

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, April 23, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of March 26, 2024 Minutes

III. ADJOURNED APPLICATIONS

1. **481 MAIN STREET: SITE PLAN**
REVIEW ADJOURNED TO THE MAY 29TH MEETING
2. **45 READE PLACE: SITE PLAN**
REVIEW ADJOURNED TO THE MAY 29TH MEETING
3. **LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
PUBLIC HEARING AND REVIEW ADJOURNED TO THE MAY 29TH MEETING

IV. REVIEW OF RESOLUTIONS

1. **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

V. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

1. 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

2. 110 SOUTH GRAND AVENUE: SITE PLAN

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

3. 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

VI. 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. 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

3. 654 MAIN STREET/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



**City of Poughkeepsie
Planning Board Meeting Draft Minutes
Tuesday, March 26, 2024, 7:00 PM**

Present	Excused	Staff
Anne Saylor Rosaura Andújar- McNeil Nick DeLuccia Chris Petsas	Marjorie Smith Brian Veltre Paul Ackermann	Tyler Maegerle, Junior City Planner Joanna Longcore, Assistant Corporation Counsel Richard Distel, City Planner Tyler Maegerle, Junior Planner Lori Garcia, Board Administrative Assistant Chris Kroner, MASS Design

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of February 21, 2024 Minutes

Motion made to accept the minutes with minor spelling edits
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

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.

3. 70 AND 72-78 PROSPECT STREET: SITE PLAN

Applicant requested to adjourn review to April 23rd meeting.

4. 9 DUTCHESS AVENUE - SITE PLAN

Applicant requested to adjourn review to April 23rd meeting.

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

Motion made to approve revised resolution
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

Presenting: Abe Ramadan and Johanny Pagan, Owners

Motion was made to establish \$500 architectural escrow
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

Motion was made to hold a public hearing on April 23rd
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

2. 110 SOUTH GRAND AVENUE: SITE PLAN

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

Presenting: Micael Berta, Architect
Joe Berger, Engineer

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

3. 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
Property owner

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

4. 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

Presenting: Jay Diesing, Mauri Architects
and (inaudible)

Motion was made to circulate to relevant agencies
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

Motion was made to establish a \$2,000 architectural escrow
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

5. 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

Presenting: Chris Lapine, LaBella and Associates

6. 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

Presenting: Justin Brown, Owner

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

Motion was made to hold a public hearing on April 23rd

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- 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

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

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

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

PROJECT INFORMATION

New construction: _____(yes) ☒ (no)
Change of use: ☒ (yes) _____ (no)
Expansion/addition: _____ (yes) ☒ (no)
Alteration: ☒ (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) ☒ (No)
Is municipal parking available within 600 feet? ☒ (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 N/A
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.) 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, N/A Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

I, 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

Signature of Applicant

26 December 2023

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, RA AIA

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

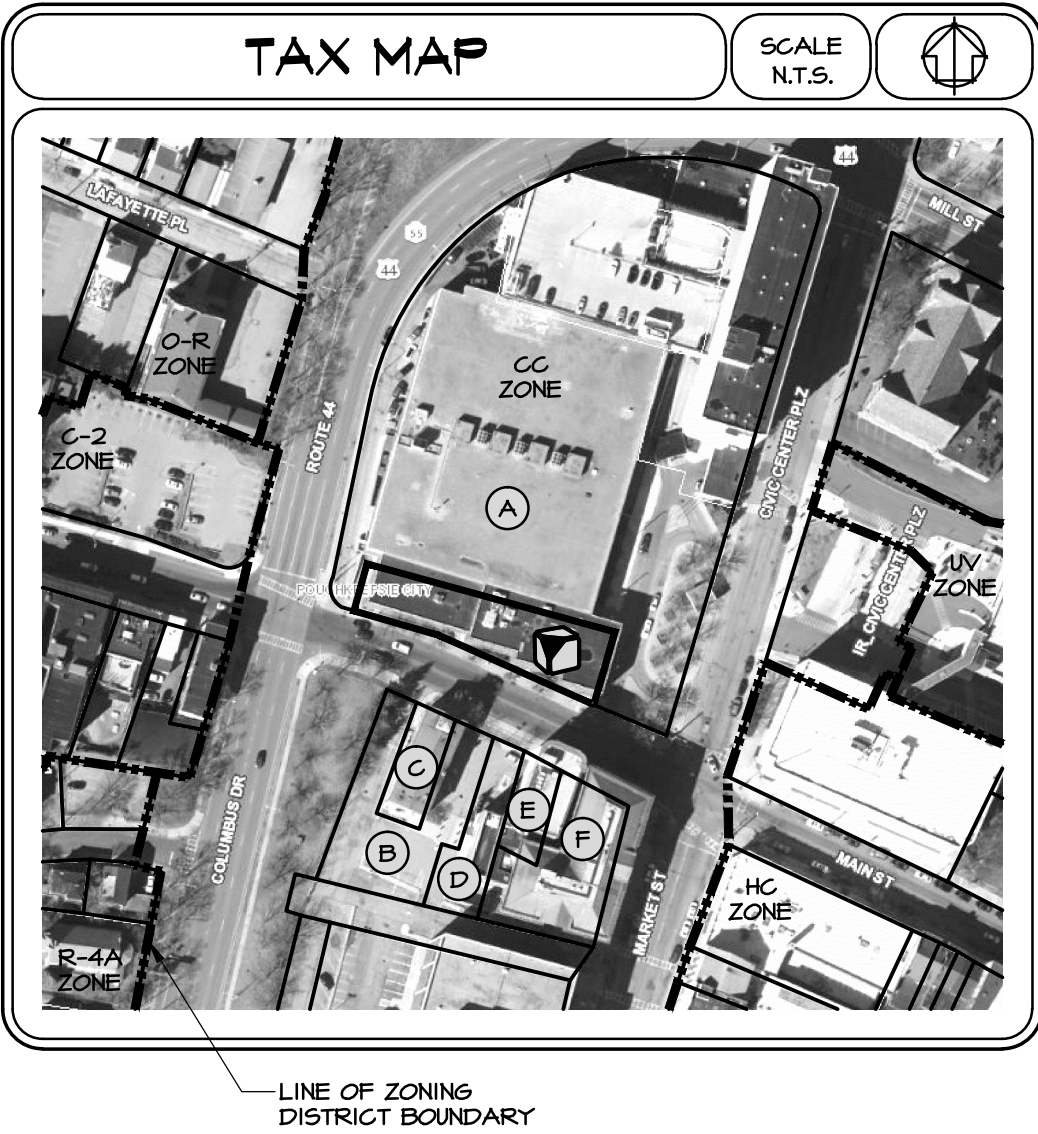
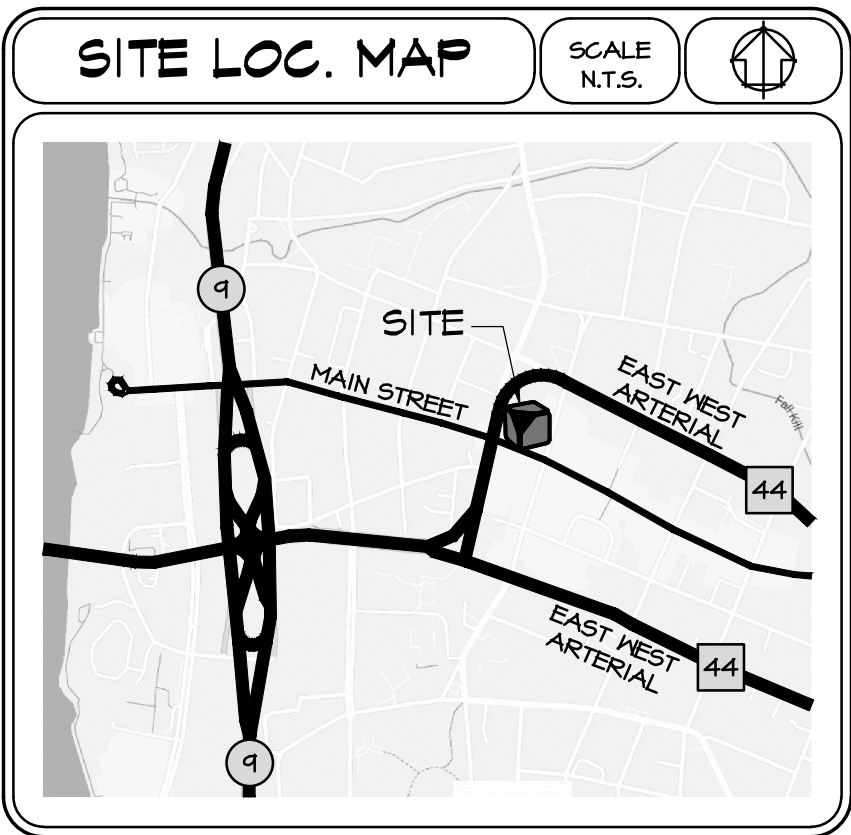
CITY ENGINEER

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



TAX MAP INFORMATION

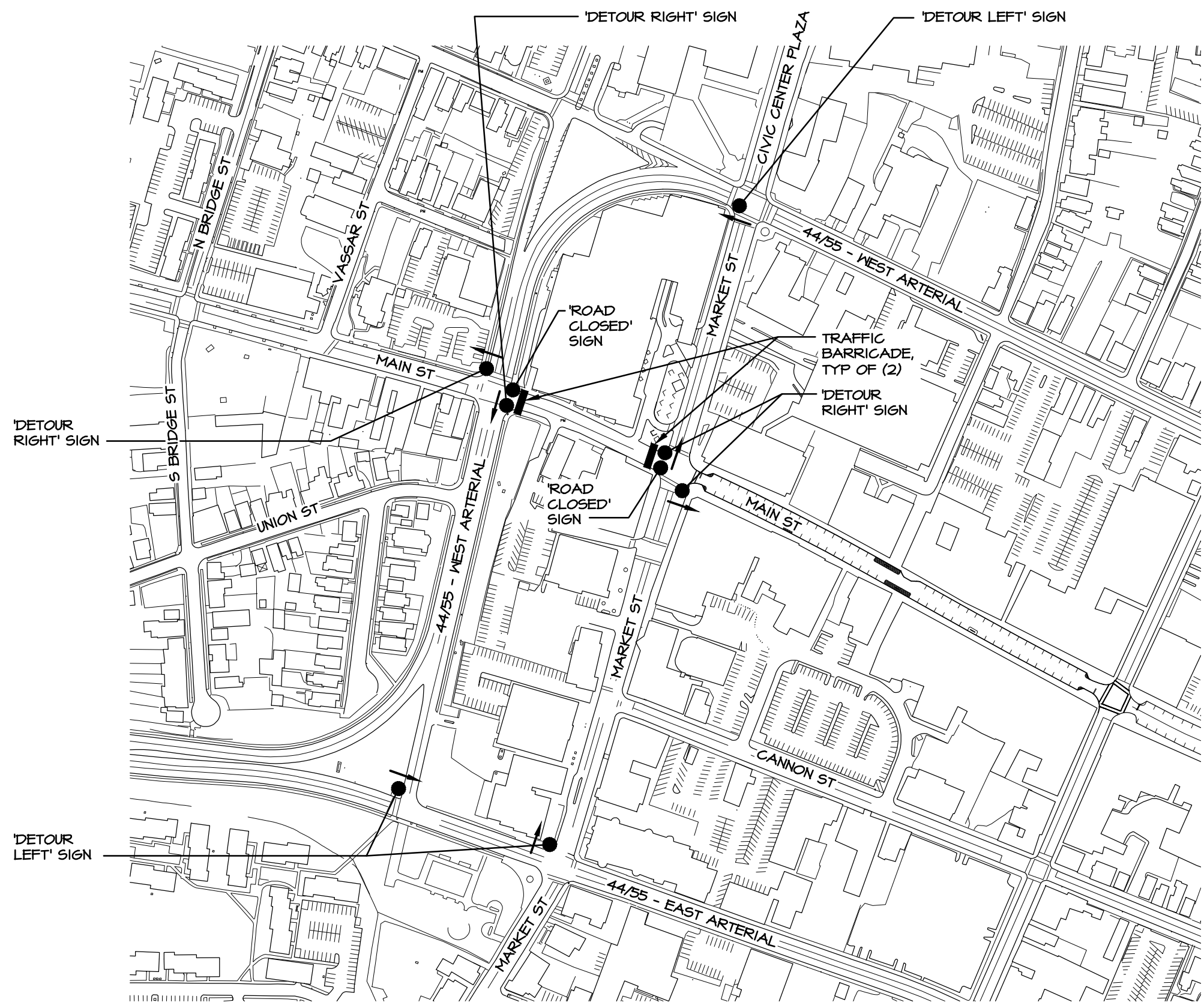
SYMBOL	GRID NUMBER	OWNER OF RECORD
■	6162-TT-014124	ELIAN & JUSTIN REALTY LLC 971 ALLEN LANE WOODMERE, NY 11540
Ⓐ	6162-64-020100	MID-HUDSON CIVIC CENTER, INC 14 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
Ⓑ	6162-TT-008101	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
Ⓒ	6162-TT-009112	DUTCHESS COUNTY 22 MARKET STREET POUGHKEEPSIE, NY 12601
Ⓓ	6162-TT-014105	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
Ⓔ	6162-TT-019101	COUNTY OF DUTCHESS 22 MARKET STREET POUGHKEEPSIE, NY 12601
Ⓕ	6162-TT-022102	COUNTY OF DUTCHESS COURT HOUSE 22 MARKET STREET POUGHKEEPSIE, NY 12601



