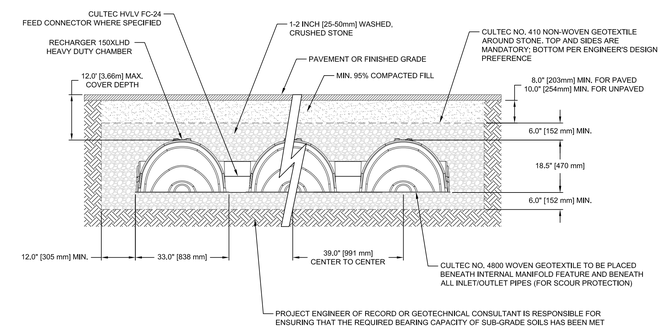
150XLHD 2.0

CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW



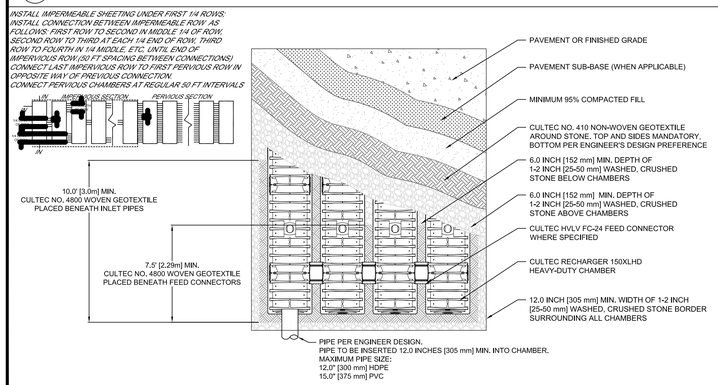
150XLHD 3.0

CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION



150XLHD 4.0

GENERAL NOTES

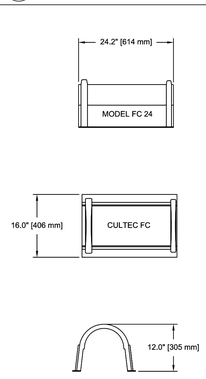


150XLHD 7.0

CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW

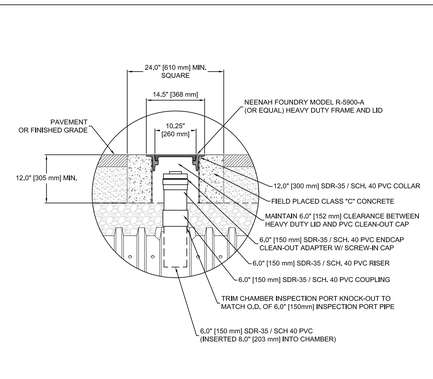
150XLHD 5.0

CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION



150XLHD 8.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

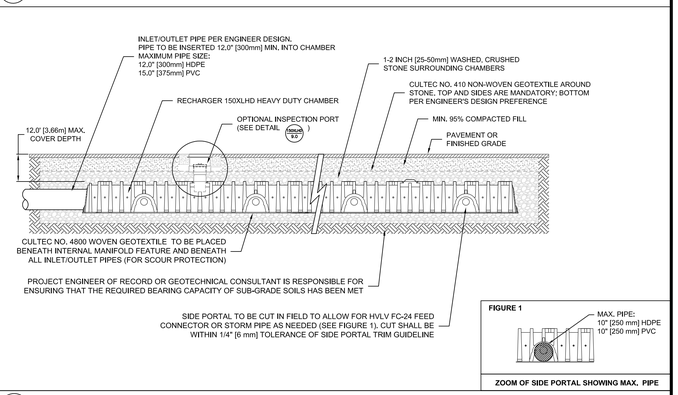


150XLHD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

150XLHD 6.0

CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK



150XLHD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

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Subsurface Stormwater Management Systems
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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

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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

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: FAITH APOSTOLIC MINISTRIES REDEVELOPMENT		
Project Location (describe, and attach a general location map): 110 SOUTH GRAND AVE POUGHKEEPSIE NY 12603		
Brief Description of Proposed Action (include purpose or need): 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.		
Name of Applicant/Sponsor: Faith Apostolic Ministries Inc	Telephone: 347-772-0851 E-Mail: faithapostollcny@gmail.com	
Address: 110 South Grand Ave		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Michael A. Berta AIA Project Arichitect	Telephone: 845-489-1689 E-Mail: mike@bertaarchitects.com	
Address: 7 Robert Drive		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603
Property Owner (if not same as sponsor): Faith Apostolic Ministries Inc	Telephone: 347-772-0851 E-Mail: faithapostollcny@gmail.com	
Address: 110 South Grand Ave		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603

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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 site plan	
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	City ZBA	
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R2

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 Pouighkeepsie

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

d. What parks serve the project site?
Pershing Ave and King Street parks

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)? place of worship and daycare

b. 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? 6.39 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)? % 12% Units: 4295 sf increase

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 31' height; 68' width; and 40' length

iii. Approximate extent of building space to be heated or cooled: 8,190 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? construction of building expansion and parking lot

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 3,000 CY
- Over what duration of time? 12 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

clay loam earth to be excavted and removed from site

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe.

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan:

area disturbed will be for the construction of additions to the existing building and or parking lot with detention pond.

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: WEEKDAY 1150 SUNDAY 2250 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: CITY OF POUGHKEEPSIE
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: WEEK 1150 S 2250 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 WASTE WATER

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: CITY OF POUGHKEEPSIE
- Name of district: CITY OF POUGHKEEPSIE
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.24 acres (impervious surface)

_____ Square feet or 6.39 acres (parcel size)

ii. Describe types of new point sources. NEW IMPERVIOUS FOR BUIDNG EXPANSION AND PARKING LOT

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)?

WILL BE COLLECTED AND DISCHARGE TO UNDERGROUND CHAMBERS AND THEN OFFSITE TO A DITCH

- If to surface waters, identify receiving water bodies or wetlands: DITCH FLOWS TO CASPER CREEK
- 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)

DURING CONSTRUCTION CONSTRUCTION EQUIPMENT FOR GRADING AND PAVING WILL BE USED

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

NONE

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

BOILER AND FURNANCE FOR BUIDING

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 8 to 12 NOON.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 62 Proposed 218 Net increase/decrease 156

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:
400 KwH PER DAY

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
ON GRID WITH CHG&E

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: 8 TO 5 PM
- Saturday: 8 TO 5 PM
- Sunday: NO WORK
- Holidays: NO WORK

ii. During Operations:
- Monday - Friday: 8 TO 5 PM
- Saturday: 8 TO 5
- Sunday: 8 TO 1 PM
- Holidays: 8 TO 1 PM

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:

DURING WORK HOURS CONSTRUCTION EQUIPMENT SUCH AS TRUCKS, DOZERS AND BACKHOES WILL BE OPERATED

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: SOME TREES ON NORTH PROPERTY LINE WILL BE REMOVED , SUFFICIENT EXISTING TREES WILL REMAIN FOR SCREENING, SCREENING BY ADDITIONAL TREES WILL BE PROVIDED ON PARK AVE

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:

PARKING LOT LIGHTING WILL BE PROVIDED BUT WILL BE DESIGNED PER DARK SKY REQUIREMENTS

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: SOME TREES ON NORTH PROPERTY LINE WILL BE REMOVED , SUFFICIENT EXISTING TREES WILL REMAIN FOR SCREENING, SCREENING BY ADDITIONAL TREES WILL BE PROVIDED ON PARK AVE

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:

DURING CONSTRUCTION ODOR FROM CONSTRUCTION EQUIPMENT WILL BE GENERATED. AFTER CONSTRCUTION NO ADDITION ODORS ARE ANTICPATED

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):

AFTER CONSTRUCTION IS COMPLETED AND DUIRNG OPERATION OF TEH PROPOSED USE THE PROPOSED USE OF LAWN TREATMENT SUCH AS FERTIZERS AND WEED TREATMENT WILL BE USED

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: 500 tons per I YEAR (unit of time)
- Operation : 3 tons per WEEK (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: BRICKS , CONCRETE AND GENERAL BUIDING M,ATERAIL ASPHALT WILL BE MILLED AND USED ONSITE AS FILL
- Operation: NORMAL GARBAGE FROM OFFICE SUCH AS PAPER, PLASTIC UTNESILS AND FOOD REMAINS FROM LUCH

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: CONTAINERS TAKEN AWAY BY WASTE DISPOSAL COMPANY
- Operation: NORMAL WASTE DISPOSAL

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:

THERE WILL NOT BE ANY HAZARDIUS WASTE GENERATED

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.34	3.58	1.24
• Forested	1.61	0.9	-0.71
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.44	1.91	-0.53
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:

PROPOSED SITE CURRENTLY OFFERS DAY CARE FOR CHILDREN AND WILL CONTINUE TO DO SO

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? GREATER THAN 19 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Knickerbocker-Urban land complex, 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 6.5 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: 96 % of site
☐ 10-15%: 2 % of site
☐ 15% or greater: 2 % 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? STREAM OFFSITE ACROSS PARK AVE ☑Yes ☐No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:
i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
DEER IN WOODS ON NORTH

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):

Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:Temple Beth-El

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: WALKWAY OVER THE HUDSON

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): BRIDGE OVER THE HUDSON FRO WALKING

iii. Distance between project and resource: 2.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

I certify that the information provided is true to the best of my knowledge.

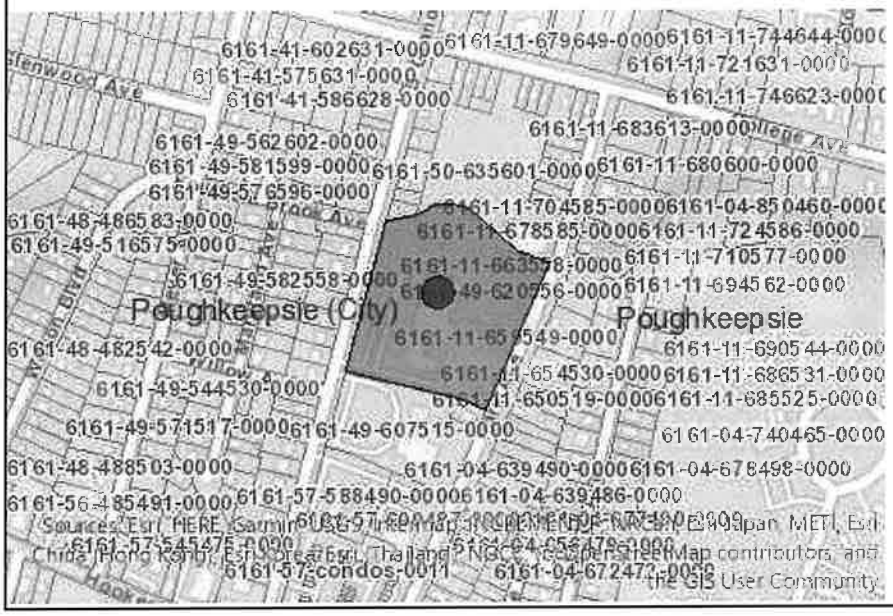
Applicant/Sponsor Name Michael R. Berta, AIA Date March 1, 2024

Signature  Title Architect

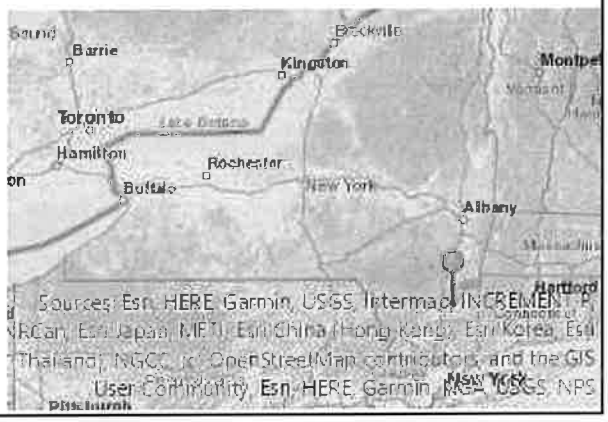
PRINT FORM

EAF Mapper Summary Report

Tuesday, February 27, 2024 5:57 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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Temple Beth-El
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

MEMORANDUM

To: 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).

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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IV	PROPOSED STORM WATER MANAGEMENT PLAN	6
V	PROPOSED PHASE II WATER QUALITY TREATMENT	8
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APPENDICES

APPENDIX 1 SITE INFORMATION

Location Map
NYSDEC Runoff Reduction Planning Table
Flood Plain Map – FEMA
DEC-Environmental Resource Map
NRCS Soil Information
NYS Archeological CRIS Map
Watershed Map - Pre Development
Watershed Map - Post Development

APPENDIX 2 STORMWATER, EROSION & SEDIMENT CONTROL PLAN AND DETAILS

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

APPENDIX 3 WATER QUALITY & RUNOFF REDUCTION AND CHANNEL PROTECTION CALCULATIONS

APPENDIX 4 HYDROCAD OUTPUT

I INTRODUCTION

BACKGROUND

According to the New York State Department of Environmental Conservation website, http://www.dec.ny.gov/;

> New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwater as well as surface waters.

On January 29th, 2020, NYSDEC issued a new Stormwater Phase II permit. Proposed construction projects that involve one acre or more of land disturbance must obtain SPDES permit coverage through either an individual permit or the new General Construction Permit (GP 0-20-001).

This general permit is issued pursuant to Article 17, Titles 7, 8 and Article 70 of the ECL. An *owner or operator* may obtain coverage under this general permit by submitting a Notice of Intent ("NOI") to the Department. The NOI provides information to NYSDEC on the project, assures that a Stormwater Pollution Prevention Plan has been prepared, and is in place in accordance with the requirements of GP 0-20-001. Under GP-0-20-001 no more than five acres of land disturbance may occur at any time without written approval from the NYSDEC.

Retention of Records is mandatory for five (5) years. SWPPP and associated construction logbook must remain on-site and available for review by regulatory personnel at all times during normal business hours.

Prior submitting a Notice of Termination ("NOT") at the end of construction, the owner or operator has a mechanism in place that requires operation and maintenance of the stormwater practices in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record per the General Permit.

OBJECTIVES

> *The purpose of this report is to perform a comprehensive drainage analysis of the site in compliance with GP 0-20-001 utilizing the "**New York State Standards and Specifications for Erosion & Sediment Control"** and the "**New York State Stormwater Management Design Manual"** to determine if any adverse offsite effects are caused by the construction of this proposed project. The report shall also recommend specific stormwater management practices that will mitigate these impacts, provide the required **Phase II Storm Water Quality Treatment**, and propose **Best Management Practices** to minimize soil erosion from the proposed construction.*

Proposed Erosion and sediment control mitigating measures include practices such as seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control and daily inspection and maintenance. Upon implementation of these mitigating measures as outlined in this report and the "***New York State Standards and Specifications for Erosion & Sediment Control***", the existing properties and adjoining owners are protected during construction.

> *The proposed stormwater mitigation for this redevelopment project is provided by above ground and underground infiltration. These practices shall be designed to provide runoff reduction, treat and control the stormwater runoff rate prior to reaching the surrounding properties.*

PROJECT OVERVIEW

This project is the redevelopment of an existing commercial/religious building with parking located between the east side of South Grand Avenue and west side of Park Avenue in the City of Poughkeepsie, Dutchess County, New York. The tax parcel 131300-6161-49-620556-0000 has an area of 6.4 +/- with one existing building with asphalt driveways and parking. The site is on municipal sewer and water. The project site is located in a section of the City of Poughkeepsie with separate storm and sanitary.

The redevelopment are small additions to the building, increased parking with drives and repaving the existing parking and driveways.

The area of work will include NYSDEC Regulated Disturbance and Non-regulated Disturbance. Regulated Disturbance is disturbance of soil. Non-regulated Disturbance is disturbance of existing impervious cover to a depth above the underlying soil. The Non-regulated Disturbance will be the milling, minor grading and repaving of the existing parking lot and driveway with the milling and grading depth not greater than existing gravel base depth.

The Regulated Disturbance is 2.7 acres (1.9 acres of new development and 0.8 acres of redevelopment). The Non-regulated Disturbance is 1.2 acres.

The following are the geographic coordinates for the project from NYSDEC Stormwater Interactive Mapper of Longitude of 73.908°W and Latitude of 41.689°N. The lot has approximately 480 +/- feet of frontage along South Grand Avenue, approximately 520 +/- feet along Park Avenue and lot width of approximately 500 +/- feet. See location map in Appendix 1

The proposed above ground and under ground infiltration will provide treatment, runoff reduction and control of storm water runoff rate. To protect the site from erosion and sediment during construction seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control, and daily inspection and maintenance will all be implemented.

The various runoff reduction techniques were evaluated to determine which were applicable to this project. See Appendix 1, for summary.

II SITE DESCRIPTION

The 6.4 +/- acre project site is situated between South Grand Avenue and Park Avenue in the City of Poughkeepsie. The site is an existing building, driveway and parking with lawn and light woods. Topography is flat. The site drains in five directions. The majority of the runoff from the site flows west and east to the two bounding roads. Most flows west in the road side closed municipal stormwater collection system, some flows east in the road side closed municipal stormwater collection system. A small portion of the site flows north to the adjoining property. The western South Grand Avenue closed system drains to the eastern Park Avenue closed system via a 78” RCP that crosses the property in an easement per City record drawings.

There are residential lots, religious buildings and commercial around the site area. See location map in Appendix 1.

FLOOD PLAIN

FEMA has established a national standard for flood protection. The standard is the 1-percent annual chance (100-year) flood. According to the FEMA Map Number 36027C0358E, Effective Date May 2, 2012, the site is in “Area of Minimal Flood Hazard, Zone X”. Appendix 1

STREAMS

There are no streams on site.

WATERBODIES

There are no water bodies on the site.

WETLANDS

There are no wetlands on the site.

CRITICAL ENVIRONMENTAL AREA

The site is not in a state listed Critical Environmental Area

HISTORIC PLACES

The project site is not in an Archeologically Sensitive Area. There are no historic buildings on the site. Map per the CRIS website is in Appendix 1.

SOILS WITHIN WATERSHED

The soils found on the site and in the proposed development area per USDA NRCS Web Soil Survey is Knickerbovkrt-Urban land complex (KuA). The USDA does not ascribe a Hydraulic Soil Group to this soil. Appendix 1.

Soils have different soil parameters pertaining to erosion and there susceptibility thereto. These parameters are referred to as soil erosion factors or K. The soil Erosion Factor (K) indicates the susceptibility of a soil to sheet and rill erosion by water. For all other factors being equal, the higher the K value the more susceptible the soil is to sheet and rill erosion by water. The rock free K value for the majority of soil on the site have no ascribed K Factor

All soils in the ounty are at some level susceptible to erosion and as such projects will include erosion and sediment control measures. The erosion and sediment control practices for this project are outlined in section VI Proposed Erosion and Sediment Control Plan later in this report.

WATERSHED DESCRIPTIONS

The area of development drains in five (5) discharge directions. Design Point One (DP-1) is easterly to Park Avenue and its existing catch basins. Design Point Two (DP-2) is in the north center to an existing catch basin located on the project property. Design Point Three (DP-3) is a low are in the northwest corner with overflow to the adjacent property. Design Point Four (DP-4) is and existing catch basin in the parking lot near the northwest corner of the building. Design Point Five (DP-5) is westerly to South Grand Avenue and its existing catch basins.

PRE-DEVELOPMENT WATERSHEDS

Map in Appendix 1

The Pre-development watershed is comprised of five (5) subsheds.

Pre-1 is 1.9 acres of on-site drainage on the east side of the building. The subshed contains existing asphalt drives and play area, open lawn and woods. The subshed drains east and northeast to the closed storm system along Park Avenue, DP-1.

Pre-2 is 0.2 acres of on-site drainage in the north central protion of the property flowing north to an existing on-site catch basin. The subshed contains existing woods. Over flow from the catch basin with runoff overland to the property to the north, DP-2.

Pre-3 is 0.3 acres of on-site drainage in the northwest corner of the property flowing to a low area. The subshed contains existing woods. The low area overflows to the property to the northwest, DP-3.

Pre-4 is 2.8 acres of on-site drainage on the west/northwest side of the building. The subshed contains existing asphalt drives and parking, the existing building roof, open lawn and woods. The subshed drains to an existing catch basin on the edge of the existing parking lot, DP-4. The discharge pipe from the catch basin goes north off the property to an unknown outlet location.

Pre-5 is 1.7 acres of on-site drainage on the south and west side of the building. The subshed contains existing asphalt drives and parking, a portion of the existing building roof and open lawn. The subshed drains west to the closed storm system along South Grand Avenue, DP-5.

III PROJECT DESCRIPTION

Proposed is redevlopment includes adding additions the existing structure, adding parking, milling the existing asphalt and constructing surface and subsurface infiltration facilities.

POST-DEVELOPMENT WATERSHEDS

Map in Appendix 1

The Post-development watershed is comprised of six (6) subsheds and five (5) design points.

Pst-1 is a total of 3.2 acres broken into 2 subsheds:

> Pst-1A is 1.7 acres of existing drives, new parking lot, and existing eastern building roof (redirected to the east rather than the existing route draining around the building to the existing site catch basin on the west side). This redirection increases the size of the Pst-1 watershed. The runoff will be captured and directed to subsurface infiltration chambers. The discharge rate will be controlled before release to the closed storm system along Park Avenue, DP-1.
>
> Pst-1B is 1.5 acres of existing drives, new parking, open lawn and woods. The existing drive and new parking will be treated in a surface infiltration basin. The overflow from the basin and the remaineder of the subshed will drain to the east to the closed system along Park Avenue, DP-1.

Pst-2 is 0.2 acres of on-site drainage in the north central protion of the property flowing north to an existing on-site catch basin. The subshed contains existing woods. Over flow from the catch basin with runoff overland to the property to the north, DP-2.

Pst-3 is 0.3 acres of on-site drainage in the northwest corner of the property flowing to a low area. The subshed contains existing woods. The low area overflows to the property to the northwest, DP-3.

Pst-4 is 1.5 acres of on-site drainage on the west/northwest side of the building. The subshed contains existing asphalt drives and parking, the existing building roof, the proposed addition roofs, new parking open lawn and woods. The subshed drains to an existing catch basin now in the new parking lot, DP-4. The discharge pipe from the catch basin goes north off the property to an unknown outlet location. The subshed is smaller than Pre-4 as it no longer will receive runoff from the the eastern portions of the existing building roof.

Pst-5 is 1.7 acres of on-site drainage on the south and west side of the building. The subshed contains existing asphalt drives and parking, a portion of the existing building roof and open lawn. The existing asphalt will be milled and repaved. The subshed drains west to the closed storm system along South Grand Avenue, DP-5.

IV STORM WATER MANAGEMENT PLAN

Planning and Selection

Step 1: Site Planning - See Planning Table in Appendix 1 – The project is the redevelopment of an existing site with additons to the existing building, expansion of the parking lot and reuse of the existing drives and parking.

Step 2: Water Quality Volume (WQv) – The required water quality volume is calculated to be 0.17af. The Total WQv and Runoff Reduction provided by the Bioretention is 0.17 af.

The water quality volume for this redevelopment site is based on the amount of additional new impervious plus the existing impervious draining to the treatment facility. This total is greater than the minimum required of 100% new plus 25% redevelopment. Redevelopment treatment is only required for regulated disturbed areas and not non-regulated areas.

The toatal area of impervious draining to DP-4 is being decreased by 21% even though some of the expanded parking is in the subshed. A portion of existing roof will be directed to Pst-1A and will be 100% treated.

The first rows of the underground chambers will be pretreatment. The surface infiltration will have a plunge pool for pretreatment.

Step 5: Standard Practices to Address Remaining Water Quality Volume – The entire required water quality volume is met by the infiltration practices and therefore not additional standard practices are required.

Step 6: Peak Rate Control – The post development runoff rates are the same or less without control for subsheds DP-2, DP-3, DP-4 and DP-5. The underground infiltration chambers will detain runoff for peak rate control.

In order to evaluate the proposed project properly and to develop a storm water management plan a hydrologic analysis was undertaken. The site was evaluated by reviewing aerial maps of the area, onsite topography and county maps. The watershed areas for both the existing and post developed site were determined and evaluated. The watershed limits and the path of stormwater runoff are shown on the maps in Appendix 1

Once the watershed areas are determined the peak stormwater runoff from both the pre-developed and post developed site are calculated and compared. The pre/post values are only a comparison proposed development and do not include off-site areas draining to the road.

The goal of stormwater management is to develop a plan to mitigate the change in stormwater flow and to minimize the potential for soil erosion associated with the proposed project. Watersheds were described previously in detail within section II and III of this report and are shown on the maps included within Appendix 1. Tabular information by sub-catchment, including but not limited to acres of total impervious area, acres of pervious area, times of concentrations, and curve numbers is provided in the attached Hydro CAD summary reports in Appendix 4.

CRITERIA:

DESIGN STORM	1, 10 and 100 year, 24-hour storm event
RAINFALL DATA	For Dutchess County Type III storms (see Appendix 4)

1 year - 24 hour storm 2.8 inches

10 year - 24 hour storm 5.0 inches
100 year - 24 hour storm 8.0 inches

METHODOLOGY:

- Software program utilized to model the storm runoff was HydroCAD version 10
  - NRCS Curve Number procedure to calculate storm runoff from the proposed site
  - NRCS TR 20 procedure to calculate Storm Runoff Hydrograph from proposed site
  - NRCS procedure for calculating time of concentration (TR 55 worksheet 3)

DISCUSSION OF RESULTS

The runoff model results for both pre and post conditions can be found in Appendix 4. The hydrologic analysis performed showed that development of this site would not increase the peak discharge offsite.

The following table displays the comparison of the peak discharges offsite for pre-development and post-development conditions of the evaluation.

PRE - POST COMPARISON						
PRE-DEVELOPMENT						
SUBSHED	AREA	CN	Tc	1-YR	10-YR	100-YR
	AC		MINUTES	CFS	CFS	CFS
PRE-1-EAST	1.9	61	8.4	0	3	7
PRE-2-NORTH CENTER	0.2	61	6.0	0	0	1
PRE-3-NORTH	0.3	61	6.0	0	1	1
PRE-4-NORTH WEST	2.8	79	10.5	3	8	15
PRE-5-SOUTH WEST	1.7	83	11.5	2	5	10
PRE-TOTAL	**7.0**			**5**	**16**	**34**
POST DEVELOPMENT						
SUBSHED	AREA	CN	Tc	1-YR	10-YR	100-YR
	AC		MINUTES	CFS	CFS	CFS
PST-1A-EAST	1.7	90	6.0	3	7	12
PST-1B-EAST	1.5	66	8.4	0	3	7
PST-1: DP 1 *	3.3			1	3	7
PST-2-NORTH CENTER	0.2	61	6.0	0	0	1
PST-3-NORTH	0.3	61	6.0	0	1	1
PST-4-NORTH WEST	1.5	57	6.0	3	6	11
PST-5-SOUTH WEST	1.7	82	10.1	1	3	9
POST-TOTAL	**6.9**			**4**	**13**	**29**
* ADDITIONAL REDUCTION THROUGH INIFILTRATION BASIN WHICH IS NOT INCLUDED IN THE MODEL						

TREATMENT & DETENTION						
UNDERGROUND INFILTRATION CHAMBERS				TOP ELEVATION		160.5
				PLANTING BED ELEVATION		159.0
				BOTTOM CHAMBER		157.0
	1-YR	10-YR	100-YR	BOTTOM CHAMBER STONE		156.0
PEAK ELEVATION	157.2	158.0	160.1	OVER FLOW WEIR	50 FT	160.0
FREEBOARD	3.3	2.5	0.4	FLOW STRUCTURE	2-10" CULVERTS	157.5
OUTFLOW	0	0	2	EXFILTRATION		156.0

a. STREAM BANK PROTECTION (Cp)
This criterion is designed to protect stream channels from erosion by providing 24-hour extended detention of the one-year, 24-hour storm event.

The required Channel Protection Volume required for the new impervious is 0.2 af. This volume is provided by the runoff reduction and water quality volume and 1-year storage of in the chambers and is 0.3 af. See Appendix 3. ***CRITERIA MET TO STANDARD***

b. OVER BANK PROTECTION (Qp)
This criterion is intended to prevent an increase in the frequency and magnitude of out of bank flooding generated by urban development. This criterion requires storage to attenuate the post development flow for the 10-year 24-hour peak discharge rate to predevelopment rates.
See Peak Discharge Table above ***CRITERIA MET TO STANDARD***

c. EXTREME FLOOD CONDITION (Qf)
The intent of this criterion is to prevent an increase of the risk of flooding from large storm events, maintain the boundaries of the 100-year floodplain and protect the physical integrity of Stormwater management practices. The criterion requires that storage be provided to attenuate the 100-year 24-hour peak discharge rate to pre-developed rates.
See Peak Discharge Table above ***CRITERIA MET TO STANDARD***

V PROPOSED PHASE II WATER QUALITY TREATMENT

On January 29, 2020, NYSDEC issued a new Stormwater Phase II permit for construction activity. Proposed construction projects that involve one acre or more of land disturbance must obtain SPDES permit coverage through either an individual permit or the new General Construction Permit (GP 0-20-001). To obtain coverage under the General Permit, the operator of construction activity must file a completed Notice of Intent with the NYSDEC. The project has been developed to meet the design criteria needed to file a NOI and a Stormwater Pollution Prevention Plan (SWPPP), which is the purpose and intent of this report.

Under the general permit, a project shall be designed in accordance with the following manuals:

"New York State Stormwater Management Design Manual"
"New York State Standards and Specifications for Erosion & Sediment Control"

To comply with requirements for stormwater quality treatment, unified stormwater sizing criteria were used and a list of acceptable Stormwater management practices were developed and provided in accordance with the *"New York State Stormwater Management Design Manual"*.

The NOI provides information to NYSDEC on the project, assures that a Stormwater Pollution Prevention Plan has been prepared, and is in place in accordance with the requirements of GP 0-20-001. The electronic submission NOI form (eNOI) can be found at www.dec.ny.gov/chemical/43133html#Forms

Storm water shall be treated as specified on page 8 in the permit as stated below:

Maintaining Water Quality- It shall be a violation of this general permit and the Environmental Conservation Law ("ECL") for any discharge to either cause or contribute to a violation of water quality standards as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and regulations of the State of New York such as:

1. *There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions.*
2. *There shall be no increase in suspended, colloidal and settable solids that will cause deposition or impair the waters for their best usages; and*
3. *There shall be no residue from oil and floating substances, or visible oil film, or globules of grease.*

This section of the report will address the water quality treatment from the site after the construction phase of the project is concluded. Erosion and sediment control during construction will be discussed in section VI.

ACCEPTABLE STORMWATER MANAGEMENT PRACTICES

"*New York State Stormwater Management Design Manual*" provides a list of management practices which are acceptable means of treatment and runoff reduction. The following management practices will be utilized in this design to achieve the require water quality treatment.

A. Pretreatment

Chambers

The first 1/4 rows of chambers will provide pretreatment. Sediment will drop out and be held on impervious layer for removal.

Maintenance: Maintenance shall be the responsibility of the owner. Debris should be removed regularly. Full inspections shall take place yearly. Components should be repaired or replaced when needed. Remove sediment when 3 inches thick or reaches inlets to infiltration portion of chambers. Full inspections involve checking all components thoroughly. If a repair is necessary, it shall be initiated in a timely fashion.

Plunge Pool

Shallow basin to allow sediment to drop out and be held for removal.

Maintenance: Maintenance shall be the responsibility of the owner. Debris should be removed regularly. Grass lining shall be maintained to 4" to 6" depth. Full inspections shall take place yearly. Components should be repaired or replaced when needed. Remove sediment when 3 inches thick. Full inspections involve checking all components thoroughly. If a repair is necessary, it shall be initiated in a timely fashion.

B. Infiltration

Stormwater systems capture and temporarily store the water quality volume to allow time for it to infiltrate into the ground. Overflow outlets are provided for large events.

Infiltration runoff reduction capacity for this practice is 100% in areas with HSG A and B soils.

Landscaping: Surface infiltration to have grass cover. Underground infiltration will have cover per plans.

Maintenance: Maintenance shall be the responsibility of the owner. Grass to be maintained at 4" to 6" height.

Full inspections shall take place twice yearly; one in the spring and one in late summer. Full inspections involve checking all components of the infiltration thoroughly. Remove debris and sediment when observed. If a repair is necessary, it shall be initiated in a timely fashion.

C. Soil restoration (NYSDEC SMDM 5.1.6)

Soil restoration is required where soils have been disturbed and will be vegetated. For this project, the majority of the heavy traffic disturbance will be in areas that will be building or pavement. Minimal soil disturbance will occur in proposed vegetated areas. The common practice in

preparing an area for landscape is to loosen the soil and apply topsoil. The native soil in infiltration areas is removed and replaced with stone as ordered by engineer. The need for full soil restoration is not warranted for the disturbed, proposed vegetated areas. If excessive compaction occurs during construction, mitigation including, but not limited to deep ripping and de-compaction as outlined in the NYSDEC Stormwater Manual, Section 5.1.6, may be ordered by the site engineer.

VI PROPOSED SEDIMENT AND EROSION CONTROL PLAN

An erosion and sediment control plan has been developed for this project and can be found in Appendix 2 of this report. The purpose of this plan is to outline procedures for installing and maintaining the erosion and sediment control structures to be constructed on this site. The type of structures and practices for this site will be seeding and mulching, silt fence, stabilized construction entrance, stock piles, dust control, and daily inspection and maintenance.

The proposed project has the potential for soil erosion due to vegetation being removed and soil cut and fill operations. Soils are moderately susceptible to detachment and they produce moderate runoff. All soils in Dutchess County are at some level susceptible to erosion and as such projects should include erosion and sediment control measures. The erosion and sediment control practices for this project are outlined below.

EROSION AND SEDIMENT CONTROL PRACTICES

During construction erosion control devices will be constructed and used to minimize soil erosion during each phase of the project. In order for the erosion control structures to work properly, they must be installed properly and maintained. Regular inspection and maintenance of erosion control devices is also essential to the efficiency of the entire system. Daily inspection and maintenance of all erosion and sediment control practices shall be performed by the contractor. Inspections shall also be performed once a week by a qualified person. The proposed practices for this site are described below. The Erosion and Sediment Control Plan and Details can be found in Appendix 2.

Stabilized construction access: To collect sediment from trucks exiting the site. A construction entrance shall be installed off the existing shared access drive.

Silt Fence Barriers: Silt fence shall be placed on slopes immediately downstream of all construction areas Silt fence are to be placed parallel with contours.

Stock Piles: Topsoil will be placed in a location that will not interfere with construction and will be protected with a silt fence placed around its perimeter. The topsoil shall be stabilized by covering with tarps or seed and hay when not in use.

Daily Inspection: Daily inspection and maintenance of the erosion and sediment control structures as listed in this section is essential to insuring their continued functionality. Each practice must be inspected and maintained on a daily basis by the contractor to keep all of the structures in working order.

Dust Control: To control the amount of dust produced by construction at the site dust control measures such as watering will be implemented.

Sediment Trap: A sediment trap is a shallow depression created to pool water from construction sites. The water is stored temporarily giving the sediment time to settle out prior to over flowing the high flow weir and entering downstream waters. Sediment traps are not proposed and can be ordered by engineer during construction if necessary.

Additional Practices: Other erosion and sediment control practices may be required during construction. These additional practices shall be per *"New York State Standards and Specifications for Erosion and Sediment Control"*, most current edition and as ordered by the engineer.

In addition to the above mentioned practices the following will be done:

Construction equipment and supplies will be staged in an area so designated. The area will be protected by placing appropriate silt fencing and additional erosion control devices as needed to minimize erosion. Construction chemicals shall be stored in secured areas so that they will not be spilled and become a source of ground water pollution. A spill response plan shall be developed by the contractor to address the case of an incidental spill. This plan shall include prevention and cleanup. The NYS Spill Hotline is 1-800-457-7362.

To control litter from the site the contractor shall police the area every day and pick up all litter that blows onto the construction area. Litter brought onto the site by the contactor shall be placed in appropriate garbage containers and emptied as needed. To further reduce the migration of litter into the adjoining property a silt fence will be installed as the first item of work.

Top soil and other materials excavated shall either be stockpiled and protected by seeding and mulching within seven days or removed from the site immediately. The stockpiles shall also have silt fence barriers or tubular sediment control devices (if placed in paved areas) around the entire foot print. Stockpiles shall be located in areas where they will not affect construction nor the adjoining area.

Seeding and mulching all disturbed areas as soon as possible. In areas where soil disturbance activities has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven days from the date the soil disturbance activities ceased. Seed mix for this site can be found on the Erosion and Sediment Control Plan.

Materials that may be used and temporarily stored onsite as the project is constructed may include, but are not limited to the following:

- Crushed stone
- Select back fill
- Sand
- Ductile Iron Pipe
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- High Density Polyethylene Pipe
- PVC Pipe
- Concrete mix
- Pre cast concrete structures
- Brick
- Wood
- Silt fence material
- Filtrexx Silt Soxx material
- Geotextile Fabric
- Construction equipment
- Trucks
- Asphalt
- Construction Materials

INSTALLATION GUIDELINES

In order to assure that the erosion control structures will work there must be an assurance that they are installed properly. In order to accomplish this all erosion control must be installed as per the final erosion control plan and in accordance with the project Engineer. A certified professional shall inspect the erosion control. No work shall be started on the site until the erosion control is in place and accepted.

The sequence of erosion and sediment control for this project will be installed as follows:

Before Construction

1. The site owner or operator shall hire a professional engineer or certified professional in erosion and sediment control to perform all inspections during construction as required by NYSDEC SPDES General Permit for Stormwater Discharges from construction activities "GP 0-20-001". Any changes in design during construction must be done by a Professional Engineer.
2. Conduct a pre-construction meeting with client, contractor and site Civil Engineer or qualified professional in erosion and sediment control and Town Representatives including Town Engineer to review the site and the erosion control plan as well as sequence of work as it pertains to applicable erosion control measures.
3. All contractors and sub contractors must sign the contractor certification form prior to the start of construction by any contractor and sub contractors when new start during construction and prior to any earthwork/disturbance as applicable throughout construction including new contractors and subcontractors.
4. Contact site Civil Engineer or CPESC for inspection of erosion control measures before starting any clearing and or site construction.
5. Establish limits of disturbance for proposed clearing and grading. Install orange construction fence as applicable.

The construction shall follow the sequence of work as outlined below:

Contractor shall perform daily inspection and repair of erosion and sediment control practices. Weekly inspection of site by a certified professional with all recommendations implemented immediately.

1. Install construction acess as first item of work to prevent dust and debris from being tracked onto the surrounding roads and drives.
2. Installation of silt fence as shown or needed to capture sediment from proposed construction. Silt fence shall be installed per the accepted erosion and sediment control plan as well as in locations deemed necessary during construction inspections of the site. Silt fence shall be installed along the contours.
3. Protect proposed infiltration basin and underground infiltration areas from construction activities as much as possible to reduce the amount of soil restoration required in completing areas.
4. Perform grading, excavation and related construction activities. Topsoil shall be removed and stored at applicable locations so as not to interfere with the construction operations. Possible locations for topsoil stockpiles are shown on the erosion control plan.
5. Once an area is cut or filled, it shall be stabilized by seeding and mulching.
6. Install water, sanitary, electric, phone, cable, other utilities and building in coordination with other site work.
7. Construct underground infiltration after other earth disturbance work is complete.
8. Surface infiltration basin shall not be constructed until the remainder of the earth disturbance in upstream areas is complete and permanently stabilized to keep sediment from entering media.
9. As construction proceeds, all disturbed areas shall be paved, seeded, or planted as specified on the plans in a timely manner to prevent unnecessary erosion.
10. Restore soil in disturbed areas where pervious finish cover is proposed; especially surface and subsurface infiltration areas. Intensive restoration methods may be required if excess compaction occurred during construction. Compaction may be caused by construction equipment, stockpiles, storage of pallets, personal vehicles, construction trailers, etc. Soil restoration will be done to the satisfaction of the inspecting engineer.
11. Installation of surface infiltration basin.
12. Upon completion of construction activities, upon stabilization of site soils, and upon final approval by the site inspector and municipal engineer temporary erosion control devices shall be removed

MAINTENANCE PLAN FOR EROSION CONTROL DEVICES

Temporary Erosion Control Devices

These structures shall include all erosion control devices that will be installed and utilized during the construction of the site. These shall include devices such as silt fences, diversions swales, stabilized construction entrances, sediment basins, and all other temporary erosion and sediment control measures as outlined in this SWPPP or requested by the project Engineer.

Erosion control devices shall be installed in accordance with the schedule of installation. Once the devices are installed and inspected to assure that they are installed properly, the devices must be maintained in order to assure that they will continue to function properly. In order to do so the following list of procedures shall be followed during the construction phase of the project:

- Daily inspection and maintenance shall be performed by the site contractor.
- All erosion control devices shall be inspected at least once a week by a certified professional and within one business day notify the owner or operator and contractor of any corrective actions needed. The contractor must start implementing corrective actions within one business day and complete them in a reasonable time frame per NYSDEC permit GP 0-20-001.
- All erosion control devices shall be maintained in good working order. If a repair is necessary, it will be initiated within 24 hours of report.
- Silt fence will be inspected for depth of sediment, tears, to see if the outer mesh is securely attached to the fence post, no gaps under the siltsoxx, and to see that the fence post are firmly in the ground. Built up sediment will be removed when it reaches one-third the height.
- Temporary seeding will be inspected for bare spots, washouts, and healthy growth. If required additional seeding shall be performed. Acceptable coverage is defined as 80% coverage over the entire pervious area per Appendix A of GP 0-20-001.
- A maintenance report will be prepared by the qualified professional once a week and kept on file at the site.
- All individuals performing the site inspection shall be familiar with the erosion control plan and be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working condition.

Temporary erosion and sediment control devices shall be inspected and maintained by both the contractor and the owner.

PHASE PLAN

Under GP 0-20-001 no more than five acres of land disturbance may occur at any time without written approval from the NYSDEC. The total area of disturbance is less than 5 acres therefore a phasing plan is not required.

VII CONCLUSION

The construction of this development will require several mitigation measures be implemented in order to mitigate both stormwater runoff rates and erosion and sediment control.

Erosion Control During Construction
The mitigating measures are the erosion control devices such as seeding and mulching, silt fence, stock piles, dust control, construction entrance and daily inspection and maintenance. Upon implementation of these mitigating measures as outlined in this SWPPP and the "***New York State Standards and Specifications for Erosion & Sediment Control***", the adjoining owners are protected during construction.

Stormwater Treatment After Construction
Proposed stormwater treatment practices will treat the water quality volume as required by GP 0-20-001. To comply with requirements for stormwater quality and unified stormwater sizing criteria a list of acceptable Stormwater management practices were developed and provided in accordance with the ***"New York State Stormwater Management Design Manual"***. Utilized for this site are surface and underground infiltration.