ZONING DATA CHART				
CITY OF Poughkeepsie PARCEL #6162-TT-014124				
ZONE	PID-CC	REQUIRED		EXISTING
LOT AREA		MIN	N/A	0.24 ACRES ± (12,804 SF ±)
BUILDING HEIGHT		MIN	3 STORIES	3 STORIES
		MAX	6 STORIES	
LOT COVERAGE		MIN	50%	42.5% ±
OPEN SPACE		MIN	15%	0%
FRONT YARD SETBACK		MIN	0'-0"	0'-0" ±
		MAX	15'-0"	0'-0" ±
SIDE YARD SETBACK		MIN	0'-0"	0'-0" ± (EAST) 6'-11" ± (WEST)
REAR YARD SETBACK		MIN	8'-0"	0'-0" ±
FRONTAGE OCCUPANCY		MIN	80%	47% ±
		MAX	100%	47% ±
PARKING:			0.5 X 22 UNITS = 11	
MULTIFAMILY RESIDENTIAL DWELLING	0.5 SPACE / UNIT PLUS 1 VISITOR / 10 UNITS	MIN	22 / 10 = 2.2 13.2	0 PARKING SPACES
GENERAL RETAIL	1 SPACE / 500 SF		6,200 SF / 500 = 12.4 13.2 + 12.4 = 25.6 26 SPACES TOTAL	0 PARKING SPACES

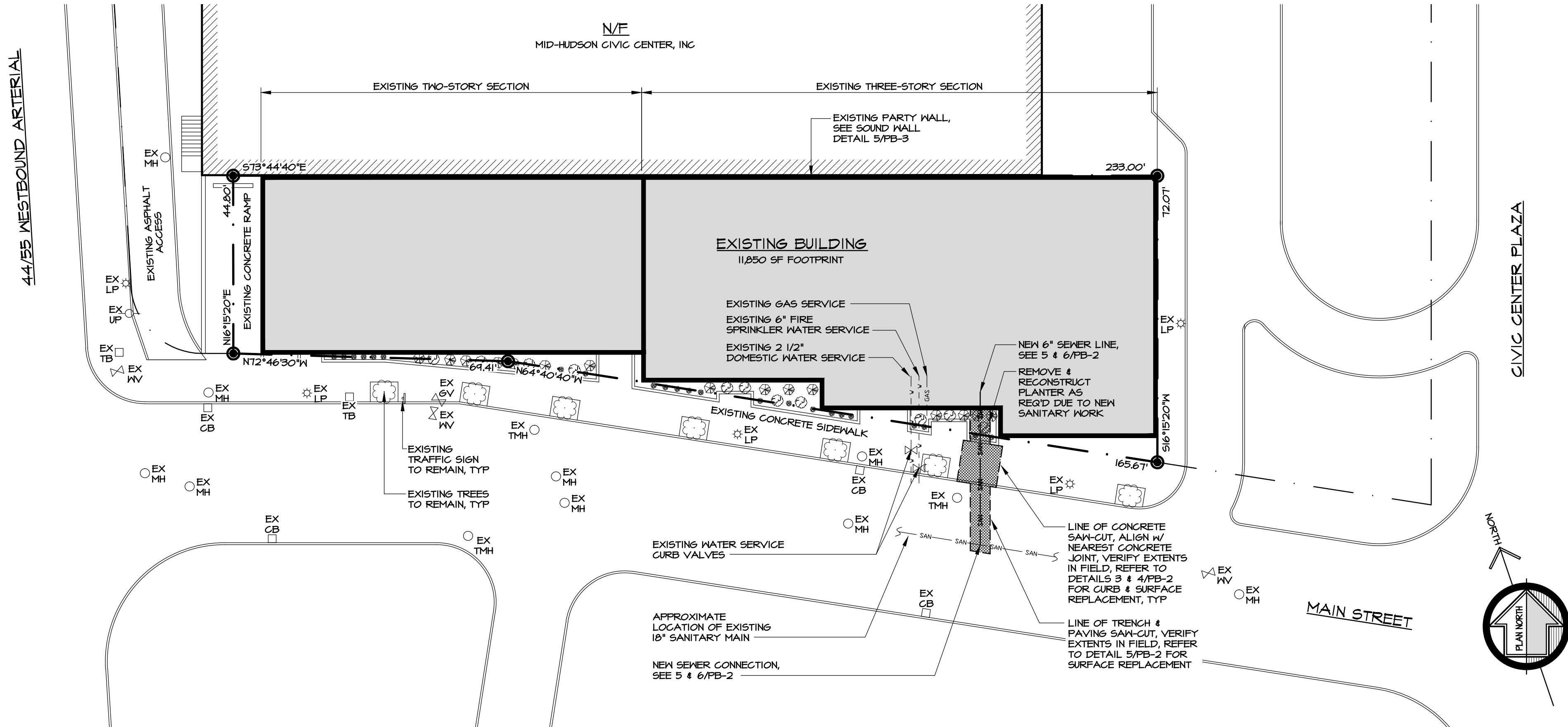
GENERAL NOTES

- THE PROPOSED BUILDING SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
- PROJECT LOCATED IN THE CITY OF Poughkeepsie FIRE DISTRICT.
- PROJECT LOCATED IN THE Poughkeepsie CITY SCHOOL DISTRICT.
- 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.
- 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.
- 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.



PROPOSED DETOUR PLAN

SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

project no.
19-56.23

date
26 DEC 2023

drawn by
BP

description

revision
date

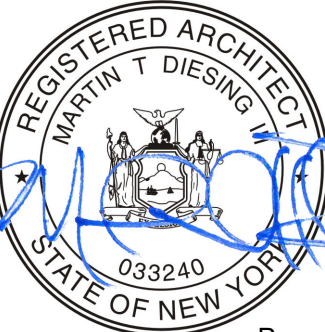
PROPOSED MIXED-USE BUILDING:
235 MAIN STREET
233 - 237 MAIN STREET
POUGHKEEPSIE, NY

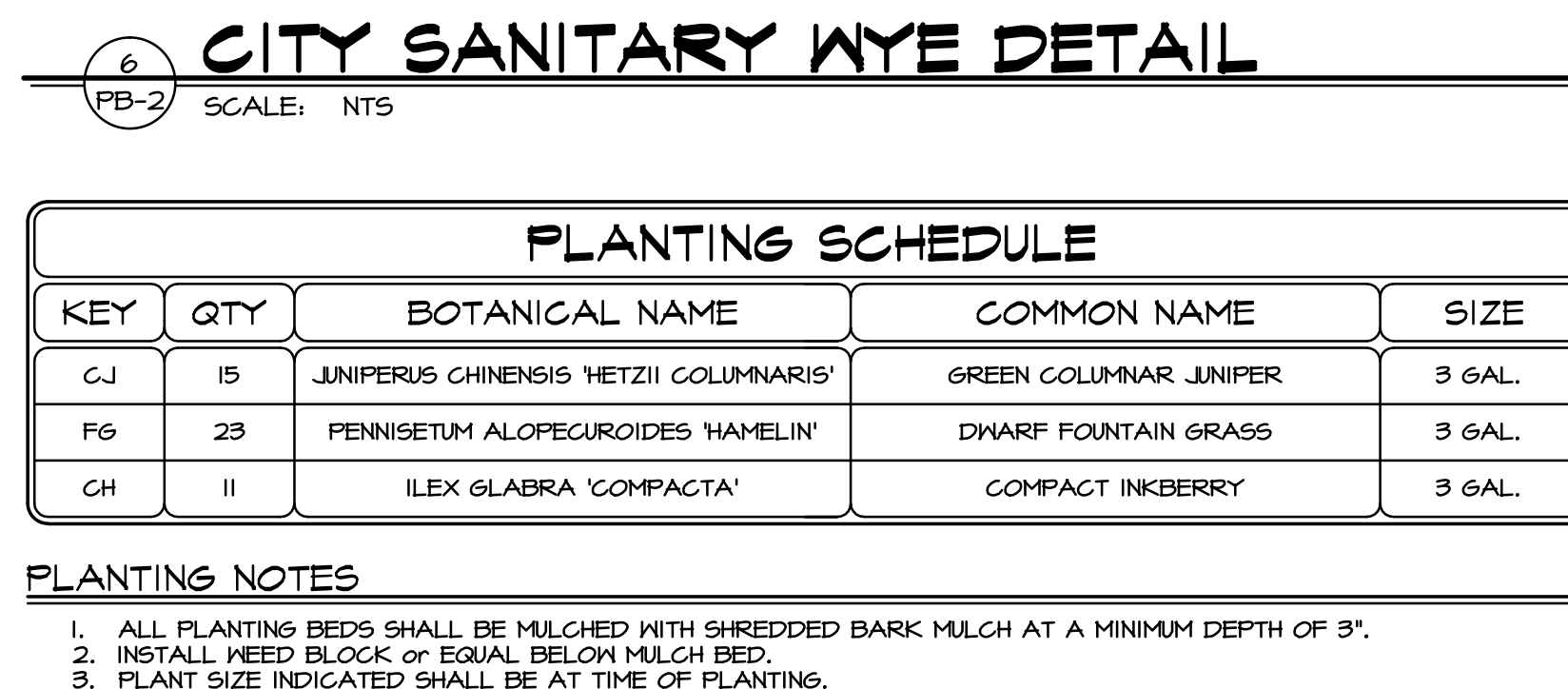
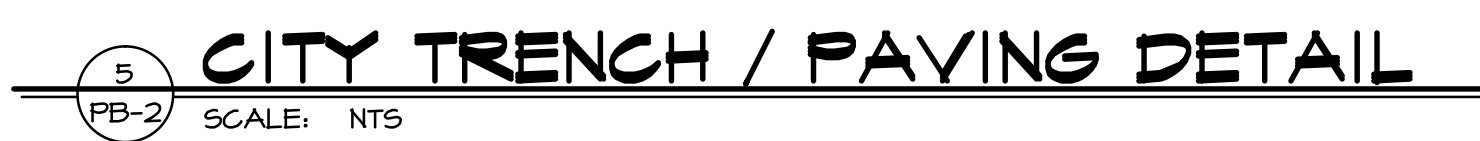
PROPOSED SITE PLAN & ZONING DATA CHART

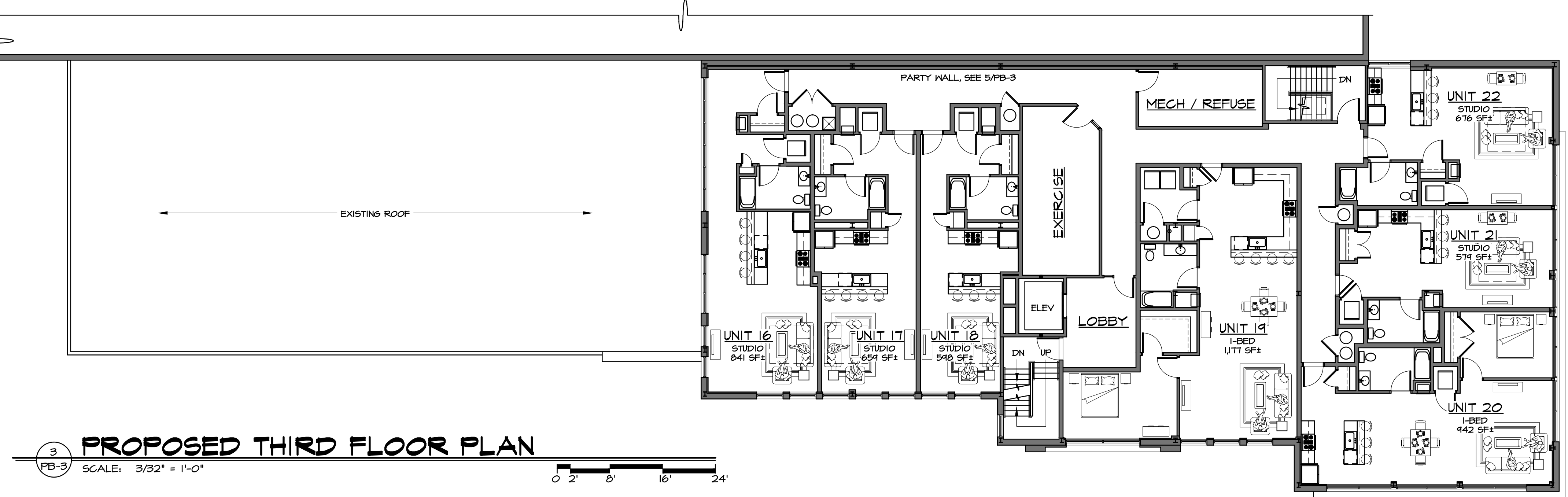
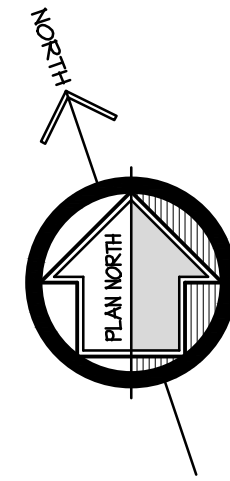
MAURI ARCHITECTS PC
73 MANSON STREET Poughkeepsie NY 12601 845.452.0330 mauri-architects.com