The use of proposed treatment practices will provide the water quality treatment volume for the proposed redeveloped disturbed area. Upon completion of construction, these measures will meet or exceed the pollutant removal standards required by the phase II stormwater permit prior to any discharge to the existing storm sewer systems.

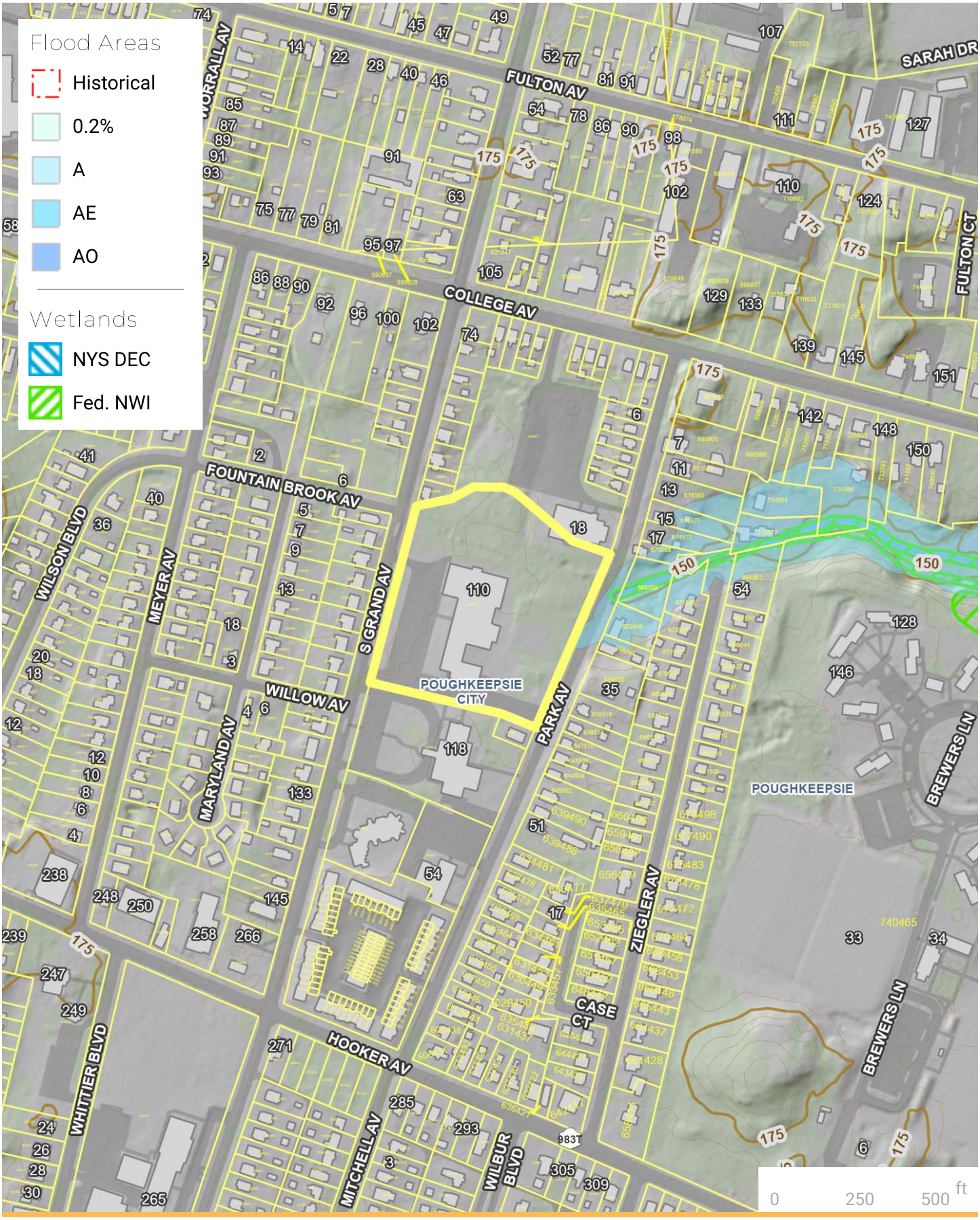
The runoff rate will be controlled by the proposed stormwater treatment practices.

Utilizing the proposed erosion and sediment control measures and stormwater treatment practices, will result in this project complying with the NYSDEC GP 0-20-001 permit requirements and will protect the adjoining property owners.

APPENDIX 1

SITE INFORMATION

Location Map
NYSDEC Runoff Reduction Planning Table
Flood Plain Map – FEMA
DEC-Environmental Resource Map
NRCS Soil Information
NYS Archeological CRIS Map
Watershed Map- Pre-Development
Watershed Map- Post Development



Dutchess County
New York

FAITH APOSTOLIC
C/Poughkeepsie, Dutchess County, NY

Printed By:
ParcelAccess

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ParcelAccess
8/8/2023

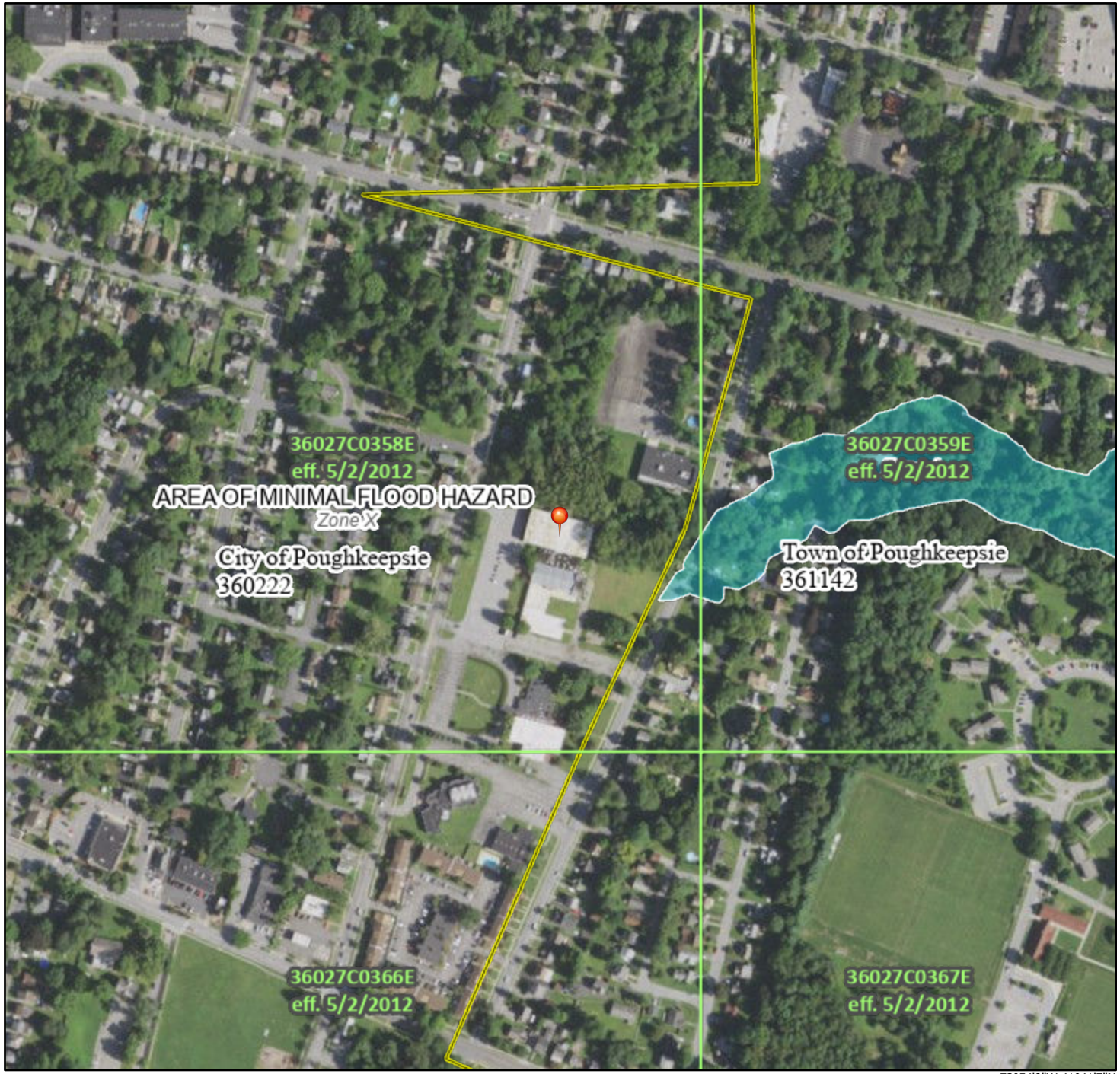
Planning

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



73°54'9"W 41°41'7"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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

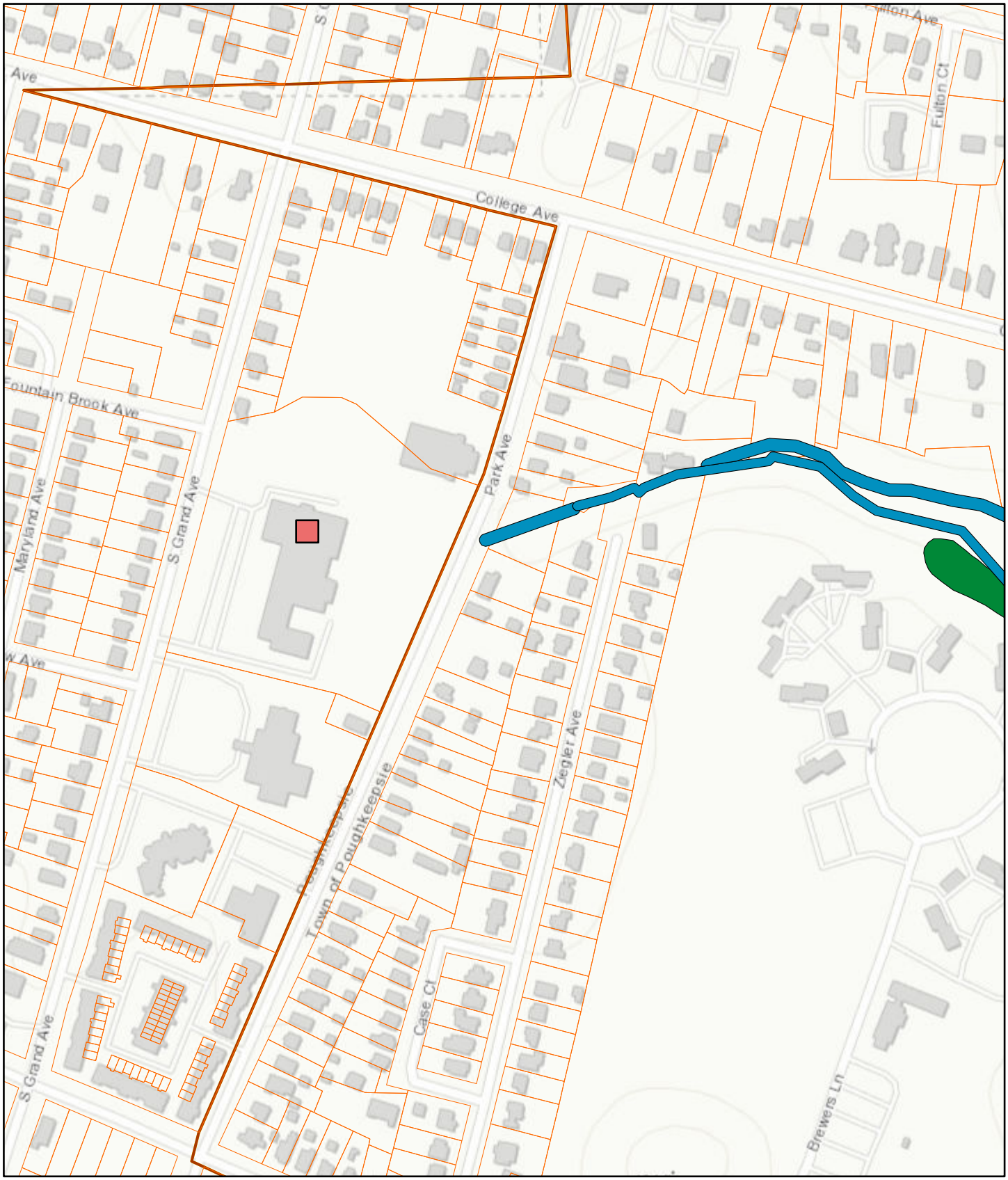
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

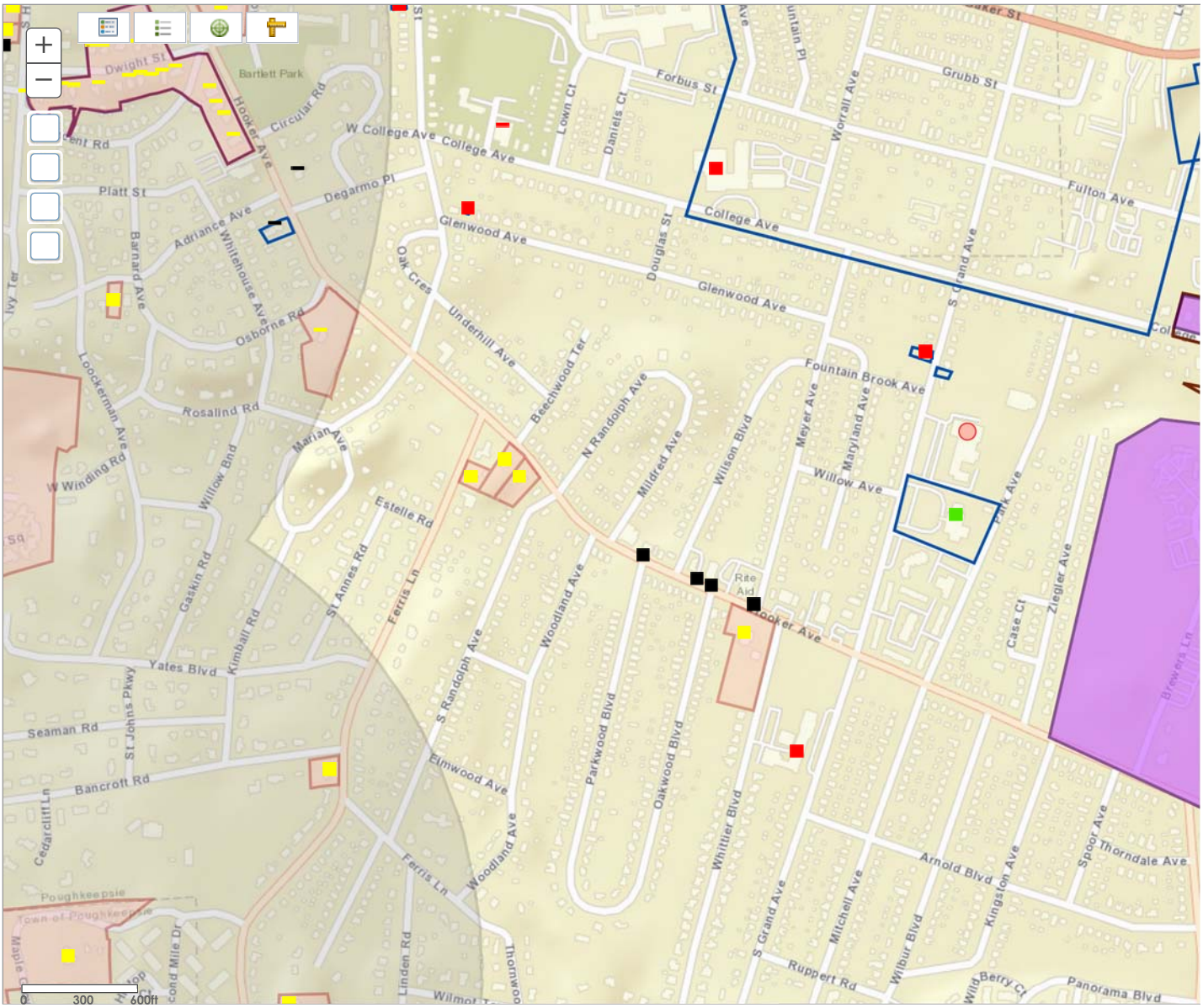
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

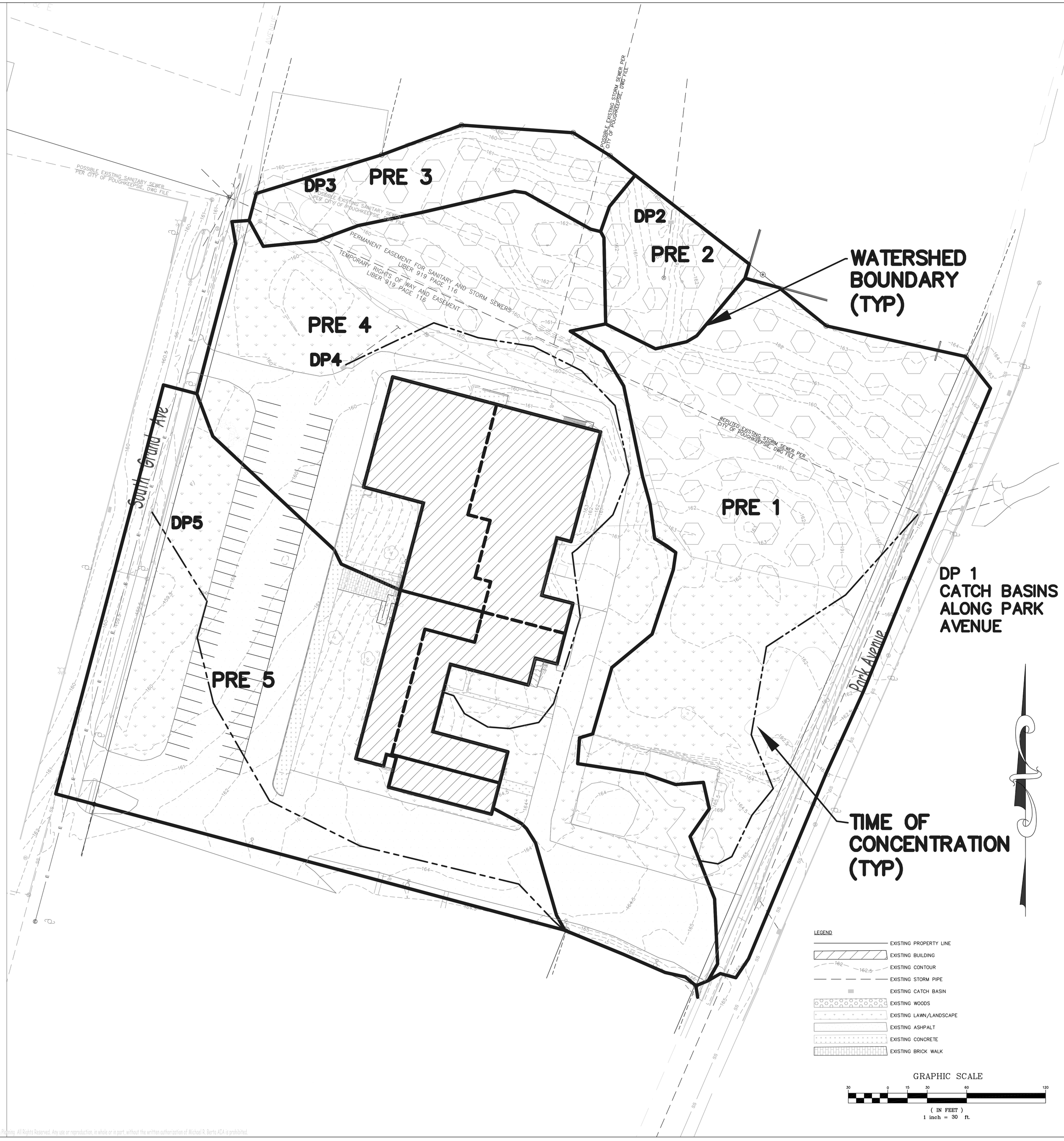
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KuA	Knickerbocker-Urban land complex, nearly level	6.4	100.0%
Totals for Area of Interest		**6.4**	**100.0%**

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



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LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING CATCH BASIN
- EXISTING WOODS
- EXISTING LAWN/LANDSCAPE
- EXISTING ASHPALT
- EXISTING CONCRETE
- EXISTING BRICK WALK

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Michael R. Berta. AIA
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www.bertaarchitects.com - mike@bertaarchitects.com

Do Not Scale Prints

August 24, 2023	Stormwater Design
March 1, 2023	Misc Revision per Owner
February 28, 2023	Misc Revision per Owner
February 10, 2023	Misc Revision per Owner
Date	Revision

WATERSHED MAP - PRE DEVELOPMENT

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

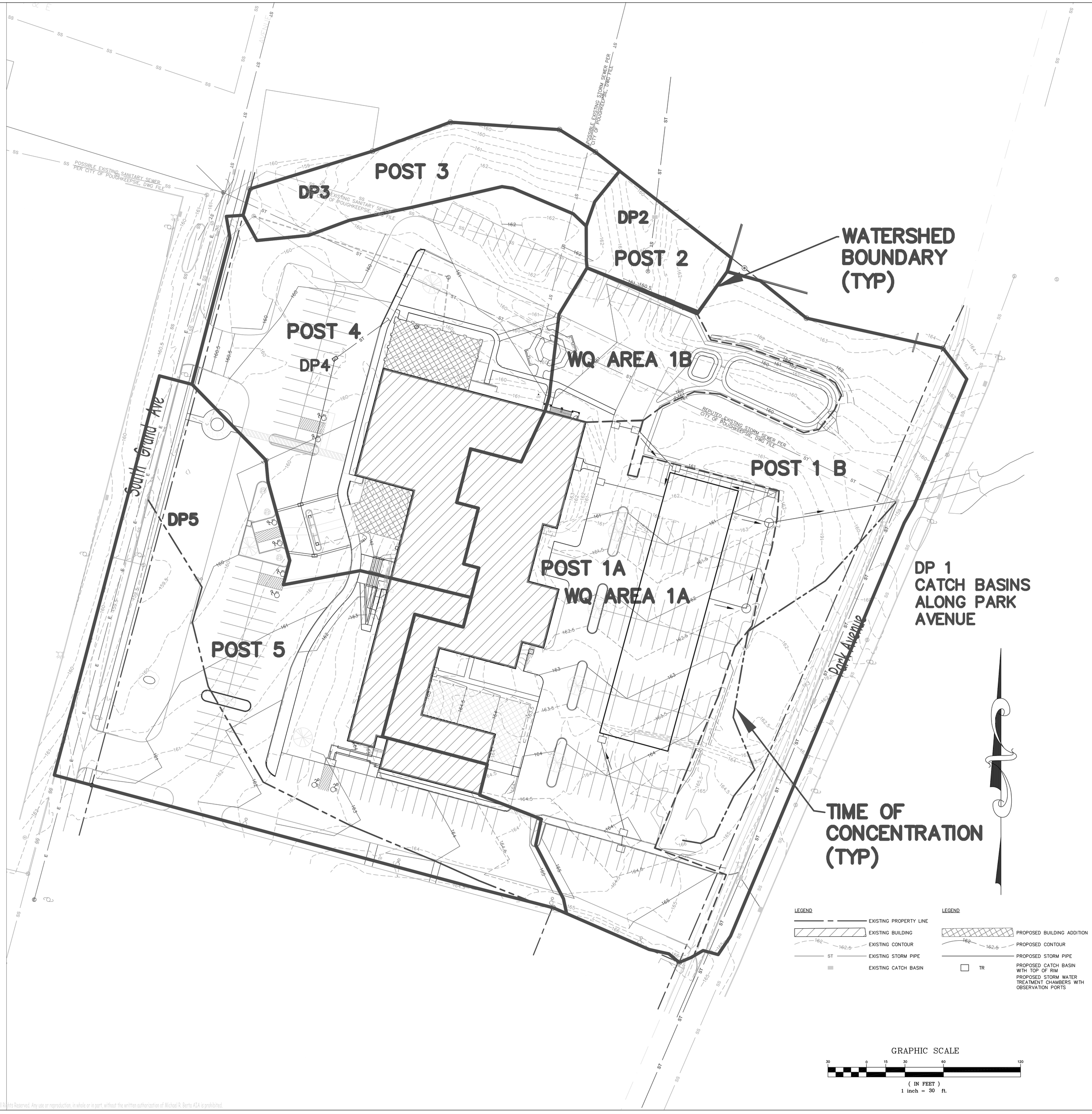
Date: February 6, 2023
Job No: 2023-001
Scale: 1" = 30'
Drawing: G
Of: One

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

Note:
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Note:
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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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August 24, 2023	Stormwater Design
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WATERSHED MAP - POST DEVELOPMENT

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

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

BERGER ENGINEERING AND SURVEYING
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(845) 471 - 7383
bergerengr@gmail.com
PE REGISTRATION 069634 CERT 0405443 EXPIRE ON 04-30-25
LS REGISTRATION 049745 CERT 1255930 EXPIRE ON 04-30-24
COA FOR PE AND LS CERT 0018252 AND 0018253

STATE OF NEW YORK — JOSHUA S. BERGER — LICENSED PROFESSIONAL ENGINEER

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APPENDIX 2

STORMWATER, EROSION AND SEDIMENT CONTROL PLAN AND DETAILS



LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING CATCH BASIN

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN WITH TOP OF RIM
- PROPOSED STORM WATER TREATMENT CHAMBERS WITH OBSERVATION PORTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BERGER ENGINEERING AND SURVEYING
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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 10, 2023	Misc Revision per Owner

PROPOSED STORMWATER PLAN

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

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

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AREA OF DISTURBANCE SUMMARY
TOTAL AREA OF REGULATED DISTURBANCE = 2.7 AC
TOTAL AREA OF NON-REGULATED DISTRUBANCE = 1.2 AC

AREA OF NON-REGULATED DISTURBANCE = 1.2 AC

AREA OF REGULATED DISTURBANCE = 0.02 AC

AREA OF REGULATED DISTURBANCE = 2.5 AC

AREA OF REGULATED DISTURBANCE = 0.2 AC

CONCRETE WASHOUT

STABILIZED CONSTRUCTION ACCESS

STOCK PILE

STOCK PILE

STOCK PILE

STABILIZED CONSTRUCTION ACCESS

INLET PROTECTION (TYP)

SILT FENCE (TYP)

POSSIBLE EXISTING SANITARY SEWER PER CITY OF POUGHKEEPSIE, DWG FILE

POSSIBLE EXISTING STORM SEWER PER CITY OF POUGHKEEPSE, DWG FILE

REPUTED EXISTING STORM SEWER PER CITY OF POUGHKEEPSE, DWG FILE

South Grand Ave

Park Avenue

LEGEND

EXISTING PROPERTY LINE
EXISTING BUILDING
EXISTING CONTOUR
EXISTING STORM PIPE
EXISTING CATCH BASIN
EXISTING ASHPALT

LEGEND

PROPOSED BUILDING ADDITION
PROPOSED CONTOUR

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Date	Revision
August 24, 2023	Stormwater Design
March 1, 2023	Misc Revision per Owner
February 28, 2023	Misc Revision per Owner
February 17, 2023	Misc Revision per Owner

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

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

Date February 6, 2023
Job No 2023-001
Scale 1" = 30'
Drawing C-2
Of -

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GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SILT FENCES SHALL BE CLOSELY MONITORED AND SHALL BE REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACH OR WHEN ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED.
3. THE LOCATION AND INSTALLATION TIMES OF THE SEDIMENT CAPTURING DEVICES SHALL BE ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS PLAN.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOP SOIL THAT IS REQUIRED FOR FINAL GRADING AND STORED ON THE SITE SHALL BE LIMED, FERTILIZED, AND TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THEN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
7. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
8. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

EROSION CONTROL SEQUENCE:

BEFORE CONSTRUCTION
1. THE SITE OWNER OR OPERATOR SHALL HIRE A PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PERFORM ALL INSPECTIONS DURING CONSTRUCTION AS REQUIRED BY NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES "GP 0-20-001": ANY CHANGES IN DESIGN DURING CONSTRUCTION MUST BE DONE BY A PROFESSIONAL ENGINEER.
2. CONDUCT A PRE-CONSTRUCTION MEETING WITH CLIENT, CONTRACTOR AND SITE CIVIL ENGINEER OR QUALIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER TO REVIEW THE SITE AND THE EROSION CONTROL PLAN AS WELL AS SEQUENCE OF WORK AS IT PERTAINS TO APPLICABLE EROSION CONTROL MEASURES.
3. ALL CONTRACTORS AND SUB CONTRACTORS MUST SIGN THE CONTRACTOR CERTIFICATION FORM PRIOR TO THE START OF CONSTRUCTION BY ANY CONTRACTOR AND SUB CONTRACTORS WHEN NEW START DURING CONSTRUCTION AND PRIOR TO ANY EARTHWORK/DISTURBANCE AS APPROPRIATE THROUGHOUT CONSTRUCTION INCLUDING NEW CONTRACTORS AND SUBCONTRACTORS.
4. CONTACT SITE CIVIL ENGINEER OR CPESC FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE STARTING ANY CLEARING AND OR SITE CONSTRUCTION.
5. ESTABLISH LIMITS OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING. INSTALL ORANGE CONSTRUCTION FENCE AS APPLICABLE.

THE CONSTRUCTION SHALL FOLLOW THE SEQUENCE OF WORK AS OUTLINED BELOW:

CONTRACTOR SHALL PERFORM DAILY INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES. WEEKLY INSPECTION OF SITE BY A CERTIFIED PROFESSIONAL WITH ALL RECOMMENDATIONS IMPLEMENTED IMMEDIATELY.
1. INSTALL CONSTRUCTION ACCESS AS FIRST ITEM OF WORK TO PREVENT DUST AND DEBRIS FROM BEING TRACKED ONTO THE SURROUNDING ROADS AND DRIVES.
2. INSTALLATION OF SILT FENCE AS SHOWN OR NEEDED TO CAPTURE SEDIMENT FROM PROPOSED CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PER THE ACCEPTED EROSION AND SEDIMENT CONTROL PLAN AS WELL AS IN LOCATIONS DEEMED NECESSARY DURING CONSTRUCTION INSPECTIONS OF THE SITE. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOURS.
3. PROTECT PROPOSED INFILTRATION BASIN AND UNDERGROUND INFILTRATION AREAS FROM CONSTRUCTION ACTIVITIES AS MUCH AS POSSIBLE TO REDUCE THE AMOUNT OF SOIL RESTORATION REQUIRED IN COMPLETING AREAS.
4. PERFORM ROUGH GRADING, EXCAVATION AND RELATED CONSTRUCTION. TOPSOIL SHALL BE REMOVED AND STORED AT APPLICABLE LOCATIONS SO AS NOT TO INTERFERE WITH THE CONSTRUCTION OPERATIONS. POSSIBLE LOCATIONS FOR TOPSOIL STOCKPILES ARE SHOWN ON THE EROSION CONTROL PLAN.
5. ONCE AN AREA IS CUT OR FILLED, IT SHALL BE STABILIZED BY SEEDING AND MULCHING.
6. INSTALL WATER, SANITARY, ELECTRIC, PHONE, CABLE, OTHER UTILITIES AND BUILDING IN COORDINATION WITH OTHER SITE WORK.
7. CONSTRUCT UNDERGROUND INFILTRATION AFTER OTHER EARTH DISTURBANCE WORK IS COMPLETE.
8. SURFACE INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE REMAINDER OF THE EARTH DISTURBANCE IN UPSTREAM AREAS IS COMPLETE AND PERMANENTLY STABILIZED TO KEEP SEDIMENT FROM ENTERING MEDIA.
9. AS CONSTRUCTION PROCEEDS, ALL DISTURBED AREAS SHALL BE PAVED, SEEDED, OR PLANTED AS SPECIFIED ON THE PLANS IN A TIMELY MANNER TO PREVENT UNNECESSARY EROSION.
10. RESTORE SOIL IN DISTURBED AREAS WHERE PERVIOUS FINISH COVER IS PROPOSED; ESPECIALLY SURFACE AND SUBSURFACE INFILTRATION AREAS. INTENSIVE RESTORATION METHODS MAY BE REQUIRED IF EXCESS COMPACTION OCCURRED DURING CONSTRUCTION. COMPACTION MAY BE CAUSED BY CONSTRUCTION EQUIPMENT, STOCKPILES, STORAGE OF PALLETS, PERSONAL VEHICLES, CONSTRUCTION TRAILERS, ETC. SOIL RESTORATION WILL BE DONE TO THE SATISFACTION OF THE 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 PILES, AND CHECK DAMS.
2. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT , TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POST ARE FIRMLY IN THE GROUND.
5. TEMPORARY SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
6. ALL INDIVIDUALS PERFORMING THE SITE INSPECTION SHALL BE FAMILIAR WITH THE EROSION CONTROL PLAN AND BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING CONDITION.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVER WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1A) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values lbs/1000SF	lbs/acre
50% perennial ryegrass	1.5 – 2.0	65 – 87
50% Kentucky bluegrass blend	1.5 – 2.0	65 – 88
	3.0 – 4.0	130 – 175

OR USE SEED MIX SPECIFIED BY SITE ARCHITECT OR LANDSCAPE ARCHITECT.

POST CONSTRUCTION STORMWATER OPERATION AND MAINTENANCE

A. PRETREATMENT

CHAMBERS

THE FIRST 1/4 ROWS OF CHAMBERS WILL PROVIDE PRETREATMENT. SEDIMENT WILL DROP OUT AND BE HELD ON IMPERVIOUS LAYER FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK OR REACHES INLETS TO INFILTRATION PORTION OF CHAMBERS. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

PLUNGE POOL

SHALLOW BASIN TO ALLOW SEDIMENT TO DROP OUT AND BE HELD FOR REMOVAL.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. DEBRIS SHOULD BE REMOVED REGULARLY. GRASS LINING SHALL BE MAINTAINED TO 4" TO 6" DEPTH. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. REMOVE SEDIMENT WHEN 3 INCHES THICK. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS THOROUGHLY. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

B.INFILTRATION

STORMWATER SYSTEMS CAPTURE AND TEMPORARILY STORE THE WATER QUALITY VOLUME TO ALLOW TIME FOR IT TO INFILTRATE INTO THE GROUND. OVERFLOW OUTLETS ARE PROVIDED FOR LARGE EVENTS.

INFILTRATION RUNOFF REDUCTION CAPACITY FOR THIS PRACTICE IS 100% IN AREAS WITH HSG A AND B SOILS.

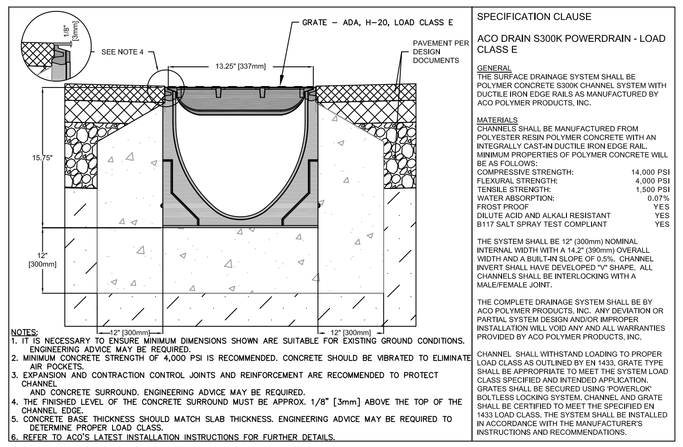
LANDSCAPING: SURFACE INFILTRATION TO HAVE GRASS COVER. UNDERGROUND INFILTRATION WILL HAVE COVER PER PLANS.

MAINTENANCE: MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. GRASS TO BE MAINTAINED AT 4" TO 6" HEIGHT.

FULL INSPECTIONS SHALL TAKE PLACE TWCE YEARLY; ONE IN THE SPRING AND ONE IN LATE SUMMER. FULL INSPECTIONS INVOLVE CHECKING ALL COMPONENTS OF THE INFILTRATION THOROUGHLY, REMOVE DEBRIS AND SEDIMENT WHEN OBSERVED. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

C.SOIL RESTORATION (NYSDEC SMDM 5.1.6)

SOIL RESTORATION IS REQUIRED WHERE SOILS HAVE BEEN DISTURBED AND WILL BE VEGETATED. FOR THIS PROJECT, THE MAJORITY OF THE HEAVY TRAFFIC DISTURBANCE WILL BE IN AREAS THAT WILL BE BUILDING OR PAVEMENT. MINIMAL SOIL DISTURBANCE WILL OCCUR IN PROPOSED VEGETATED AREAS. THE COMMON PRACTICE IN PREPARING AN AREA FOR LANDSCAPE IS TO LOOSEN THE SOIL AND APPLY TOPSOIL. THE NATIVE SOIL IN INFILTRATION AREAS IS REMOVED AND REPLACED WITH STONE AS ORDERED BY ENGINEER. THE NEED FOR FULL SOIL RESTORATION IS NOT WARRANTED FOR THE DISTURBED, PROPOSED VEGETATED AREAS. IF EXCESSIVE COMPACTION OCCURS DURING CONSTRUCTION, MITIGATION INCLUDING, BUT NOT LIMITED TO DEEP RIPPING AND DE-COMPACTION AS OUTLINED IN THE NYSDEC STORMWATER MANUAL, SECTION 5.1.6, MAY BE ORDERED BY THE SITE ENGINEER.



TRENCH DRAIN
NO TO SCALE

SPECIFICATION CLAUSE

ACO DRAIN S300K POWERDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

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

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
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.

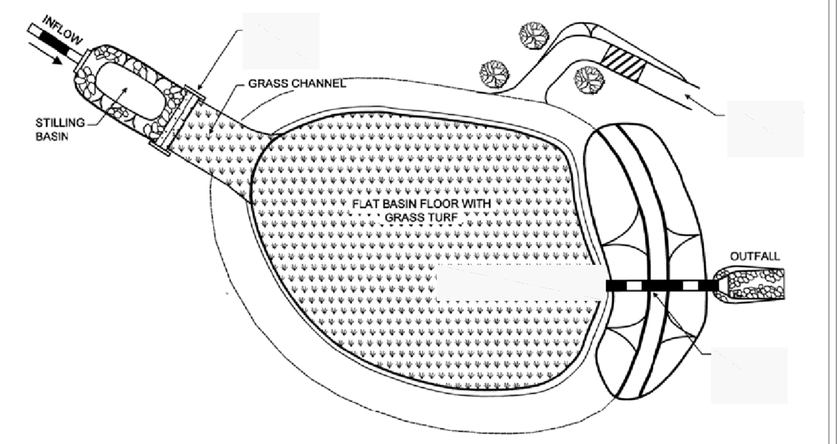
THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433, GRATE TYPE SHALL BE CERTIFIED TO MEET LOAD CLASS AS 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.

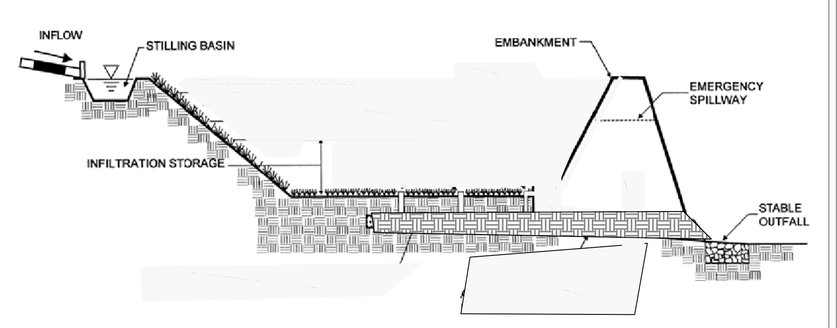
New York State Stormwater Management Design Manual

Chapter 6: Performance Criteria
Section 6.3 Stormwater Infiltration

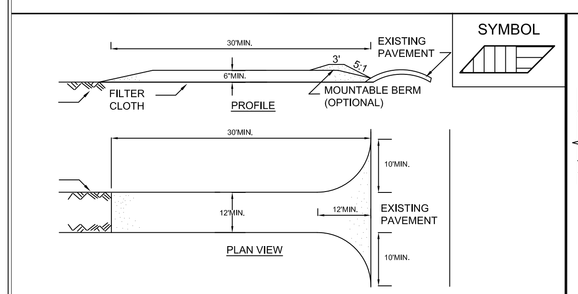
Figure 6.12 Infiltration Basin (I-2)



PLAN VIEW



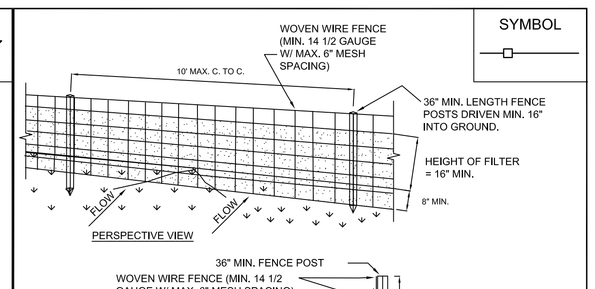
PROFILE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

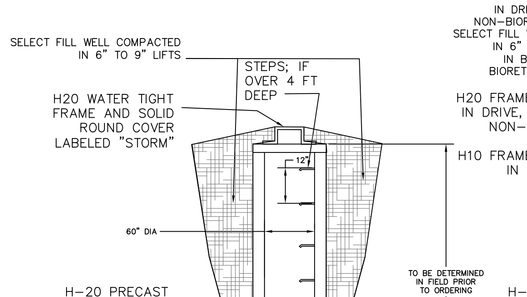
STABILIZED CONSTRUCTION ACCESS



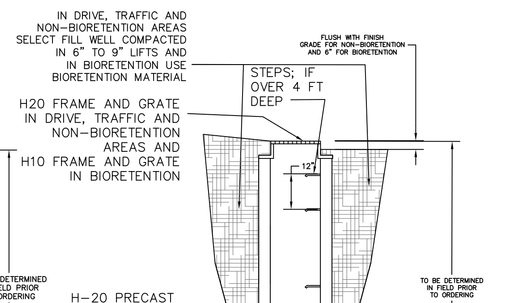
CONSTRUCTION SPECIFICATIONS

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

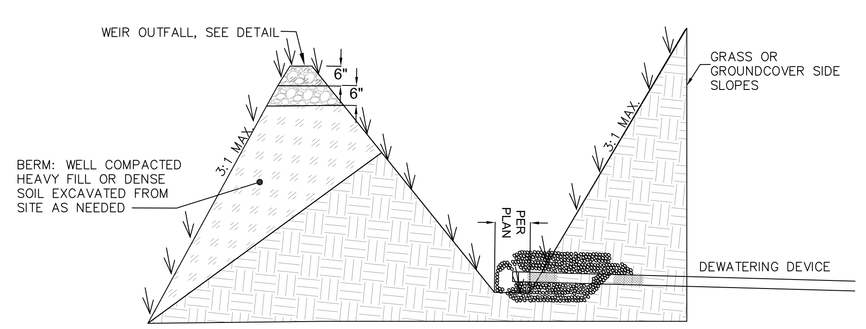
SILT FENCE



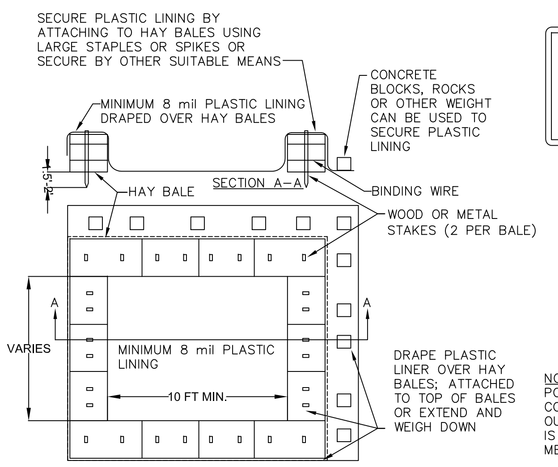
STORM STRUCTURE DRAINAGE MANHOLE DETAIL
NOT TO SCALE



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



TYPICAL PRETREATMENT BASIN



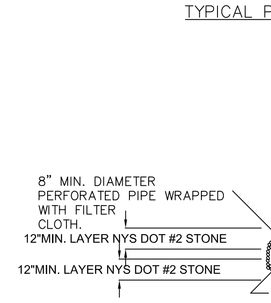


NOTE: POST SIGN AT WASHOUT AREA

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 LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   – PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL
   POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
7. ACTUAL LOCATION TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.

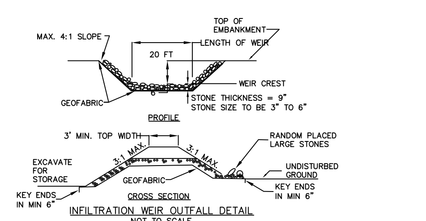
HAY BALE ABOVE GRADE CONCRETE WASHOUT DETAIL

NOT TO SCALE



DEWATERING DEVICE
NOT TO SCALE

NOTE:
PORTABLE CONCRETE WASHOUT AREAS SUCH AS CONCRETE DUMPSTERS OR THOSE MANUFACTURED BY OUTPAK MAYBE SUBSTITUTED PROVIDED THE CAPACITY IS NOT EXCEEDED. LOCATION RESTRICTIONS MUST BE MET.



INFILTRATION WEIR OUTFALL DETAIL
NOT TO SCALE

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 METHO

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.

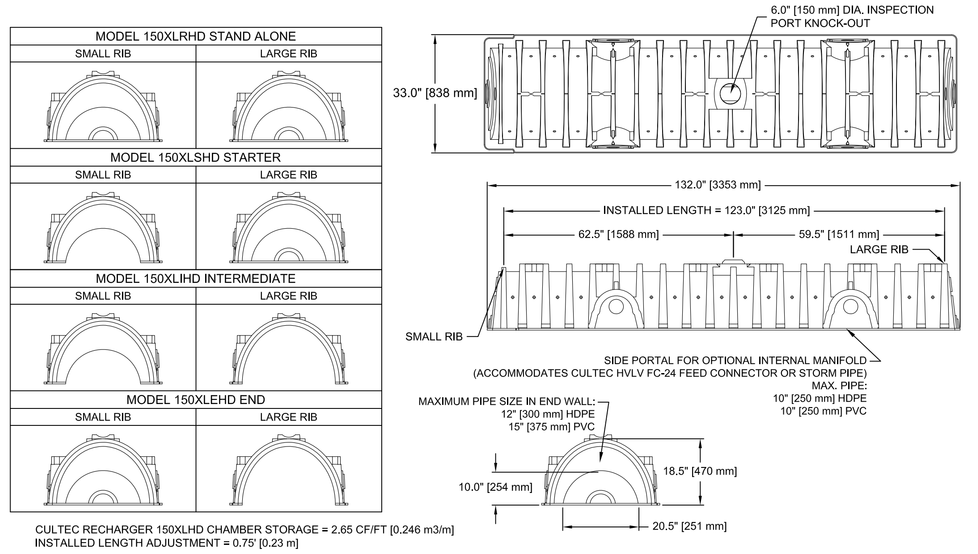
CHAMBER PARAMETERS
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED 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.

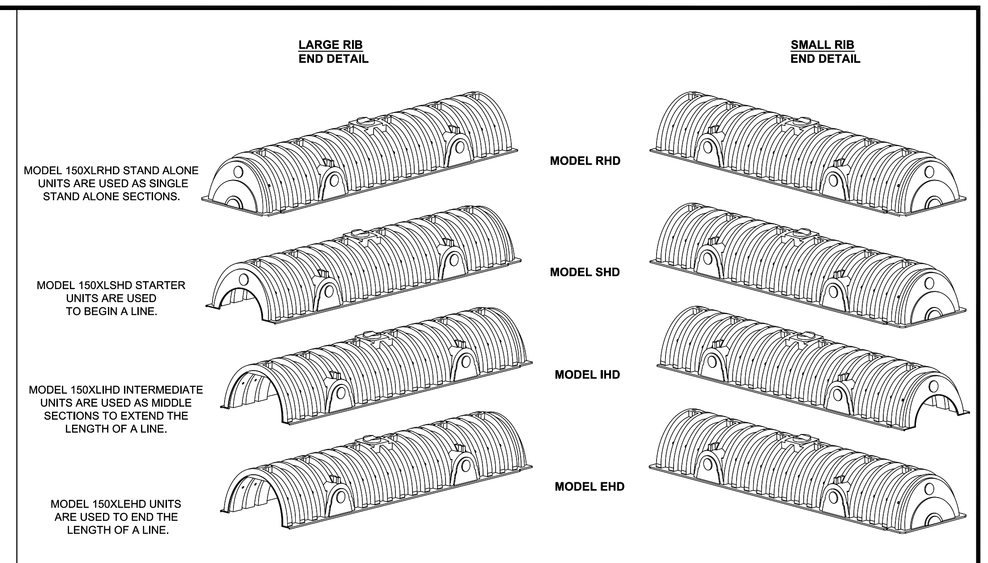
CULTEC NO. 4800™ WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE, IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS 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.

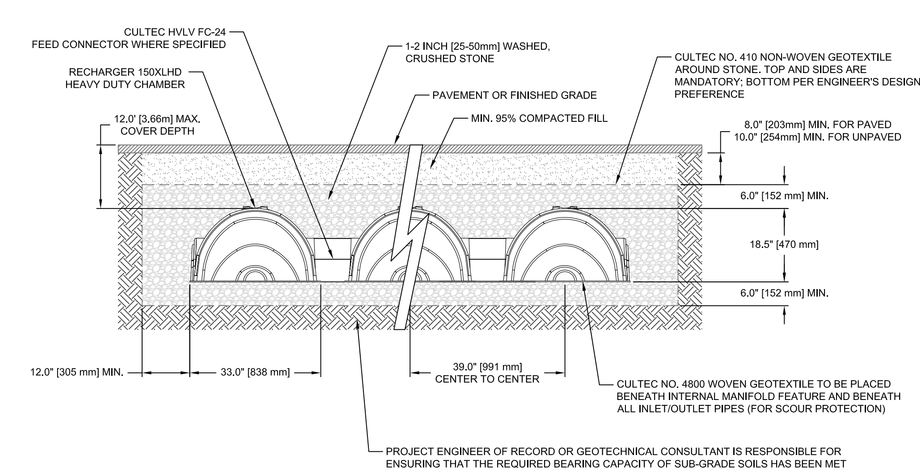


CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2,65 CF/FT [0,246 m3/m]
INSTALLED LENGTH ADJUSTMENT = 0.75' [0.23 m]

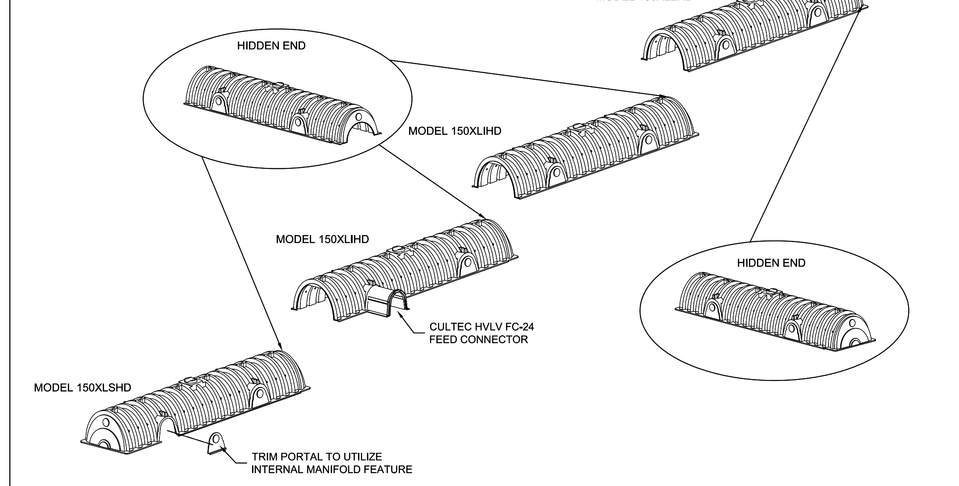
150XLHD 2.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW**



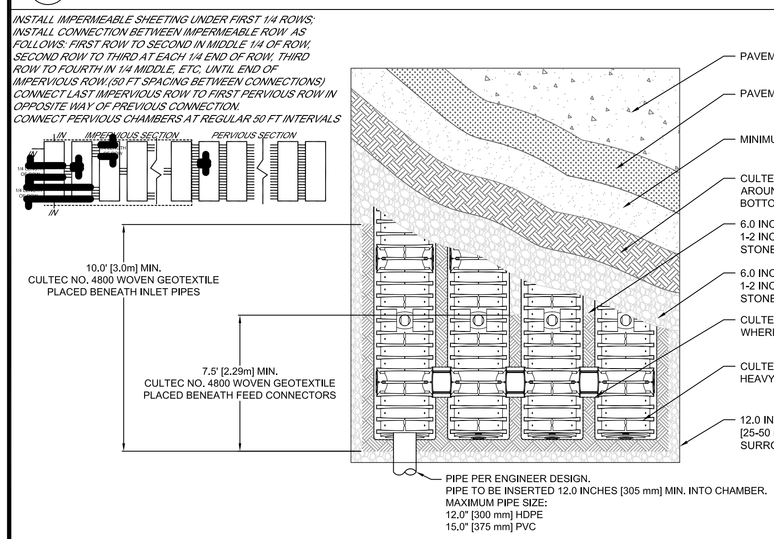
150XLHD 3.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION**



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

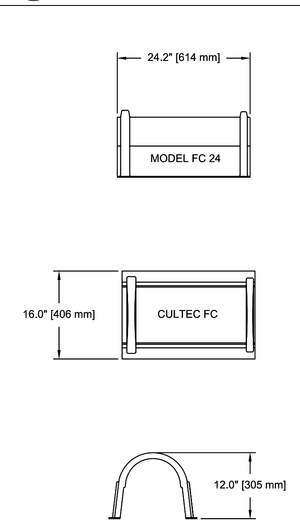


150XLHD 6.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK**

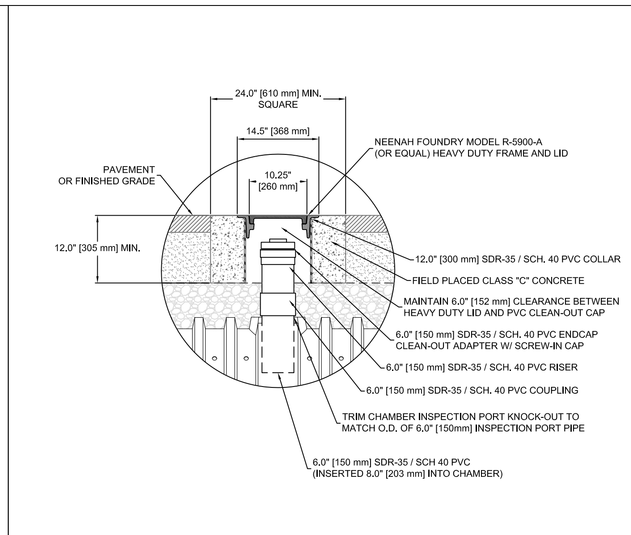


150XLHD 1.0 **GENERAL NOTES**

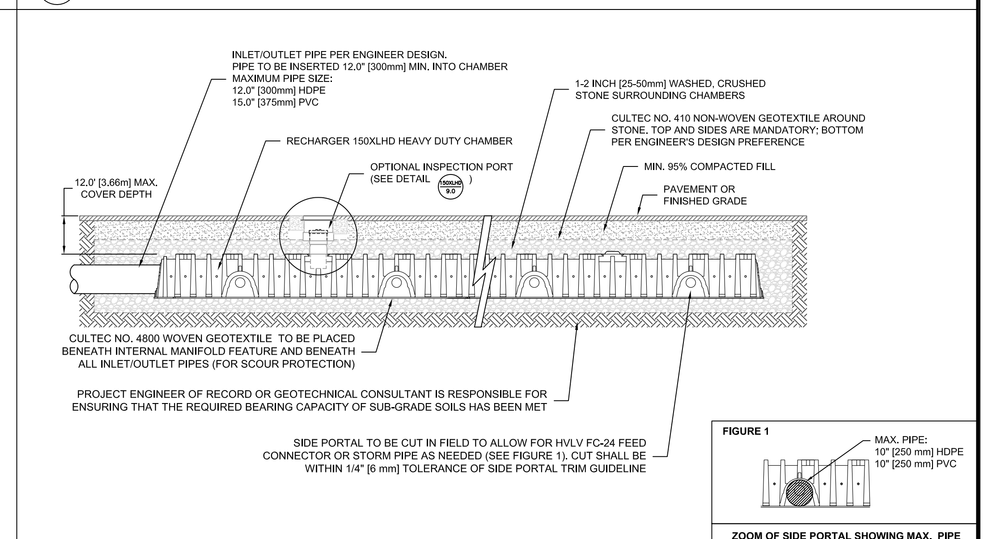
150XLHD 7.0 **CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW**



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**

TM
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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.
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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

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 10, 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"

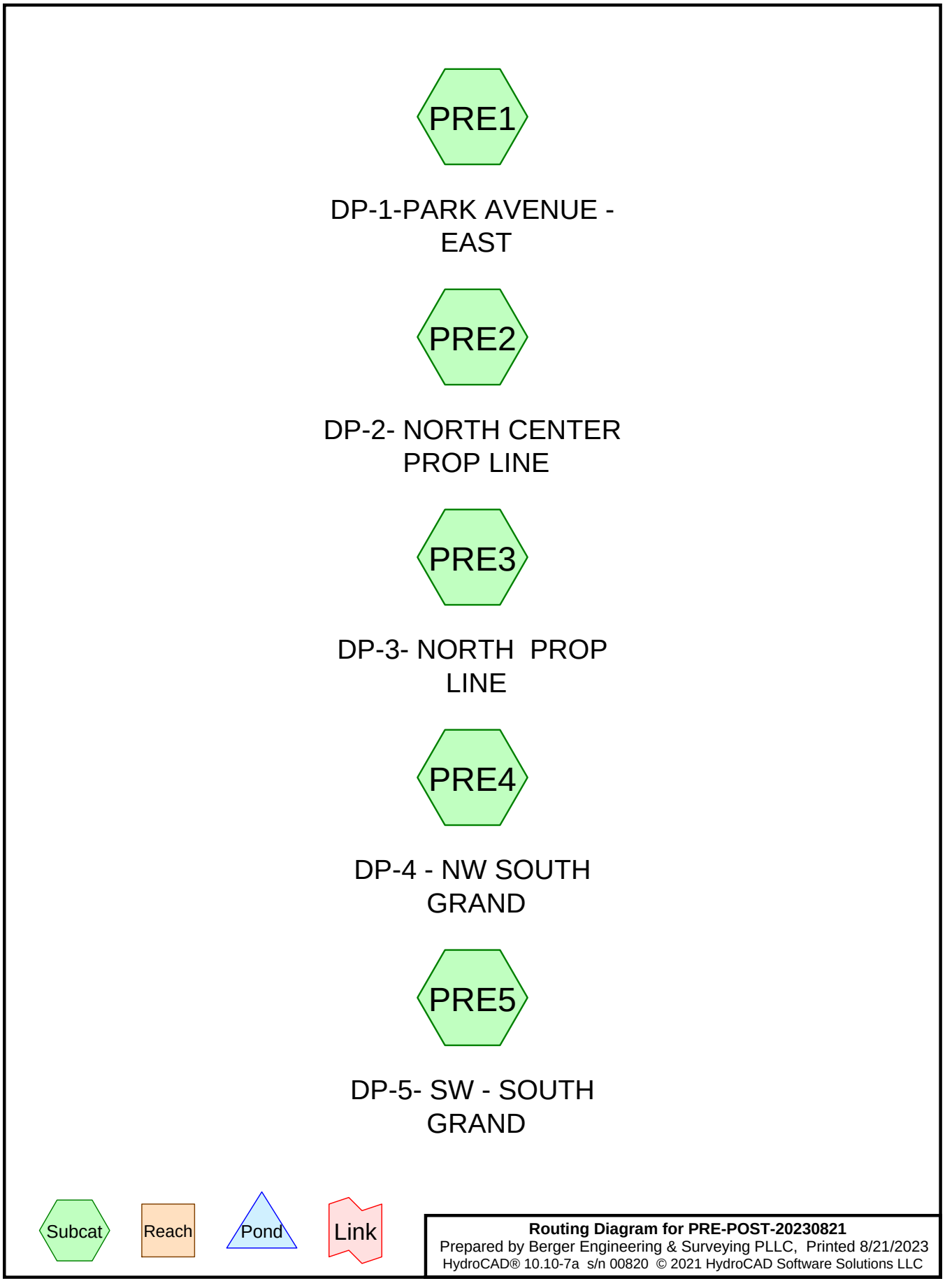
	Area (ac)	CN	Description
*	1.640	98	INCREASE IN IMPERVIOUS
	0.440	61	>75% Grass cover, Good, HSG B
	2.080	90	Weighted Average
	0.440		21.15% Pervious Area
	1.640		78.85% Impervious Area

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

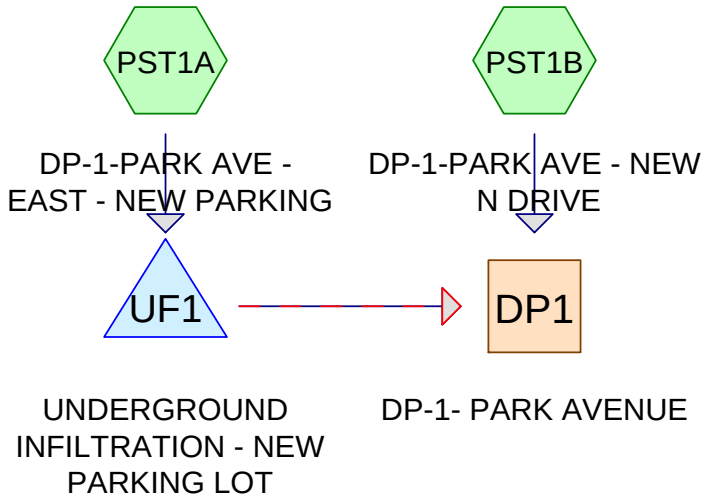
Runoff = 10 cfs @ 12.15 hrs, Volume= 0.852 af, Depth= 5.98"

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
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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: 233-237 Main Street

II. PROPERTY OWNER: Elian & Justin Realty LLC
ADDRESS: 971 Allen Lane
Woodmere
New York, 11598 (state and zip code)
PHONE NUMBER: (646) 358-9089 (include area code)

III. NAME OF APPLICANT: Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
New York, 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)
EMAIL ADDRESS: jay@mauri-architects.com

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

IV. CONSULTANT: Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
New York, 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
Mixed-Use: Apartments with approximately 6,200 SF of Retail tenant space on First Floor.

VI. ZONING DISTRICT: PID-CC, Civic Corridor

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

PROJECT INFORMATION

New construction: _____(yes)__X__ (no)

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

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

Alteration:__X__ (yes) _____ (no)

Cost of Construction: $__TBD__

LOT AND BULK INFORMATION:

Lot area: __0.29__ (acres) __12,804__ (square feet)

Building Footprint: __N/A__ (proposed square feet for new construction)

__11,850__ (existing square feet for change of use/expansion)

__N/A__ (additional proposed square feet for expansion)

__11,850__ (total building footprint, square feet)

Lot Coverage: __92.5%__ (percentage, building coverage only)

Gross Floor Area: __N/A__ (proposed square feet for new construction)

__31,150__ (existing square feet for change of use/expansion)

__N/A__ (additional proposed square feet for expansion)

__31,150__ (total gross floor area, square feet)

Building Height: __3__ (stories) __41'-0" +/-__ (feet)

Floor Area Ratio: __2.43__ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __26__

B) Number of Off-Street Parking Spaces provided: __0 (Existing)__

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

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

If yes, name all such municipal facilities: _____
Duro Lot and Financial Plaza Parking Deck
_____

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

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

_____ (Yes) _____ (No) N/A

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

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multi-Family Residential Dwelling (Apartments)
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 15

Number of one (1) bedroom units: 6

Number of two (2) bedroom unit's 1

Number with three or more bedrooms: 0

Total number of units: 22

C) Is funding public? ____ Yes X No
If yes, describe funding source: N/A

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 _X___ Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: TBD

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Jay Diesing, RA 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.

Jay Diesing — 26 December 2023

Signature of Applicant — Date

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

December 26, 2023

Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Proposed Mixed Use Building at:
235 Main Street
Poughkeepsie, NY 12601

Dear Chairperson Saylor and Planning Board Members,

Enclosed for your review is an application for Site Plan Approval for the above referenced property. The Owner would like to convert the existing three-story office building into a mix-use structure with apartments and first floor retail spaces. No physical changes to the site layout are proposed as a part of this project.

This application and project are privately funded by the Owner and no outside funding or grants will be utilized. The Owner hereby states that he is financially capable of completing this project.

I look forward to meeting with you and the Board to discuss the project at the next available Planning Board meeting. Should you have any questions prior to the meeting, please do not hesitate to contact my office.

Sincerely,

Jay Diesing

Jay Diesing, RA AIA

PROPOSED MIXED-USE BUILDING:
235 MAIN STREET
233-237 MAIN STREET — POUGHKEEPSIE, NY

PLANNING BOARD APPROVAL

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL:

FILE NO:

PROJECT NAME: 235 MAIN STREET

PROJECT LOCATION: 235 MAIN STREET, POUGHKEEPSIE NY 12601

APPLICANT: JAY DIESING, RA - MAURI ARCHITECTS PC

OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING

HELD THE _____ DAY OF _____, 2____

PLANNING CHAIR: _____

DESIGNEE: _____

DATE SIGNED: _____

CONDITION(S): _____

DEPARTMENTAL SIGNATURES

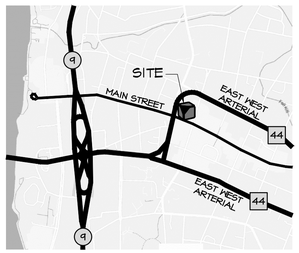
FIRE CHIEF	DATE
POLICE CHIEF	DATE
BUILDING INSPECTOR	DATE
CITY ENGINEER	DATE
COMMISSIONER OF PUBLIC WORKS	DATE

INDEX TO DRAWINGS

SHT. #	TITLE
PB-1	PROPOSED SITE PLAN & ZONING DATA CHART
PB-2	PROPOSED LANDSCAPING PLAN & DETAILS
PB-3	PROPOSED FLOOR PLANS & DETAILS

SITE LOC. MAP

SCALE N.T.S.



TAX MAP

SCALE N.T.S.



TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
▮	6162-77-014124	ELIAN & JUSTIN REALTY LLC 971 ALLEN LANE WOODMERE, NY 11598
A	6162-69-020138	MID-HUDSON CIVIC CENTER, INC 14 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
B	6162-77-008107	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
C	6162-77-009112	DUTCHESS COUNTY 22 MARKET STREET POUGHKEEPSIE, NY 12601
D	6162-77-014105	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
E	6162-77-019107	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
F	6162-77-022102	COUNTY OF DUTCHESS COURT HOUSE 22 MARKET STREET POUGHKEEPSIE, NY 12601

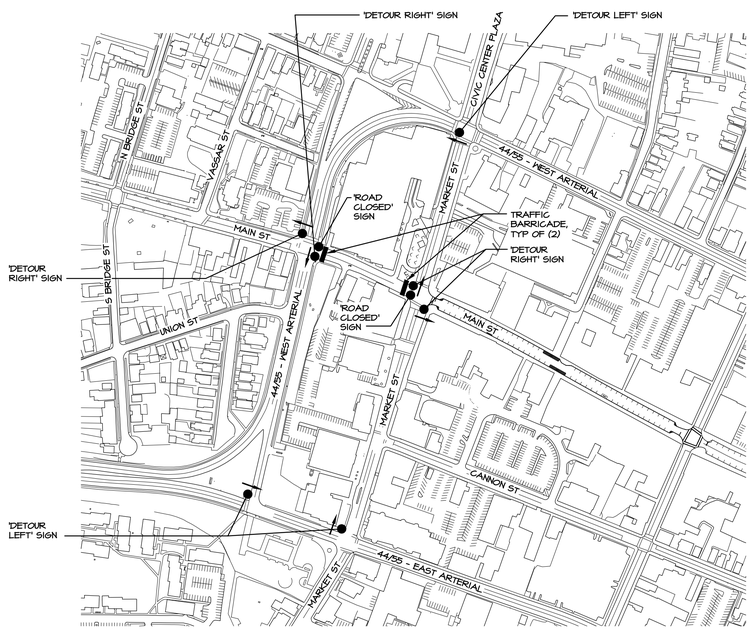
ZONING DATA CHART

CITY OF POUGHKEEPSIE
PARCEL #6162-77-014124

ZONE PID-CC		REQUIRED	EXISTING	PROPOSED
LOT AREA	MIN	N/A	0.29 ACRES ± (12,804 SF ±)	0.29 ACRES ± (12,804 SF ±)
BUILDING HEIGHT	MIN	3 STORIES	3 STORIES	3 STORIES
	MAX	6 STORIES		
LOT COVERAGE	MIN	50%	42.5% ±	42.5% ±
OPEN SPACE	MIN	15%	0%	0%
FRONT YARD SETBACK	MIN	0'-0"	0'-0" ±	0'-0" ±
	MAX	15'-0"		
SIDE YARD SETBACK	MIN	0'-0"	0'-0" ± (EAST) 6'-11" ± (WEST)	0'-0" ± (EAST) 6'-11" ± (WEST)
REAR YARD SETBACK	MIN	8'-0"	0'-0" ±	0'-0" ±
FRONTAGE OCCUPANCY	MIN	80%	97% ±	97% ±
	MAX	100%		
PARKING: MULTIFAMILY RESIDENTIAL DWELLING: 0.5 SPACE / UNIT PLUS 1 VISITOR / 10 UNITS GENERAL RETAIL: 1 SPACE / 500 SF	MIN	0.5 X 22 UNITS = 11 + 22 / 10 = 2.2 13.2 6,200 SF / 500 = 12.4 13.2 + 12.4 = 25.6 26 SPACES TOTAL	0 PARKING SPACES	0 PARKING SPACES

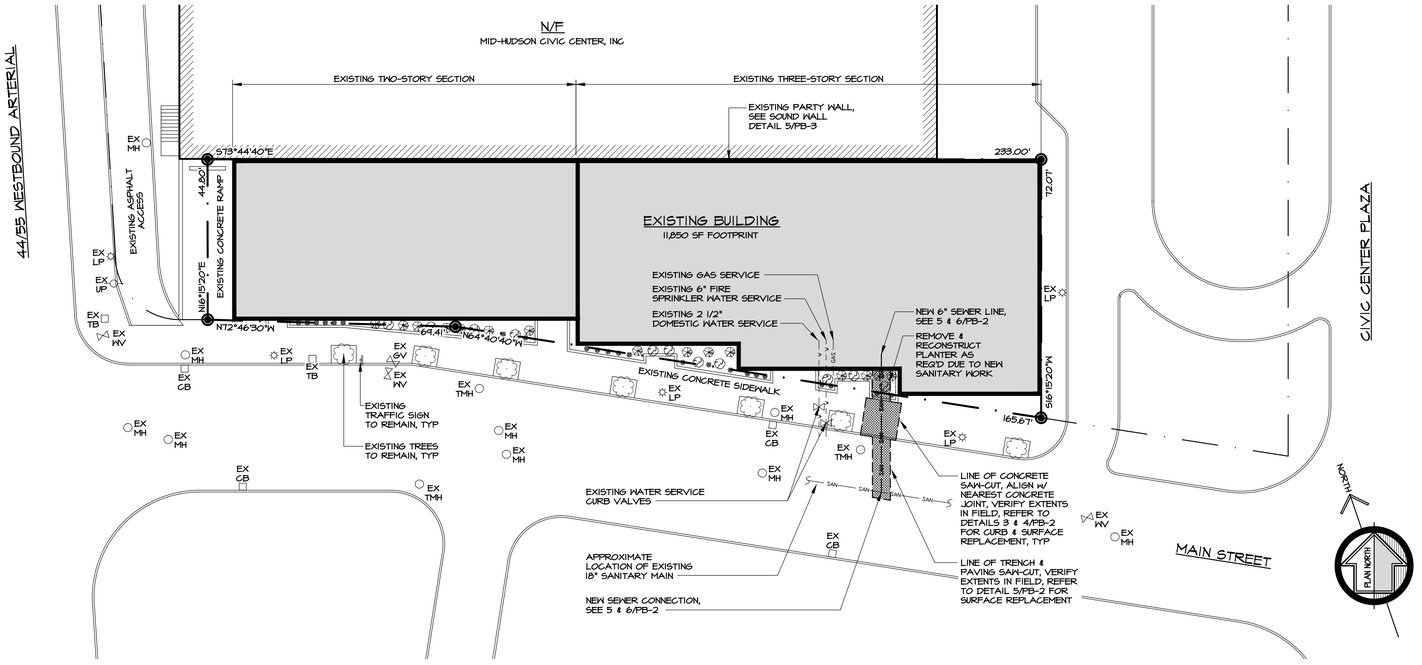
GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
2. PROJECT LOCATED IN THE CITY OF POUGHKEEPSIE FIRE DISTRICT.
3. PROJECT LOCATED IN THE POUGHKEEPSIE CITY SCHOOL DISTRICT.
4. A KNOX BOX FOR BUILDING ACCESS BY EMERGENCY SERVICES WILL BE INSTALLED AT EACH BUILDING ENTRANCE. LOCATION & INSTALLATION REQUIREMENTS TO BE COORDINATED WITH THE FIRE DEPARTMENT.
5. THE EXISTING FIRE SPRINKLER SYSTEM WILL BE RECONFIGURED FOR THE NEW OCCUPANCY IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 13 STANDARDS & REQUIREMENTS.
6. A FIRE ALARM SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 72 STANDARDS & REQUIREMENTS.



2 PB-1 PROPOSED DETOUR PLAN
SCALE: N.T.S.

NOTE: ALL TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE W/ MUTCD STANDARDS & APPROVED BY THE CITY OF POUGHKEEPSIE



1 PB-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

0 10' 50'

project no. 19-56.23
date 26 DEC 2023
drawn by BP

revision date	description

PROPOSED MIXED-USE BUILDING:
235 MAIN STREET
233 - 237 MAIN STREET POUGHKEEPSIE, NY

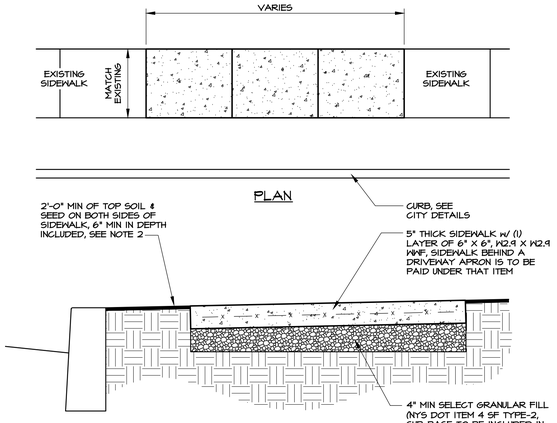
PROPOSED SITE PLAN & ZONING DATA CHART

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1080 mauri-architects.com

SHEET NO. PB-1

PURSUANT TO SECTION 645 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK

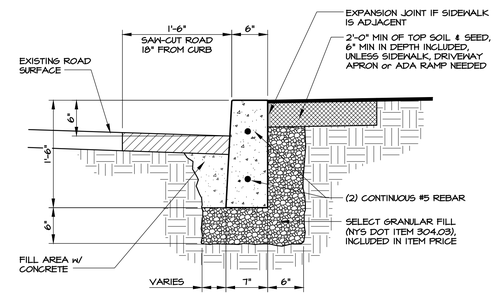


NOTES:

1. CONCRETE SHALL BE 4,000 PSI, MIN
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT & WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING, ALL CONCRETE SURFACES SHALL BE COATED W/ SODIUM CHLORIDE INHIBITING SEALER AS REQUIRED.

3 CITY SIDEWALK DETAIL

PB-2 SCALE: NTS

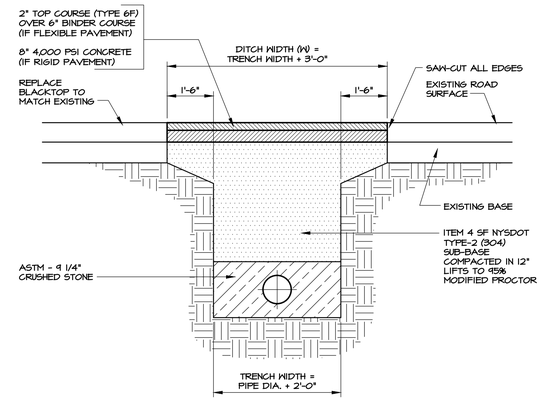


NOTE: CONCRETE SHALL BE 4,000 PSI, MIN

4 CITY CURB DETAIL

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

0 1" 6" 1' 2'

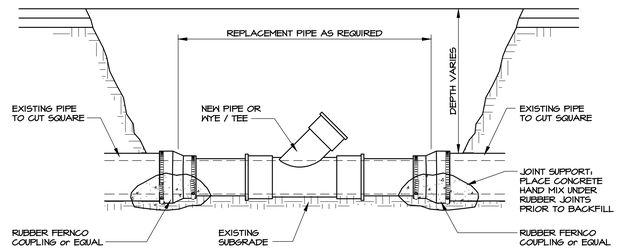


NOTES:

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

5 CITY TRENCH / PAVING DETAIL

PB-2 SCALE: NTS



NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY METHODS APPROVED BY THE CITY ENGINEER.
2. WHERE APPROVED BY THE CITY ENGINEER, INSTALLER MAY CONNECT TO THE EXISTING SANITARY MAIN WITH CITY APPROVED TAPPING SADDLE IN LIEU OF NEW WYE.

6 CITY SANITARY WYE DETAIL

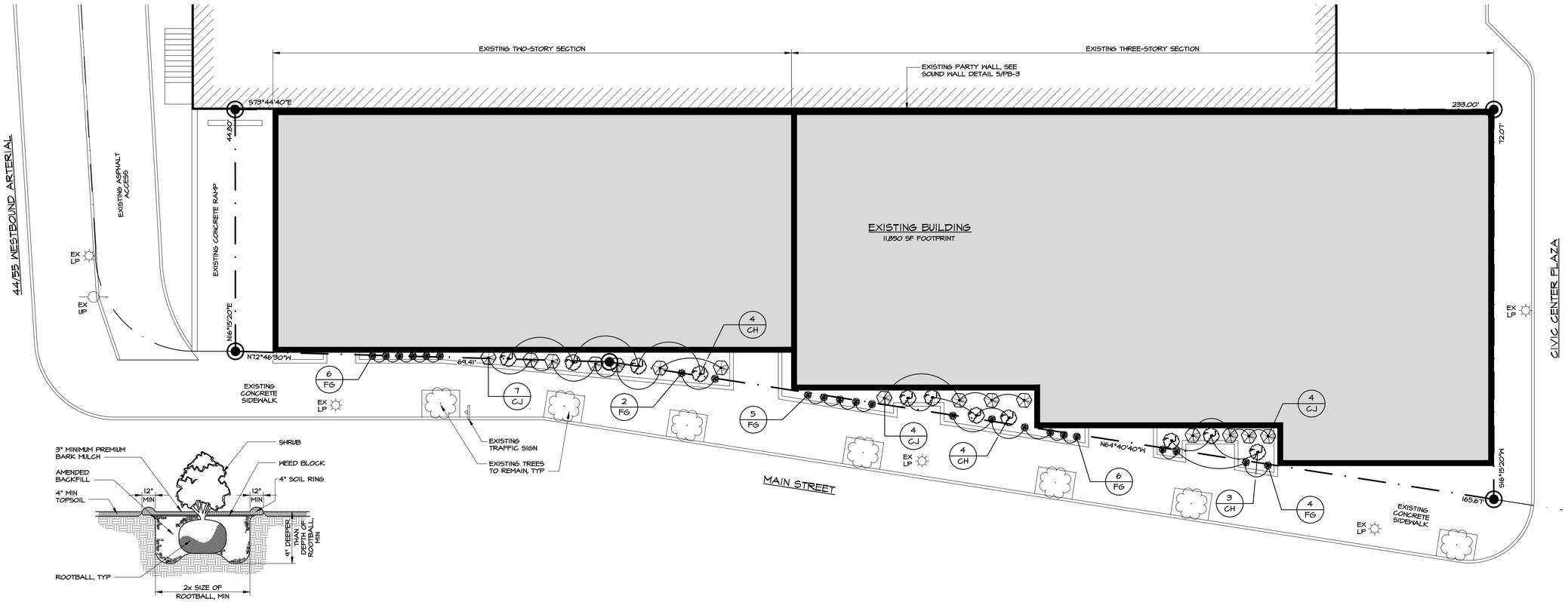
PB-2 SCALE: NTS

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CJ	15	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	GREEN COLUMNAR JUNIPER	3 GAL.
FG	23	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	3 GAL.
CH	11	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GAL.

PLANTING NOTES

1. ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. INSTALL WEED BLOCK or EQUAL BELOW MULCH BED.
3. PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.