PROJECT NO.
PB-1

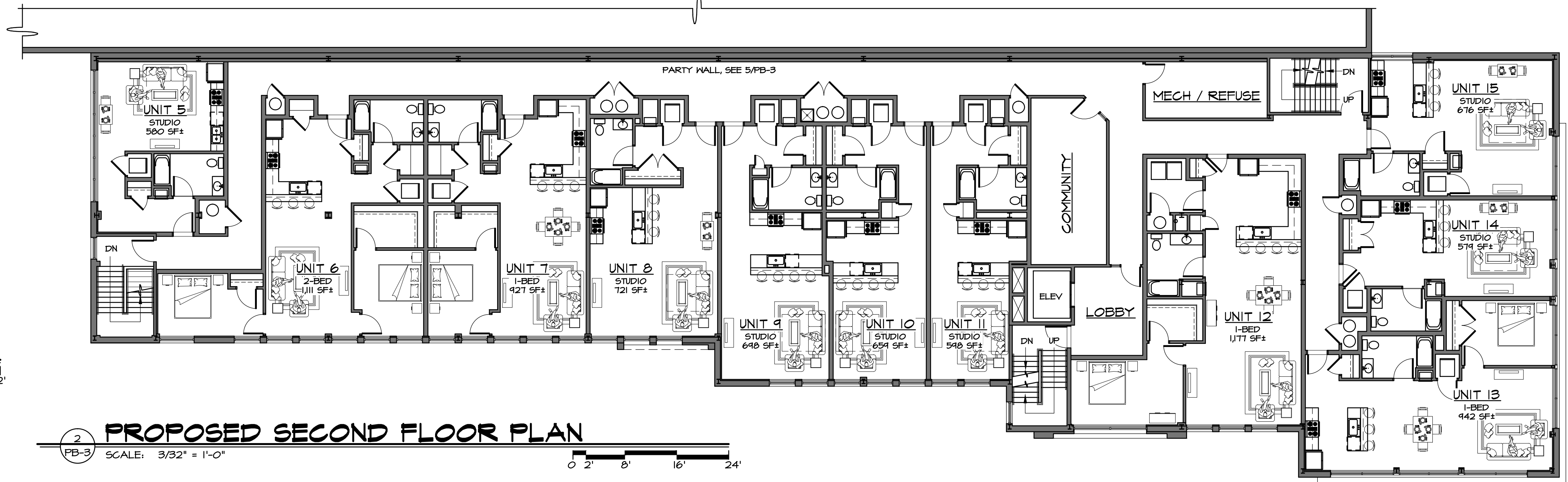
PURSUANT TO SECTION 645 (b) OF
THE REGULATION OF THE
COMMISSIONER OF EDUCATION
AUTHORIZED ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW



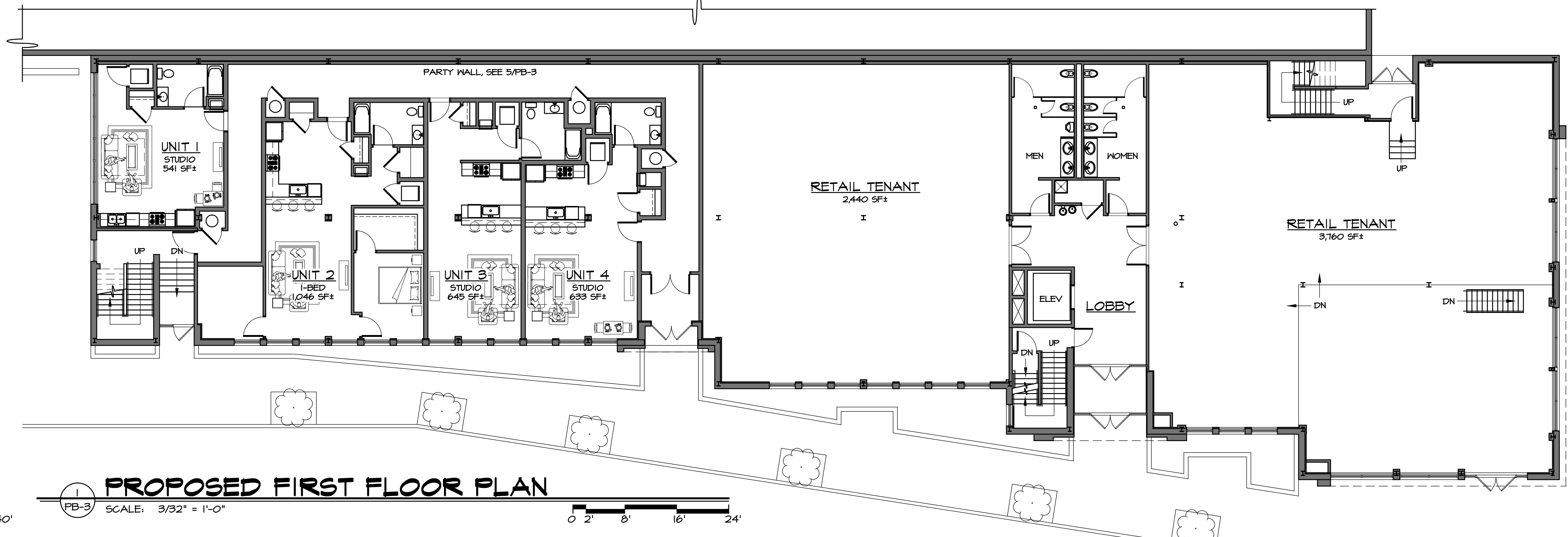




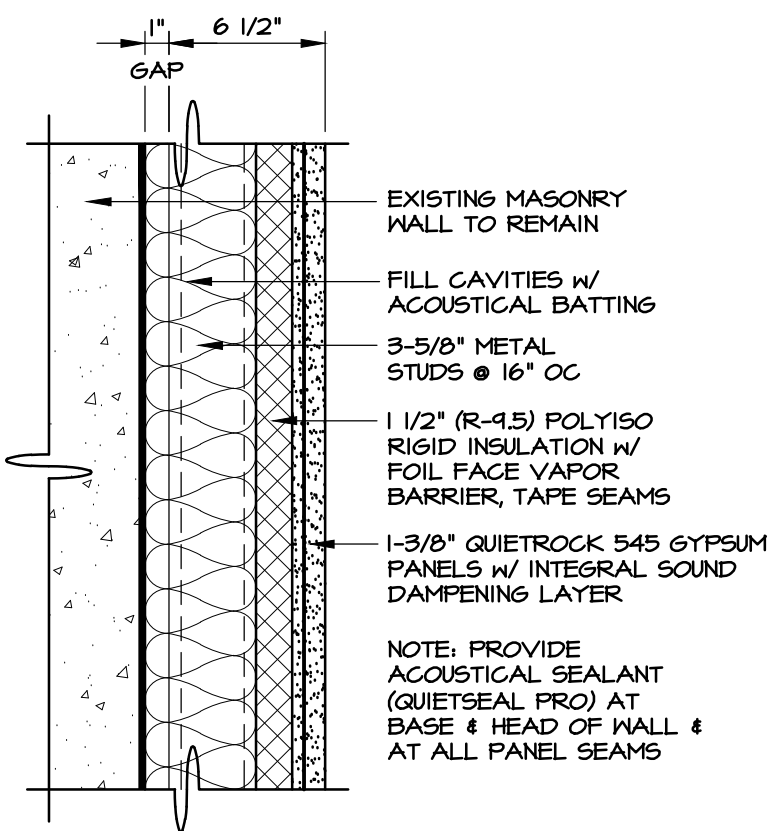
3 **PROPOSED THIRD FLOOR PLAN**
PB-3 SCALE: 3/32" = 1'-0" 0' 2' 8' 16' 24'



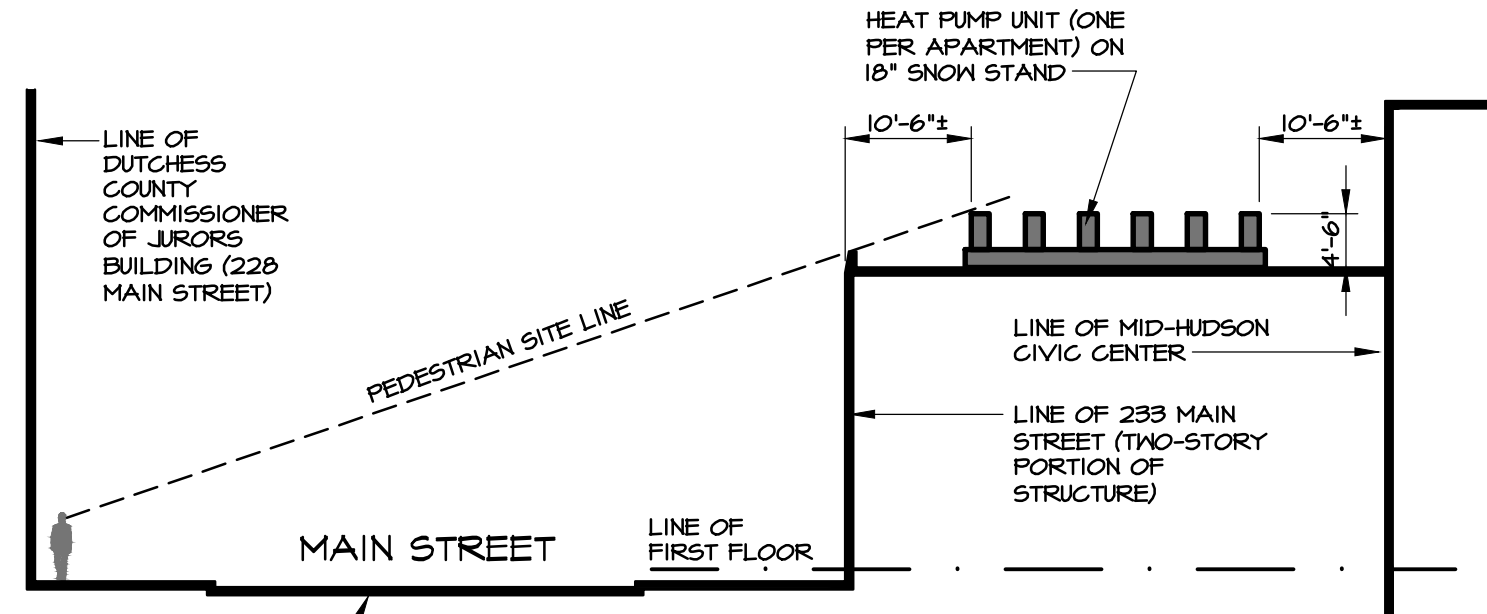
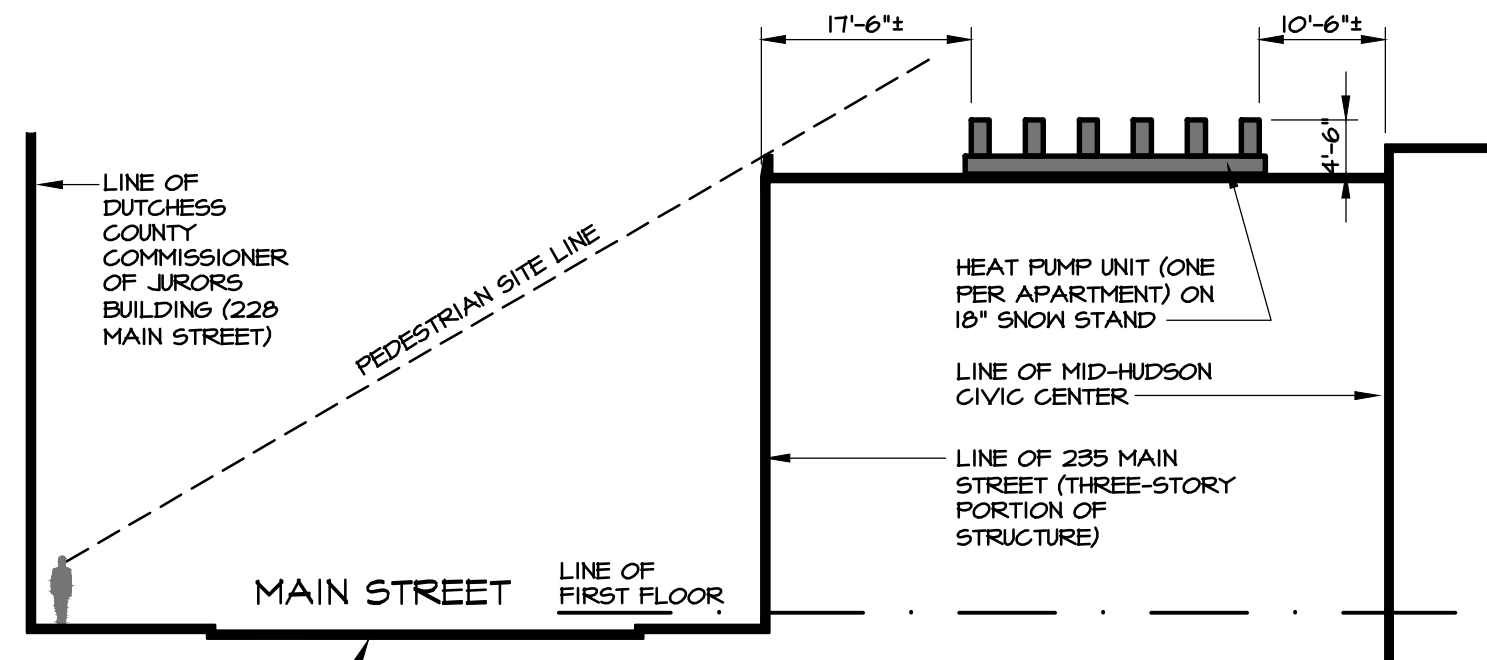
2 **PROPOSED SECOND FLOOR PLAN**
PB-3 SCALE: 3/32" = 1'-0" 0' 2' 8' 16' 24'