2 PLANTING DETAIL

PB-2 SCALE: 1/4" = 1'-0"

0 1" 2' 5' 10'

1 PROPOSED LANDSCAPING PLAN

PB-2 SCALE: 1" = 10'-0"

0 10' 30'

project no. 19-56.23

date 26 DEC 2023

drawn by BP

revision date	description

PROPOSED MIXED-USE BUILDING:

235 MAIN STREET

233 - 237 MAIN STREET POUGHKEEPSIE, NY

PROPOSED LANDSCAPING PLAN & DETAILS

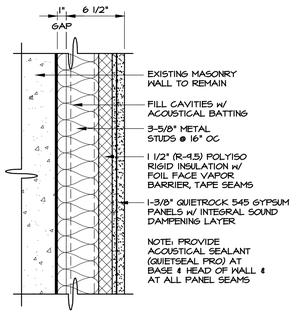
MAURI ARCHITECTS PC

73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

PB-2

PURSUANT TO SECTION 6415 (3) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

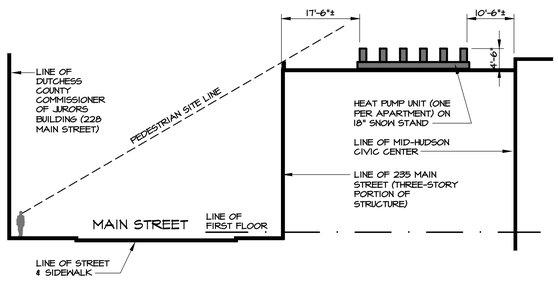
REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

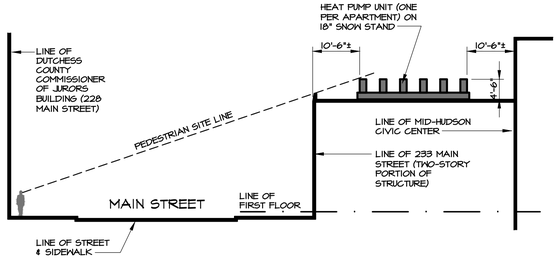


5 PB-3 **PARTY WALL SOUND DETAIL**

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

0 6" 1' 2'

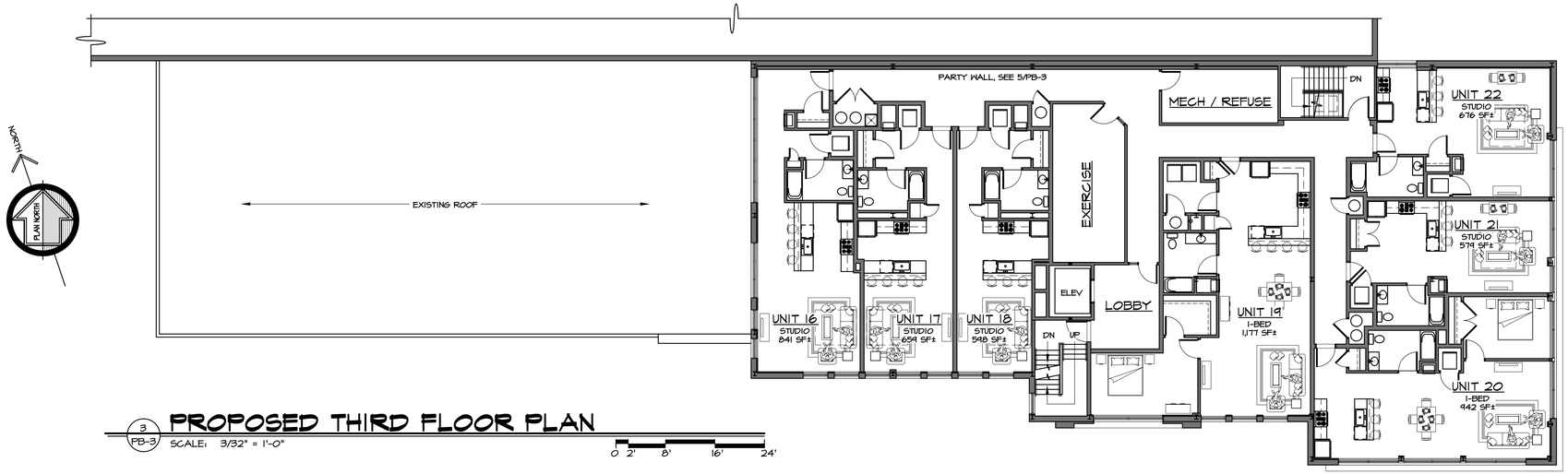




4 PB-3 **ROOFTOP UNIT SITELINE SCHEMATICS**

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

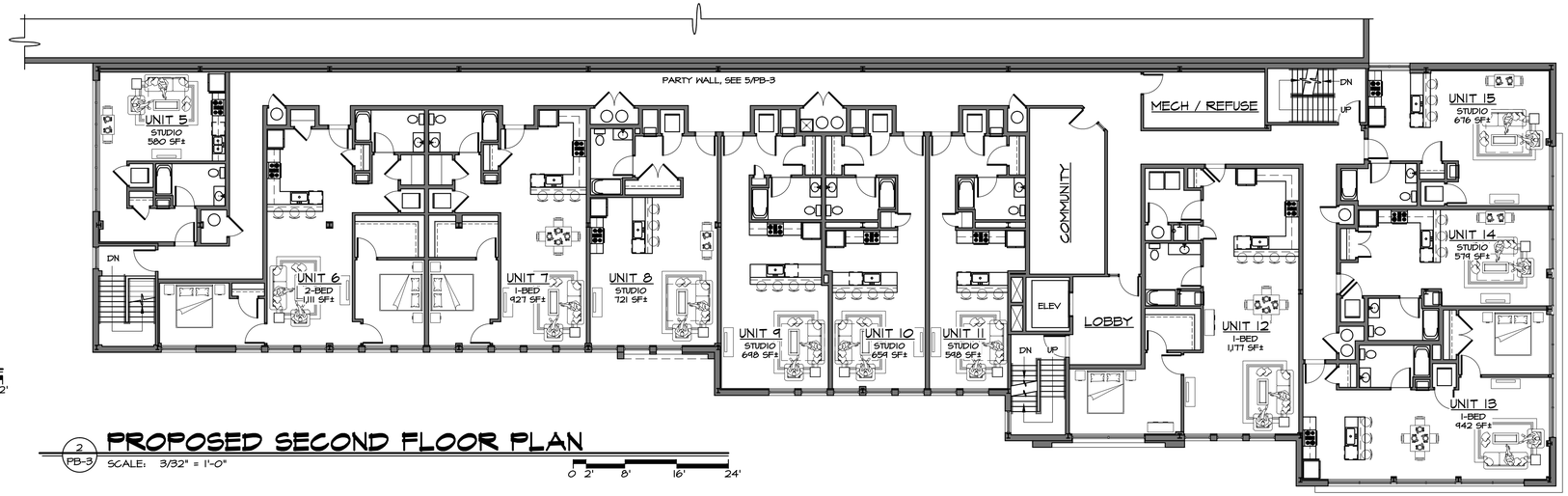
0 2' 10' 20' 40'



3 PB-3 **PROPOSED THIRD FLOOR PLAN**

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

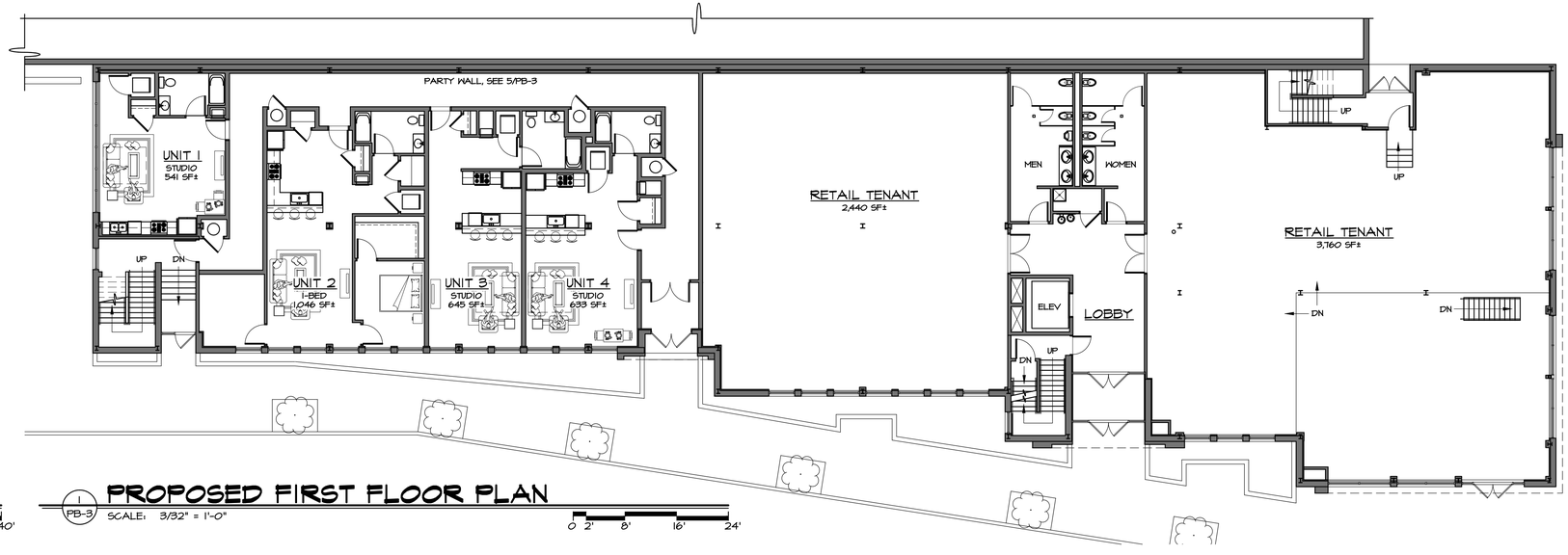
0 2' 8' 16' 24'



2 PB-3 **PROPOSED SECOND FLOOR PLAN**

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

0 2' 8' 16' 24'



1 PB-3 **PROPOSED FIRST FLOOR PLAN**

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

0 2' 8' 16' 24'

project no.
19-56.23

date
26 DEC 2023

drawn by
BP

revision date	description

PROPOSED MIXED-USE BUILDING:

235 MAIN STREET

233 - 237 MAIN STREET POUGHKEEPSIE, NY

PROPOSED FLOOR PLANS & DETAILS

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

sheet no.
PB-3

PURSUANT TO SECTION 7209 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW



Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
235 Main Street

Project Location (describe, and attach a location map):
233-237 Main Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Existing three-story office building to be converted to mixed-use building with multi-family residential dwellings (22 apartment units) and approximately 6,200 square-feet of retail space on the first floor.

Name of Applicant or Sponsor:	Telephone: (845) 452-1030
Jay Diesing, RA AIA - Mauri Architects PC	E-Mail: jay@mauri-architects.com

Address:
73 Mansion Street

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

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

3. a. Total acreage of the site of the proposed action? 0.29 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? 0.29 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

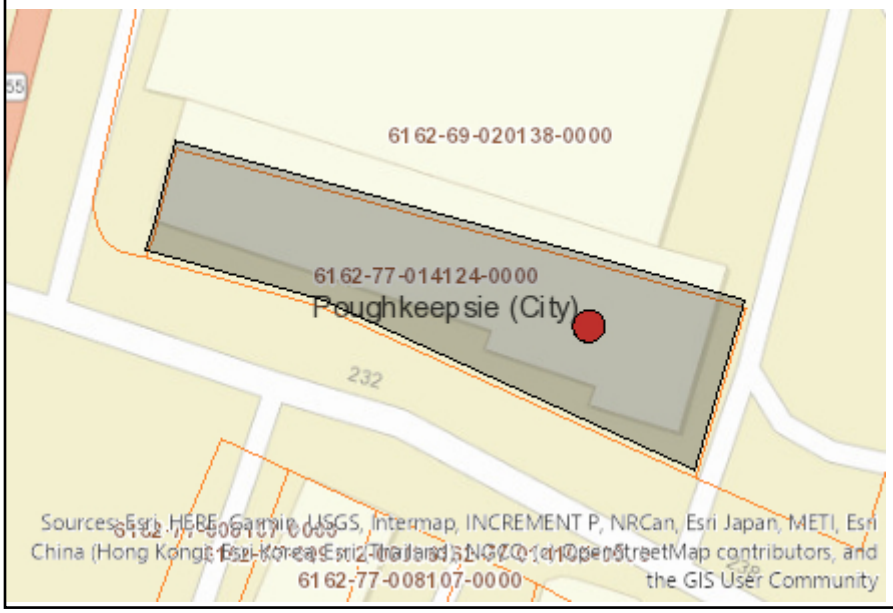
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: _____		
NYS DEC Spill Record: 9604976 - #2 Fuel Oil, 235 Main Street, Closed July 29, 1996		

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

Applicant/sponsor/name: Jay Diesing, RA AIA - Mauri Architects PC Date: December 26, 2023

Signature: Jay Diesing Title: Architect

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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

MEMORANDUM

To: City of Poughkeepsie Planning Board

From: Tyler Maegerle, Junior Planner

Date: 1/31/2024

Re: 233-237 Main Street

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes conversion of an existing three-story building to a mixed use property with a retail tenant on the first floor.

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).

Elian & Justin Realty, LLC
971 Allen Lane
Woodmere, New York 11598

December 26, 2023

Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Proposed Mixed Use Building at:
235 Main Street
Poughkeepsie, NY 12601

Dear Chairperson Saylor and Planning Board Members,

Please be advised that Jay Diesing, RA AIA of Mauri Architects PC is hereby authorized to submit an Application for Site Plan Review to the City of Poughkeepsie and represent Elian & Justin Realty LLC as related to the above referenced project.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Ulbardo Fernandez

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: March 18, 2024

ADDRESS: 233-237 Main St

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

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

- Strongly recommend monitored fire alarm system

Joseph Franco, Fire Chief

3/18/2024
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 654 Main Street

II. PROPERTY OWNER: EFDS Realty Corp
ADDRESS: PO Box 868
Newburgh
NY, 12551 (state and zip code)
PHONE NUMBER: (646) 358-9089 (include area code)

III. NAME OF APPLICANT: Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)
EMAIL ADDRESS: jay@mauri-architects.com

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

IV. CONSULTANT: Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
New Apartment and Mixed-Use (Commercial / Multi-Family) Buildings

VI. ZONING DISTRICT: C-2A, R-4

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

PROJECT INFORMATION

New construction: ___X___(yes)_____ (no)

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

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

Alteration:_____ (yes) ___X___ (no)

Cost of Construction: $ 6,000,000.00 (Estimated)

LOT AND BULK INFORMATION:

Lot area: 2.92 +/- (acres) 127,410 +/- (square feet)
(Total of all combined lots)

Building Footprint: 10,470 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

10,470 (total building footprint, square feet)
(Total of two proposed buildings)

Lot Coverage: See Site Plans (percentage, building coverage only)

Gross Floor Area: 31,410 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

31,410 (total gross floor area, square feet)
(Total of two proposed buildings)

Building Height: 3 (stories) 40'-0" +/- (feet)

Floor Area Ratio: See Site Plans (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 58
(Total of two proposed lots)

B) Number of Off-Street Parking Spaces provided: 51
(Total of two proposed lots)

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?

_____ (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: Apartments
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 14
(Total of two proposed buildings)

Number of one (1) bedroom units: 19
(Total of two proposed buildings)

Number of two (2) bedroom unit's 2
(Total of two proposed buildings)

Number with three or more bedrooms: N/A

Total number of units: 35
(Total of two proposed buildings)

C) Is funding public? ____ Yes __X__ 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 __X___ Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: TBD

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific): - N/A

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Jay Diesing, RA 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.

Jay Diesing _____ 31 Jan 24 _____

Signature of Applicant Date

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

January 31, 2024

Anne Saylor, Chair
City of Poughkeepsie Planning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at:
654 Main Street
Poughkeepsie, NY 12601
Parcel #6161-33-543870

Dear Chairperson Saylor and Planning Board Members,

Enclosed for your review is an application for Site Plan and Special Permit Approval for the above referenced property. The Owner would like to subdivide their properties into three parcels. No work is proposed to the existing grocery store, Market Fresh and it would occupy one of the parcels. The remaining two parcels would each have a new multi-family building.

The lot fronting on Main Street is proposed to contain a three-story mixed-use building, where the first floor would be 2,200 square feet of leasable retail space and one 1-bed accessible apartment. Floors two and three would have six apartment units: two 2-bed units and four 1-bed units. The last lot, fronting on Reynolds Avenue, is proposed to be a three-story apartment building, housing twenty-eight apartments: fourteen studios and fourteen 1-bed units. The project also includes associated site improvements such as, but not limited to, parking, pedestrian walkways, open yards for the residents, landscaping and lighting.

This application and project are privately funded by the Owner and no outside funding or grants will be utilized. The Owner hereby states that he is financially capable of completing this project.

I look forward to meeting with you and the Board to discuss the project at the next available Planning Board meeting. Should you have any questions prior to the meeting, please do not hesitate to contact my office.

Sincerely,

Jay Diesing

Jay Diesing, RA AIA

TAX MAP

SCALE N.T.S.



LINE OF PARCELS INCLUDED IN PROPOSED PROJECT / LOT LINE ADJUSTMENTS

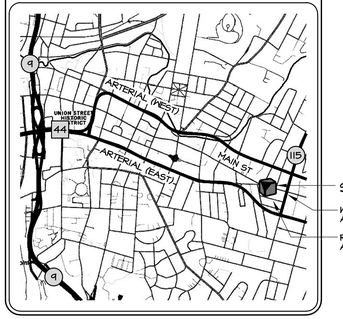
LINE OF ZONING DISTRICT BOUNDARY, TYP

TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
	6161-33-543870 -526859 -530850 -533857 -537856 -540855 -544854 -548853 -551852 -555851 -559850 -563849 -567848	EFDS REALTY CORP PO BOX 868 NEWBURGH, NY 12551
	6161-33-564864	JUST 4 PAUL LLC PO OX 868 NEWBURGH, NY 12551
A	6161-25-518871	CATHERINE MAIN ST PROPERTY LLC 650 MAIN ST POUGHKEEPSIE, NY 12601
B	6161-33-513868	NESHEIWAT, JEHAD 90 CRESTWOOD BLVD POUGHKEEPSIE, NY 12603
C	6161-33-515865	NESHEIWAT, JEHAD 5 FOUNTAIN PL POUGHKEEPSIE, NY 12601
D	6161-33-522860	PATTERSON, JOHN A 2 REYNOLDS AVE POUGHKEEPSIE, NY 12603
E	6161-33-569862	GEMMATI, ANTONIO 17 MILLER RD POUGHKEEPSIE, NY 12603
F	6161-33-573861	GEMMATI BROTHER INC 30 MANCHESTER RD POUGHKEEPSIE, NY 12603

SITE LOC. MAP

SCALE N.T.S.



INDEX TO DRAWINGS

SHT. #	TITLE
PB-1	PROPOSED SITE PLAN, MAPS & CHARTS
PB-2	ENLARGED PROPOSED SITE PLAN & DETAILS
PB-3	PROPOSED LANDSCAPING PLAN & DETAILS
PB-4	PROPOSED LIGHTING PLAN & DETAILS
PB-5	MIXED-USE BUILDING EXTERIOR ELEVATIONS
CP-1	CIVIL PLAN
CP2	EXISTING CONDITIONS & DEMOLITION PLAN
CP-3	SITE DETAILS

PLANNING BOARD APPROVAL

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL:

FILE NO:

PROJECT NAME: 654 MAIN STREET

PROJECT LOCATION: 654 MAIN STREET, POUGHKEEPSIE NY 12601

APPLICANT: JAY DIESING, RA - MAURI ARCHITECTS PC

OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING

HELD THE _____ DAY OF _____, 2____

PLANNING CHAIR: _____

DESIGNEE: _____

DATE SIGNED: _____

CONDITION(S): _____

DEPARTMENTAL SIGNATURES

FIRE CHIEF _____ DATE

POLICE CHIEF _____ DATE

BUILDING INSPECTOR _____ DATE

CITY ENGINEER _____ DATE

COMMISSIONER OF PUBLIC WORKS _____ DATE

PARKING ANALYSIS

119 EXISTING PARKING SPACES ON SITE

PROPOSED PARKING CALCULATIONS

BUILDING / USE	REQUIRED	PROPOSED
MARKET FRESH RETAIL SALES	127 PS	31 PS
MIXED-USE BUILDING RETAIL SALES & APARTMENTS	8 PS 11 PS	11 PS
APARTMENT BUILDING APARTMENTS	39 PS	40 PS
TOTAL	185 PS	82 PS

ZONING DATA CHART

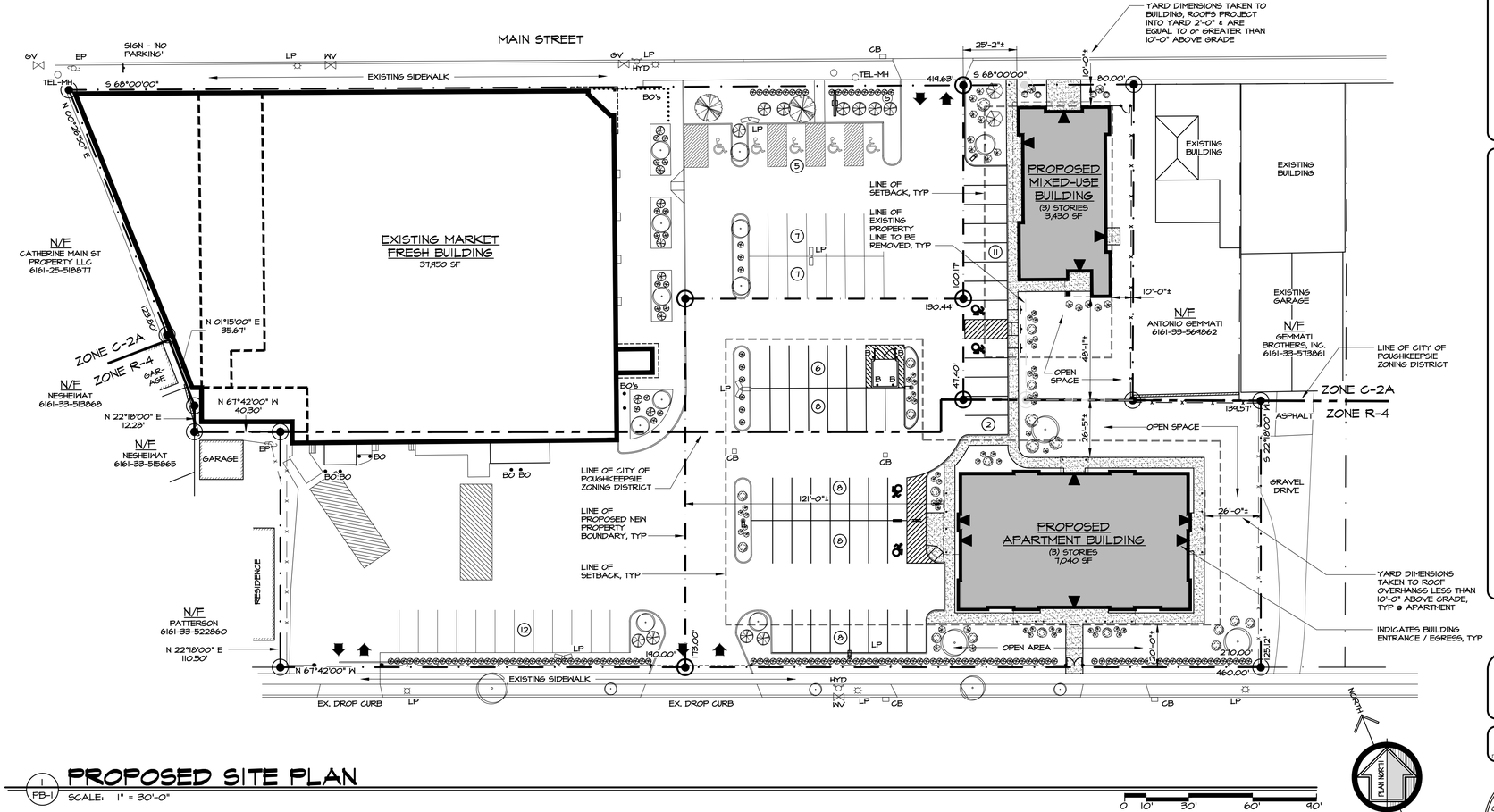
CITY OF POUGHKEEPSIE

REGULATION		PARCEL 1 (MARKET FRESH) ZONE C-2A			PARCEL 2 (MIXED USE) ZONE C-2A		PARCEL 3 (APARTMENT) ZONE R-4		
		REQUIRED		PROPOSED	REQUIRED	PROPOSED	REQUIRED		PROPOSED
LOT AREA		MIN	-----	75,555 SF± (1.73 ACRES±)	MIN	R-6 DENSITY (5) 1-BR @ 800 (2) 2-BR @ 1,200 6,400 SF	11,795 SF± (0.27 ACRES±)	MIN	(28) STUDIO & 1-BR @ 2,200 61,600 SF	40,060 SF± (0.92 ACRES±)
LOT WIDTH		MIN	-----	415'-7"±	MIN	-----	79'-11"±	MIN	30'	270'-0"±
FRONTAGE		MIN	40'	419'-7"±	MIN	40'	80'-0"±	MIN	-----	270'-0"±
FRONT YARD SETBACK		MIN	10'	0'-10"±	MIN	10'	10'-0"±	MIN	20'	20'-0"±
SIDE YARD SETBACKS		MIN	10'	1'-1"±	MIN	10'	10'-0"±	MIN	15' or 1/2 HEIGHT OF BUILDING (20')	26'-0"±
REAR YARD SETBACK		MIN	20'	84'-4"±	MIN	20'	48'-1"±	MIN	15' or 1/2 HEIGHT OF BUILDING (20')	26'-5"±
FLOOR AREA RATIO (FAR)		MAX	2.0	0.50± (37,950 / 75,555)	MAX	2.0	0.87± (10,240 / 11,795)	MAX	-----	N/A
LOT COVERAGE		MAX	60%	50.2%± (37,950 / 75,555)	MAX	60%	29.1%± (3,430 / 11,795)	MAX	40%	17.6%± (7,040 / 40,060)
BUILDING HEIGHT		MAX	-----	26'-9"± (EXISTING)	MAX	-----	39'-0"±	MAX	3 STORIES, 40'	3 STORIES, 40'-0"±
OPEN SPACE	200 SF / STUDIO 300 SF / 1-BR 400 SF / 2-BR	MIN	-----	N/A	MIN	R-4 OPEN SPACE (5) 1-BR @ 300 (2) 2-BR @ 400 2,300 SF TOTAL	2,690 SF±	MIN	(14) STUDIO @ 200 (14) 1-BR @ 300 7,000 SF TOTAL	8,310 SF±
PARKING	MULTI-FAMILY: 1 PS / STUDIO 1.5 PS / 1-BR 2 PS / 2-BR +10% VISITOR RETAIL SALES: 1 PS / 300 SF	MIN	RETAIL SALES: 37,950 / 300 127 PS TOTAL	31 PS	MIN	MULTI-FAMILY: (5) 1-BR @ 1.5 = 7.5 (2) 2-BR @ 2 = 4 11.5 + 10% = 11 PS RETAIL SALES: 2,195 / 300 19 PS TOTAL	11 PS	MIN	MULTI-FAMILY: (14) STD @ 1 = 14 (14) 1-BR@ 1.5 = 21 35 + 10% = 39 PS TOTAL	40 PS

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
2. PROJECT LOCATED IN THE CITY OF POUGHKEEPSIE FIRE DISTRICT.
3. PROJECT LOCATED IN THE POUGHKEEPSIE CITY SCHOOL DISTRICT.
4. A KNOX BOX FOR BUILDING ACCESS BY EMERGENCY SERVICES WILL BE INSTALLED AT EACH BUILDING ENTRANCE. LOCATION & INSTALLATION REQUIREMENTS TO BE COORDINATED WITH THE FIRE DEPARTMENT.
5. FIRE SPRINKLER SYSTEMS WILL BE INSTALLED THROUGHOUT THE NEW BUILDINGS IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 13 STANDARDS & REQUIREMENTS.
6. FIRE ALARM SYSTEMS WILL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE & NFPA 72 STANDARDS & REQUIREMENTS.

ALL EXISTING SITE INFORMATION TAKEN FROM SITE PLAN PREPARED BY CHAZEN COMPANIES, ENGINEERS / SURVEYORS, ENTITLED "RITE-AID PHARMACY 654 MAIN STREET", DATED JANUARY 18, 1996. ADDITIONAL FIELD OBSERVATIONS TAKEN BY MAURI ARCHITECTS PC.



PROPOSED SITE PLAN

1 / PB-1 SCALE: 1" = 30'-0"

project no. 09-33.23
date 31 JAN 2024
drawn by BP

revision	date	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED SITE PLAN, MAPS & CHARTS

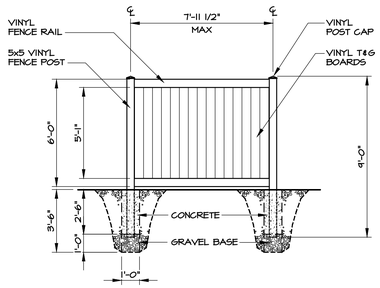
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sheet no. PB-1

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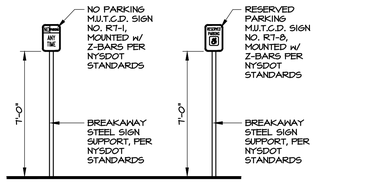
REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



2 PB-2 PVC FENCING

SCALE: 1/4" = 1'-0"

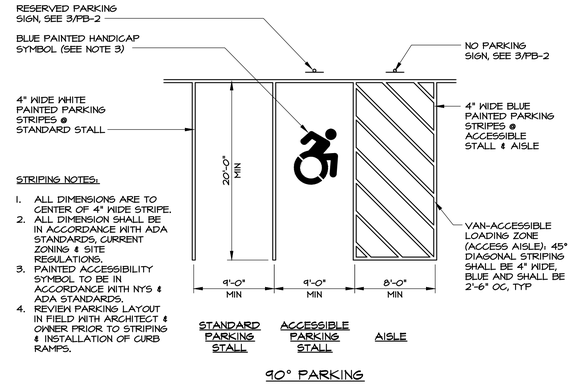
0 1' 2' 5' 10'



3 PB-2 SIGN DETAILS

SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'



STRIPING NOTES:

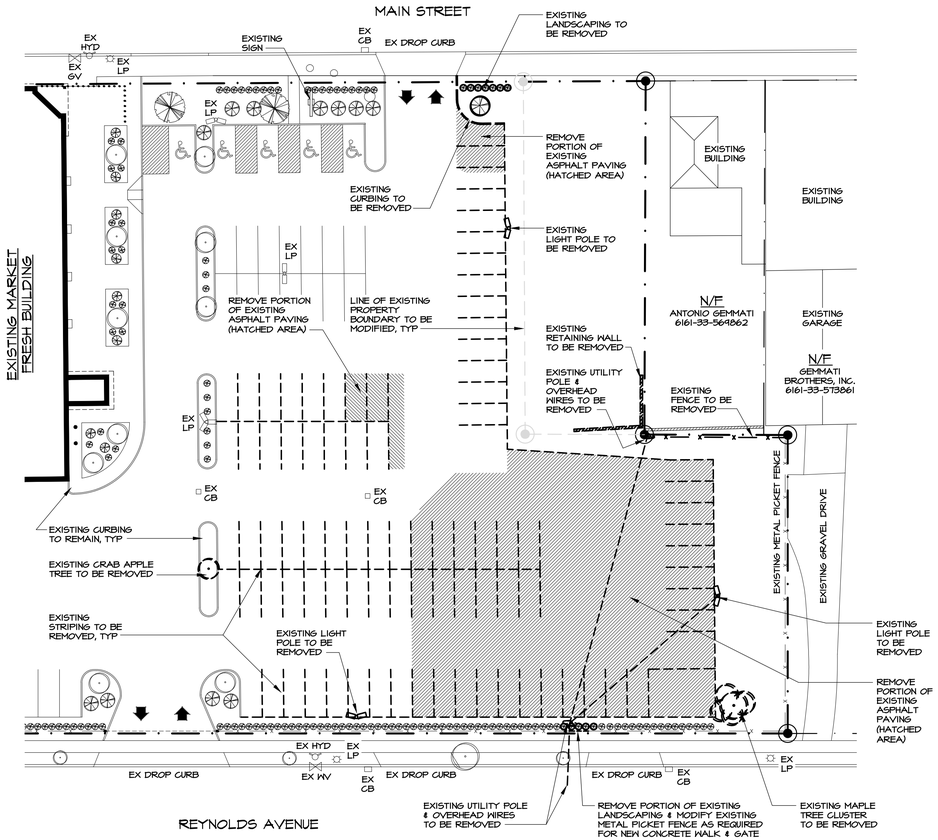
1. ALL DIMENSIONS ARE TO CENTER OF 4" WIDE STRIPE.
2. ALL DIMENSION SHALL BE IN ACCORDANCE WITH ADA STANDARDS, CURRENT ZONING & SITE REGULATIONS.
3. PAINTED ACCESSIBILITY SYMBOL TO BE IN ACCORDANCE WITH NYS & ADA STANDARDS.
4. REVIEW PARKING LAYOUT IN FIELD WITH ARCHITECT & OWNER PRIOR TO STRIPING & INSTALLATION OF CURB RAMPS.

90° PARKING

4 PB-2 PARKING STRIPING DETAILS

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

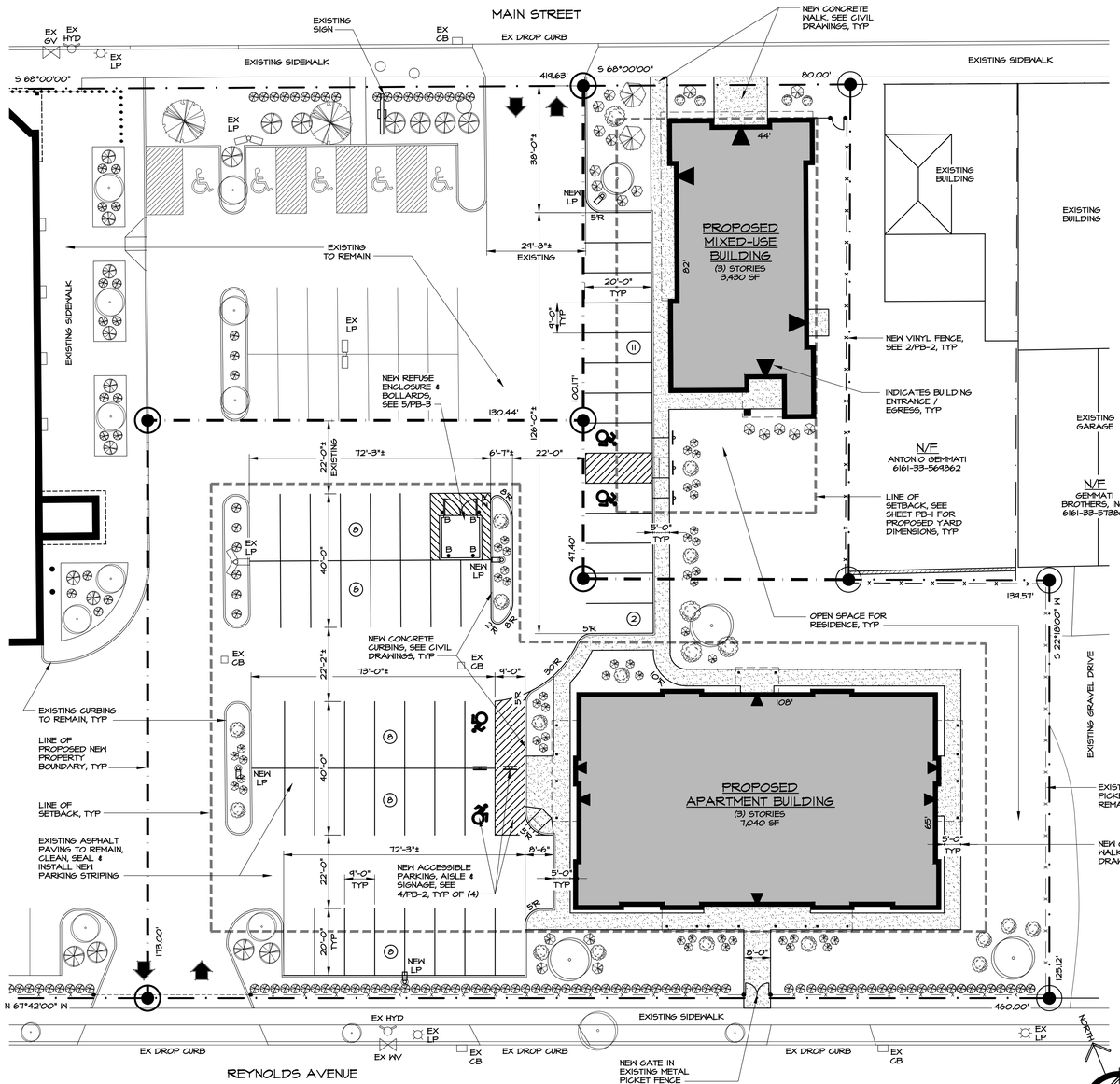
0 1' 5' 10' 20'



5 PB-2 PARTIAL SITE REMOVALS PLAN

SCALE: 1" = 30'-0"

0 10' 30' 60' 90'



1 PB-2 ENLARGED PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 10' 30' 60' 90'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

ENLARGED PROPOSED SITE PLAN & DETAILS

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Troy, New York 12180
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sheet no.
PB-2

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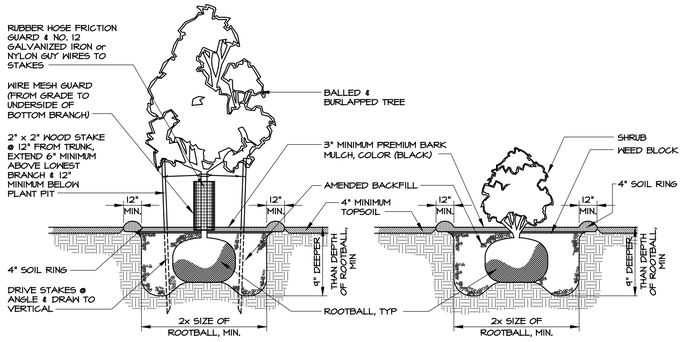
REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JL	3	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	1 1/2" - 2" CAL
CP	3	PYRUS CALLERYANA 'ARISTOCRAT'	CALLERY PEAR	2" - 2 1/2" CAL
SH	69	ILEX GRABRA 'SHAMROCK'	HYBRID HOLLY	5 GAL
BT	22	BERBERIS THUNBERGII ATROPURPUREA	CRIMSON PYGMY BARBERRY	3 GAL

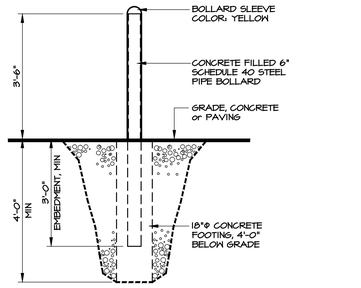
PLANTING NOTES

1. ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. INSTALL WEED BLOCK OR EQUAL BELOW MULCH BED.
3. LAWN AREAS SHALL BE SEEDED, FERTILIZED AND PROTECTED WITH OAT OR WHEAT STRAW.
4. PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.
5. SEEDING SHALL HAVE A MINIMUM, 90% GERMINATION MIXTURE AS FOLLOWS:
   KENTUCKY BLUE GRASS - 40% BY WEIGHT OF TOTAL SEED
   PERENNIAL RYEGRASS - 35% BY WEIGHT OF TOTAL SEED
   RED FESCUE - 25% BY WEIGHT OF TOTAL SEED



2 PB-3 LANDSCAPING DETAILS

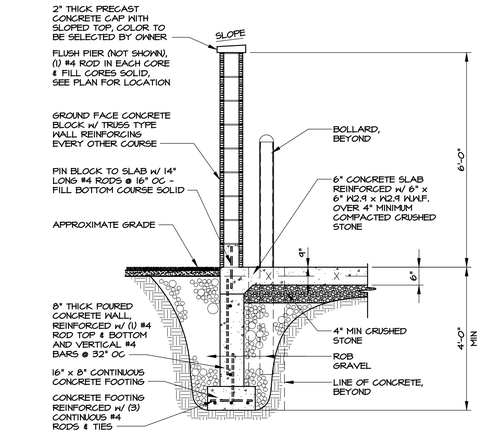
SCALE: NTS



3 PB-3 BOLLARD DETAIL

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

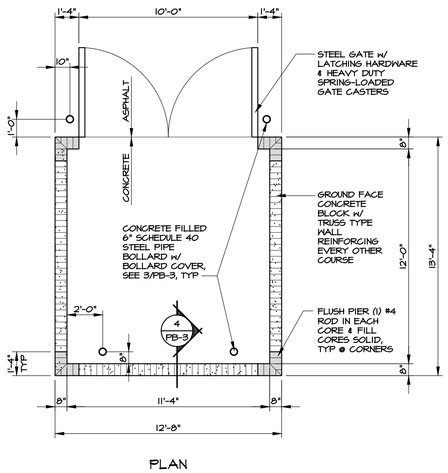
0 6" 1' 5'



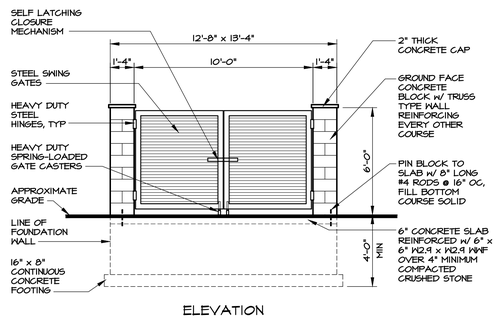
4 PB-3 REFUSE SECTION

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

0 6" 1' 5'



PLAN

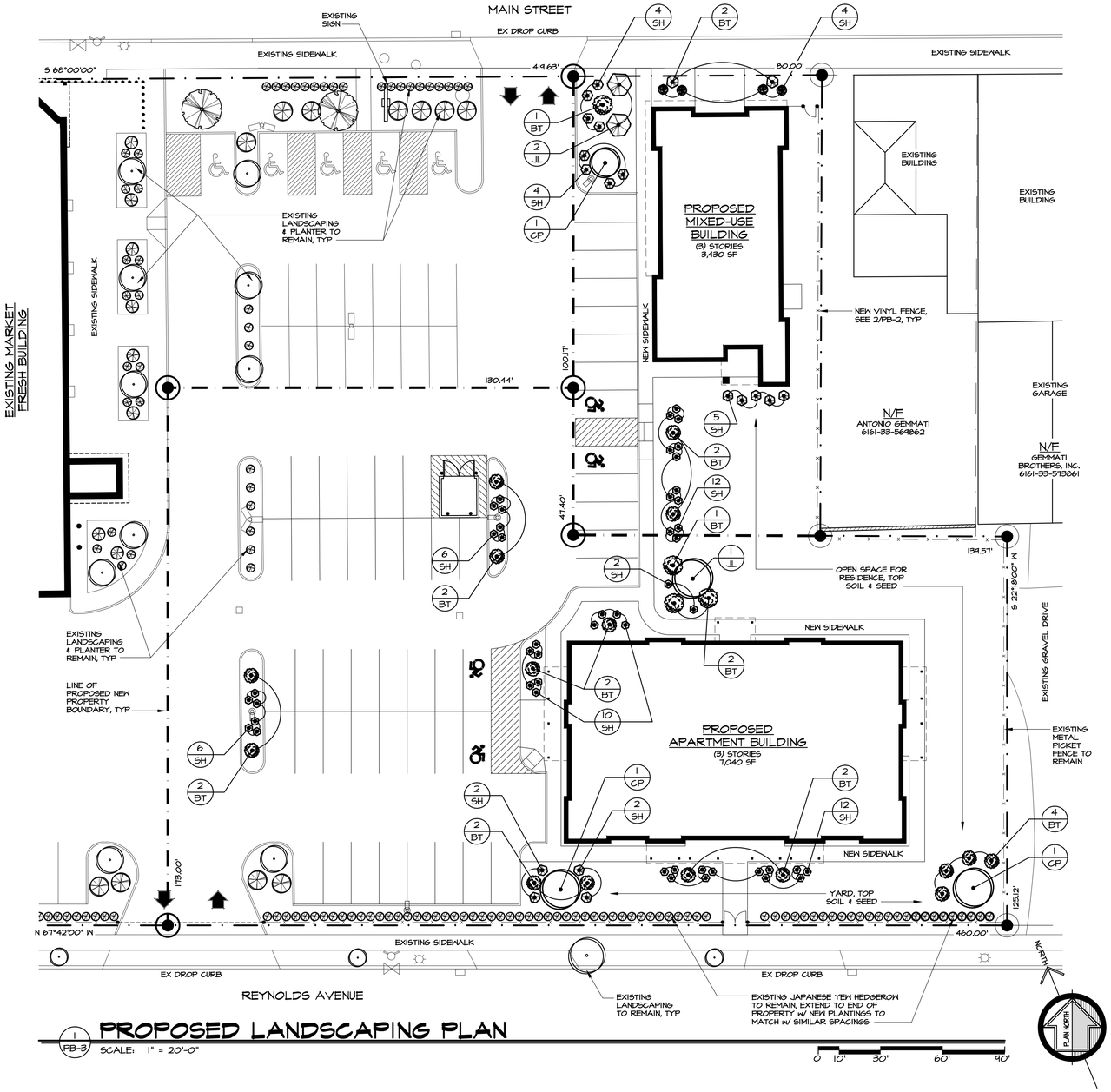


ELEVATION

5 PB-3 REFUSE ENCLOSURE PLAN & ELEVATION

SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'



1 PB-3 PROPOSED LANDSCAPING PLAN

SCALE: 1" = 20'-0"

0 10' 30' 60' 90'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED LANDSCAPING PLAN & DETAILS

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73 WASHINGTON STREET POUGHKEEPSIE NY 12601 845.452.1830 mauri-architects.com

SHEET NO.
PB-3

PURSUANT TO SECTION 7209 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

LIGHTING STATISTICS

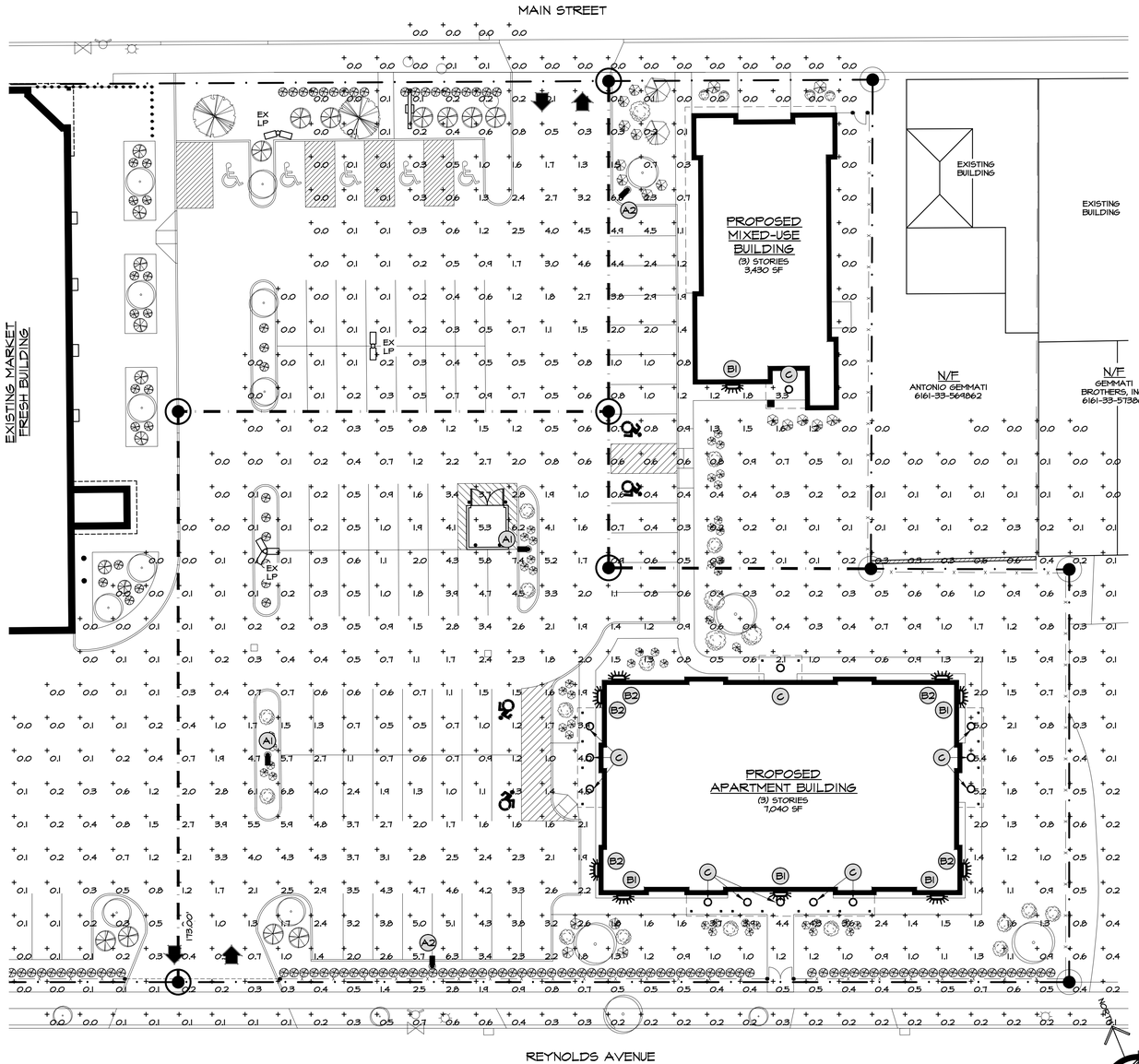
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PAVED AREAS	2.0 fc	7.4 fc	0.2 fc	37.0 : 1	10.0 : 1

LIGHTING SCHEDULE

KEY	QTY	TYPE	HEIGHT	LUMENS	B-U-G	CATALOG NO.
A1	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	18'-0" AFG	15321	B2 - U0 - G3	BEC5xA-NL-T4-P80-30K
A2	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	18'-0" AFG	12022	B2 - U0 - G2	BEC5xA-NL-T4H5-P80-30K
B1	5	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2887	B1 - U0 - G1	HLWPC5-P10-30K-120-T2M
B2	5	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2474	B1 - U0 - G1	HLWPC5-P10-30K-120-TFTM
C	5	LITHONIA LIGHTING, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	10'-0" AFG	1032	————	WF6-LED-30K

LIGHTING NOTES

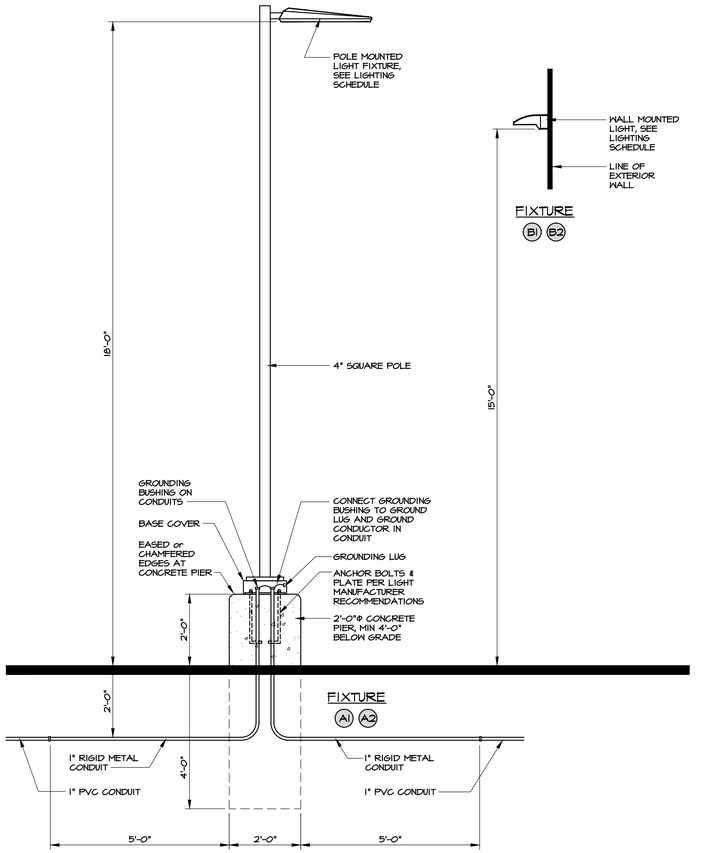
1. FIXTURES, POLES AND ACCESSORIES FINISHES TO BE BLACK.



PROPOSED LIGHTING PLAN

PB-4 SCALE: 1" = 20'-0"

0 10' 30' 60' 90'



LIGHTING DETAILS

PB-4 SCALE: 1/2" = 1'-0"

0 6" 1' 5'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED LIGHTING PLAN & DETAILS

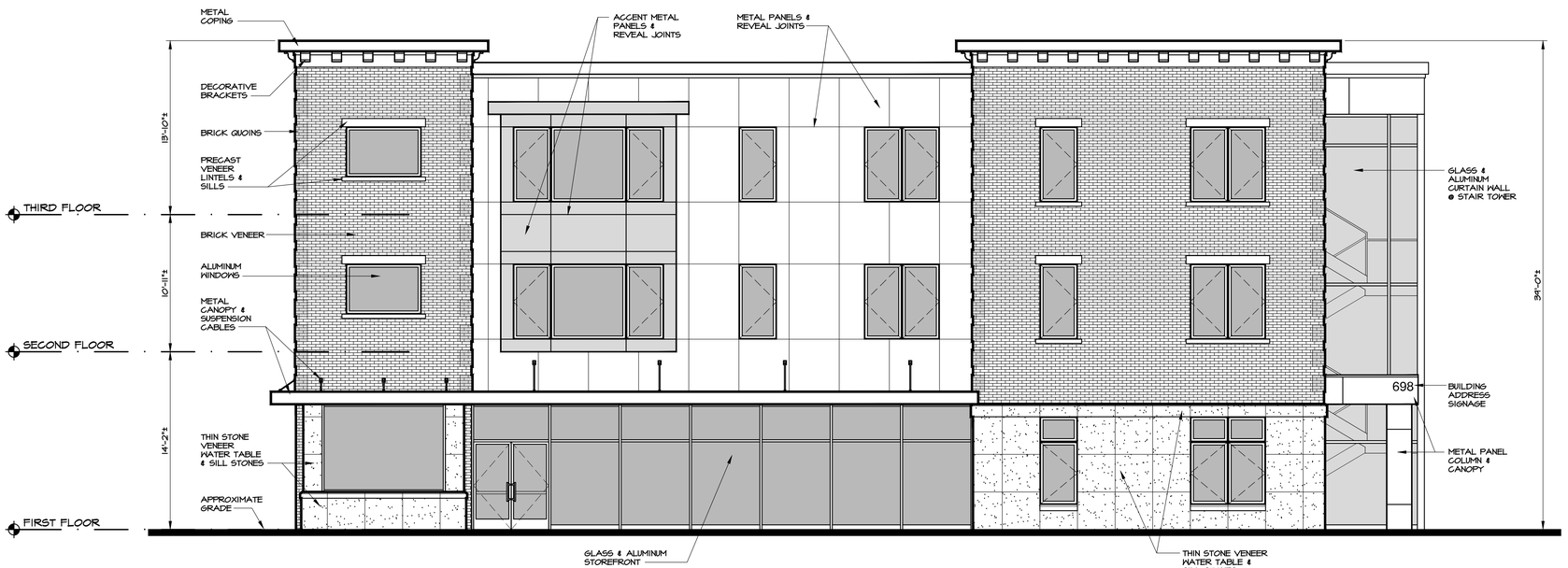
willingham
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Johnsonburg, NJ 07846
973.948.3004
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sheet no.
PB-4

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REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



1 PB-5 **WEST ELEVATION**

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

0 1' 2' 5' 10'



2 PB-5 **SOUTH ELEVATION**

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

0 1' 2' 5' 10'



3 PB-5 **NORTH ELEVATION**

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

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

MIXED-USE BUILDING EXTERIOR ELEVATIONS

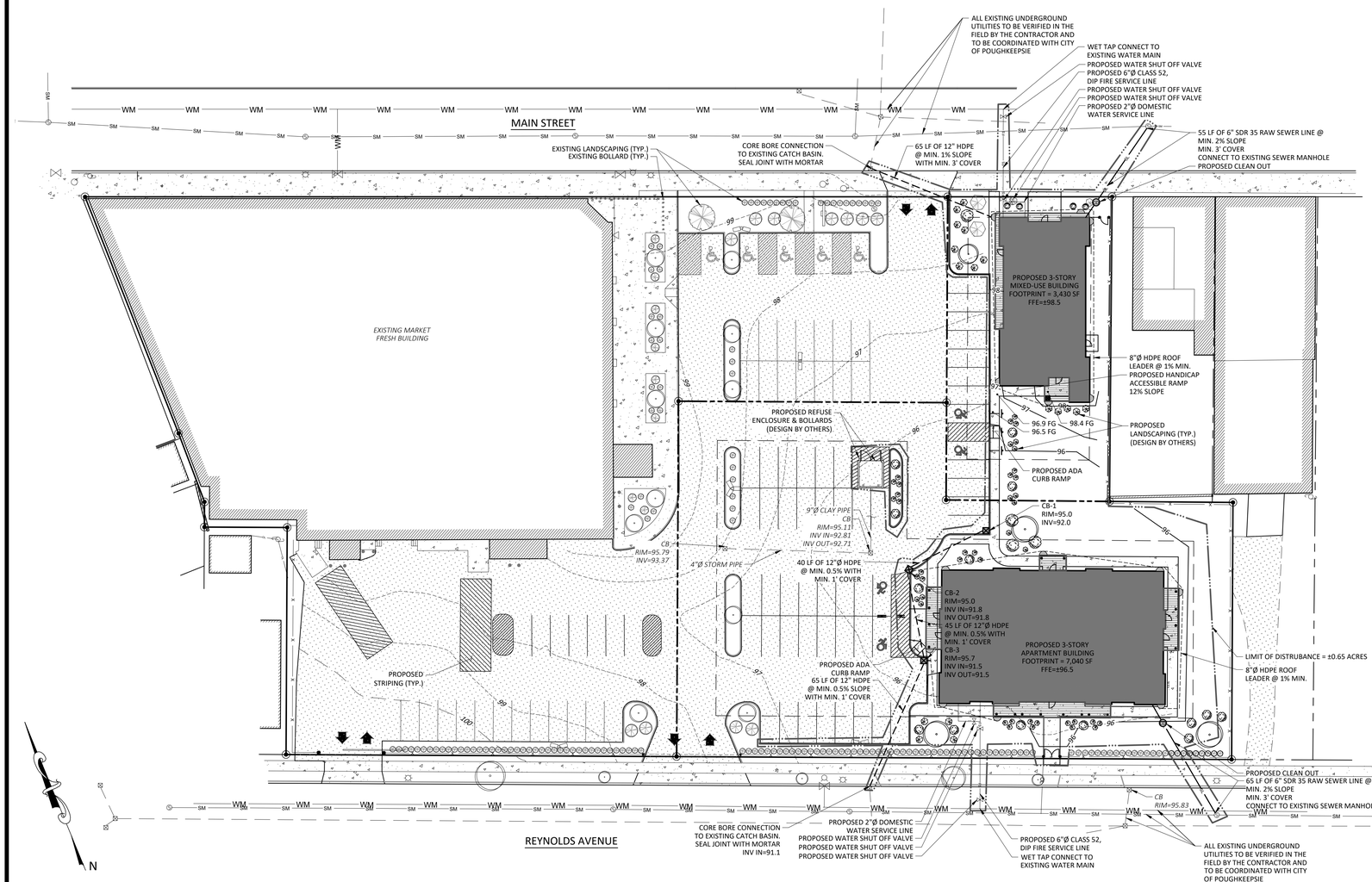
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sheet no.
PB-5

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REGISTERED ARCHITECT MARTIN T. DIESING JR. 033240 STATE OF NEW YORK



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- UTILITY POLE & OVERHEAD LINE
- EXISTING WATER MAIN
- EXISTING LIGHT POST
- EXISTING LIGHT POST
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED BUILDING DECK / OVERHANG
- PROPOSED CONCRETE WALK
- PROPOSED EDGE OF PAVEMENT WITH 6" CONCRETE CURB
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- PROPOSED DRAINAGE CULVERT
- PROPOSED CATCH BASIN
- PROPOSED ROOF LEADER WITH 8"Ø HDPE DOWNSPOUT
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED SIGN

SITE NOTE

1. BUILDING FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND WILL BE ADJUSTED AS SITE DESIGN PROGRESSES.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
ANDREW V. WILLINGHAM
08398A
PROFESSIONAL ENGINEER

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willingham engineering
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New Paltz, New York 12561
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www.willinghamengineering.com

REV	DATE	DESCRIPTION

CIVIL PLAN

MARKET FRESH APARTMENTS

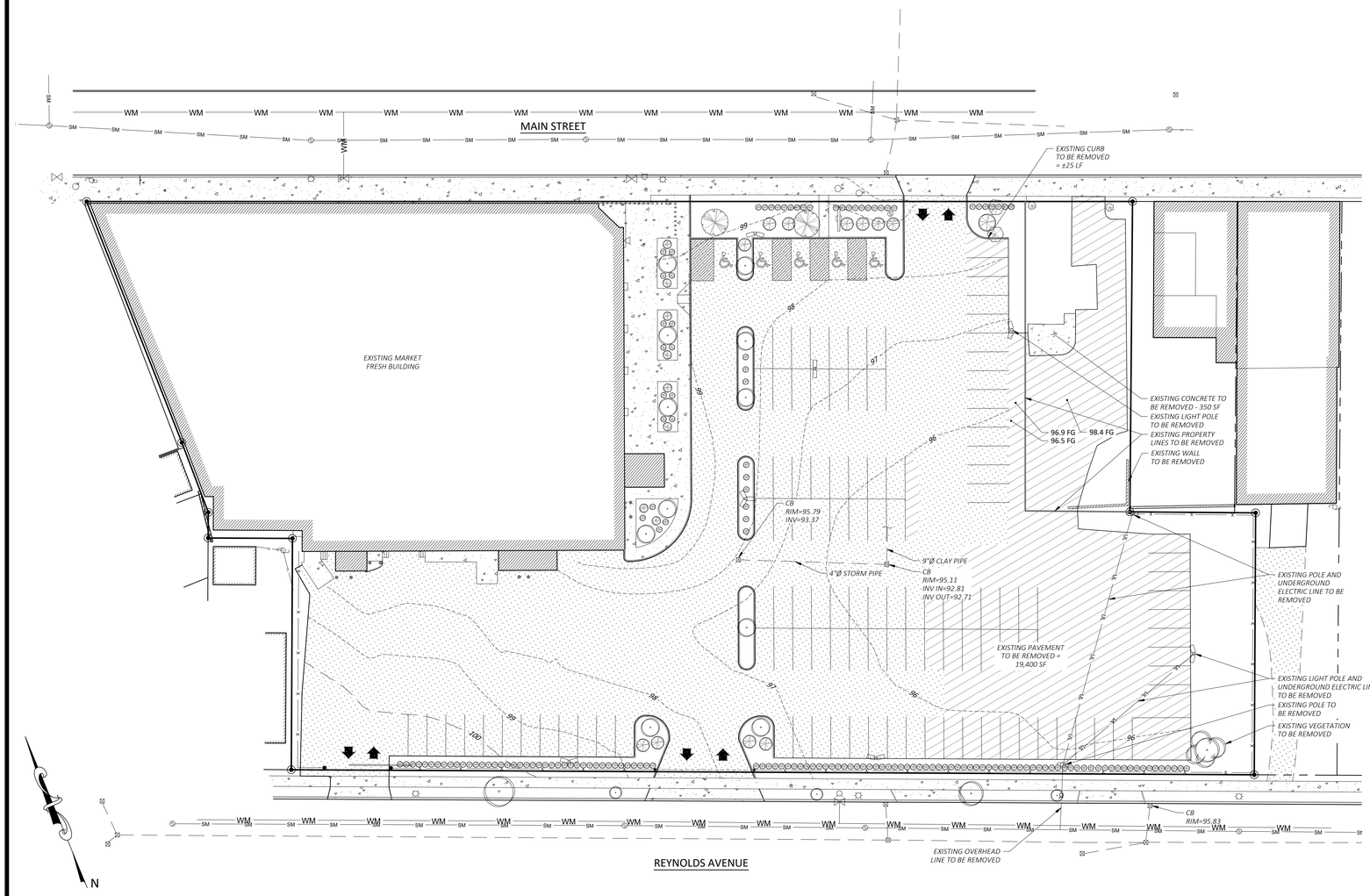
654 MAIN STREET

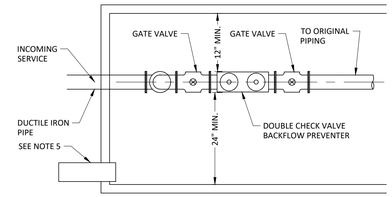
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-1	

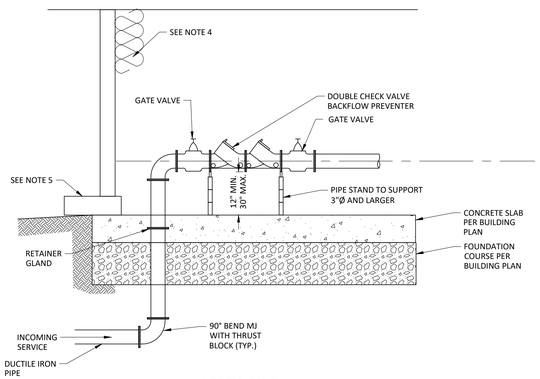
LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL OL UTILITY POLE & OVERHEAD LINE
- WM WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- EXISTING LIGHT POST
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- SM SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED





PLAN VIEW



SECTION VIEW

NOTE:

1. DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED IN A LOCATION APPROVED BY CITY OF POUGHKEEPSIE WATER DEPARTMENT.
2. DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED HORIZONTAL AND PLUMB.
3. ALL CLEARANCES APPLY TO OUTSIDE, IN-BUILDING AND VAULT INSTALLATIONS.
4. INSULATE BUILDING AND/OR HAVE A HEAT SOURCE TO KEEP ENCLOSURE AT 40°.
5. ENCLOSURE SHALL HAVE A BORE SIGHTED DRAIN TO DAYLIGHT.
6. A DOOR OR OTHER APPROVED ACCESS SHALL BE PROVIDED.
7. ALL ASSEMBLIES 3" AND LARGER SHALL BE FLANGED.
8. ALL STRUCTURES MUST COMPLY WITH LOCAL BUILDING CODES.
9. FOR DOUBLE CHECK VALVE ASSEMBLY ON DOMESTIC SERVICE ONLY (NON-FIRE SERVICE) NON-RISING STEM VALVES ARE ACCEPTABLE.

1 / CP-2 **BACKFLOW PREVENTION DEVICE - GREATER THAN 2"Ø PIPE**
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083984 PROFESSIONAL ENGINEER

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willingham engineering
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www.willinghamengineering.com

REV	DATE	DESCRIPTION

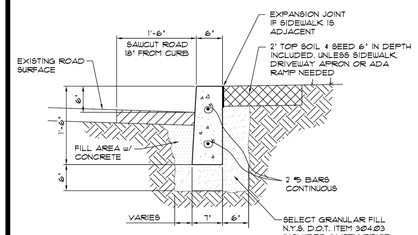
EXISTING CONDITIONS AND DEMOLITION PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

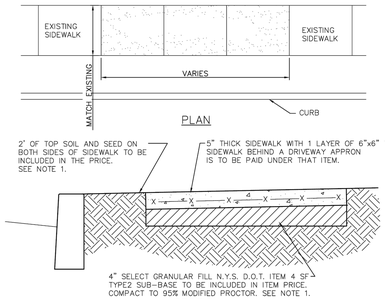
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-2	



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

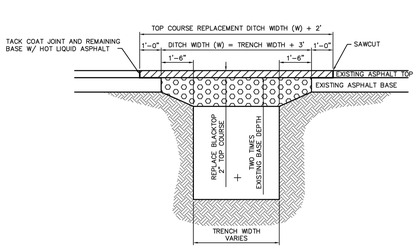
1 CP-3 FORMED CURB DETAIL
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

2 CP-3 SIDEWALK DETAIL: REPLACE & NEW
SCALE: N.T.S.



GENERAL NOTES:

DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. (1 1/2') FROM THE EDGES.

REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWCE THE THICKNESS OF THE BASE. (MINIMUM THICKNESS OF 8 INCHES).

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED.

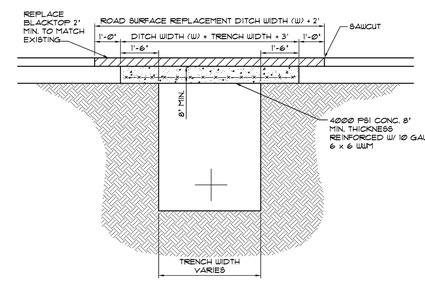
ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

TOP COURSE REPLACEMENT SHALL BE MINIMUM OF TWO INCHES (2") OF ASPHALTIC CONCRETE.

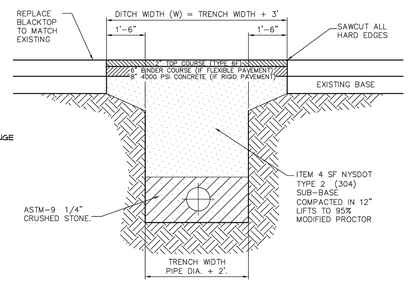
3 CP-3 FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

4 CP-3 RIGID PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.

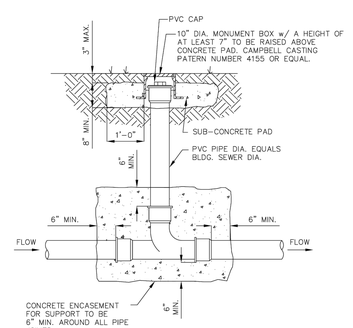


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
SCALE: 1/4" =1'-0"

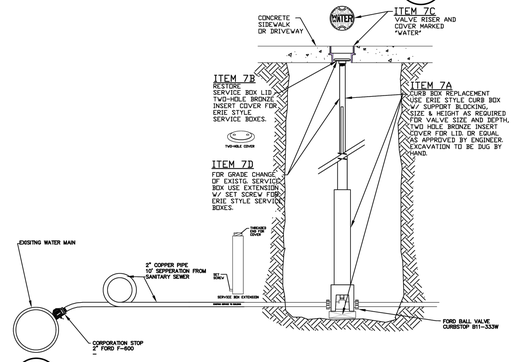
NOTES:

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

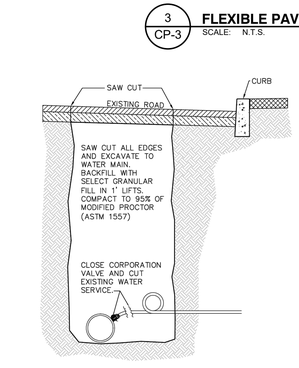
5 CP-3 TRENCH AND PAVEMENT DETAIL
SCALE: N.T.S.



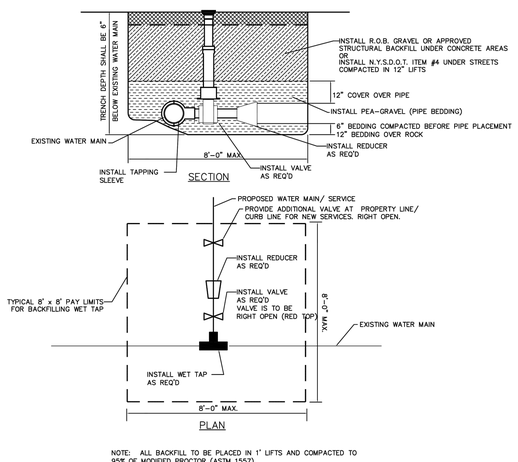
6 CP-3 RESIDENTIAL SANITARY CLEAN OUT DETAIL
SCALE: N.T.S.



7 CP-3 CURB BOX AND WATER SERVICE CONNECTION
SCALE: N.T.S.

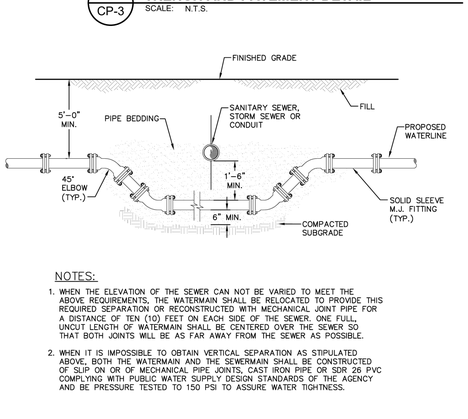


8 CP-3 WATER SERVICE DISCONNECT AT MAIN DETAIL
SCALE: N.T.S.



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

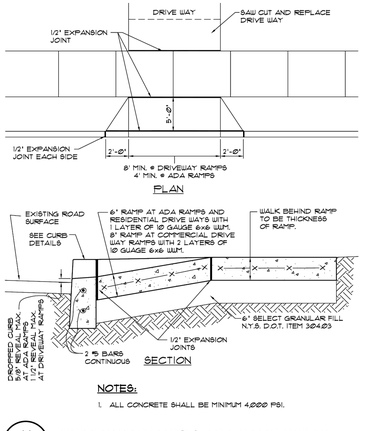
9 CP-3 TAPPING SLEEVE & VALVE DETAIL
SCALE: N.T.S.



NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

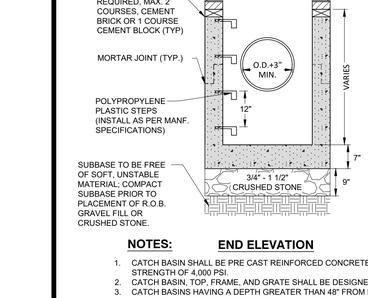
10 CP-3 WATERLINE OFFSET DETAIL
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

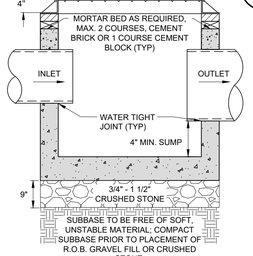
11 CP-3 DRIVEWAY RAMPS & ADA RAMP DETAIL
SCALE: N.T.S.



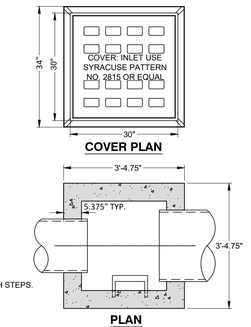
NOTES:

1. CATCH BASIN SHALL BE PRE CAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. CATCH BASIN, TOP, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 30% IMPACT.
3. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
4. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
5. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.
6. EXCAVATION FOR CATCH BASINS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S REQUIREMENTS.
7. ALL CATCH BASINS SHALL BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC., MODEL NUMBER: CB-30-30, OR APPROVED EQUAL.

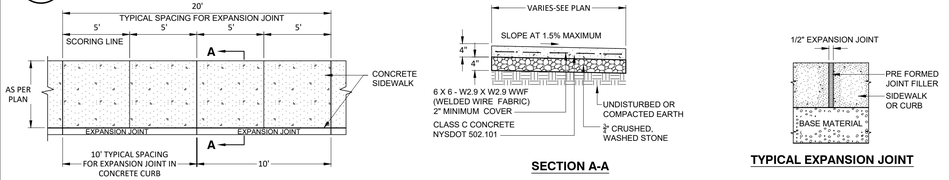
END ELEVATION



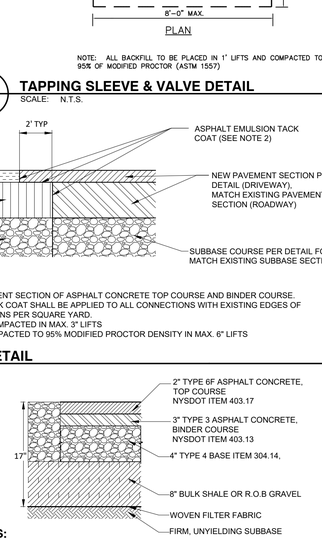
FRONT ELEVATION



12 CP-3 PRECAST CATCH BASIN (30"x30")
SCALE: N.T.S.



13 CP-3 SAWN JOINT DETAIL
SCALE: N.T.S.



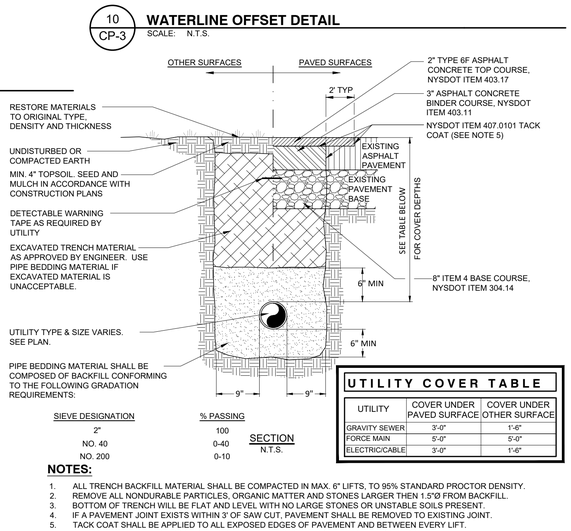
NOTE:

1. MATCH EXISTING PAVEMENT SECTION OF ASPHALT CONCRETE TOP COURSE AND BINDER COURSE.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS
4. BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAX. 6" LIFTS

NOTES:

1. PAVEMENT CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTED IN MAX. 6" LIFTS
4. ALL PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS.
5. ALL MATERIALS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

15 CP-3 ON-SITE PAVEMENT DETAIL
SCALE: N.T.S.



SIEVE DESIGNATION	% PASSING
2"	100
NO. 40	0-40
NO. 200	0-10

SECTION
N.T.S.

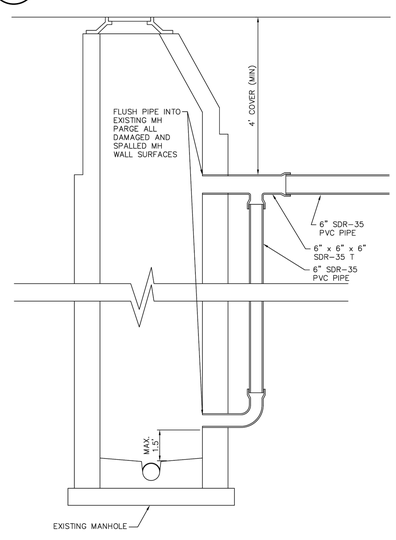
UTILITY COVER TABLE

UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
FORCE MAIN	5'-0"	5'-0"
ELECTRIC/CABLE	3'-0"	1'-6"

NOTES:

1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
2. REMOVE ALL NONDURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THEN 1.5"Ø FROM BACKFILL.
3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
4. IF A PAVEMENT JOINT EXISTS WITHIN 3' OF SAW CUT, PAVEMENT SHALL BE REMOVED TO EXISTING JOINT.
5. TACK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES OF PAVEMENT AND BETWEEN EVERY LIFT.
6. ALL PAVEMENT WILL BE COMPACTED IN MAX. 3" LIFTS USING A 10 TON, VIBRATORY ROLLER.
7. ALL SANITARY SEWER FORCE MAINS SHALL BE MINIMUM SDR 21 PIPE.
8. ALL GRAVITY SEWER LINES SHALL BE MINIMUM SDR 35 PIPE.
10. ALL DISTURBED AREAS TO BE STABILIZED WITHIN THREE (3) DAYS OF DISTURBANCE.
11. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
12. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
13. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

16 CP-3 ON-SITE UTILITY TRENCH DETAIL
SCALE: N.T.S.



17 CP-3 STANDARD DROP CONNECTION TO SANITARY MANHOLE DETAIL
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083998 PROFESSIONAL ENGINEER

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willingham engineering
183 Main Street
New Paltz, New York 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

REV	DATE	DESCRIPTION

SITE DETAILS

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	AS NOTED
PROJECT NO.	
23097	
SHEET NO.	
CP-3	

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: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at: 654 Main Street		
Project Location (describe, and attach a general location map): 654 & 698 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Lot Line Adjustments to create three lots; one lot for the existing grocery store (Market Fresh) to remain and one lot each for two new buildings. One lot, fronting on Main Street, is proposed with a mixed-use building. This building will contain retail space and an accessible apartment unit on the first floor. The second and third floors will be apartments. The last lot, fronting on Reynolds Avenue, is proposed with a three-story apartment building.		
Name of Applicant/Sponsor: Jay Diesing, RA AIA - Mauri Architects PC	Telephone: (845) 452-1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): EFDS Realy Corp	Telephone: (646) 358-9089 E-Mail: bardof18@yahoo.com	
Address: PO Box 868		
City/PO: Newburgh	State: NY	Zip Code: 12551

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 - Site Plan, Special Permit & Facade Approvals	January 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board of Appeals - Parking & Area Variances	TBD
d. Other local agencies ☑Yes ☐No	City Building Department - Building Permit	TBD
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2A (Main Street Commercial) & R-4 (Medium High-Density Residence)

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

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
King Street & Bartlett Parks

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)? Commercial and residential.

b. a. Total acreage of the site of the proposed action? 2.92 +/- acres
b. Total acreage to be physically disturbed? 0.65 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.92 +/- 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)
Mixed: Commercial and residential apartments.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 11,795 +/- sf Maximum 75,555 +/- sf

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	0	0	0	35 Units (See Plans for Types)
At completion of all phases	0	0	0	35 Units (See Plans for Types)

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (Portion of First Floor of Mixed-Use Building)

ii. Dimensions (in feet) of largest proposed structure: 40 height; 44'-0" width; and 82'-0" length

iii. Approximate extent of building space to be heated or cooled: 2,200 +/- square feet (Commercial Area Only)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Excavation for building foundation elements.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 900 cubic yards
- Over what duration of time? 3-6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Excavations will be used as fill material for building foundations and regarding of yard areas to the maximum extent possible.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? 0.25 +/- acres

vi. What is the maximum area to be worked at any one time? 0.16 acres

vii. What would be the maximum depth of excavation or dredging? 5 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

N/A

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: 4,300 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: 4,300 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 Plan
- Name of district: Poughkeepsie 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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

N/A

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: _____

420,000 kWH

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local grid / utility company - Central Hudson Gas & Electric Corp.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 6:00pm
- Saturday: 7:00am - 6:00pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction vehicles and equipment during construction hours of construction operations to confirm with the City Noise Ordinance.

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:

A mixture of pole, wall and soffit mounted fixtures, fixture heights vary between 10'-0" and 18'-0". Refer to lighting plans for additional details.

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: 5 +/- tons per week (unit of time)
- Operation : 4 +/- tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of applicable packaging and construction materials.
- Operation: Apartment unit residents will be provided recycling collection for applicable household packaging waste.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Collected in temporary roll-off dumpster and removed off-site by local refuse company.
- Operation: Collected and stored in new dumpster refuse area and removed off-site by local refuse company.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site. (Calculations based on entire project - all three sites)

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.43	2.45	+ 0.02
• Forested	N/A	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: Lawn / Landscaped Area	0.49	0.47	- 0.02

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:

Poughkeepsie High and Middle Schools, Smith School Early Learning Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 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? _____%

c. Predominant soil type(s) present on project site:

Ur (Urban Land)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 2 +/- feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
N/A

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): _____

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: Glebe House

iii. Brief description of attributes on which listing is based:

One of the earliest houses in Poughkeepsie and rare for its early use of brick in this location. Initial construction c. 1767.

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: Empire StateTrail, Walkway over the Hudson State Historic Park

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 and County Scenic Trail

iii. Distance between project and resource: 1.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

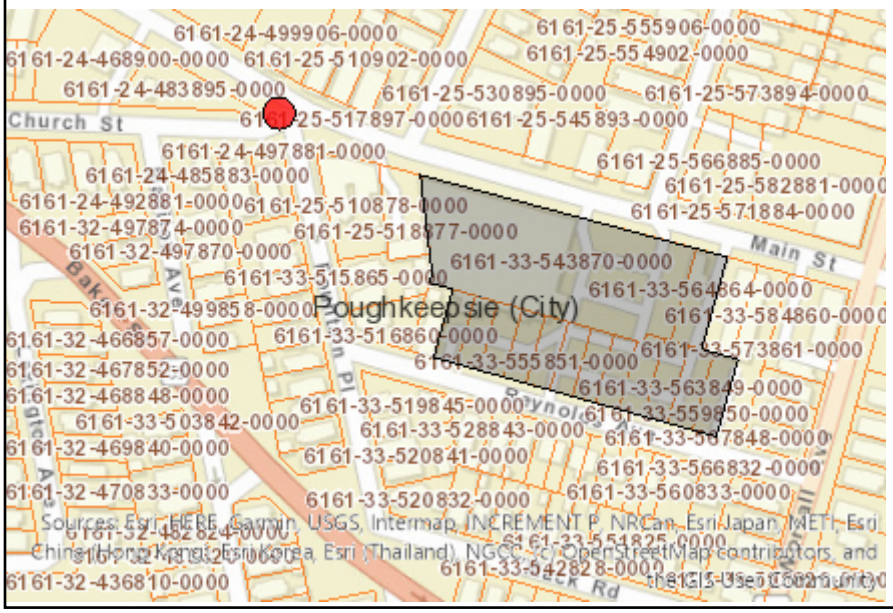
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jay Diesing, RA AIA - Mauri Architects PC Date 31 January, 2024

Signature Jay Diesing Title Architect

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]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glebe House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

TRANSMITTAL

Sent to:	City of Poughkeepsie Planning Board	**From:**	Jay Diesing
Project:	654 Main Street	**Project No:**	09-33.23
Regarding:	Application for Site Plan and Special Permit	**Date:**	31-Jan-24

☒ **Enclosed** ☐ **Under Separate Cover**

Number of Copies	Document Title	Document Identification	Produced By
1	Cover Letter from Jay Diesing, dated January 31, 2024		MAPC
1	Application for Site Plan and Special Permit Approval		MAPC
1	Long Environmental Assessment Form		MAPC
1	Set of Site Planning Drawings, dated January 31, 2024		MAPC
1	Application Fee Breakdown and Check for: $8,3300.00		EFDS
1	Owner Consent Letter, dated January 31, 2024		EFDS
1	Thumbdrive with Digital Submission		MAPC

COMMENTS:

☐ For Your Information ☒ For Your Approval ☐ For Your Use ☐ For Bidding
☐ As Requested ☐ Approved ☐ Approved As Noted ☐ Revise & Resubmit

COPIES TO:

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

January 31, 2024

City of Poughkeepsie Planning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at:
654 Main Street
Poughkeepsie, NY 12601
Parcel #6161-33-543870

Planning Board Fees:

+ $500.00	Site Plan
+ $500.00	Special Permit
+ $500.00	Full EAF
10,290 sf	Mixed-Use Building (3 Stories @ 3,430 sf each)
21,120 sf	Apartment Building (3 Stories @ 7,040 sf each)
@ $150 / 1,000 sf	
+ $4,800.00	Floor Area Fee
58 ps	Required Parking Spaces (19 ps + 39 ps)
@ $35 / ps	
+ $2,030.00	Parking Fee
$8,330.00	**TOTAL**

EFDS Realty Corp
PO Box 868
Newburgh, New York 12551

January 31, 2024

Anne Saylor, Chair
City of Poughkeepsie Planning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at:
654 Main Street
Poughkeepsie, NY 12601
Parcel #6161-33-543870

Dear Chairperson Saylor and Planning Board Members,

Please be advised that Jay Diesing, RA AIA of Mauri Architects PC is hereby authorized to submit an Application for Site Plan, Special Permit & Façade Approval to the City of Poughkeepsie and represent EFDS Realty Corp as related to the above referenced project.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Ulbardo Fernandez

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:** 45 Reade Pl, Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** Vassar Brothers Medical Center /Nuvance Health
ADDRESS: 45 Reade Place
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845 224-7234 (include area code)

III. **NAME OF APPLICANT:** Vassar Brothers Medical Center
ADDRESS: 45 Reade Place
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845-224-7234 (include area code)
EMAIL ADDRESS: Michael.Zolnick@nuvancehealth.com

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

IV. **CONSULTANT:** LaBella Associates,
ADDRESS: 21 Fox Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 8454861525 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Amendment to approved site plan for expansion of existing hospital

VI. **ZONING DISTRICT:** Hospital-Medical (H-M)

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

Revised January 2018: Previous Editions Obsolete

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: $_____

(Existing = Approved vs Proposed Amended Site Plan)

LOT AND BULK INFORMATION:

Lot area: 24.66 (acres) 1,074,190 (square feet) (project area for purpose of FEAF, excluding NYSDOT area - see Figure 3)

Building Footprint: N/A (proposed square feet for new construction)

326,718 (existing square feet for change of use/expansion)

13,570 (additional proposed square feet for expansion)

340,288 (total building footprint, square feet)

Lot Coverage: 31% (percentage, building coverage only)

Gross Floor Area: N/A (proposed square feet for new construction)

1,383,499 (existing square feet for change of use/expansion)

(Existing bldg no longer demolished)

13,570 (additional proposed square feet for expansion)

1,397,069 (total gross floor area, square feet)

Building Height: 8 plus 1 partially below grade for parking (stories) 273.5 (feet)

Floor Area Ratio: 1.3 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 1,147

B) Number of Off-Street Parking Spaces provided: 2,426 plus 7 ambulance spaces

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: Hospital

B) Number of shifts (if any): 2 (7:00 to 7:00)

C) Number of employees: 25 additional for am shift and 18 additional for pm shift
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): 0

E) Number of seats in largest assembly space: N/A

F) Number of classrooms (schools): N/A

G) Number of rental units (hotels, motels, etc.) N/A

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

I) Days/Hours of Operation: 24 hours, 7 days a week

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

XVII. APPLICANT CERTIFICATION

I, Susan Browning, 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

2/28/2024
Date

February 28, 2024

Ms. Anne Saylor
Planning Board Chairman
City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

RE: Vassar Brothers Medical Center

Chairman Saylor:

Vassar Brothers Medical Center (VBMC) is seeking amended site plan approval to retain the existing 13,570 square foot Intensive Care Unit (ICU), located at 45 Reade Place on Tax Parcel 131300-6061-43-843721-0000. The existing ICU was proposed to be demolished as part of the previously approved New Patient Pavilion (Pavilion) project approved on May 24, 2016. Subsequently, VBMC received amended site plan approval on June 20, 2017 to add an additional eighth story consisting of 56,459 GSF to the previously-approved Pavilion building, which included and additional 66 new medical/surgical beds to the facility. Although the eight story was erected, these beds have not yet been installed. VBMC would like to relocate 12 of those 66 beds back to the ICU and convert it into a 12 bed Post-operative Recovery Center (PRC). Adjustments to site access, and water and stormwater infrastructure will also be required to accommodate this change.