1 **PROPOSED FIRST FLOOR PLAN**
PB-3 SCALE: 3/32" = 1'-0" 0' 2' 8' 16' 24'



5 **PARTY WALL SOUND DETAIL**
PB-3 SCALE: 1-1/2" = 1'-0" 0' 6' 1' 2'



4 **ROOFTOP UNIT SITELINE SCHEMATICS**
PB-3 SCALE: 1/16" = 1'-0" 0' 2' 10' 20' 40'

project no.
19-56.23

date
26 DEC 2023

drawn by
BP

revision	date	description

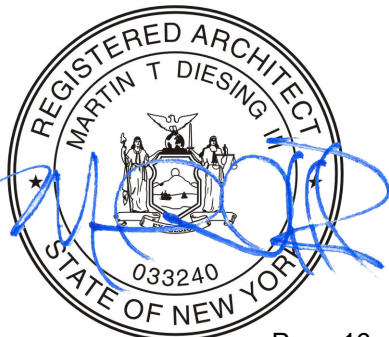
PROPOSED MIXED-USE BUILDING:
235 MAIN STREET
233 - 237 MAIN STREET
POUGHKEEPSIE, NY

PROPOSED FLOOR PLANS & DETAILS

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.0030 mauri-architects.com

SCALE TO:
PB-3

PURSUANT TO SECTION 645 (b) 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

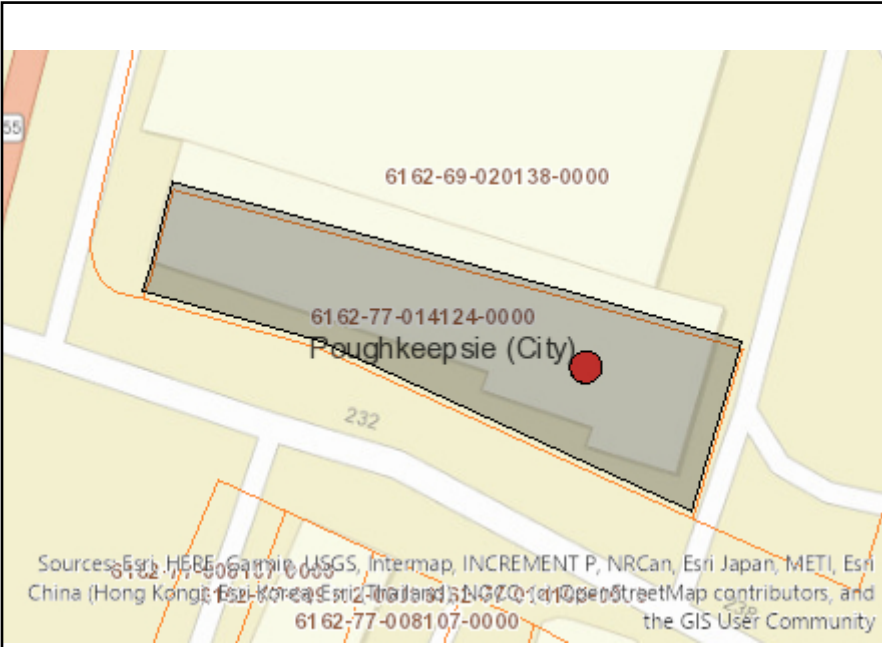
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 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
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.		NO ☒	YES ☐
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		NO ☐	YES ☒
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: NYS DEC Spill Record: 9604976 - #2 Fuel Oil, 235 Main Street, Closed July 29, 1996	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jay Diesing, RA AIA - Mauri Architects PC</u> Date: <u>December 26, 2023</u> Signature: <u></u> Title: <u>Architect</u>		



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).

Elia & 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 Elia & 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



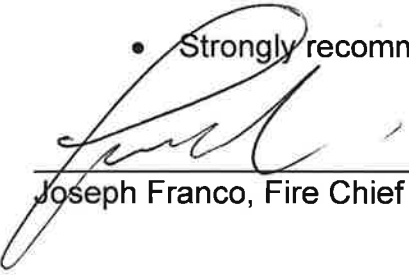
SITE PLAN REVIEW FORM

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

March 23, 2024

City of Poughkeepsie Planning Board
Attn: Anne Saylor,, Chairperson
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Joe Donat, Director of Development

RE: 2020-013: 235 Main Street

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

In July of 2020, our office began reviewing this application for 235 Main Street. We are encouraged to see that the project has progressed into construction, and MASS has since been asked to review the latest set of drawings for conformance with the original approved proposal. MASS would like to make the following comments to assist the Planning Board's review.

The project drawings and application still indicate that the intent is to convert the existing office building into a mixed use building with multi-family residential dwellings and First Floor Retail space.

MASSING

The originally approved drawings incorporated an addition to the third floor level, but that piece of the project is no longer proposed.

From an architectural perspective, we take no issue with the design team renovating the structure without changing the massing.

The original proposal considered balconies for the residential units. The new set does not include those exterior elements.

While we don't initially take issue with balconies, it is worth stating that the balconies were a desirable component of the conversion to mixed use, and without them the fenestration of the building is curious, as we don't see any operable window units incorporated in the documents that we were provided.

ARCHITECTURAL DETAILS, MATERIALS, AND METHODS

A. New Materials - Metal Paneling

These look to be in conformance with the original design proposal.

B. Existing Brick Masonry

The staining of the existing brick masonry appears to be in conformance with the original design proposal. The stained brick is allowing the masonry to correspond to the proposed metal panelized parts of the facade, as intended.

C. Windows

- 1. We advised the design team to consider a dark frame color for cleanliness, durability and compatibility to the final facade color selections, and it appears that that guidance was followed.*
- 2. We originally recommended that the design team consider a casement or hopper functionality, for better airflow performance. The planning*

Architectural Review for City of Poughkeepsie Planning Board

RE: 2020-013 235 Main Street

Page 1

board should understand the mechanical air and passive air strategies for the interior units (if any), and whether any other exterior modifications are proposed towards those goals.

LANDSCAPE

- A. As the plans still indicate that a few residential units will be located on the ground floor - *we still recommend that the planning board request some taller species plantings and any other supplemental devices would offer privacy for those apartment units.*
- B. The applicant noted that there has been some significant sidewalk upheaving potentially due to the root growth of the street trees, and therefore the applicant is considering requesting tree replacements and sidewalk improvements along Main Street. It was noted while there may be one existing different specimen along the property, that the maturing locust trees offer terrific shade and recognizable fall color along the Main Street corridor at 235 Main Street. ***As both the sidewalk and the street trees lay beyond the project site boundaries, we understand that any further discussions of sidewalk remediation would need to include the Department of Public Works (DPW) and proposals for tree replacements would need to include the Shade Tree Commission.***

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

SITE UTILITIES & SYSTEMS

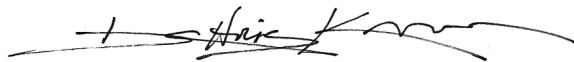
- A. *Please clarify areas and any visible mechanical systems or meters that will be incorporated into the renovation.*

SITE SAFETY // LIGHTING

- A. Lighting was discussed at length as an important consideration to the successful upgrade of this property. *Could the design team clarify any lighting changes still proposed?*

We see the reactivation of this building as a highly critical piece of the Poughkeepsie Main Street future, and therefore we look forward to the evolution of this important project.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 3-21-24

PROJECT ADDRESS: 233-237 Main St

PROJECT NAME:

OWNER: Ellan & Justin Realty LLC

ENGINEER/ARCHITECT: Mauri Architects PC



The site plan is acceptable and will be signed with no conditions.



The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:

Eric Philipp
Building Inspector

Dutchess County Department of Planning and Development		Fax Info Only	To Co./Dept. Fax #	Date #pgs From Phone #	
239 Planning/Zoning Referral - Exemption Communities					
Municipality: City of Poughkeepsie					
Referring Agency: Planning Board					
Tax Parcel Numbers(s): 0141240000					
Project Name: 235 Main Street - Conversion to Residential and Retail					
Applicant: Jay Diesing Mauri Architects					
Address of Property: 233-237 Main St, Poughkeepsie, NY 12601					
Please Fill in this section	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.) ☐ Rezoning 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: 3/25/2024				
	Entered By: Knauss, Judith				

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 3/18/2024	Notes:		☐ Major Project
Date Received: 3/18/2024			
Date Requested: 3/25/2024			Referral #: ZR24-035
Date Required: 4/17/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 4/5/2024			



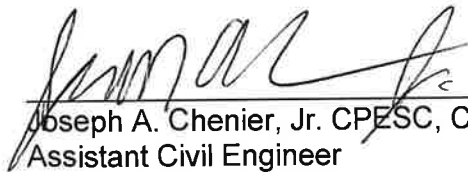
THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #1

1. Date: March 20, 2024
2. Name of Site Plan: Proposed Site Plan
3. Address or Location: 233-237 Main Street
4. Owner: Elian & Justin Realty LLC
5. Engineer/ Architect: Mauri
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Verify proposed water and sewer services are sufficient for the proposed change in use. Provide documentation from design professional to verify. Include discussion of fire flow.


Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer



**THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT**

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



SITE PLAN REVIEW FORM

TO: Planning Board
FROM: Fire Chief Joseph Franco
DATE: April 2, 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:



Joseph Franco, Fire Chief

4/2/2024

Date



**THE CITY OF POUGHKEEPSIE
PLANNING BOARD
DRAFT APPROVAL RESOLUTION
233-237 MAIN STREET
APRIL 23, 2024**

Present:

Excused:

Absent:

WHEREAS, the Planning Board has received an application from Jay Diesing, RA AIA – Mauri Architects PC 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, File #2023-091; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Jay Diesing, RA AIA, Mauri Architects PC, dated 12/26/23, and supplemental documentation; and,

WHEREAS, the proposed use requires twenty-six (26) off-street parking spaces while none are provided on the site, which is fully developed; and,

WHEREAS, the required twenty-six (26) parking spaces will be provided via fee in lieu of off-street parking as outlined in Section 19-3.37(13)(e) of the Zoning Ordinance, a total of \$130,000; and,

WHEREAS, at the April 23rd, 2024 meeting the Planning Board as Lead Agency of the uncoordinated SEQRA action adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, 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 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, with the following conditions:

•

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

I. PROPERTY ADDRESS:	<u>Johanny Properties, LLC 579 MAIN ST</u>	OFFICE USE ONLY CODE: PLSF ID # _____ FEE: _____ Total, from: \$500, plus \$ _____ (\$150 per 1000 square feet of floor area), plus \$ _____ (\$35 per number of required parking spaces), plus \$ _____ (\$500 for special permit, if applicable)
II. PROPERTY OWNER:	<u>Johanny Properties, LLC</u>	
ADDRESS:	<u>1950 Hutchinson River Pkwy, Suite 10B</u>	
	<u>Bronx</u>	
	<u>New York 10461</u> (state and zip code)	
PHONE NUMBER:	<u>845-656-1036</u> (include area code)	
III. NAME OF APPLICANT:	<u>Joshua E. Mackey of Mackey Butts & Whalen, LLP</u>	
ADDRESS:	<u>3208 Franklin Avenue</u>	
	<u>Millbrook</u>	
	<u>New York 12545</u> (state and zip code)	
PHONE NUMBER:	<u>845-677-6700</u> (include area code)	
EMAIL ADDRESS:	<u>jmackey@mbwlawyers.com</u>	
(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)		
IV. CONSULTANT:	<u>Mackey Butts & Whalen, LLP & A. Hennessy & Architects</u>	
ADDRESS:	<u>3208 Franklin Ave, Millbrook - Mackey Butts & Whalen</u>	
	<u>1200 Stony Brook Ct. Newburgh, NY - A. Hennessy</u>	
	_____ (state and zip code)	
PHONE NUMBER:	<u>(845) 677-6700 & (845) 561-7500</u> (include area code)	
V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):	<u>Mix Use - Residential</u> <u>and Commercial</u>	
VI. ZONING DISTRICT:	<u>C-2A District</u>	

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

PROJECT INFORMATION

New construction: _____ (yes) ^X _____ (no)
Change of use: _____ (yes) ^X _____ (no)
Expansion/addition: _____ (yes) ^X _____ (no)
Alteration: _____ (yes) ^X _____ (no)
Cost of Construction: \$ \$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
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)

VARIANCE GRANTED
ON 2/12/24
(R) 3/5/24

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 3

Number with three or more bedrooms: _____

Total number of units: 3

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: 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

MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

March 14, 2024

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

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

Reply to:

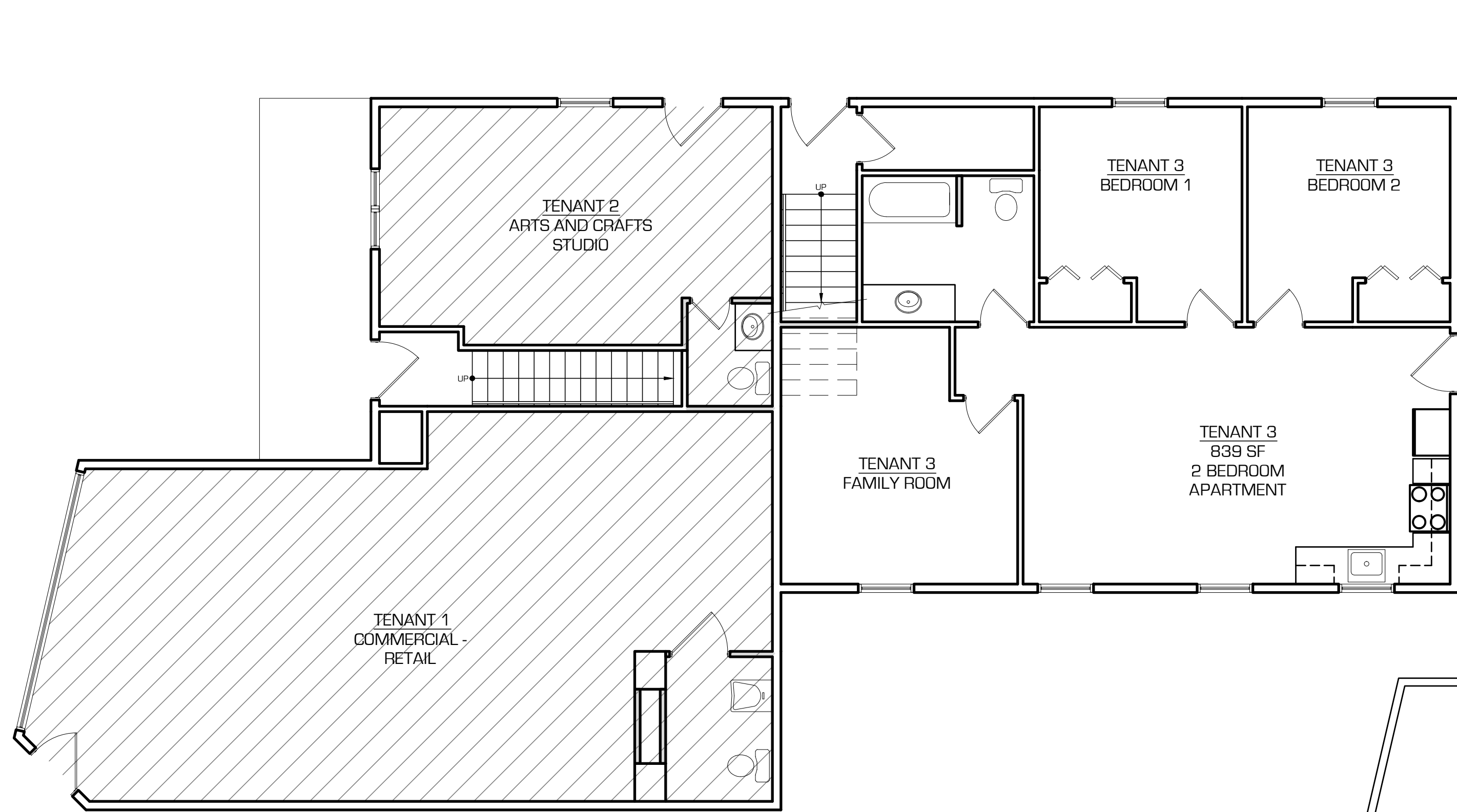
☒ 3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

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

JEM/mrs
Enclosures

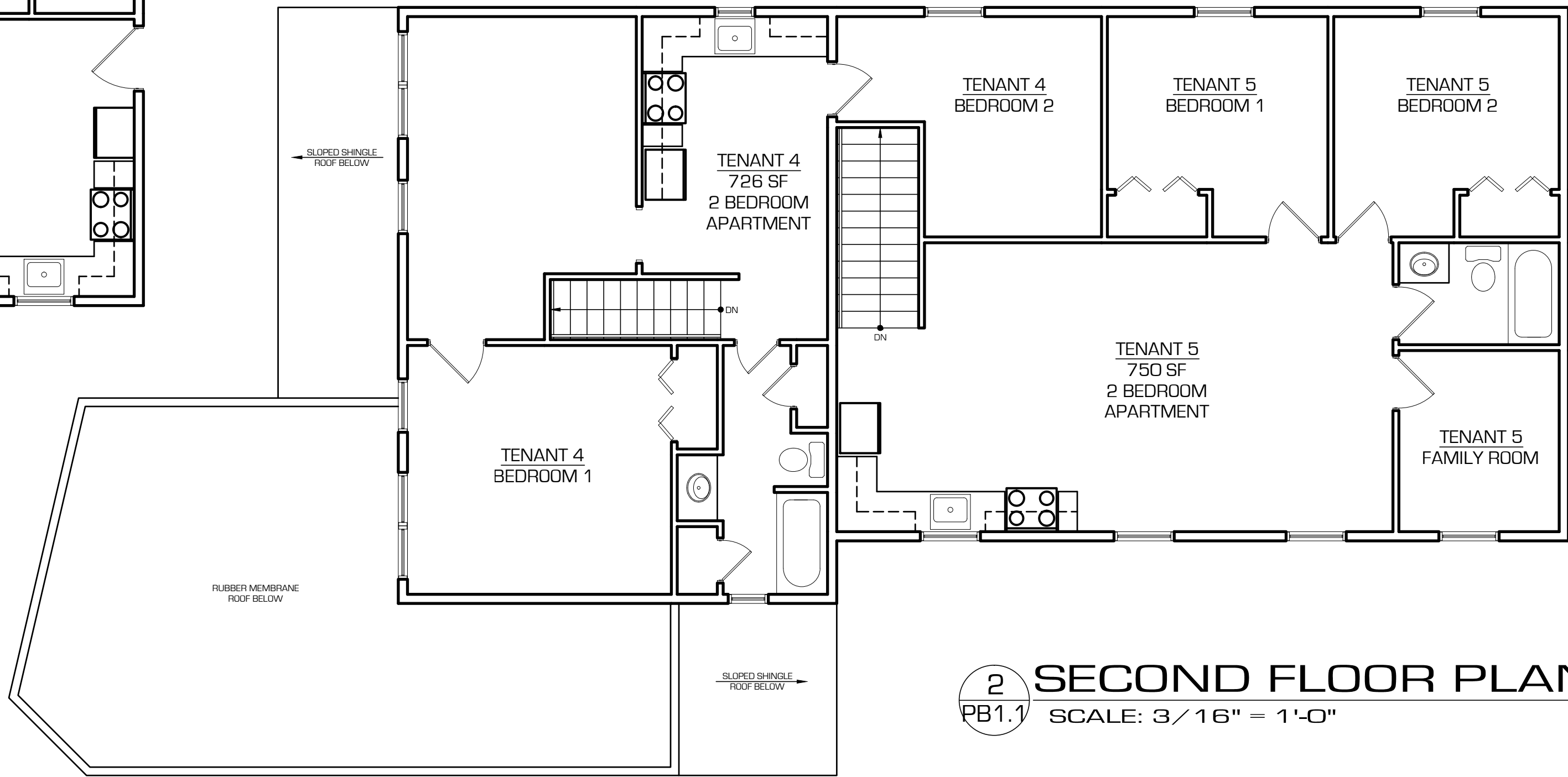
☐ 81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