In addition, as part of this site plan application, the City of Poughkeepsie Engineering (COPE) office has requested VBMC in concert with the COPE address outstanding easements and maintenance agreements associated with sanitary and water infrastructure along Reade Place, and clarify ownership and operation of water, sanitary, and drainage facilities along Livingston, Lincoln, and Reade Place. The Applicant is currently working in conjunction with the COPE to address these requests. It should be noted the project areas are not served by the water, sanitary sewer, and drainage facilities where the COPE has questions.

Please find enclosed the following materials:

- 6 copies of:
  - Full Size Plan set
- 6 copies of:
  - Technical Memo Prepared by LaBella Associates for the Amended Site Plan
- Digital submission:
  - All of the above

This office understands that the City of Poughkeepsie Planning Department will provide the Applicant the fees and escrow, once they had the opportunity to review the plans.

The Applicant respectfully requests to be on the agenda for the March 26, 2024 Planning Board meeting. I can be reached at 845-486-1478 or clapine@labellapc.com with any questions.

Sincerely,

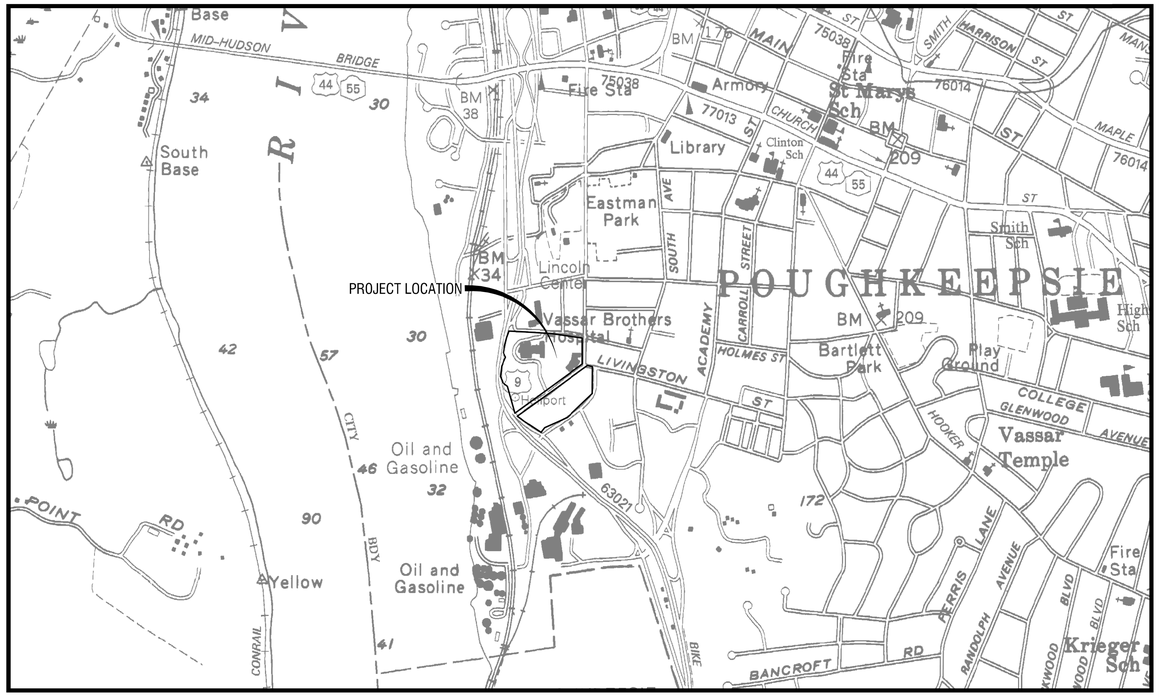


Christopher Lapine
Sr. Civil Engineer / Regional Leader
LaBella Associates

VASSAR BROTHERS MEDICAL CENTER EXPANSION

45 READE PLACE
POUGHKEEPSIE, NY 12601

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	0	G001	2/28/24	COVER SHEET
2	0	V001	2/28/24	AS-BUILT PLAN
3	0	C110	2/28/24	APPROVED SITE PLAN
4	0	C111	2/28/24	SITE PLAN
5	0	C510	2/28/24	SITE DETAILS AND WATER PROFILE



LOCATION MAP

N.T.S.

UDIG·NY
SAFE DIGGING STARTS HERE

STANDARD SHEET LAST REVISED 1/1/2022

LaBella
Powered by partnership.

21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

NOT FOR CONSTRUCTION
EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Nuvance Health
100 Reserve Road, Danbury, CT 06810

Vassar Brothers Medical Center Expansion
45 Reade Place, Poughkeepsie, NY 12601

NO:	DATE:	DESCRIPTION:
Revisions		

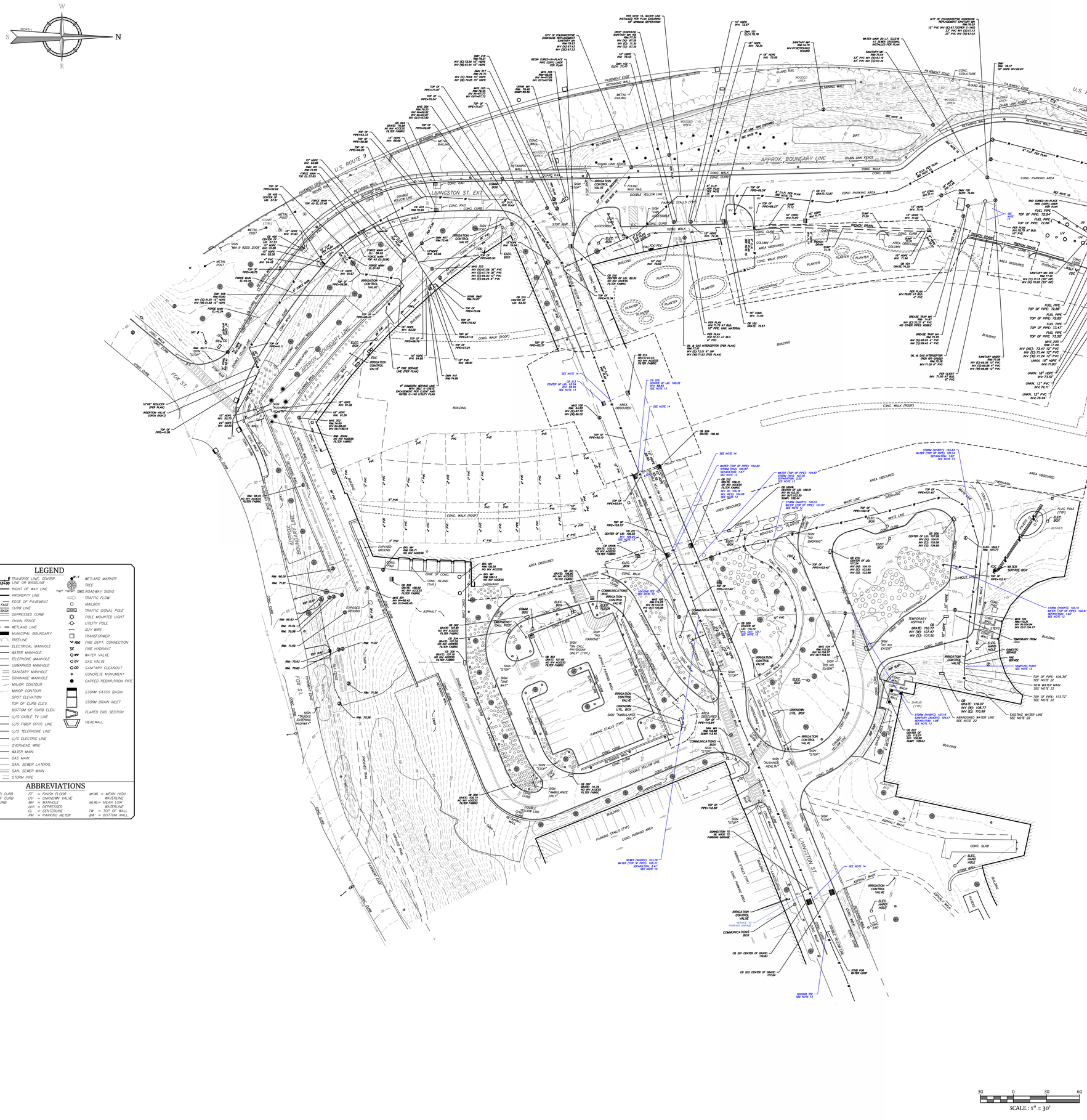
PROJECT NUMBER: 2232127
DRAWN BY: CMR
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD SUBMISSION
DATE: 02/28/24
DRAWING NAME:

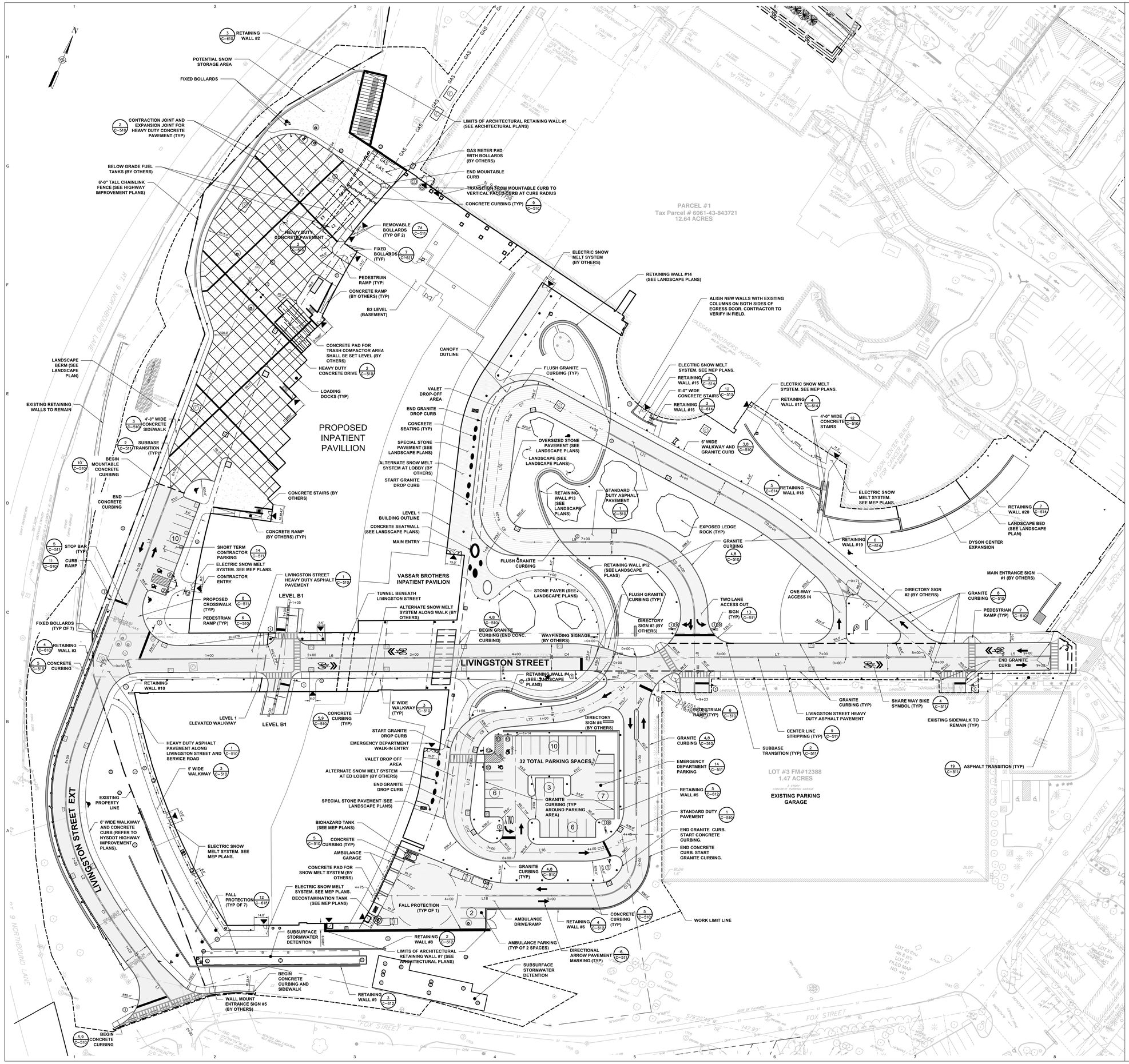
COVER SHEET

DRAWING NUMBER:

G001

2/28/2024 10:18:44 AM
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W
NORTH
U.S. ROUTE 9
LIVINGSTON ST. EXT.
FOX ST
APPROX. BOUNDARY LINE
LIVINGSTON ST
FRENCH DRAIN
CONC. PAD
CONC. PARKING AREA
CONC. WALK (ROOF)
BUILDING
AREA OBSCURED
PLANTER
PARKING STALLS (TYP)
DOUBLE YELLOW LINE
CONC. CURB
RETAINING WALL
CHAIN LINK FENCE
GUARD RAIL
WOODED AREA
DIRT
LANDSCAPING
OVERHANG
ASPHALT
CONC. SLAB
ASPHALT WALK
CONC. WALK
STOP BAR
SEE NOTE 16
SEE NOTE 18
SEE NOTE 14
SEE NOTE 13
CITY OF POUGHKEEPSIE DOGHOUSE REPLACEMENT SANITARY MH
RIM 73.07
INV (SE) 54.02
INV (W) 54.18
INV (N) 53.98
UNKN. MH
RIM 71.83
INV (E) 63.53
SUMP 60.78
UNKN. MH
RIM 76.37
12" HDPE INV 68.67
UNKN. 18" HDPE
INV 74.50
UNKN. 18" HDPE
INV 74.55
12" HDPE
INV 75.71
MH 109
RIM 65.10 (PER PLAN)
INV (E) 56.91 18" SMP
INV (NE) 55.31 18" SMP
MH 107
RIM 75.71
MH 103
RIM 76.46
12" HDPE
INV 68.50
34" HDPE
INV 66.08
HDPE
INV 72.82
12" HDPE
INV 73.69
FUEL PIPE
TOP OF PIPE: 73.69'
FUEL PIPE
TOP OF PIPE: 73.65'
FUEL PIPE
TOP OF PIPE: 74.11'
FUEL PIPE
TOP OF PIPE: 73.68'
FUEL PIPE AT BLD.
TOP OF PIPE: 75.78'
FUEL PIPE
TOP OF PIPE: 73.98'
SIGN
"SM 9 R2O5 2010"
SIGN
"EXIT 30 MPH"
FUEL PIPE
TOP OF PIPE: 75.45'
FUEL PIPE AT BLD.
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UNKNOWN
UTIL. BOX
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TOP OF PIPE: 72.68'
FUEL PIPE
TOP OF PIPE: 72.62'
FUEL PIPE
TOP OF PIPE: 73.47'
FUEL PIPE
TOP OF PIPE: 73.58'
FUEL PIPE
TOP OF PIPE: 73.35'
MH 104
RIM 76.76
INV (NE) 73.49 12" PVC
INV (S) 73.44 12" PVC
INV (W) 71.24 12" PVC
UNKN. 18" HDPE
INV 73.52
UNKN. 12" PVC
INV 74.17
UNKN. 12" PVC
INV 76.94
12" PVC
INV. AT BLD. 75.45
MH 105A
RIM 76.71
INV (SW) 73.98 12" PVC
MH 106
RIM 76.78
INV (NE) 74.16 18" SW
MH 401
RIM 67.84
INV (SE) 56.43 12" PVC
INV (E) 59.43 12" PVC (PER PLAN)
INV (S) 58.44 12" PVC AT BLD. (PER PLAN)
MH 402
RIM 68.00
INV (E) 57.50 12" PVC
INV (W) 57.50 12" PVC
INV (S) 57.50 12" PVC
MH 403
RIM 68.00
INV (E) 57.50 12" PVC
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MH 404
RIM 68.00
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MH 405
RIM 68.00
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MH 406
RIM 68.00
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MH 407
RIM 68.00
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MH 408
RIM 68.00
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MH 409
RIM 68.00
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MH 410
RIM 68.00
INV (E) 57.50 12" PVC
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MH 411
RIM 68.00
INV (E) 57.50 12" PVC
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INV (S) 57.50 12" PVC
MH 412
RIM 68.00
INV (E) 57.50 12" PVC
INV (W) 57.50 12" PVC
INV (S) 57.50 12" PVC
MH 413
RIM 74.88
MH 301
RIM 73.50
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 302
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 303
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 304
RIM 73.54
INV (S) 67.63 36" PVC
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INV (E) 69.24 6" PVC
MH 305
RIM 73.54
INV (S) 67.63 36" PVC
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MH 306
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
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MH 307
RIM 73.54
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MH 308
RIM 73.54
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MH 309
RIM 73.54
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MH 310
RIM 73.54
INV (S) 67.63 36" PVC
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INV (E) 69.24 6" PVC
MH 311
RIM 73.54
INV (S) 67.63 36" PVC
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MH 312
RIM 73.54
INV (S) 67.63 36" PVC
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MH 313
RIM 73.54
INV (S) 67.63 36" PVC
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MH 314
RIM 73.54
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MH 315
RIM 73.54
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MH 316
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 317
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 318
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
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MH 319
RIM 73.54
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MH 320
RIM 73.54
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INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 321
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 322
RIM 73.54
INV (S) 67.63 36" PVC
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INV (E) 69.24 6" PVC
MH 323
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
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MH 324
RIM 73.54
INV (S) 67.63 36" PVC
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MH 325
RIM 73.54
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INV (E) 69.24 6" PVC
MH 326
RIM 73.54
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MH 327
RIM 73.54
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INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 328
RIM 73.54
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INV (E) 69.24 6" PVC
MH 329
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 330
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 331
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 332
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 333
RIM 73.54
INV (S) 67.63 36" PVC
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INV (E) 69.24 6" PVC
MH 334
RIM 73.54
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INV (E) 69.24 6" PVC
MH 335
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 336
RIM 73.54
INV (S) 67.63 36" PVC
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INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 337
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 338
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 339
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 340
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 341
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 342
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 343
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 344
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 345
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 346
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 347
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 348
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 349
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 350
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 351
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 352
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 353
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 354
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 355
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 356
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 357
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 358
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 359
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 360
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 361
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 362
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 363
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 364
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 365
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 366
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 367
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 368
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 369
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 370
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 371
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 372
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 373
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 374
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 375
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 376
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 377
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 378
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 379
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 380
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 381
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 382
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 383
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 384
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 385
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 386
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 387
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 388
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 389
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 390
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 391
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 392
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 393
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 394
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 395
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 396
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 397
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 398
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 399
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 400
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 401
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 402
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 403
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 404
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 405
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 406
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 407
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 408
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 409
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 410
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 411
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 412
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 413
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 414
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 415
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 416
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 417
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 418
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 419
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 420
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 421
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 422
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 423
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 424
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 425
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 426
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 427
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 428
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 429
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 430
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 431
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 432
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 433
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 434
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 435
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 436
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 437
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 438
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 439
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 440
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 441
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 442
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 443
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 444
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 445
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 446
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 447
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 448
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 449
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 450
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 451
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 452
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 453
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 454
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 455
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 456
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 457
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 458
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 459
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 460
RIM 73.54
INV (S) 67.63 36" PVC
INV (E) 68.13 12" PVC
INV (E) 68.03 12" PVC
INV (E) 69.24 6" PVC
MH 461
RIM 73.54
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SITE PLAN NOTES:

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (ASPHALT, MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. SEE LANDSCAPE PLANS FOR ADDITIONAL LAYOUT REQUIREMENTS.
12. CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE PROPOSED IMPROVEMENTS BY A LICENSED NYS SURVEYOR. IT SHALL INCLUDE BUT NOT BE LIMITED TO BUILDINGS, ROADWAYS, WALLS, UTILITIES (INCLUDING INVERTS, RIMS, PIPE SIZE AND DIMENSIONS), SIDEWALKS, ROADWAY RAMPS, CURBING, PARKING LOTS (INCLUDING STRIPING), LANDSCAPE AREAS, ETC. HARDCOPY AND ELECTRONIC COPIES SHALL BE PROVIDED TO OWNER AND PROJECT ENGINEER.

LAYOUT :

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED. THE CITY OF POUGHKEEPSIE SHALL RECEIVE A STAMPED AND SIGNED SET OF THE DRAWINGS.
3. SEE SHEET C300 ROAD PROFILES FOR HORIZONTAL ROADWAY ALIGNMENT GEOMETRY TABLES.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2016. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   - D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS – WHITE OR ABOVE
   NO PARKING ZONE WARNINGS – WHITE OR ABOVE
   PARKING DIVIDERS – WHITE OR ABOVE
   WALKING LINES – WHITE OR ABOVE
   HANDICAP PARKING LINES & SYMBOL – BLUE

CONCRETE PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2016. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE REINFORCEMENT ON PREPARED SURFACE, POUR CONCRETE IN PLACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK IN ACCORDANCE WITH THE PROVIDED DETAILS.
5. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED CONCRETE, GRAVEL OR STONE MATERIALS BY PRESSURE-WASHING TO THE SATISFACTION OF THE ENGINEER.

SITE SIGNAGE:

1. REFER TO WAYFINDING PLAN FOR ADDITIONAL INFORMATION.

SITE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- NYSDOT PROPERTY LINE
- SETBACK LINE — PROPOSED SETBACK LINE
- WORK LIMIT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED GUIDERAIL
- PROPOSED CONCRETE SURFACE
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- SPECIAL STONE PAVEMENT
- OVERSIZED STONE PAVEMENT
- PROPOSED PARKING STRIPING
- 2 PROPOSED SIGN
- PROPOSED BOLLARD
- 25 PROPOSED PARKING COUNT
- DECORATIVE WALL
- RETAINING WALL

ORIGINAL SCALE IN INCHES
1" = 30'

RTKL®
AN ARCADIS COMPANY
RTKL NEW YORK ARCHITECTURE AND ENGINEERING P.C.
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CHICAGO, ILLINOIS 60604
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WWW.RTKL.COM
PROJECT NUMBER: 30-140041.00
CON NUMBER: 151204

CONSULTANT
THE Chazen COMPANIES®
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Engineers/Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

PROJECT

VASSAR BROTHERS MEDICAL CENTER EXPANSION

CLIENT

Health Quest
1351 Route 55
LaGrangeville, New York, 12540

PROJECT ADDRESS

45 Reade Place
Poughkeepsie, New York, 12601

VASSAR BROTHERS MEDICAL CENTER
Health Quest Affiliate

ISSUE DRAWING LOG

REV	DATE	ISSUE

SEAL

STATE OF NEW YORK · CHRISTOPHER CHARLES WREN · 079470 · LICENSED PROFESSIONAL ENGINEER

SHEET IDENTIFICATION

TITLE

APPROVED SITE PLAN

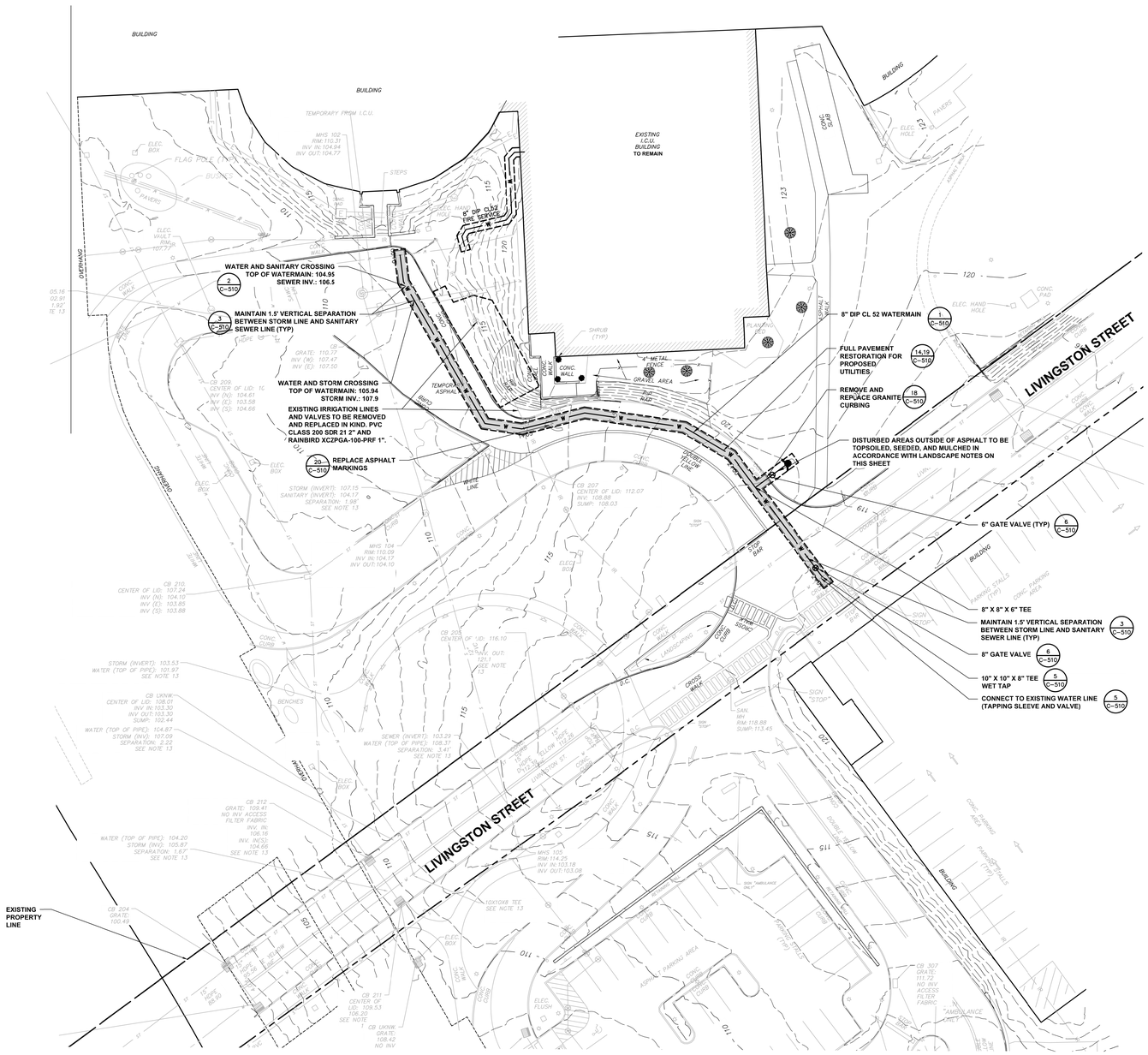
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2015 RTKL ASSOCIATES INC.

TIM:3/18/2016 10:00:14 AM

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1 C-110 SITE PLAN
SCALE: 1" = 20'
0 20 40 60
ORIGINAL SCALE 1"=20'

N

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "FINAL ASBUILT FOR WALSH CONSIGLI JOINT VENTURE" DATED 12/1/21, LAST REVISED 07/31/23.

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

SUN AND PARTIAL SHADE:
AMOUNT BY:

WEIGHT	SPECIES OR VARIETY
20%	BEDAZZLED KENTUCKY BLUEGRASS
20%	BEWITCHED KENTUCKY BLUEGRASS
20%	MIDNIGHT II KENTUCKY BLUEGRASS
20%	ZODIAC CHEWINGS FESCUE
20%	AMAZING GS PERENNIAL RYEGRASS
100%	

SHADE:
AMOUNT BY:

WEIGHT	SPECIES OR VARIETY
20%	AMERICA KENTUCKY BLUEGRASS
20%	ZODIAC CHEWINGS FESCUE
20%	INTRIGUE CHEWINGS FESCUE
20%	GARNET CHEWINGS FESCUE
20%	SPARTAN II HARD FESCUE
100%	

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 6" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 6" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 90 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 90 DAYS AFTER COMPLETION OF ALL WORK.

SITE PLAN NOTES:

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
5. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
8. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
9. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (ADOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
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11. CONTRACTOR SHALL BE RESPONSIBLE FOR FOR MAINTAINING VEHICULAR AND PEDESTRIAN ACCESS TO THE HOSPITAL AT ALL TIMES DURING CONSTRUCTION. THIS MAY INCLUDE TRAFFIC CONTROL FLAGGERS TO BE PROVIDED BY CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR THE PLOWING/REMOVAL OF SNOW AND MAINTENANCE OF WALKWAYS AND ROADWAYS (CLEARING, ETC.) WITHIN THE LIMIT OF DISTURBANCE DURING WINTER MONTHS OF WORK.
13. TRENCHES SHALL BE BACKFILLED DAILY TO GRADE. NO OPEN TRENCH SHALL BE LEFT OVERNIGHT.

LAYOUT :

1. PORTIONS OF EXISTING BUILDINGS TO BE REMOVED AND RETAINED SHALL BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED. THE CITY OF POUGHKEEPSIE SHALL RECEIVE A STAMPED AND SIGNED SET OF THE DRAWINGS.
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PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2016. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OU" ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BRCOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS – WHITE OR ADBE
   NO PARKING ZONE WARNINGS – WHITE OR ADBE
   PARKING DIVIDERS – WHITE OR ADBE
   WALKING LINES – WHITE OR ADBE
   HANDICAP PARKING LINES & SYMBOL – BLUE

CONCRETE PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2016. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE REINFORCEMENT ON PREPARED SURFACE. POUR CONCRETE IN PLACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK IN ACCORDANCE WITH THE PROVIDED DETAILS.
5. AFTER COMPLETION OF PAVING AND SURFAQNG OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED CONCRETE, GRAVEL OR STONE MATERIALS BY PRESSURE-WASHING TO THE SATISFACTION OF THE ENGINEER.

SITE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- NYSDOT PROPERTY LINE
- SETBACK LINE — PROPOSED SETBACK LINE
- WORK LIMIT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED GUIDERAIL
- PROPOSED CONCRETE SURFACE
- PROPOSED PARKING STRIPING
- 2 PROPOSED SIGN
- PROPOSED BOLLARD
- 25 PROPOSED PARKING COUNT
- DECORATIVE WALL
- RETAINING WALL
- W PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

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EXP: ####/20## EXP: ####/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 016381
LAND SURVEYING: 017976
GEOLOGICAL: 016750

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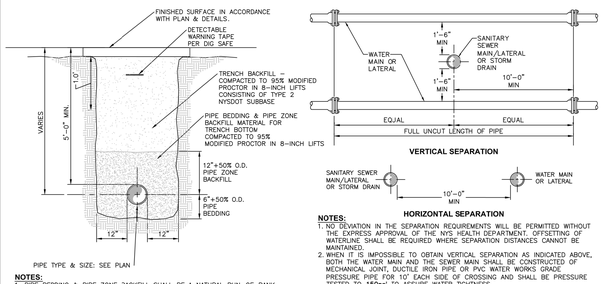
Nuvance Health
100 Reserve Road, Danbury, CT 06810

Vassar Brothers Medical Center Expansion
45 Reade Place, Poughkeepsie, NY 12601

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2232127
DRAWN BY: CMR
REVIEWED BY: CPL
ISSUED FOR: PLANNING BOARD SUBMISSION
DATE: 02/28/24
DRAWING NAME: SITE PLAN
DRAWING NUMBER: C-111

2/28/2024 10:18:09 AM
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NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

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

2. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
3. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
4. WIDTH DIFFERS WHERE WATER LINE IS PLACED IN ROCK BELOW FIVE-FEET. REFER TO TECHNICAL SPECIFICATIONS.

① PIPE TRENCH DETAIL (WATER)
SCALE: NOT TO SCALE

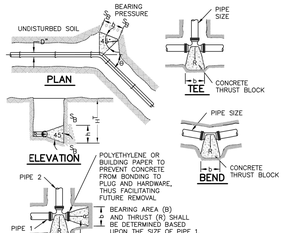
VERTICAL SEPARATION

HORIZONTAL SEPARATION

NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

② SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE



NOTES:

1. CONCRETE SHALL NOT TO OVERLAP ANY JOINT.
2. THRUST BLOCKS SHALL BE CONFIGURED IN A MANNER THAT DOES NOT INTERFERE WITH REMOVAL OR INSTALLATION OF ANY JOINTING COMPONENTS.
3. FOR REDUCERS, USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.
4. BEARING SURFACE SHALL, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE THAT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY.
5. BLOCK HEIGHT (h) SHALL BE EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, (HT), BUT NOT LESS THAN THE PIPE DIAMETER (D).
6. BLOCK HEIGHT (h) SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE HEIGHT.
7. VALUES FOR TEES APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
8. REQUIRED BEARING AREAS ARE DEVELOPED TO RESIST THRUSTS RESULTING FROM 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. REQUIRED BEARING AREAS ARE BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. IN RESPONSE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS REQUIRED MAY BE MODIFIED BY THE ENGINEER.

SOIL	BEARING STRENGTH Sa (LB/SQ FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

9. IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE ENGINEER.
10. CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE USED SEE SCHEDULE OF JOINT RESTRAINED PIPE.)

TEE WITH PLUG

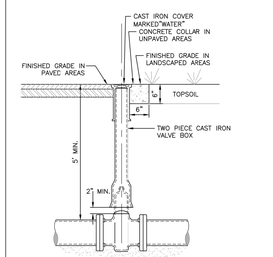
REQUIRED BEARING AREAS --B (SQFT) FOR BEARING BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22 1/2 ° BEND	11 1/4 ° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.5
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE

*BEARING AREA (B) = b x h

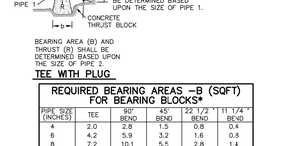
⑧ CONCRETE THRUST BLOCK DETAILS
SCALE: NOT TO SCALE



NOTES:

1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE CLOCKWISE TO OPEN.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. RESTRAIN VALVE WITH MEGALUG CONNECTION.
4. DIRECT BURY VALVE SHALL BE MODEL NO. 2360 RESILIENT WEDGE GATE VALVE WITH MECHANICAL JOINT ENDS AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUIVALENT. VALVE SHALL COMPLY WITH AWWA C-509 AND NSF/ANSI 61 STANDARDS.
5. VALVE OPERATING DIRECTION SHALL BE CLOCKWISE (TURNING RIGHT).
6. VALVE BOX SHALL BE 2-PIECE SLIDING TYPE WITH 5 ¼" S-SAFT EXTENSION SERIES 6850 AS MANUFACTURED BY TYLER/UNION OR APPROVED EQUIVALENT.

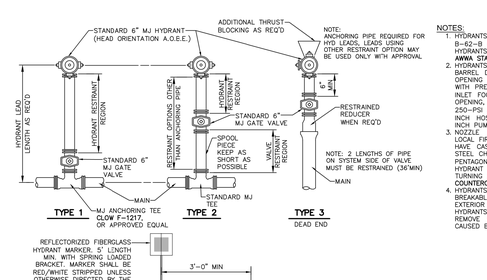
⑥ TYPICAL GATE VALVE DETAIL
SCALE: NOT TO SCALE



NOTES:

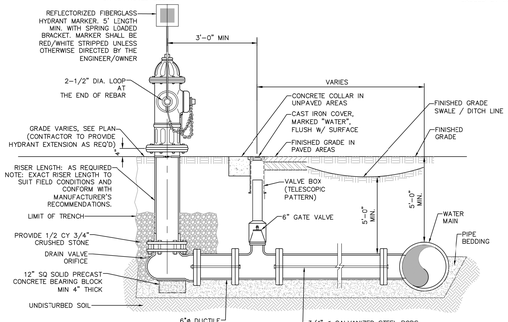
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

③ WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE



NOTES:

1. HYDRANTS SHALL BE AMERICAN DARLING B-62-B (NO EQUIVALENT OR EXCEPTIONS). HYDRANTS SHALL MEET REQUIREMENTS OF **AWWA STANDARD C-502.**
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION-TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE, 6-INCH MECHANICAL JOINT INLET FOOT PIECE, 5 ¼ INCH MAIN VALVE OPENING, O-RING TYPE PACKING, RATED FOR 250-PSI WORKING PRESSURE, TWO (2) 2 ½ INCH HOSE NOZZLES AND ONE (1) 4 ½ INCH PUMPER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON-KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 ½ INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPENED BY TURNING OPERATING NUT TO THE LEFT, OR **COUNTERCLOCKWISE**.
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY FLANGE WITH RED EXTERIOR ALKYD GLOSS ENAMEL PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPED PAINT CAUSED BY INSTALLATION OR TRANSIT.



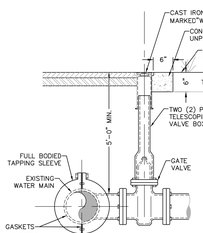
NOTE:

1. HYDRANT SHALL MEET REQUIREMENTS OF **AWWA C502.**

④ HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST PITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND/OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
5. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.



NOTES:

1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE SHALL BE RED TOP AND OPERATING DIRECTION SHALL BE **CLOCKWISE** TO OPEN (TURNING RIGHT).
5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

⑤ TAPPING SLEEVE AND VALVE DETAIL
SCALE: NOT TO SCALE

CITY OF POUGHKEEPSIE WATER MAIN NOTES:

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINING SHALL EMPLOY MECHANICAL JOINT RESTRAINT CONNECTIONS SUCH AS CLOW F-1058, MEGALUG, STAR PIPE SERIES 600 "MEGALUG" CONNECTIONS, FIELD LOK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE MAY BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(K) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
7. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
8. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
9. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
10. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
11. FIRE HYDRANTS WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
12. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS OR APPROVED EQUAL), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METERS SHALL BE EQUIPPED WITH (RADIO TYPE) TRANSCEIVER PROVIDED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
13. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
14. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
15. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
16. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
17. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING.
18. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
19. ALL WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE.

WATER MAIN DISINFECTION NOTES

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
2. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE CITY OF POUGHKEEPSIE. RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE CITY OF POUGHKEEPSIE ALONG WITH ENGINEER'S CERTIFICATE OF COMPLETION.

WATER NOTES:

1. USE RESTRAINED JOINT PIPE AND FITTINGS FOR PROPER RESTRAINT OF WATER MAIN PIPE.
2. ALL WATER LINES SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE ENGINEER.
3. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION).
4. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.5 TIMES (AS REFERENCED ABOVE) THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 4.2 OF SAID AWWA SPECIFICATION.
5. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C 651 (AS REFERENCED ABOVE), AS DIRECTED BY ENGINEER.
6. THE WATER MAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
7. ALL BURIED PIPE FITTINGS AND APPURTENANCES SHALL BE RESTRAINED WITH AN APPROVED DUCTILE IRON RESTRAINED JOINT SYSTEM. ALL BENDS, TEES, CROSSES AND DEAD ENDS SHALL BE "TYTON" PUSH-ON FITTINGS PROVIDED WITH "FIELD LOK 350" JOINT RESTRAINT RUBBER GASKET AS MANUFACTURED BY "U.S. PIPE" OR MECHANICAL JOINT FITTINGS PROVIDED WITH "MEGALUG" JOINT RES'RAINT AS MANUFACTURED BY "EBAA IRON". CALL VALVES FOR UNDERGROUND SERVICE SHALL BE PROVIDED WITH MJ END CONNECTIONS AND RESTRAINED WITH "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT AND RODDING.
8. ALL PUSH-ON PIPE JOINTS ALONG LENGTHS OF PIPE TO BE RESTRAINED ON EITHER SIDE OF FITTINGS SHALL BE PRCVDED WITH "FIELD LOK 350" JOINT RESTRAINT GASKET.
9. PIPE BEND FITTINGS SHOWN ON THE DRAWINGS ARE INDICATIVE OF PROBABLE DIRECTIONAL CHANGES IN THE PROPOSED WATER MAIN ALIGNMENT. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, EITHER SHOWN OR FIELD REQUIRED, AS PART OF THE CONTRACTOR'S CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL BRASS WEDGES ACROSS ALL PIPE JOINTS TO ENSURE ELECTRICAL CONDUCTIVITY. THE LOCATION AND THE NUMBER OF WEDGES TO BE PROVIDED SHALL BE ACCORDING TO THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFICATIONS.
11. SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS. SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND WATER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.
12. TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART SHALL BE COLLECTED AS SPECIFIED IN AWWA STANDARD C--651. IF EXAMINATION DETERMINES THAT THE WATER IS UNFIT FOR CONSUMPTION, THE DISINFECTION PROCESS SHALL BE REPEATED AT THE CONTRACTOR'S EXPENSE UNTIL POTABLE SAMPLES ARE ACHIEVED.
13. MATERIALS USED IN CONSTRUCTION THAT WILL CONTACT POTABLE WATER SHALL BE ANSI/NSF 61 CERTIFIED OR EQUIVALENT.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE CITY OF POUGHKEEPSIE PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
4. HYDROSTATIC PRESSURE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTAN

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MEMORANDUM

To: City of Poughkeepsie, Planning Board

From: Caren LoBrutto, Senior Planner, LaBella Associates

Date: February 28, 2024

Re: Vassar Brothers Medical Center – Amended Site Plan Approval

Summary

Vassar Brothers Medical Center (VBMC) is seeking amended site plan approval to reappropriate the 13,570 square foot (SF), one-story Intensive Care Unit (ICU), located at 45 Reade Place on Tax Parcel 131300-6061-43-843721-0000, into a Post-operative Recovery Center (PRC) to provide 12 recovery rooms/beds for post-operative recovery from same-day surgery (no overnight stays). The ICU was included in the previously approved New Patient Pavilion (Pavilion) project approved on May 24, 2016, which was for 359 beds.[1] As part of that approval, the ICU was proposed to be demolished to make way for a new access drive and the extension and looping of a watermain to service the Pavilion. However, the ICU was not demolished, and the access was refined to accommodate it. Subsequently, VBMC received amended site plan approval on June 20, 2017 to add an additional eighth (above-ground) story consisting of 56,459 GSF to the previously-approved Pavilion building. The additional floor added 66 new medical/surgical beds to the facility. Although the 8th floor was erected, the additional 66 beds have not been installed yet. Now, as part of the currently proposed amendment, VBMC would like to relocate 12 of those 66 beds back to the former ICU. No additional employees are proposed. The space allocated to 12 beds in the Pavilion's 8th story would be re-allocated to other medical related uses, not beds. With the preservation of the ICU, water and stormwater infrastructure design will be modified to accommodate the existing ICU. This will include the continued use of the new connection point to Livingston Street.