www.mbwlawyers.com

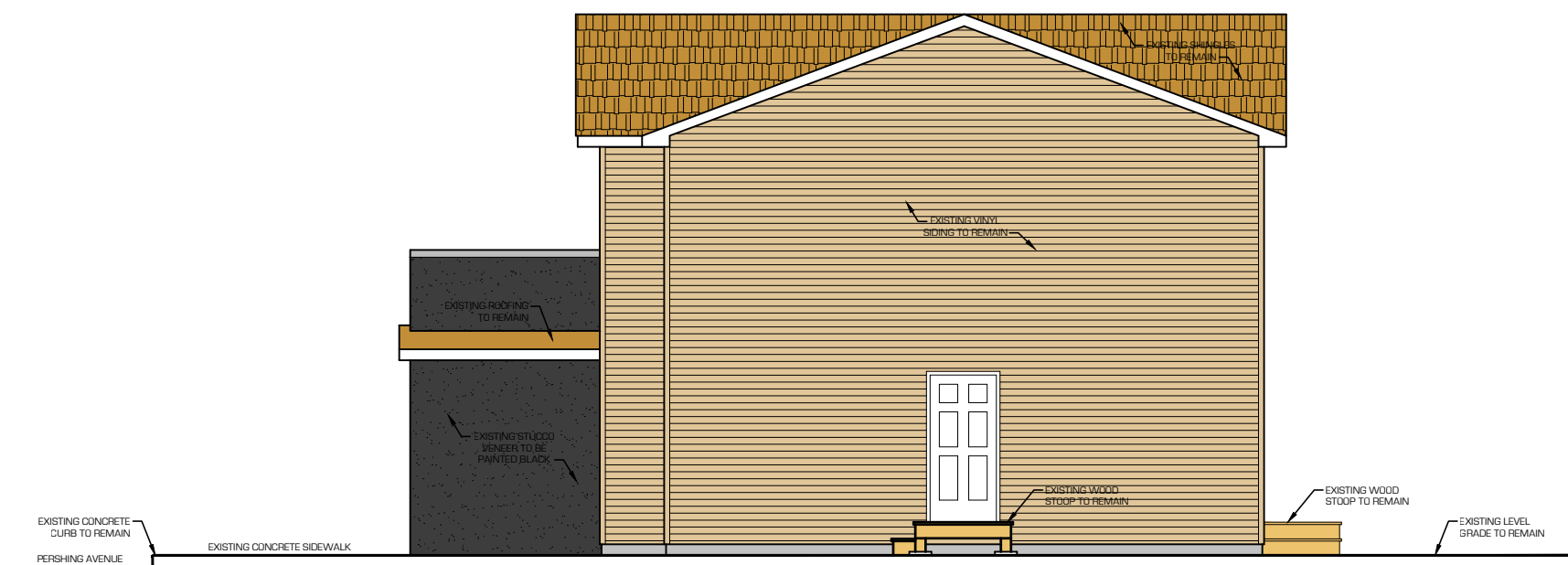


1 FIRST FLOOR PLAN
PB1.1 SCALE: 3/16" = 1'-0"

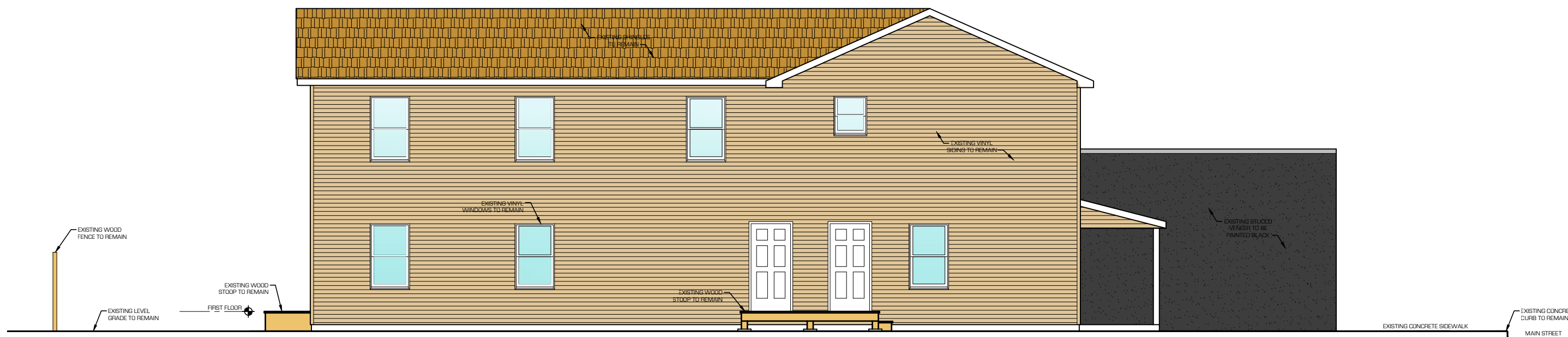
FLOOR PLAN NOTES	
TENANT 1: -NEW FINISHES, CEILING, FLOOR AND WALLS -NEW HANDICAP BATHROOM	GENERAL: -ALL WINDOWS ARE TO REMAIN. NO NEW WINDOW OPENINGS ARE PROPOSED WITH THIS APPLICATION. IF A WINDOW IS BROKEN, A VINYL REPLACEMENT WILL BE INSTALLED IN THE EXISTING ROUGH OPENING. WINDOW STYLE AND COLOR TO MATCH THE ONE BEING REPLACED.
TENANT 2: -NEW FINISHES, CEILING, FLOOR AND WALLS -NEW BATHROOM	-TENANT SPACES ARE EXISTING AND NO WALLS ARE BEING REMOVED. -EXISTING BUILDING FOOTPRINT TO REMAIN AS IS. EXPANSIONS ARE NOT PROPOSED WITH THIS APPLICATION.
TENANT 3: -NEW FINISHES, CEILING, FLOOR AND WALLS -NEW BATHROOM FIXTURES -NEW KITCHEN APPLIANCES AND CABINETRY	-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.
TENANT 4: -NEW FINISHES, CEILING, FLOOR AND WALLS -NEW BATHROOM FIXTURES -NEW KITCHEN APPLIANCES AND CABINETRY	-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.
TENANT 5: -NEW FINISHES, CEILING, FLOOR AND WALLS -NEW BATHROOM FIXTURES -NEW KITCHEN APPLIANCES AND CABINETRY	



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



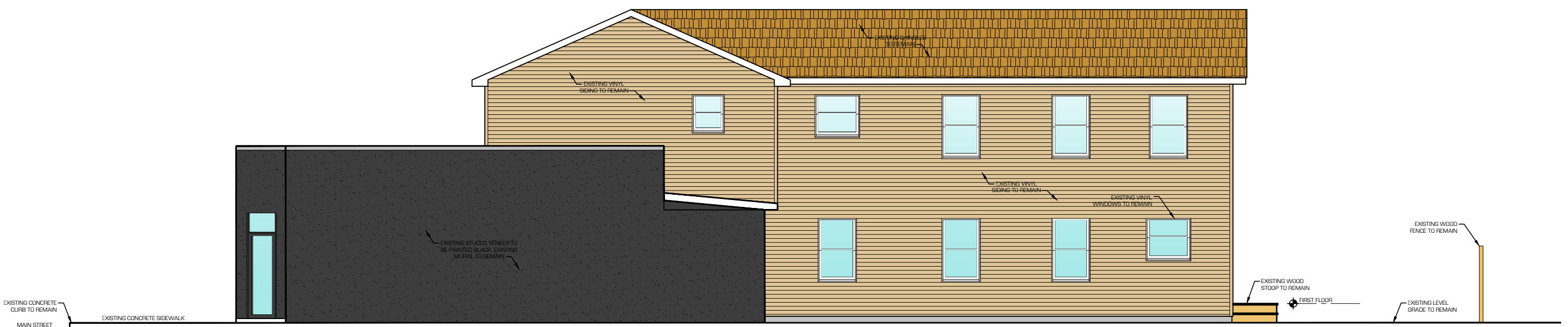
3 NORTH ELEVATION
PB1.1 SCALE: 1/8" = 1'-0"



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

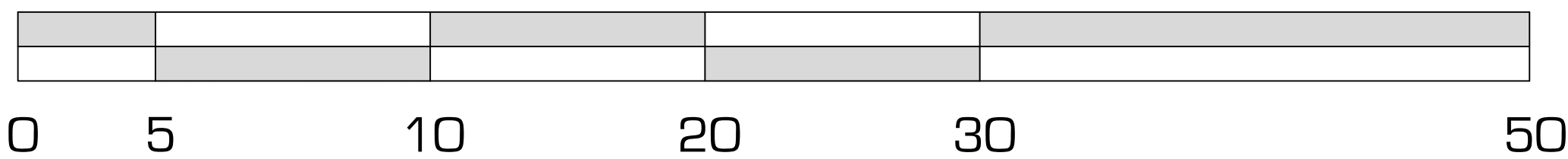


5 SOUTH ELEVATION - MAIN STREET
PB1.1 SCALE: 1/8" = 1'-0"

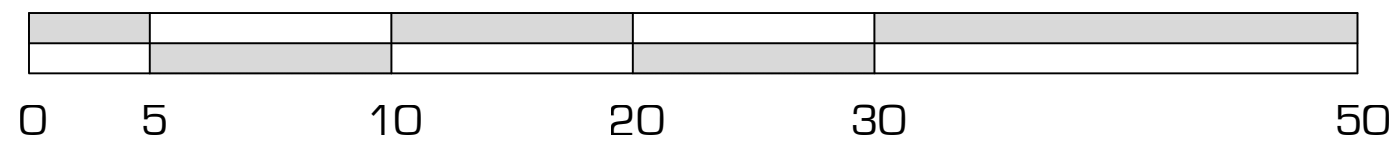


6 EAST ELEVATION - PERSHING AVE
PB1.1 SCALE: 1/8" = 1'-0"

3/16 " GRAPHIC SCALE (FEET)



1/8 " GRAPHIC SCALE (FEET)



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

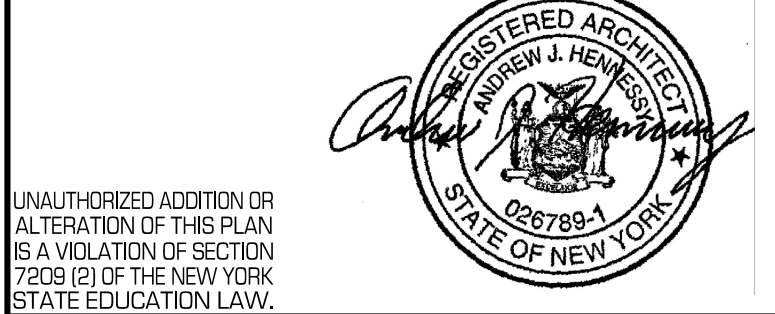
CLIENT:
**JOHANNY
PROPERTIES, LLC**

2600 SOUTH ROAD
POUGHKEEPSIE, NY

PROJECT:
**MULTI-USE
ALTERATIONS**

579 MAIN STREET
POUGHKEEPSIE, NY

ARCHITECT'S SEAL:



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

FLOOR PLANS
ELEVATIONS

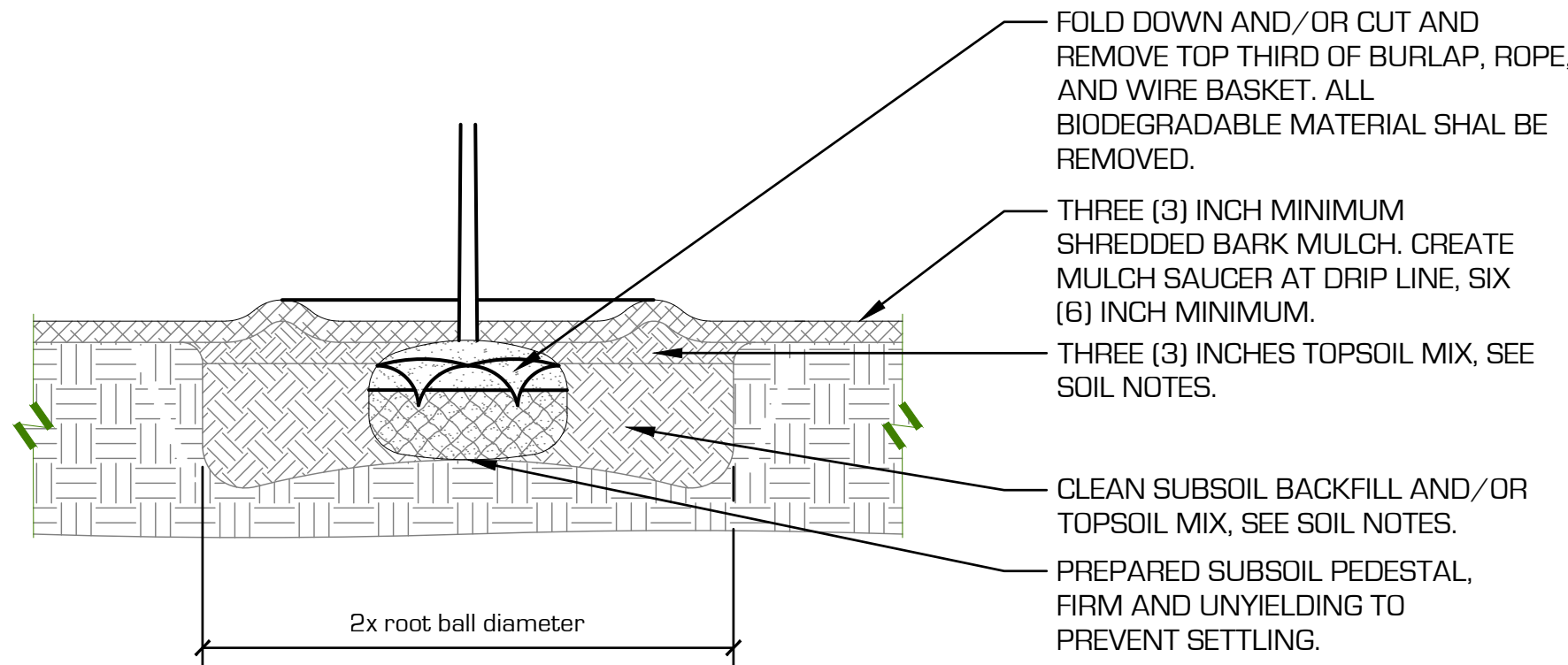
REVISIONS:

1 - 2.26.24 - PLANNING BOARD REVISIONS

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

SHEET NO.

PB1.1



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

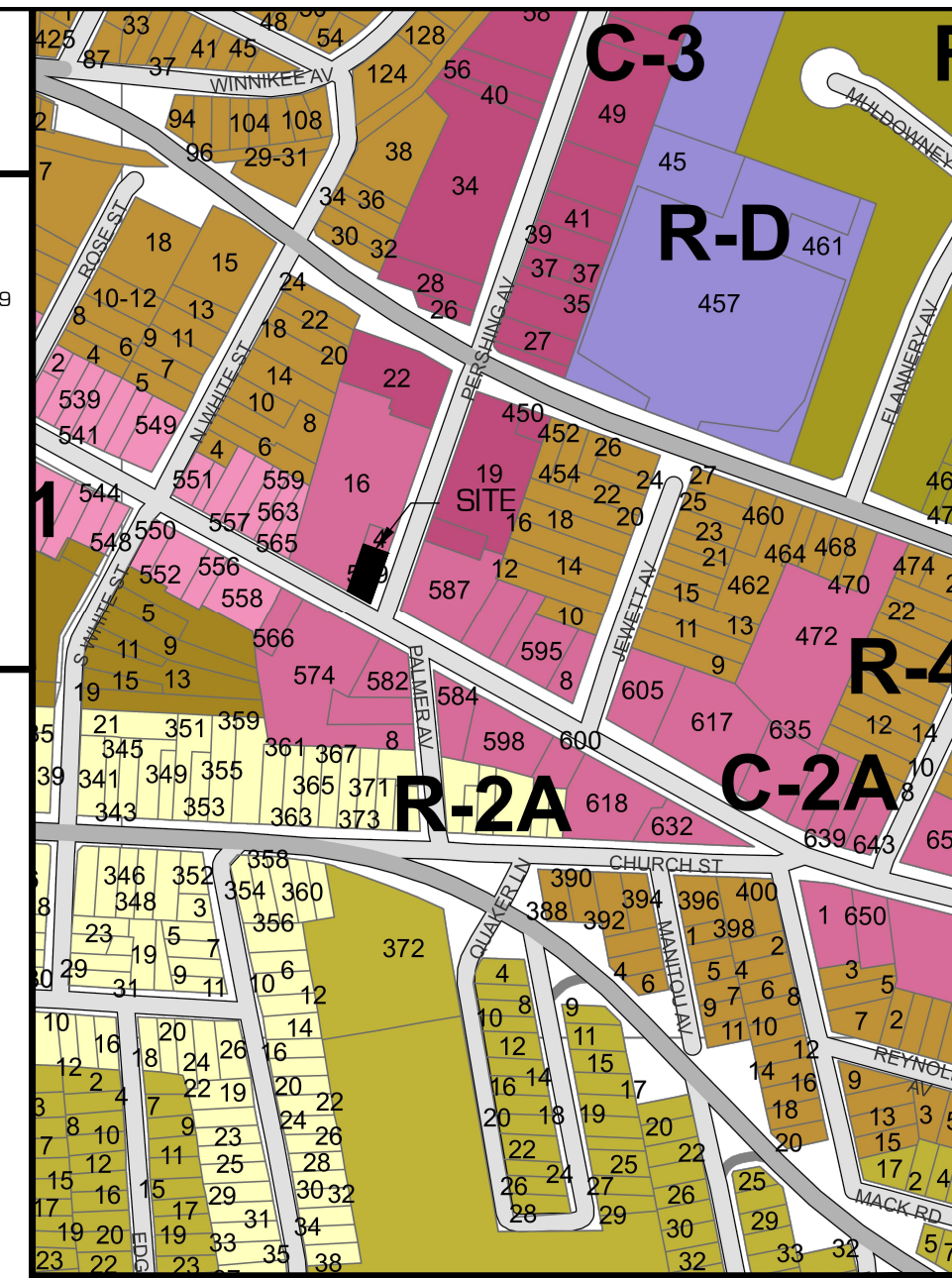
BULK REQUIREMENTS - C-2A

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	0' / 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) 260 SF = 1 RETAIL (1,300 SF) 740 SF = 2	1 SPACES

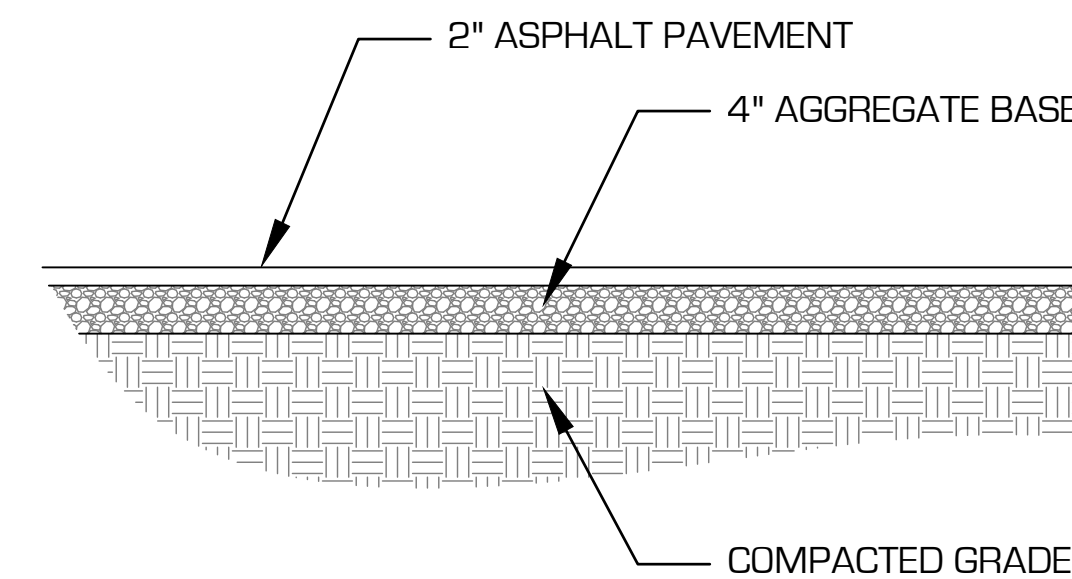
SITE PLAN NOTES

- THIS PROJECT CONSISTS OF AN EXISTING BUILDING WHERE A PORTION IS A 2 STORY WOOD FRAMED AND 1 STORY CONCRETE BLOCK FRAMED.
- STORMWATER NYSEDEC IS NOT APPLICABLE.
- NO NEW GRADING IS PROPOSED, SITE IS LEVEL.
- NO EASEMENTS ARE PROPOSED OR EXISTING.
- THERE IS NO FLOOD PLAIN AND NO WATER ON SITE. SITE DOES NOT CONTAIN ANY AREAS SUBJECT TO STORM WATER OVERFLOW.
- SITE CONTAINS NO WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS OR ISOLATED TREES W/ A DIAMETER OF 8" OR MORE.
- 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.
- ALL GAS, WATER, ELECTRIC AND SEWER CONNECTIONS (PERSHING AVE) ARE EXISTING AND WILL NOT BE ALTERED FOR THIS PROJECT.
- REQUIRED DIGGING FOR PROPOSED SCREENING TREES SEE DETAIL 3/PB1.0 FOR EACH TREE, OR PER REQUIREMENTS OF LANDSCAPING NURSERY.
- NO STORMWATER IMPROVEMENTS ARE PROPOSED. SITE IS NOT LOCATED IN A FLOODPLAIN. SITE OVERFLOWS AND STORM WATER QUALITY REQUIREMENTS ARE NOT APPLICABLE.
- 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.
- ALL PIPES ON BUILDING TO BE PAINTED TO MATCH EXISTING ADJACENT BUILDING COLOR.
- EXISTING SUFFIT AND FASCIA PAINT TO BE TOUCHED UP.



SITE LOCATION/ZONING MAP

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



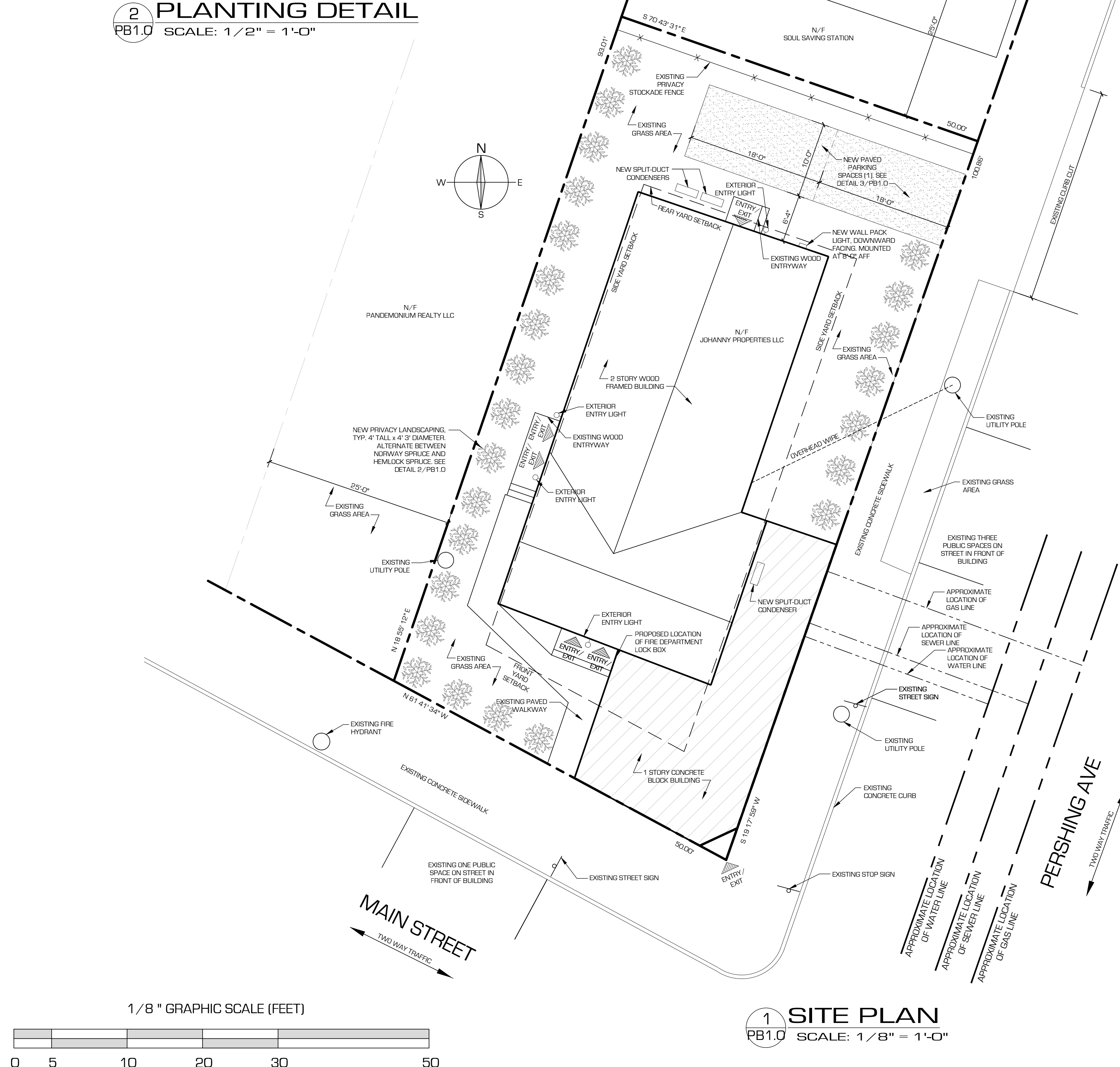
3 PAVEMENT DETAIL
PB1.0 SCALE: 3/4" = 1'-0"



2 MAIN STREET ELEVATION
PB1.0 NOT TO SCALE



3 PERSHING AVE ELEVATION
PB1.0 NOT TO SCALE



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



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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:

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2209 (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
3 - 4.15.24 - PLANNING BOARD REVISIONS

PROJECT NO.: 22006
SCALE: AS NOTED
DATE: 11.27.23
DESIGNER: MH
CHECKED: AJH
DRAWN BY: MH
SHEET NO.:
PB1.0

Short Environmental Assessment Form

Part 1 - Project Information

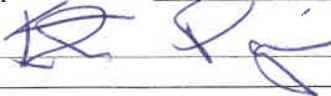
Instructions for Completing

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:		Telephone: 845-656-1036	
Johanny Property's LLC		E-Mail:	
Address:			
2600 South Road			
City/PO:		State:	Zip Code:
Poughkeepsie		NY	12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kenneth Pagan</u> Date: <u>8/28/23</u>		
Signature:  Title: <u>President</u>		

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 the upcoming Planning Board Meeting.

A handwritten signature in black ink, appearing to read 'Ibrahim Ramadan', is written over a horizontal line. Below this line is another horizontal line, creating a space for a printed name.

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **4239460000**

Project Name: **579 Main Street Site Plan/Special Permit**

Applicant: **Joshua Mackey**

Address of Property: **579 Main Street**

**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.)
- ☐ Rezoning 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:

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 3/15/2024	Notes:	☐ Major Project	
Date Received: 3/15/2024		Referral #: ZR24-081	
Date Requested:			
Date Required: 4/12/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 4/5/2024			



THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #1

1. Date: April 17, 2024
2. Name of Site Plan: MULTI USE ALTERATIONS
3. Address or Location: 579 Main Street
4. Owner: Johanny Properties, LLC
5. Engineer/ Architect: A. Hennessy
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Verify existing utilities are sufficient for change in use. Provide documentation from a design professional.
2. Provide spot elevations at proposed parking area. How will runoff be prevented from running off onto adjoining properties.


Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

Note: If #6 or #7 above are checked "yes" there is no need to go on to Form #2.