The purpose of this Technical Memorandum is to evaluate whether the proposed amendment would affect the analysis completed under SEQR by the City of Poughkeepsie on May 17, 2016. In particular, the analysis focuses on whether new impacts would occur due to the modification and/or whether any new permits or approvals not previously identified would be required for the modified Project.

LaBella's conclusion is that the minor modifications to the proposed project results in a plan that is consistent with the previously issued Negative Declaration because it does not result in new impacts. Finally, no new permits or approvals not previously identified by other agencies are required.

[1] A State Environmental Quality Review (SEQR) Determination of Non-Significance (Negative Declaration) was issued for the original project on May 17, 2016.

To arrive at this conclusion, we reviewed the previously prepared Full Environmental Assessment Forms (Parts 1 and 2) and narrative and other project documentation, with particular attention to the extensive list of questions in the Full Environmental Assessment Form Part 2. Based on our review, the modification would not change the original response to any of these questions, which are the basis for the Lead Agency's Determination of Significance under SEQRA.

1. Impact on Land

The proposed amendment will result in an increase to impervious coverage above what was previously approved (approximately 8,860 SF) due to the preservation of the ICU. No new building construction is proposed, and the proposed lot coverage continues to comply with zoning. Therefore, the proposed amendment does not result in new significant adverse impacts.

2. Impact on Geological Features

There are no geological features (e.g., unique geologic features or National Natural Landmarks) located on the site.

3. Impacts on Surface Water

There are no surface water features (e.g., no wetlands, streams) located on the site. The increase in impervious coverage will require a modification to the existing onsite drainage system. Additional detention will be provided to ensure that the overall watershed associated with the ICU does not generate a post-development discharge rate greater than what had existed prior to the Pavilion development. Therefore, the proposed amendment does not result in new significant adverse impacts to surface waters.

4. Impact on Groundwater

The proposed modifications will not change the project's impact on groundwater. The project continues to use municipal water supply and sanitary infrastructure, with no change to total water demand or wastewater generation.

5. Impact on Flooding

There are no floodplains located on the site.

6. Impacts on Air

Similar to the original proposed project, the amended design will not result in significant adverse impacts to air quality as it does not require a state-regulated air emission source.

7. Impact on Plants and Animals

No building construction is proposed. The water line infrastructure connection point will be modified requiring work within the property with no clearing required. Accordingly, no significant adverse impacts will occur.

8. Impact on Agricultural Resources

There are no agricultural resources located on the site.

9. Impact on Aesthetic Resources

There are no proposed changes to the building's exterior. Therefore, the proposed amendment does not result in new significant adverse impacts.

10. Impact on Historic and Archeological Resources

No building construction is proposed. The water line infrastructure connection point will be modified requiring work within the property. Accordingly, no significant adverse impacts will occur.

11. Impact on Open Space and Recreation

The project site is located on private land that is not used by the community as a recreational or open space resource.

12. Impact on Critical Environmental Areas

The project does not include a Critical Environmental Area (CEA).

13. Impact on Transportation

The preservation of the ICU for 12 beds will not result in additional traffic as these beds are being relocated from the approved Pavilion project and utilize the same parking facilities. Furthermore, there are no new employees proposed. No changes in access are proposed. Accordingly, no significant adverse impacts will occur.

14. Impact on Energy

The proposed modifications will have no impact on energy resources. All prior analysis remains valid.

15. Impact on Noise, Odor, and Light

No changes are proposed to the lighting. Therefore, there will be no significant adverse impacts related to light, noise and odor.

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16. Impact on Human Health

The proposed amendment will not result in increased risks or hazards to human health. Therefore, no significant adverse impacts will occur.

17. Consistency with Community Plans

The proposed amendment will not change the project's impact on community plans because the project continues to be consistent with public policy.

18. Consistency with Community Character

The proposed project modifications will not change the project's impact on community character because it is a permitted use in the Hospital – Medical (H-M) Zoning District and requires no variances.

Conclusion

Therefore, based on the above, it is our opinion that the conclusions of the SEQRA review carried out by the City of Poughkeepsie are not changed and the proposed amendment will not result in significant adverse impacts to environmental resources.

Sincerely,



Caren LoBrutto
Senior Planner

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: 14 Grand Street Poughkeepsie NY 12601

II. PROPERTY OWNER: Justin Brown and Caroline Alsup
ADDRESS: 14 Grand Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 917-670-5288 (include area code)

III. NAME OF APPLICANT: Justin Brown and Caroline Alsup
ADDRESS: 14 Grand Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 917-670-5288 (include area code)
EMAIL ADDRESS: justinsumnerbrown@gmail.com

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

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

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
Conversion of existing carriage house to a 2BR apartment.

VI. ZONING DISTRICT: R-4A

(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: $__200,000__

LOT AND BULK INFORMATION:

Lot area: __.14__ (acres) __6098.4__ (square feet)

Building Footprint: __0__ (proposed square feet for new construction)

__1046__ (existing square feet for change of use/expansion)

__880__ (additional proposed square feet for expansion)

__1926__ (total building footprint, square feet)

Lot Coverage: __31.5%__ (percentage, building coverage only)

Gross Floor Area: __0__ (proposed square feet for new construction)

__4184__ (existing square feet for change of use/expansion)

__880__ (additional proposed square feet for expansion)

__5064__ (total gross floor area, square feet)

Building Height: __3__ (stories) __40'__ (feet)

Floor Area Ratio: __0.83__ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __7__

B) Number of Off-Street Parking Spaces provided: __4__

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

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

If yes, name all such municipal facilities: City Lot at end of S Bridge Street (not listed on parcel access) 287 ft from 14 Grand st, residential permit only has 15 spaces, with 10 in use. City Lot at 197 Main Street, 558 ft from 14 Grand St.

(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: Multiple Residence Rental (owner lives in home)
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 3

Number with three or more bedrooms: 0

Total number of units: 4

C) Is funding public? ____ Yes x ____ No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Justin Brown and Caroline Alsup, 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.

_____ 3/14/24

Signature of Applicant Date

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS

SITE PLAN CHECK SHEET

ADDRESS:_____ **Project:**_____ **File #:**_____ **DateRec'd:**_____

The following is a list of deficiencies noted to exist in the submission relative to the requirements for site plan review.

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

	Compliance Certified	Item Description
I) 1.		Properly completed application form, including accurate contact information and applicant signature.
I) 2.		Required fees submitted: X Site Plan $500 ☐ $150 for 1000 square feet of floor area **$** ☐ Special Permit ☐ Full EAF $500 ☐ $35 x 144 (# of Required Parking Spaces) = **$** **TOTAL: $ PD $ ck BALANCE DUE $**
I) 3.		Short / Full Environmental Assessment Form submitted.
I) 4.		Name and address of owner of record appears on plan.
I) 5.		Name and address of person, firm or organization preparing the plan.
I) 6.		Date (including any revision dates), north arrow, written and graphic scale.
I) 7.		Vicinity map (i.e., Sanborn, tax map). (refer to Dutchess County Parcel Access Map for assistance)
I) 8.		Existing zoning with accurate lot and bulk tables. (lot and bulk tables are not always required, but if provided, must be accurate)
I) 9.		Professional signature and seal on plan, as required by law.
I) 10.		Names of owners of adjoining properties, as shown on the latest tax records. (refer to Dutchess County Parcel Access Map for assistance)
I) 11.		A statement indicating the financial capability of the applicant to complete the proposed development.
I) 12.		Are any waivers requested? If so, list here (and provide a written request for waiver, outlining the item to be waived and the rational for waiver:

II) EXISTING SITE CONDITIONS

	Compliance Certified	Item Description
II) 1.		Site plan is prepared under the direction of a licensed surveyor or licensed professional engineer or references a properly prepared survey with surveyor name, license number and survey date indicated. If a city digital map is utilized, field verification of all features and elevations must be certified by a licensee surveyor or licensed professional engineer.
II) 2.		Location, width and purpose of all existing easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within, adjacent or otherwise pertaining to the property.
II) 3.		Plan view must show all existing features extending a minimum of twenty-five (25) feet past property boundary lines. Such features include all of the following:
II) 4.		Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Planning Board. If parcel is relatively flat, contours MAY be waived if spot elevations are shown which indicate the general slope of the terrain;
II) 5.		Paved areas, walkways, parking areas, vehicular access to public streets, internal drives (detailed as required by material type: i.e., asphalt, concrete, stone, etc); existing landscaping, screening and fences (detailed)
II) 6.		Outlines and descriptions of all structures;
II) 7.		All watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curbs, sidewalks, adjacent streets with names and widths, and any other significant features.
II) 8.		Show locations of ALL existing utilities, underground and aboveground, within and adjacent to property and in the street, including, but not limited to: sanitary, storm, water, gas and electric, and any utility poles, including light poles. Show all existing connections
II) 9.		Approximate boundaries of any areas subject to storm water overflows (reference FEMA 100 year floodplain panel or study).

III) PROPOSED SITE IMPROVEMENTS

	Compliance Certified	Item Description
III) 1.		The location of all proposed buildings or structural improvements.
III) 2.		Detailed elevations of all proposed principal and accessory structures.
III) 3.		Show locations, size and material of all proposed utilities and service connections.
III) 4.		The location and design of all uses not requiring structures, such as off-street parking and loading areas, walkways, other paved areas and any open space for tenant recreational purposes for residential development. Profiles indicate grading and cross sections showing

		location and width or roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.
III) 5.		Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.
III) 6.		Location, direction, power and time of use of any proposed outdoor lighting or public address systems. Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan, as a separate sheet or view. One-half (1/2) foot candle is recommended. All lights to be shielded to prevent glare on adjoining properties, including public property.
III) 7.		Any proposed new grades, indicating clearly how such grades will met existing grades of adjacent properties or the street.
III) 8.		An outline of any proposed easements, deed restrictions, covenants or rights-of-way and a notation of any areas to be dedicated to a public agency, and any public improvements contemplated on or adjoining the property. Indicate if none
III) 9.		Location of any fire alarm boxes and/or connections to the city fire alarm system.
III) 10.		A determination of storm water quality requirements based on NYDES Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC.

IV) OTHER REQUIRED PLAN NOTES

	Compliance Certified	Item Description
IV) 1.		Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.
IV) 2.		The following note concerning the protection of trees must be shown on all site plans where existing trees are proposed to be retained: "Prior to the start of construction or excavation, trees to be retained shall be protected by silt fence, snow fence, construction fence, or equal, which will be placed at the drip line or several feet beyond. However, the fencing shall not cross public sidewalks. No storage or stockpiling of construction materials, debris or equipment shall occur within the fenced area." In addition to the note on the plan, the location of the protective fencing must be shown on the site plan or landscape plan. Where a trees close proximity to a proposed building, driveway, parking area, or construction vehicle access way prevents the installation of fencing at the drip line, the modification of the fence position shall be shown on the site plan and shall be subject to the approval of the Planning Board. Field modification of the fence position may be granted by the Building Inspector/Zoning Administrator or Deputy Building Inspector.

V) REQUIRED REFERRALS TO OTHER AGENCIES OR BOARDS

	Dutchess County Planning Department
	Zoning Board of Appeals
	Historic District and Landmark Preservation Commission
	Waterfront Advisory Committee
	Shade Tree Commission

ADDITIONAL COMMENTS

Review Date:_____

The City of Poughkeepsie
Planning & Zoning
62 Civic Center Plaza, 2nd Fl
Poughkeepsie, NY 12601

March 13, 2024

Justin Brown and Caroline Alsup
14 Grand Street
Poughkeepsie, NY 12601

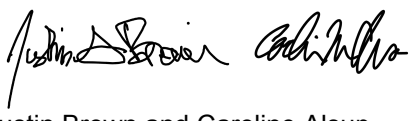
Dear Planning Board,

We are writing to request site plan review and the following waivers necessary for the proposed conversion of the existing lot number 957077 containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house. This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section 19-3.15(2)(a)4 of the Zoning Ordinance, but would require the following waivers from the Planning Board:

1. ***Section 19-4.3(11)*** *requires 8 parking spaces for the proposed use.*
   4 parking spaces are proposed, one for each apartment. The proposed use is within 600 feet of a municipally operated off-street parking facility. Therefore according to **19-4.3(9)(a**) all or portions of the off-street parking requirement may be waived by the Planning Board.
2. ***Section 19-4.11(1)(b) and Section 19-4.3(1) and 19-4.3(2)*** *requires that landscape strips of minimum of 3'-0" width be provided along all property lines of multifamily uses with more than 3 parking spaces*.
   This will be provided on the north edge but is not possible to provide on the south edge because of the existing 15' wide driveway. **Per 19-11(1)(b)(2)** an opaque wall or fence of location, height, design and materials approved by the Planning Board may be substituted for part or all of the required landscape strips.

Please note there are two area variances requested from the ZBA in parallel with the above referenced waivers: Section 19-3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required;
and, Section 19-3.19(4)(k) to allow less than the required open space dimensions of 30'x40'. Please see the attached drawings and slides dated 3/14/24 and 3/12/24 respectively for reference. Thank you for your consideration of this application. We look forward to being able to restore this important structure from 1870 for the benefit not only of this property but for the neighboring properties as well. Please don't hesitate to let me know if any further information is required for your assessment.

Sincerely,



Justin Brown and Caroline Alsup



PROJECT DESCRIPTION

Conversion of the existing lot number 957077 containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house.

SITE INFORMATION

This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section 19-3.15(2)(a)4.

Lot Size: 0.14 Acre = 6098.4 SF
Total Existing GSF = 4,184 GSF
Total Proposed GSF = 880 GSF
Total Proposed FAR = 0.83

DRAWING LIST

AX.01	EXISTING SITE PLAN
A.01	PROPOSED SITE PLAN
AX.02	EXISTING ELEVATIONS
A.02	PROPOSED ELEVATIONS
A.03	DETAILS

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JUSTIN SUMNER BROWN 037473 STATE OF NEW YORK

Justin Brown, AIA

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

Lot Size: 0.14 Acre = 6098.4 SF
Total Existing GSF = 4,184 GSF
Existing FAR = 0.69

16 Grand Street
Owner Name:
Levinson, Kenneth A. (Primary)

Primary Owner Mailing Address:
24 Garfield Pl
Poughkeepsie, NY 1260

NEIGHBORING HOUSE

PROPERTY LINE

148'

146'

15' EXISTING DRIVEWAY

EXISTING SANITARY + WATER

GRAND ST

40'

PORCH

PORCH

MAIN HOUSE: 4,184 GSF
Basement (Mechanical): 1046 GSF
Floor 1 (Unit 1): 1046 GSF
Floor 2 (Unit 2): 1046 GSF
Floor 3 (Unit 3): 734 GSF
Floor 3 (Attic): 312 GSF
Existing Height: ~40'

154'

152'

150'

CARRIAGE HOUSE:
880 GSF
Existing Height = 13'

PORCH

EXISTING ELECTRIC

72'-2½"

22'

160'

SHED

148'

146'

12 Grand Street
Owner name:
12 Grand Street LLC (Primary)

Primary Owner Mailing Address:
197 Salisbury Tpke
Rhinebeck, NY 12572

1 Site Plan - Existing
1/4" = 1'-0"

N

REGISTERED ARCHITECT
JUSTIN SUMNER BROWN
037473
STATE OF NEW YORK

NOT FOR CONSTRUCTION

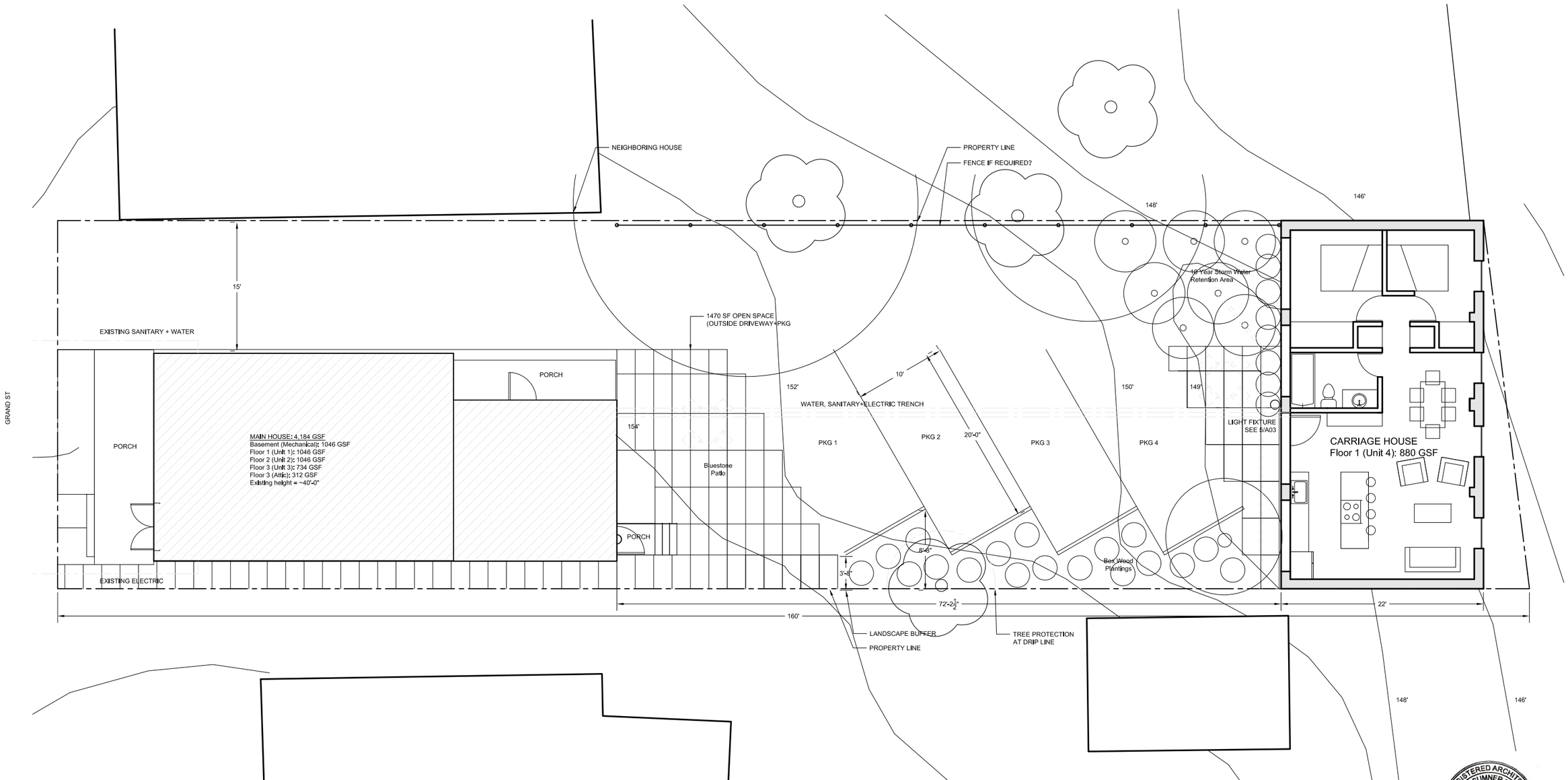
PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

AX.01

Lot Size: 0.14 Acre = 6098.4 SF
Total Existing GSF = 4,184 GSF
Total Proposed GSF = 880 GSF
Total Proposed FAR = 0.83

Notes:
1. Verify all dimensions in field.
2. 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."



1 Site Plan - Proposed
1/4" = 1'-0"

N

REGISTERED ARCHITECT
JUSTIN SUMNER BROWN
037473
STATE OF NEW YORK

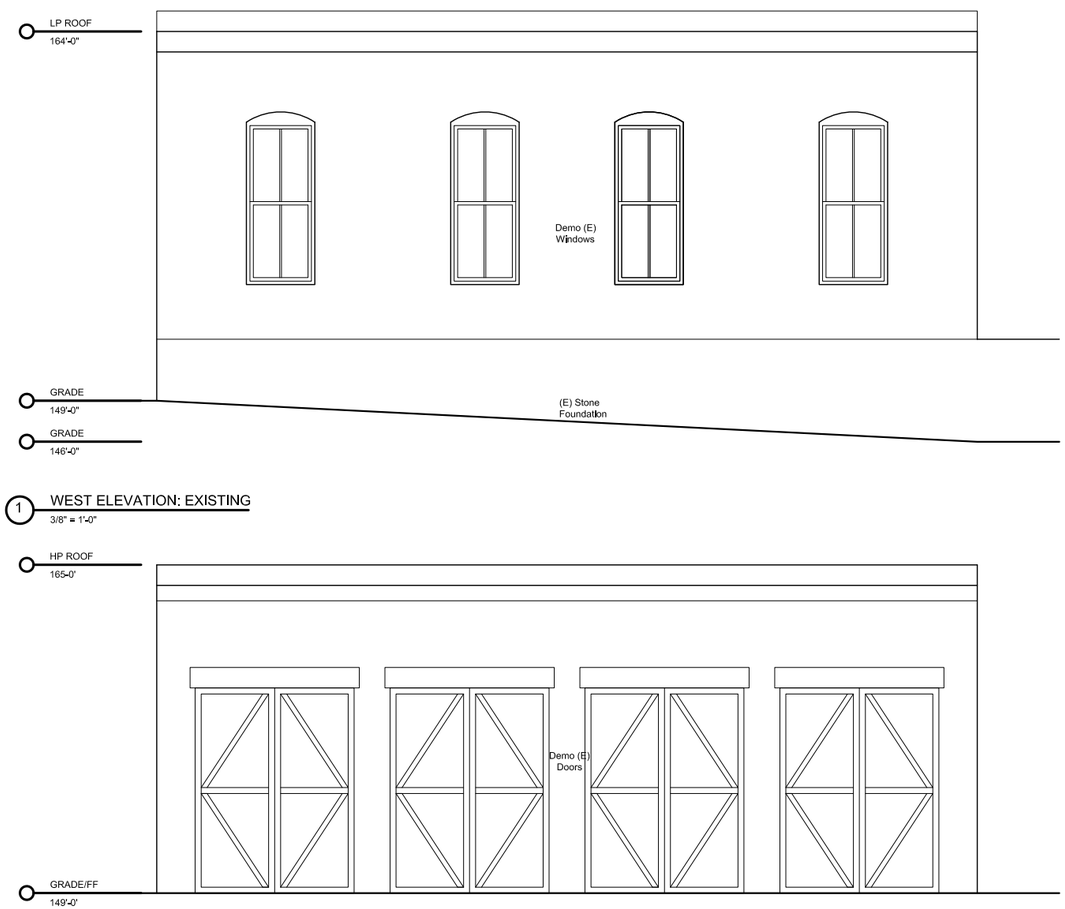
NOT FOR CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

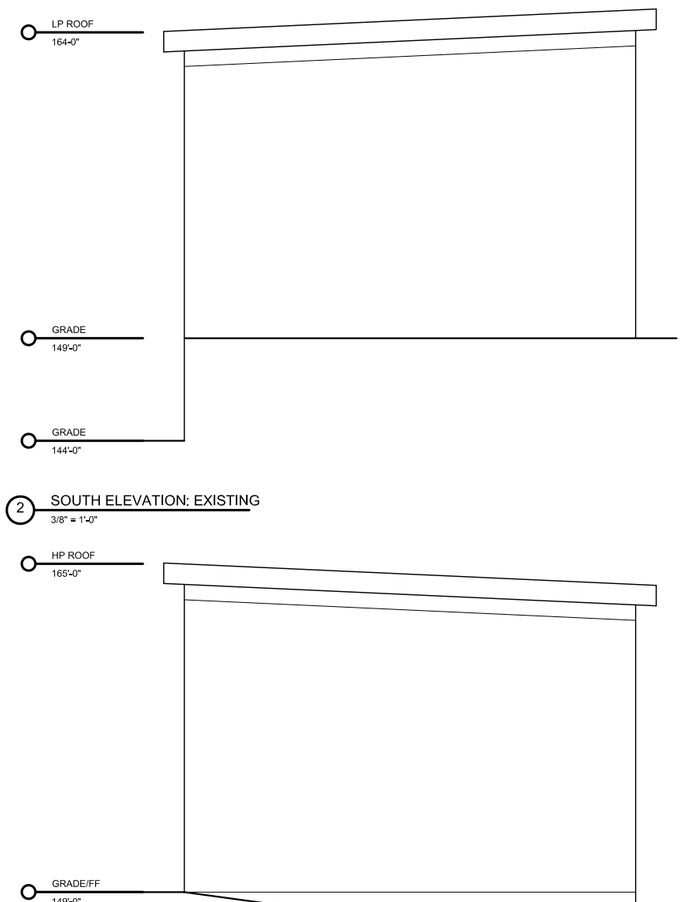
A.01

Note: Verify all dimensions in field.



1 WEST ELEVATION: EXISTING
3/8" = 1'-0"

3 EAST ELEVATION: EXISTING
3/8" = 1'-0"



2 SOUTH ELEVATION: EXISTING
3/8" = 1'-0"

4 NORTH ELEVATION: EXISTING
3/8" = 1'-0"

NOT FOR
CONSTRUCTION

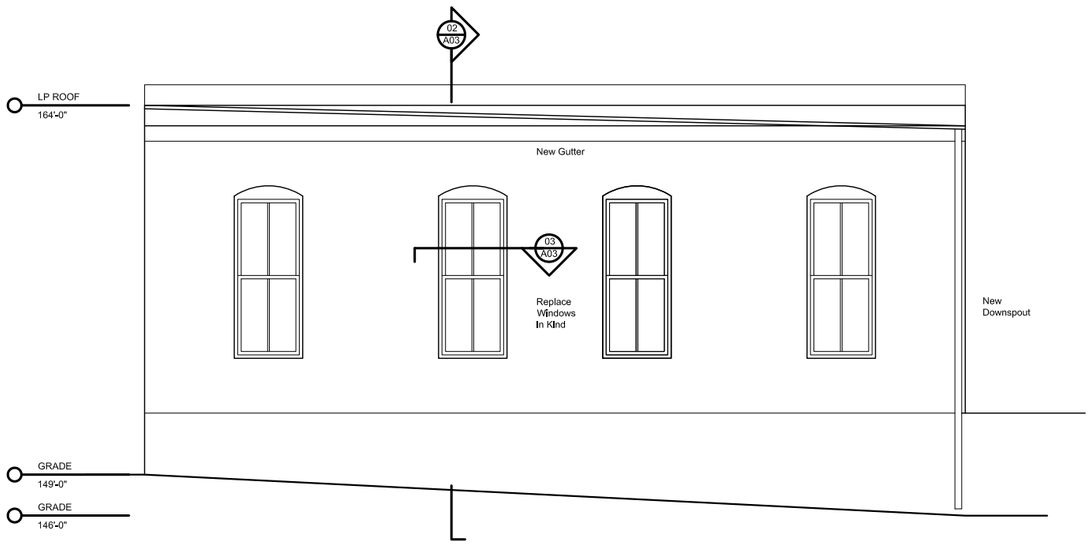
REGISTERED ARCHITECT
JEFFTIN SUMNER BROWN
037473
STATE OF NEW YORK

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

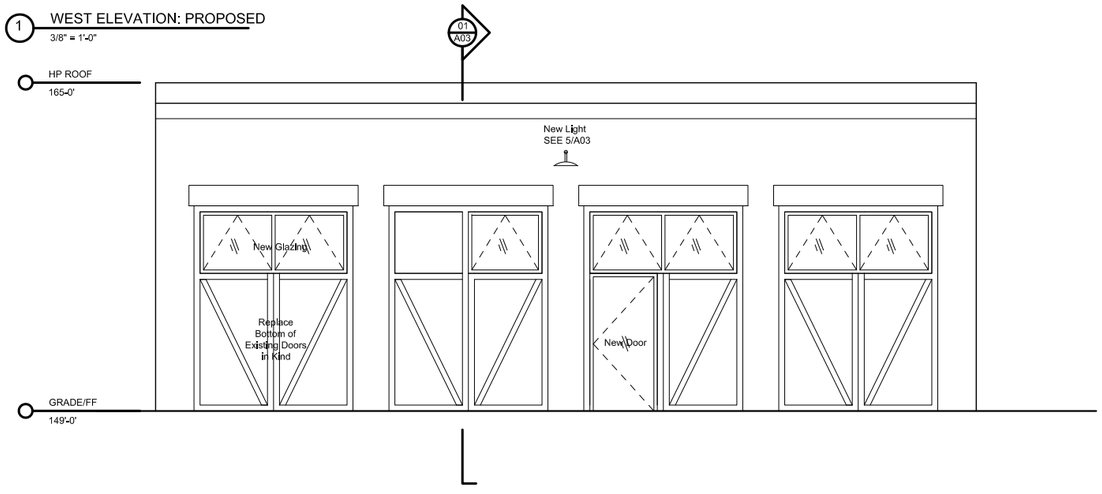
DATE: 2/20/24 Rev 3/14/20

AX.02

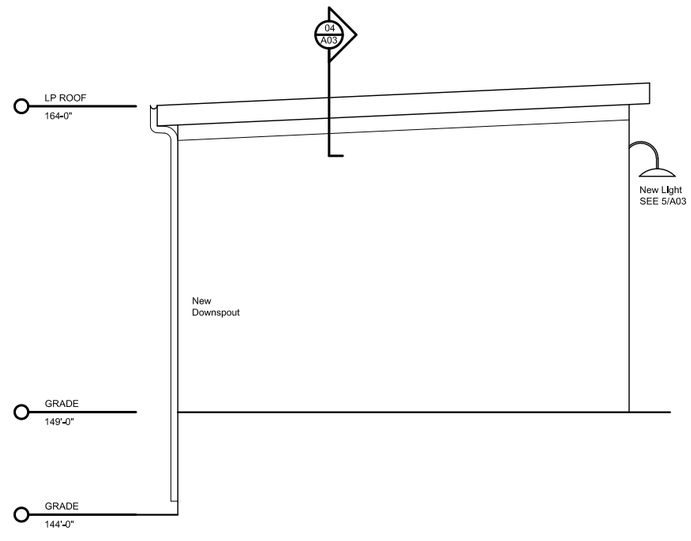
Note: Verify all dimensions in field.



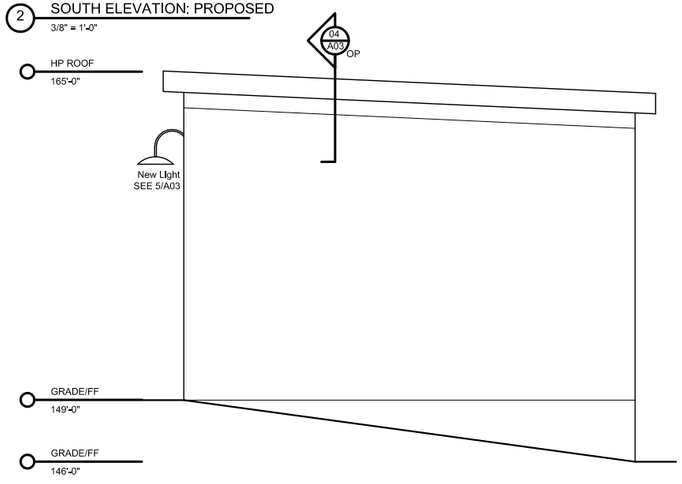
1 WEST ELEVATION: PROPOSED
3/8" = 1'-0"



3 EAST ELEVATION: PROPOSED
3/8" = 1'-0"



2 SOUTH ELEVATION: PROPOSED
3/8" = 1'-0"



4 NORTH ELEVATION: PROPOSED
3/8" = 1'-0"

NOT FOR
CONSTRUCTION

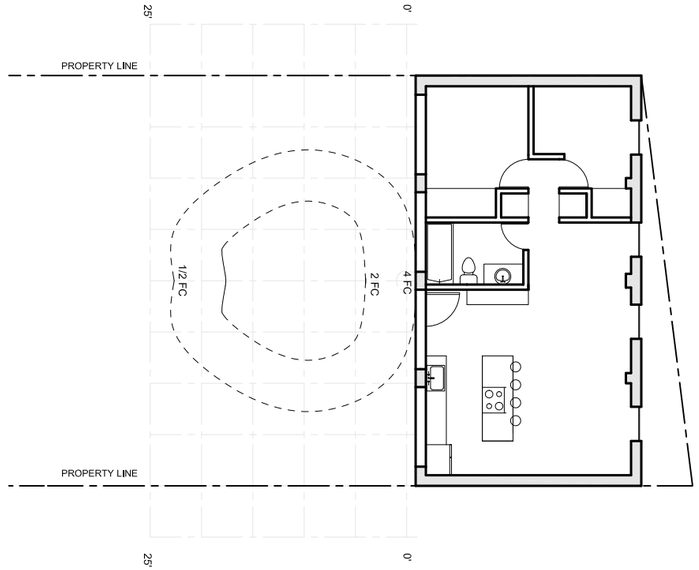


PROJECT
14 Grand Street
Poughkeepsie, NY 12601

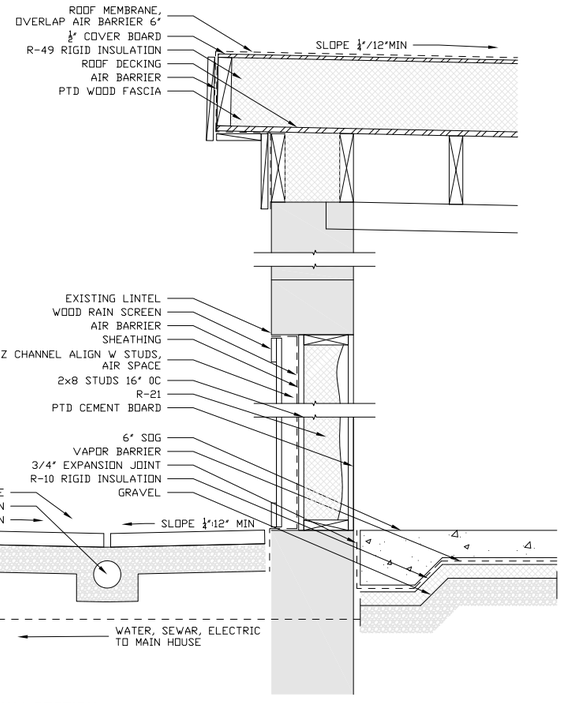
DATE: 2/20/24 Rev 3/14/20

A.02

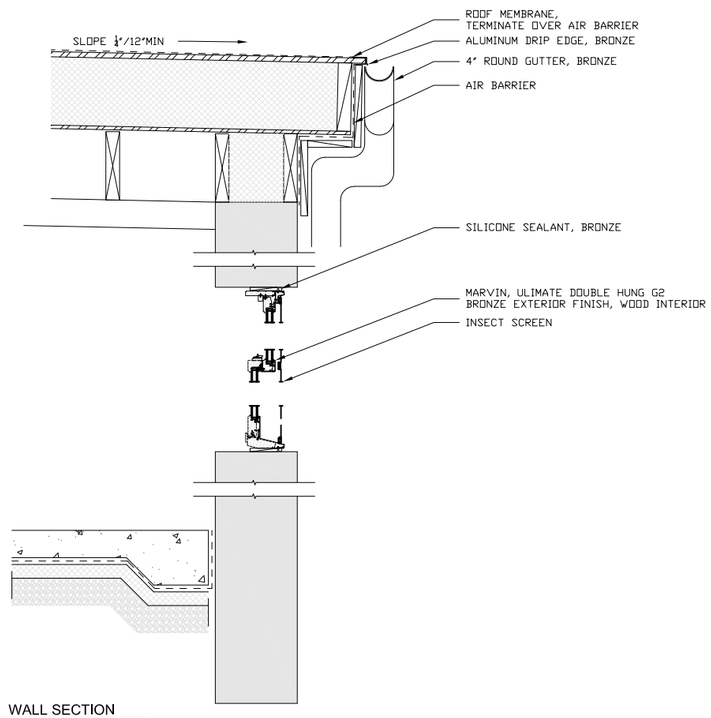
Note: Verify all dimensions in field.



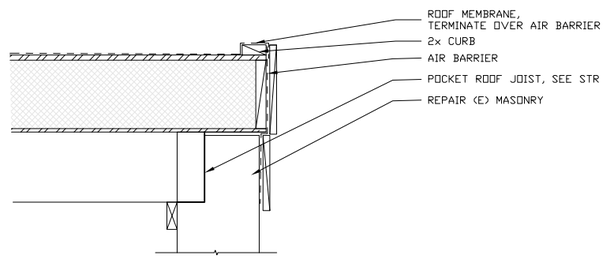
5 FOOTCANDLE DISTRIBUTION DIAGRAM
1/8"=1'-0"



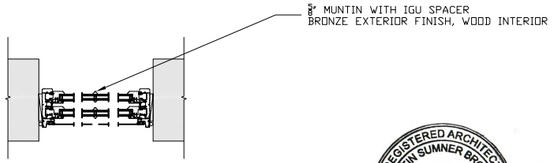
1 WALL SECTION
1-1/2" = 1'-0"



2 WALL SECTION
1-1/2" = 1'-0"



4 WALL SECTION
1-1/2" = 1'-0"



3 WALL SECTION
1-1/2" = 1'-0"

REGISTERED ARCHITECT JUSTIN SUMNER BROWN 037473 STATE OF NEW YORK

NOT FOR CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

A.03

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

Justin Brown and Caroline Alsup

Name of Action or Project:

14 Grand Street Carriage house

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

14 Grand Street, Poughkeepsie NY, 12601

Brief Description of Proposed Action:

Conversion of the existing lot containing a Three-family dwelling with an existing detached carriage house, to a Three-family dwelling (unmodified) with a detached Single-family dwelling, constructed within the existing envelope of the carriage house.

Name of Applicant or Sponsor:	Telephone: 917-670-5288
Justin Brown and Caroline Alsup	E-Mail: justinsumnerbrown@gmail.com

Address:

14 Grand Street apt 2

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: ZBA area variance (2), Planning Board waiver (2)	☐	☑

3. a. Total acreage of the site of the proposed action? 0.14 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 acres

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

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

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
As an adaptive re-use of an existing structure, embodied carbon for this project will be far lower than new construction of similar use.	☐	☑
_____		

	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? Atlantic Sturgeon, Shortnos...	☐	☑
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: Project will establish a 10-year storm water retention on site.		
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 reccord at Environmental Site Remediation Database	☐	☑

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

Applicant/sponsor/name: Justin Brown and Caroline Alsup Date: 3/13/24

Signature: Title: Owners

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ParcelAccess | Property Details

FINAL ROLL

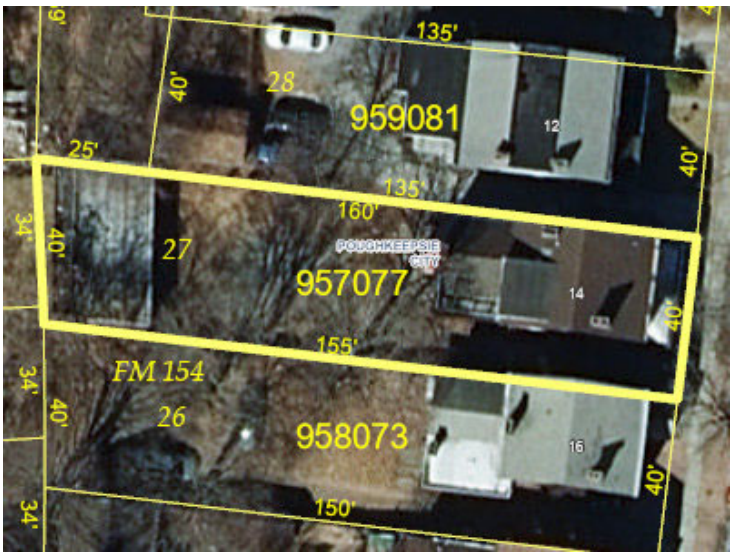
Parcel Number
131300-6062-84-957077-0000

Parcel Location
14 Grand St

Municipality
Poughkeepsie City

Owner Name
Alsup, Caroline M M. *(P)*
Brown, Justin S. *(A)*

Primary Owner Mailing Address
14 Grand St
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.14	**Split Town:**	-
Filed Map:	154	**Agri. District:**	None
File Lot #:	27	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(230) 3 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$29,700	$309,000	$309,000	$309,000	$309,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H (Homestead)	1 (Taxable)	100	$309,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2023	7/1/2023	7/1/2022

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$255,000	3/26/2021	22021	1840	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1870	-	(05) Colonial	2	2,787	(3) Normal
No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
5	3	0	3	0	(4) Full
Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**
No	(2) Hot air	(2) Natural Gas	1,031	1,031	725
Half Story:	**3/4 Story:**	**Fin. Over Garage:**	**Fin. Attic:**	**Unfin. Half Story:**	**Unfin. 3/4 Story:**
0	0	0	0	0	0
Fin. Basement:	**Fin. Rec Room:**	**No. Rooms:**	**Grade:**	**Grade Adj. Pct.:**	
0	0	10	(C) Average	0	

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1870	(3) Normal	C	161

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RG4) Gar-1.0 det	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1870	(3) Normal	C	858

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$309,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 12/17/2023. Developed and maintained by OCIS - Dutchess County, NY.

2/20/24

Rev 3/12/24



14 Grand Street Carriage House

Zoning Board of Appeals

14 Grand Street



Parcel Access

Existing plot + Photo Key



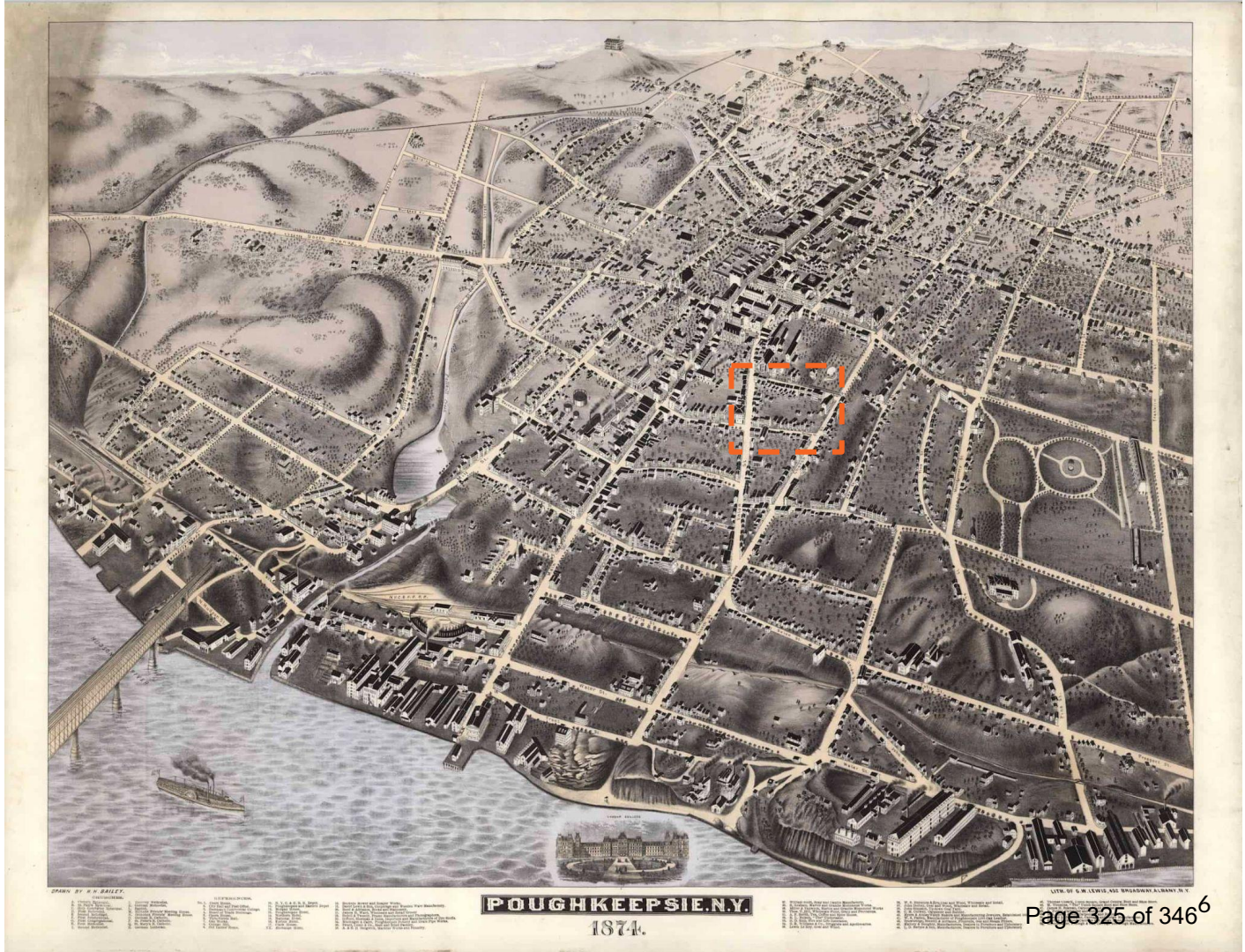
Existing Carriage House Today



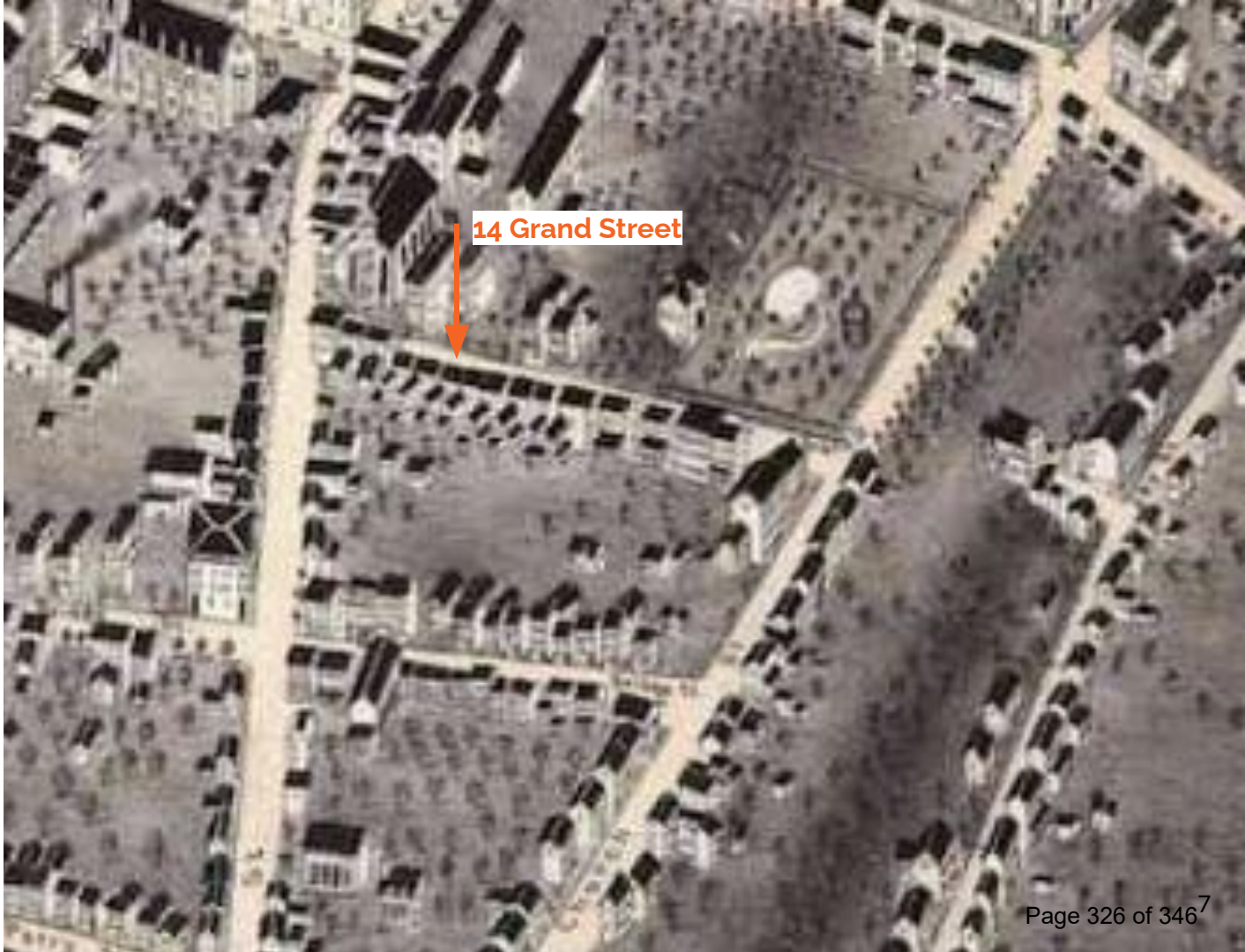
Interior View



Poughkeepsie 1874



Carriage Houses were a defining characteristic of the homes on Grand St

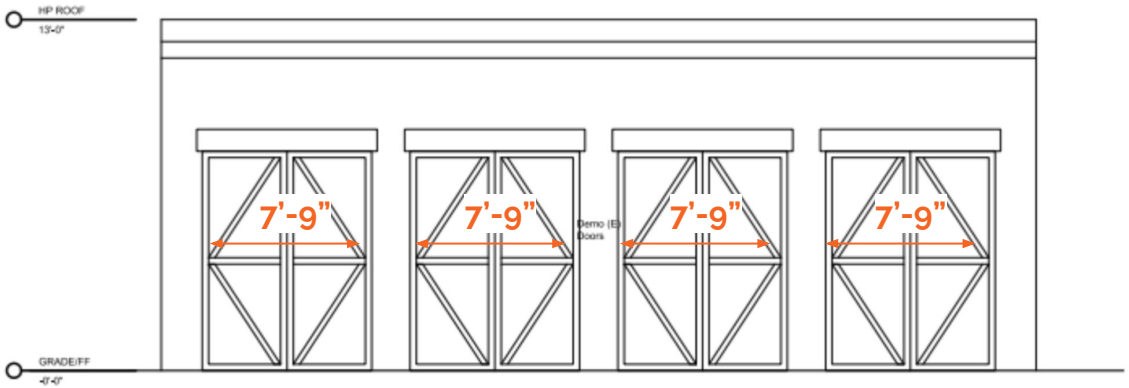


1887 Sanborn Map

Library of Congress



Narrow Door openings and construction similar to main house c. 1870 suggest intended use was for horses and buggies.



Existing:

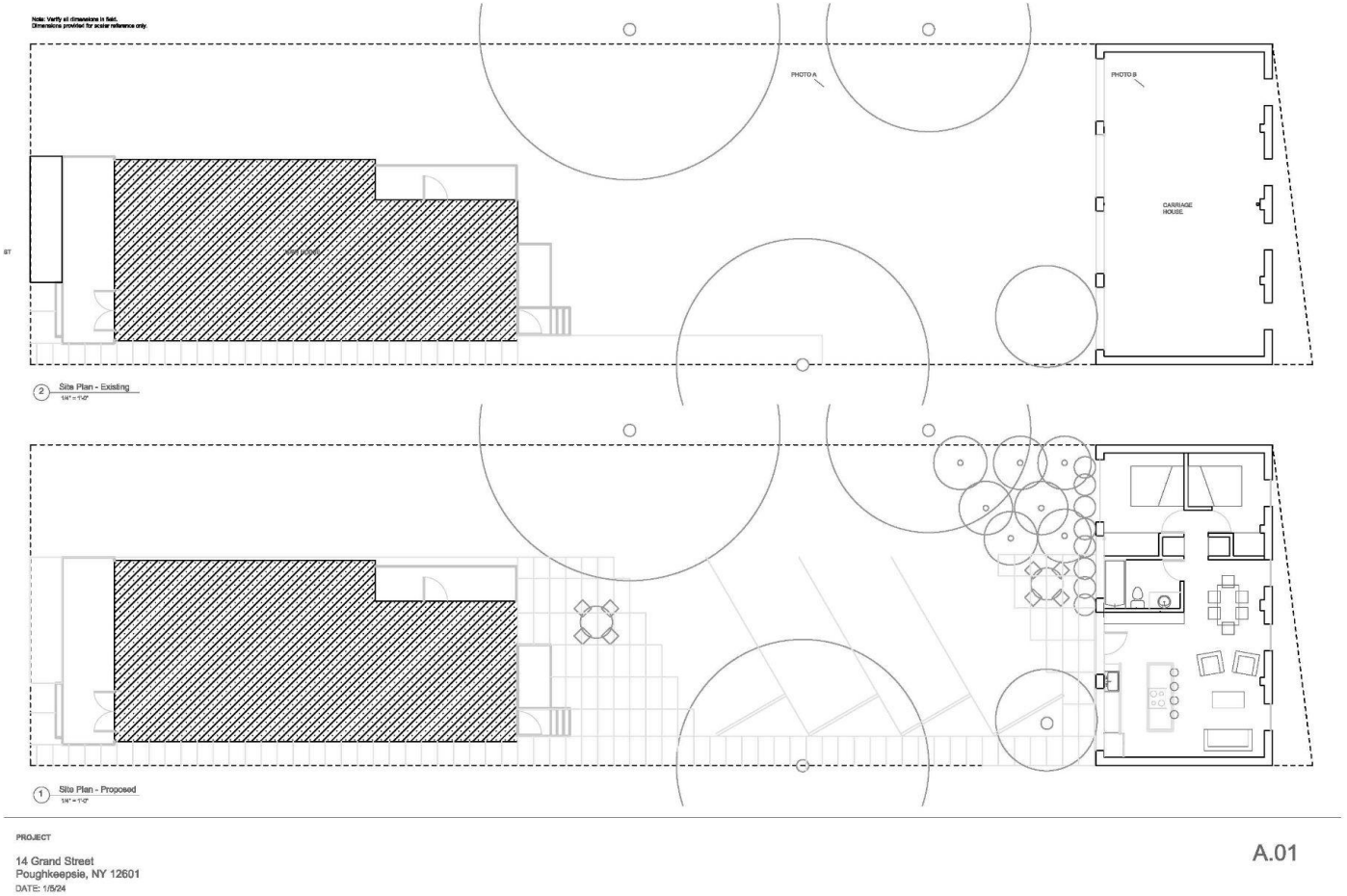
3 family Main House and vacant Carriage House

Proposed:

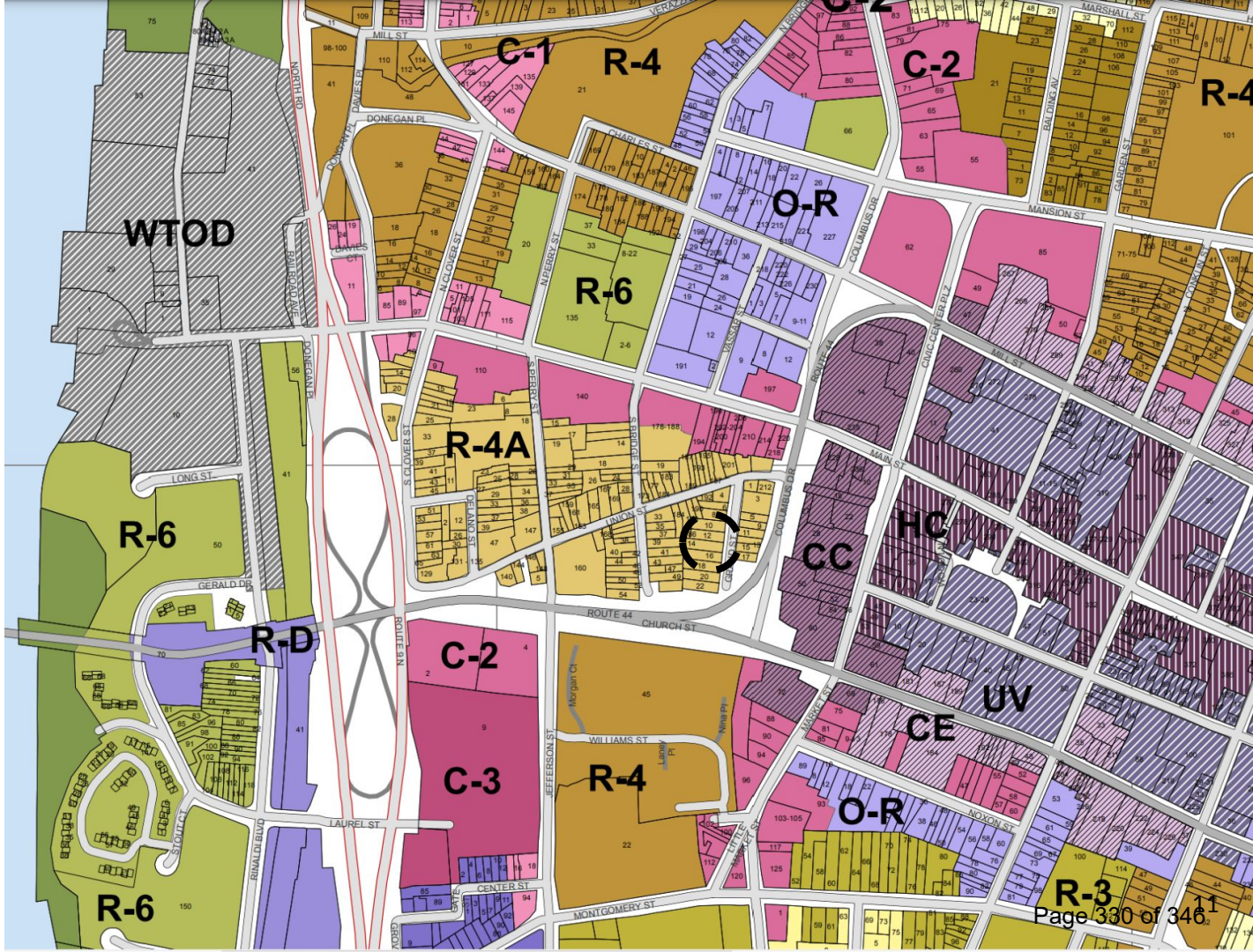
Main House Unaltered

Add 2 BR in existing Carriage House and Site Improvements

(See drawings dated 2/20/24)



This property is located within the Central Urban Density Residence District (R-4A) which does permit multifamily dwellings per code Section **19-3.15(2)(a)4** of the Zoning Ordinance, but would require the following Area Variances from the Zoning Board of Appeals:



ZBA Area Variance

Planning Board Waiver

1. **Section 19-3.19(4)f** *requires the minimum rear yard shall be half the height of the principal structure closest to the rear property line or 15 feet, whichever is greater.*
   The distance between the existing structure and the rear lot line is 0'-0". As the carriage house is existing, compliance is not possible unless this historic artifact is demolished, which would be a loss to the character of the property and the neighborhood.

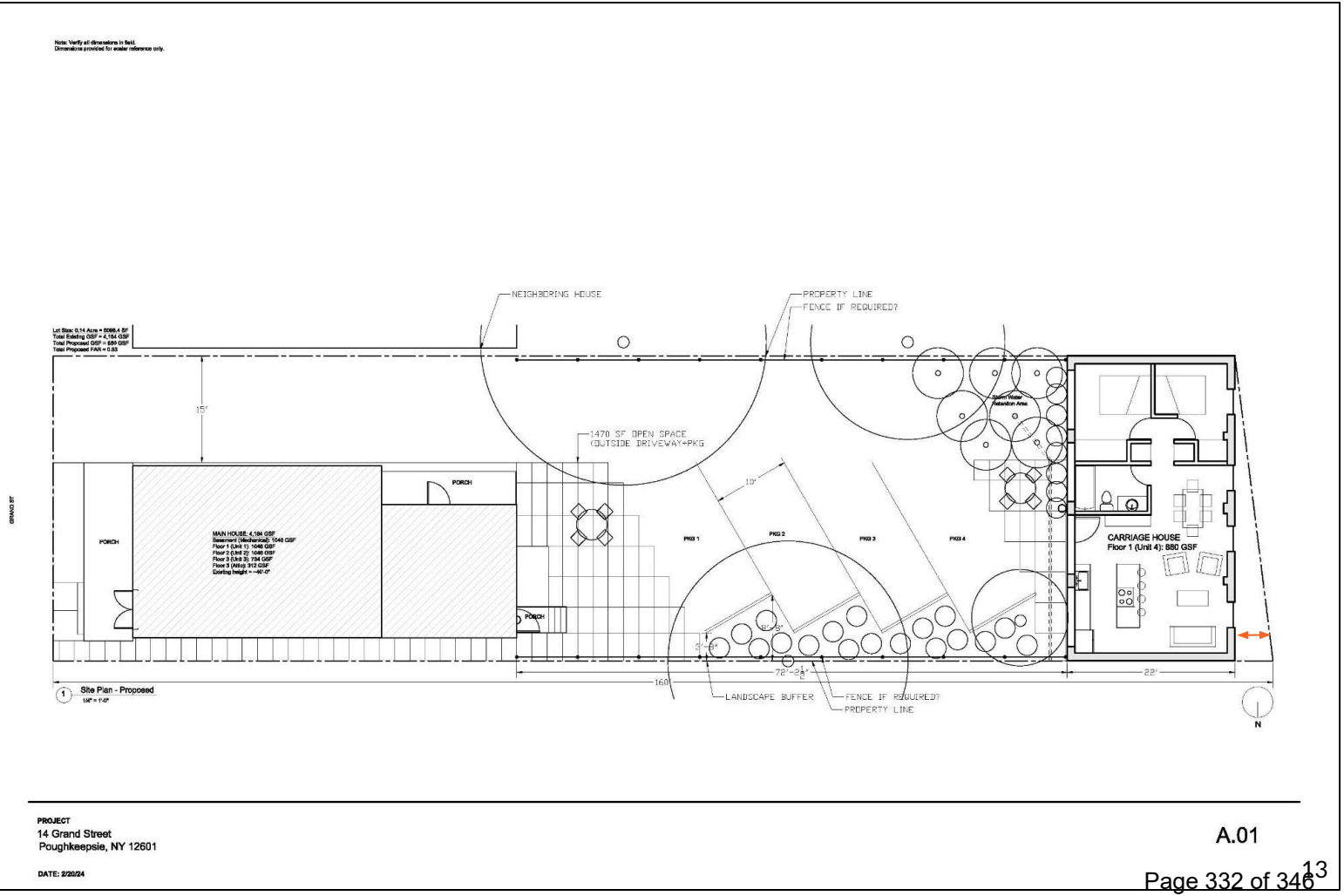
2. **Section 19-3.19(4)(k)** *Required open space. There shall be provided in each multiple dwelling or townhouse development, excluding townhouses on fee simple lots, not less than 200 square feet of usable open space for each efficiency unit; 300 square feet of usable open space for each one-bedroom 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.*
   1400 SF of open space is required and 1470 is provided. It just can't be 30'x40' because of the required parking.

3. **Section 19-4.3(11)** *requires 8 parking spaces for the proposed use (2 for each two-bedroom and 1 for the studio). 4 parking spaces are proposed, one for each apartment.*
   The proposed use is within 600 feet of a municipally operated off-street parking facility. Therefore according to **19-4.3(9)(a**) all or portions of the off-street parking requirement may be waived by the Planning Board.

4. **Section 19-4.11(1)(b) and Section 19-4.3(1) and 19-4.3(2)** *requires that landscape strips of minimum of 3'-0" width be provided along all property lines of multifamily uses with more than 3 parking spaces.*
   This will be provided on the north edge but is not possible to provide on the south edge because of the existing 15' wide driveway. **Per 19-11(1)(b)(2)** an opaque wall or fence of location, height, design and materials approved by the Planning Board may be substituted for part or all of the required landscape strips.

1:

Distance between carriage house and rear lot line cannot be increased without demolition of the existing structure.

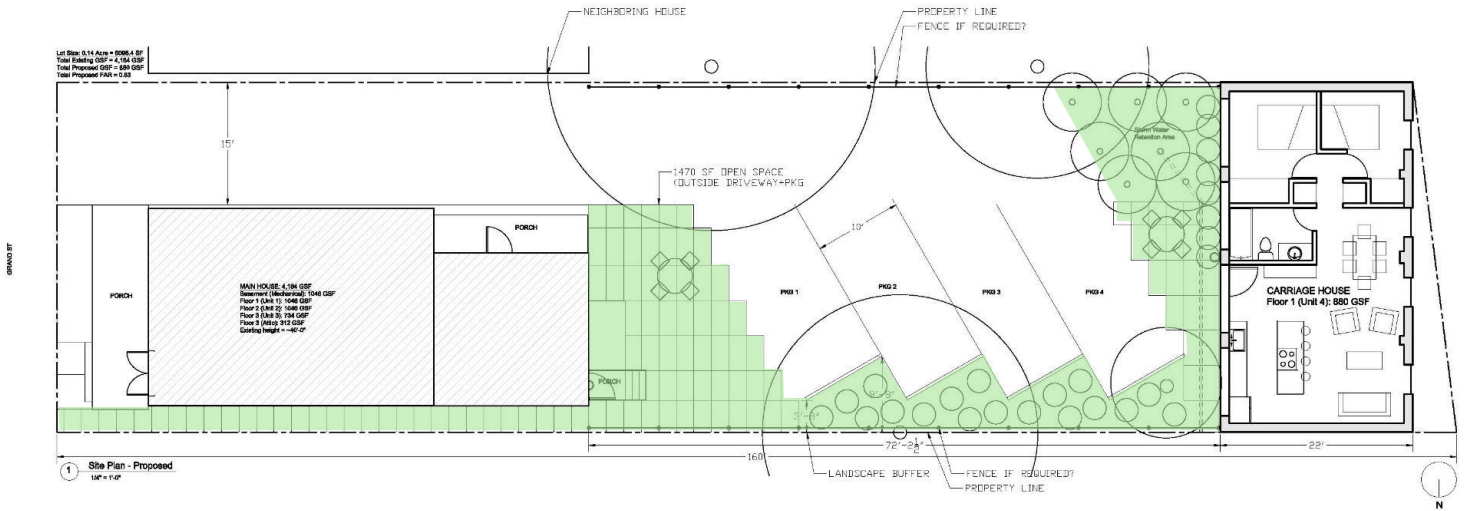


2:

1400 SF of open space is required and 1470 SF is provided. It just can't be 30'x40' because of the required parking.

Note: Verify all dimensions in field.
Dimensions provided for exterior reference only.

USABLE OPEN SPACE *An unenclosed portion of the ground of a lot which is not devoted to driveways or parking spaces.*



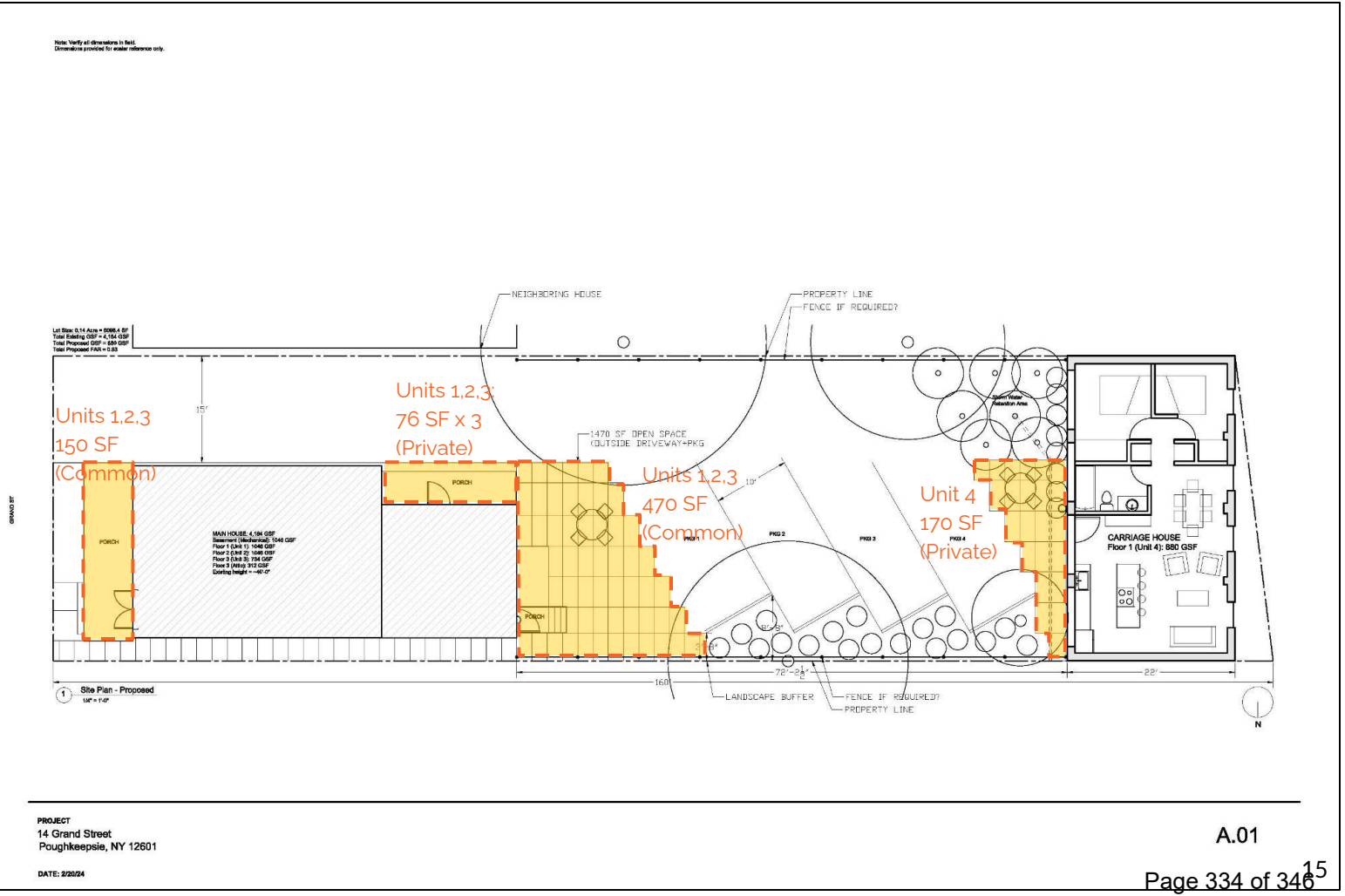
PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24

A.01

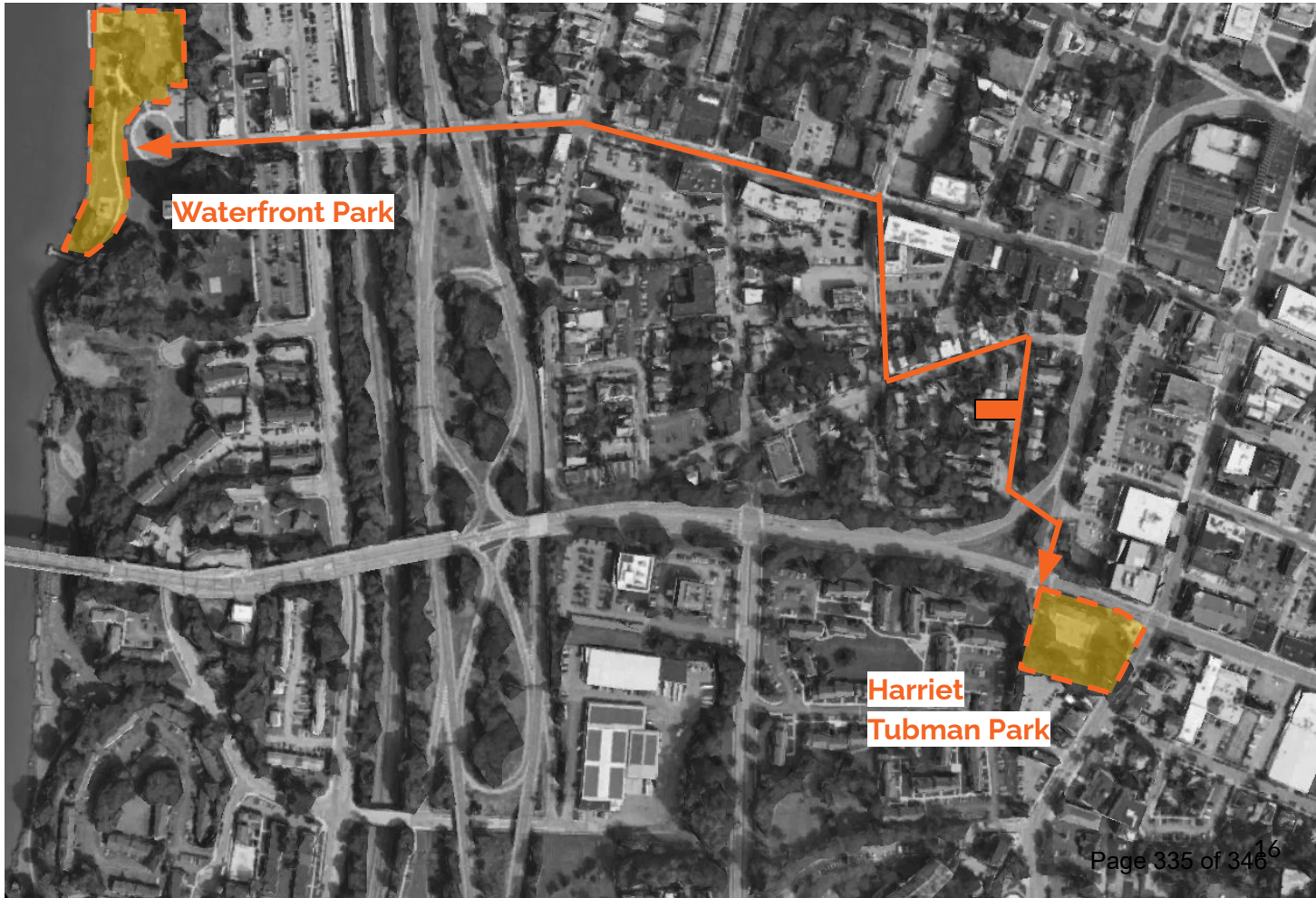
2:

Each unit has private and common space



2:

Parks within 5 minute Walk



3:

4 spaces, one for each unit is proposed. Based on utilization data, each of the two existing 2BRs (ours included) uses one space.

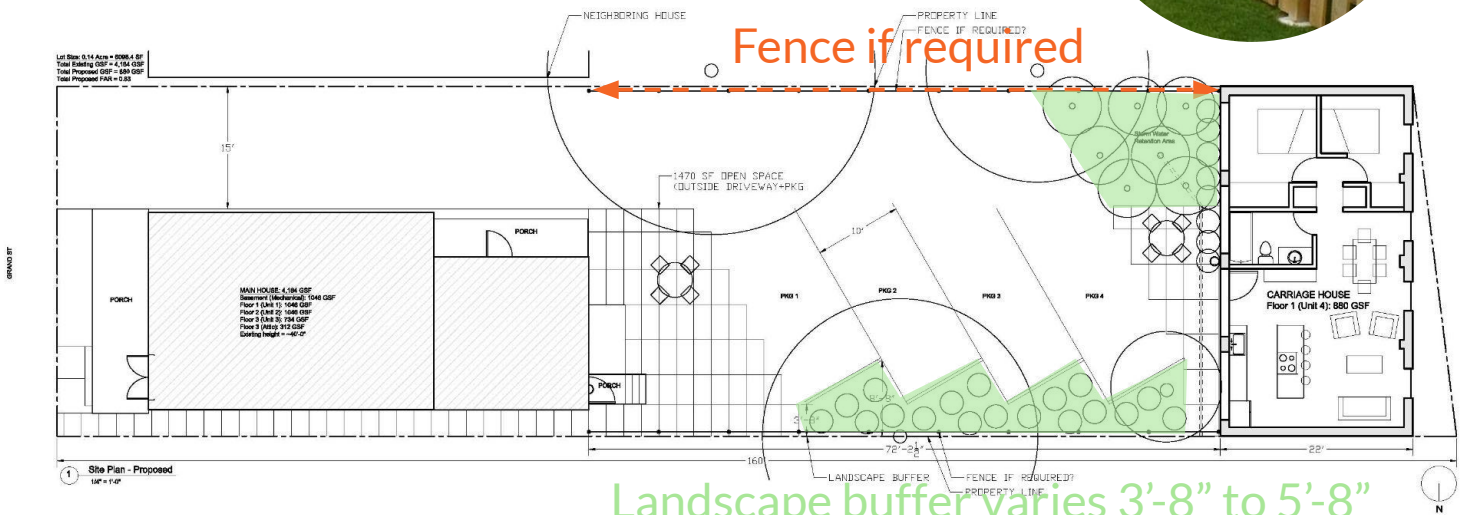
In addition, there is a municipal lot within 600 ft. 10/15 spaces in use. Residential permit only.



4:

Landscape buffer possible on North property Line but not South. Fence may be provided if required.





PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24

A.01

(i) *Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?*

(ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

(iii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

(iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

(v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.)

(i) *Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?*

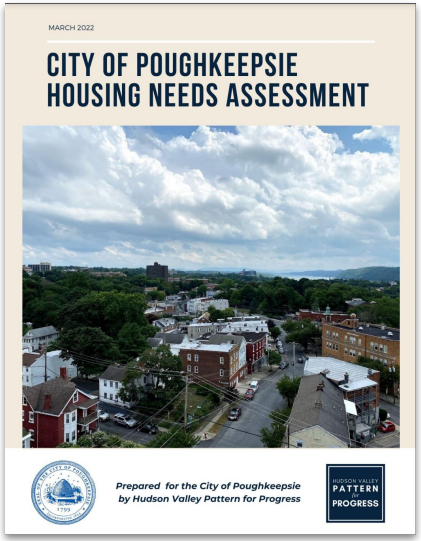
1. Requested area variances are to **accommodate a built condition that pre-existed the zoning code.** No bulk area change from historic condition c. 1870.

2. Use of the property as a 4 family is allowable per code **Section 19-3.15(2)(a)** and fitting within the character of the neighborhood.

3. We would not be the only 4 unit house on the block as noted. **10 Grand St received similar variances in 2003.** It's beautiful carriage house is one of the features that inspired us to live in this neighborhood.

4. So far **letters of support** have been received from 18 Grand and 17 Grand Street.

5. The **2022 Housing Needs Assessment** and Comp plan call for the need of diverse housing types including ADUs. While it is only one unit, every bit helps!



Improve Housing Opportunities

Recommendation: Increase Density Across the City

Recommendation: Develop New Homeownership Opportunities Across the City with a Special Focus on the Northside

Recommendation: Establish a Housing Trust

Recommendation: Create a Housing Inventory and Tracking System for Subsidized Units

Recommendation: Encourage the Creation of Accessory Dwelling Units (ADUs)

Recommendation: Implement Strategic Code Enforcement Strategies

(ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

1. Based on the **Sandborn map dated 1887** and its similar construction type, we are almost certain the carriage house was original to the main house, which was constructed c. 1870 before the proliferation of automobiles. The narrow door widths suggest it was used for horses and buggies. Garage openings are typically 9'-10' wide and as such the carriage house is not suitable for most modern vehicles without significantly altering the historic facade.

2. As the carriage house needs new roof framing, new floor slab, and site improvements, the cost to convert even to tennant storage is significant. We have been quoted construction cost as an apartment of 350K as reflected in the attached estimate from Toolbox construction. From this estimate we can deduce a storage building would cost about 274k. The property value is estimated at 309K according to our current taxes. **The estimated cost of rehabilitation for the carriage house is therefore between 113% and 88% of the total assessed property value. Storage, and even the proposed two bedroom unit, will not increase the property value by that amount.** The most valuable property on the block is 10 Grand at $388,900 for 4 units including a renovated carriage house as a residence. Our construction investment would warrant a valuation of 583K-659K which the market does not bear. As such an investment in the carriage house as a storage facility or a 2BR does not make financial sense from a property value perspective. **Complete demolition would cost about 67K,** which would be a total loss.

3. On a personal level, as a young family working at two non-profit companies, we would have **no means of paying off the construction loan we need for this renovation other than by the rental income it generates** over the next 20-30 years. The only way for any restoration to be financially feasible for us as a family, property value aside, is for this renovation to be income producing. **Financially, it would not be feasible for us to change the existing condition without the requested variances.**

Construction Estimate

CARRIAGE HOUSE RENOVATION 3/11/2024

CLIENT: JUSTIN BROWN, CAROLINE ALSUP

ADDRESS: 14 GRAND STREET POUGHKEEPSIE

ARCHITECT: JUSTIN BROWN DATED 2/20/2024 DRAFT

CONTRACTOR: TOOLBOX CONSTRUCTION INC. PO BOX 251 PLEASANT VALLEY, NY 12569

01 00 00	General Conditions	$	25,987
	Site/Job supervision, Administrative, Protection, Facilities		
02 00 00	Demolition/Site work	$	22,455
	Removal/Disposal, Excavation, Restoration, Drainage		
03 00 00	Concrete	$	14,850
	Slab with haunch		
04 00 00	Masonry Allowance - Brick repair, Stone patio	$	19,475
05 00 00	Metals - Bracketry, beams, plates	$	4,900
06 00 00	Wood/Plastics and Composites - Framing, Timbers, Decking	$	54,223
07 00 00	Thermal/Moisture	$	44,250
	SIP panels, EPDM roof, Flashing, Siding		
08 00 00	Openings - (4) Windows, (4) Doors	$	42,466
09 00 00	Finishes	$	55,863
	L4 finish Gyp, Int/Ext. paint, trim, casing		
15 00 00	Mechanical/ Plumbing Allowance	$	19,000
16 00 00	Electrical Allowance - No Service or Fixtures	$	14,000
	Base Bid Total	$	317,469
10%	Overhead and Profit	$	31,747
	Project Total	**$**	**349,216**

***NOTES, EXCLUSIONS, QUALIFICATIONS**

1. PRICE DOES NOT INCLUDE PERMIT OR INSPECTIONS
2. PRICE DOES NOT INCLUDE UNDERGROUND UTILITIES OR MUNICIPAL CONNECTIONS
3. PRICE DOES NOT INCLUDE UNFORESEEN GROUND CONDITIONS/ROCK REMOVAL
4. PRICE DOES NOT INCLUDE WALL INSULATION
5. PRICE DOES NOT INCLUDE HAZ. MATERIAL ABATEMENT OR TESTING
6. IF ACCEPTED, PAYMENT SCHEDULE WILL FOLLOW
7. FAILURE TO SATISFY INVOICING WILL RESULT IN LAWYER/COLLECTION FEES

~ $67,365 (Full Demolition)

$349,216 (2BR apt)

-55,863 (Finishes)
-19,000 (HVAC+Plumbing)
$274,353 (Storage)

(iii) Are the requested variances substantial?

1. All requested area variances for setback, landscape buffer, parking, and open space pertain to existing historic site conditions and limits original to the property c. 1870 that predated the zoning code.

2. The carriage house has only 7'-9" wide openings and as such cannot be used for cars without significantly altering the historic facade.

3. Storage use is not financially feasible as stated in ii.

4. The proposed use as a four family is by right in R-4a.

(iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

1. There is no change in the existing bulk area proposed.

2. This project will **improve the existing carriage house exterior appearance** by restoring the existing doors, windows, walls, and roof.

3. It will **improve the site** as well with **plantings, fencing and updated stormwater management.**

4. It will increase loads on municipal infrastructure by only 2 sinks and one toilet.

(v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.)

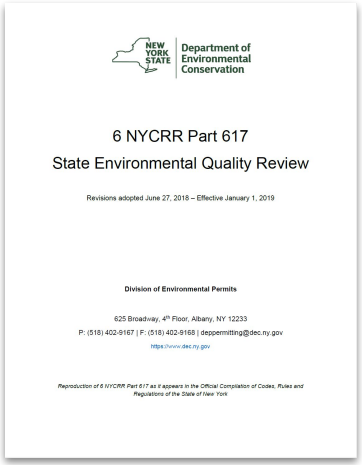
1. All requested area variances for setback, landscape buffer, parking, and open space pertain to existing historic site conditions and limits original to the property c. 1870 that predated the zoning code.

2. No change to the existing bulk area is proposed.

3. The carriage house has only 8' wide openings and as such cannot be used for cars without significantly altering the historic facade.

4. As outlined in ii, an ADU is the only financially feasible path to restoration.

5. **It would not be feasible for us to improve the existing condition without the requested variances** which would be a loss not only for us but the neighborhood at large.



NEW YORK STATE | Department of Environmental Conservation

6 NYCRR Part 617

State Environmental Quality Review

Revisions adopted June 27, 2018 – Effective January 1, 2019

Division of Environmental Permits

625 Broadway, 4th Floor, Albany, NY 12233

P: (518) 402-9167 | F: (518) 402-9168 | deppermitting@dec.ny.gov

https://www.dec.ny.gov

Reproduction of 6 NYCRR Part 617 as it appears in the Official Compilation of Codes, Rules and Regulations of the State of New York

Section 617.5 (18) *Type II Actions*

Reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 [Type I Actions] of this Part;