**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



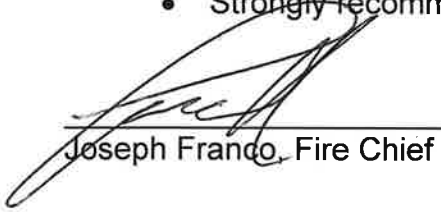
SITE PLAN REVIEW FORM

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



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 3-21-24

PROJECT ADDRESS: 579 Main St

PROJECT NAME: art studio/dwellings

OWNER: Johany Property LLC

ENGINEER/ARCHITECT: A. Hennessy Architects

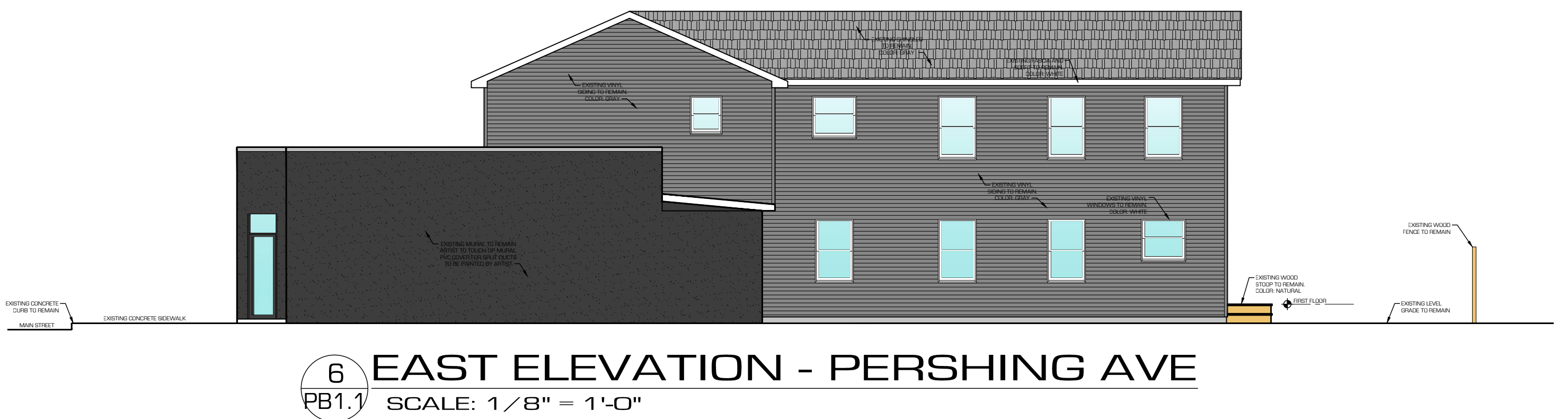
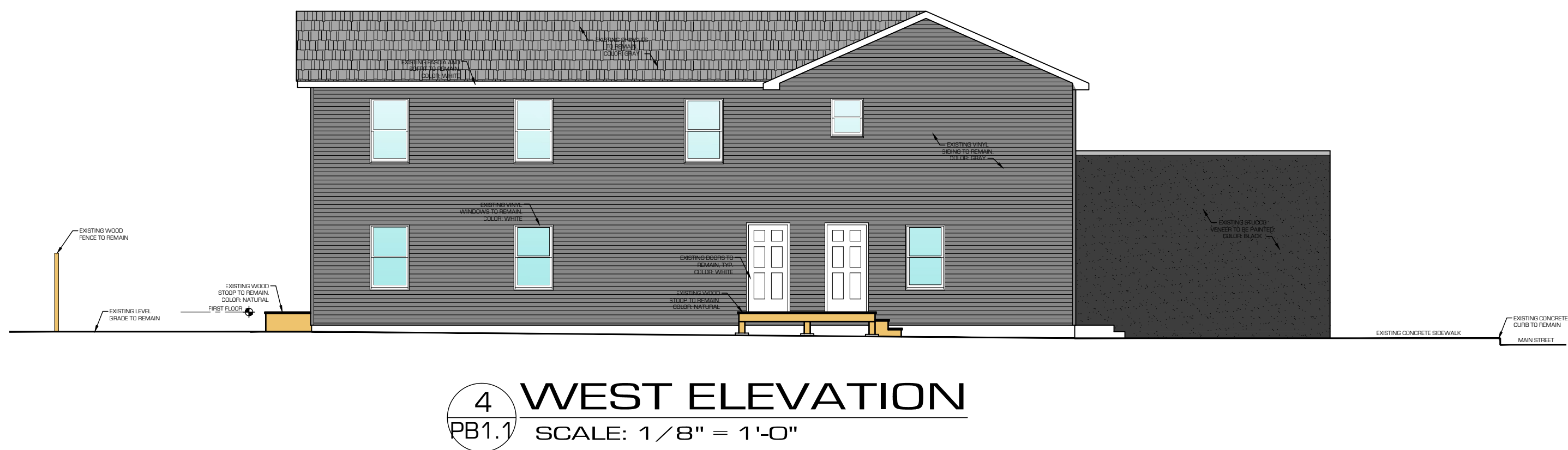
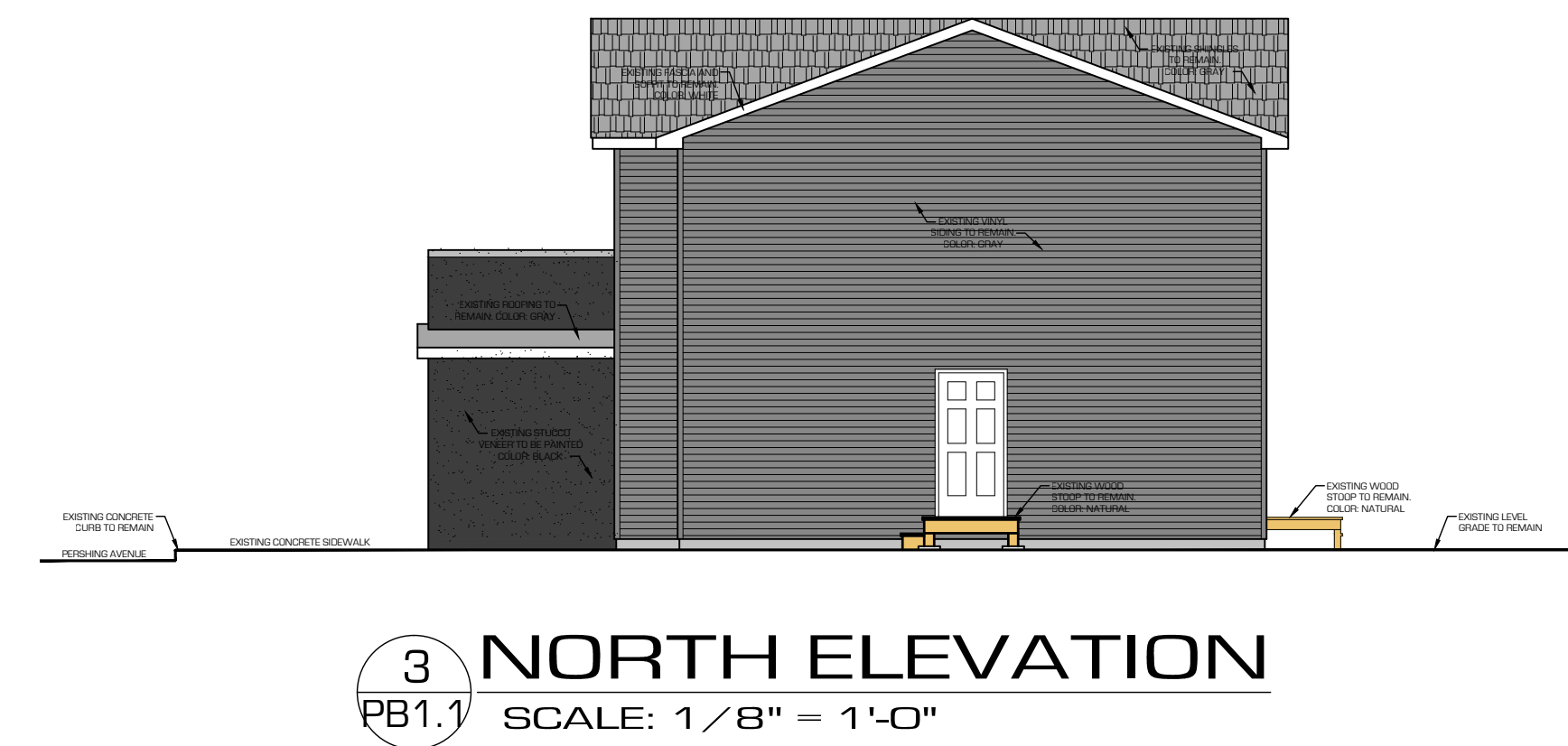
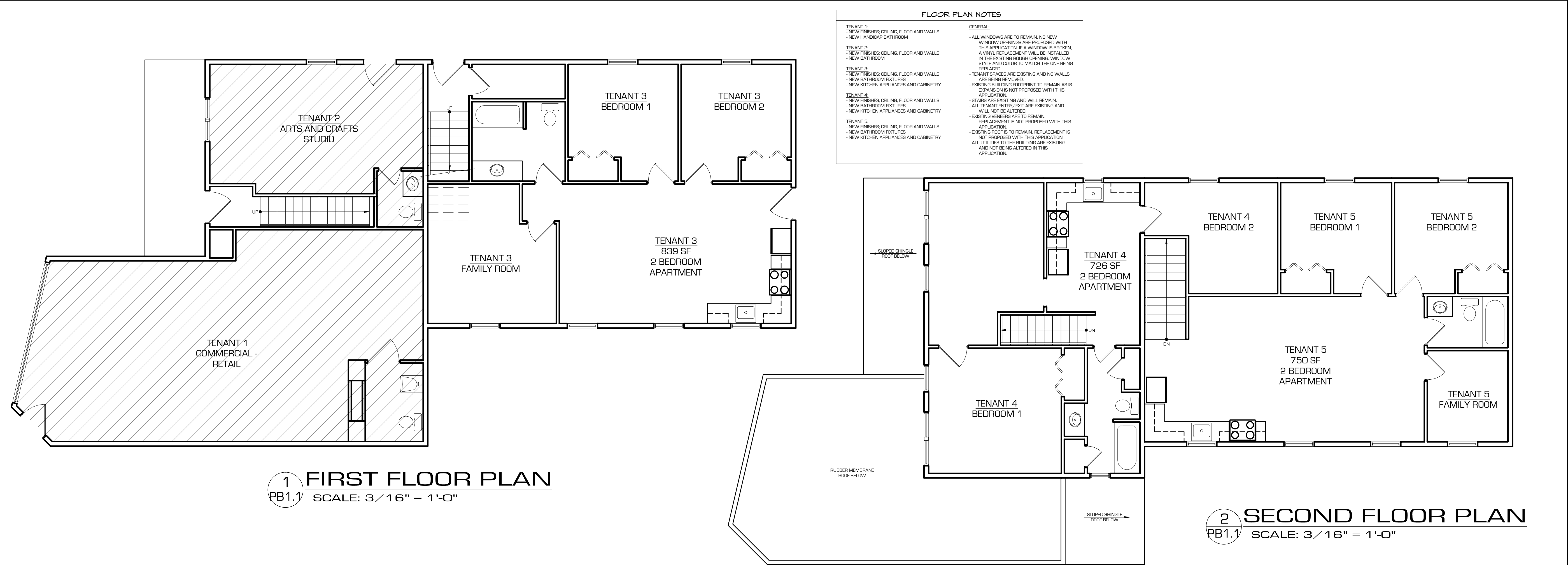


The site plan is acceptable and will be signed with no conditions.

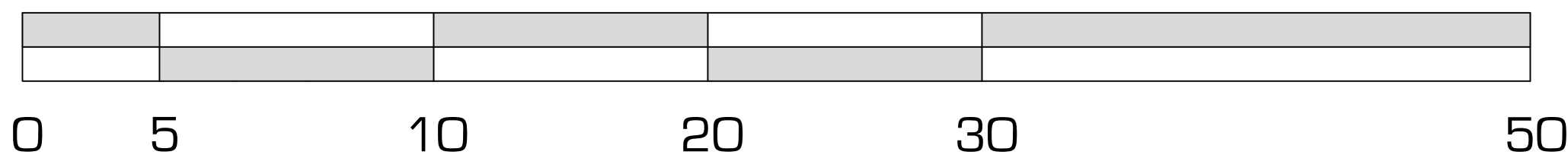


The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:

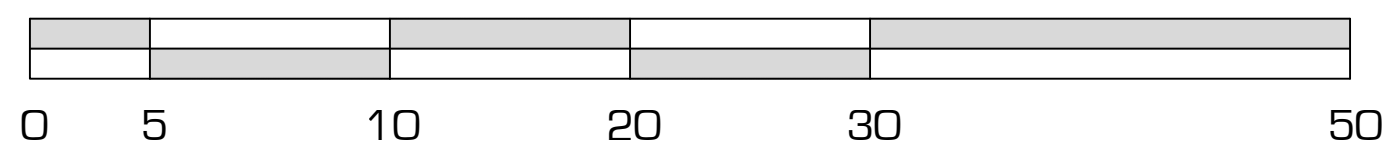
Eric Philipp
Building Inspector



3/16 " GRAPHIC SCALE (FEET)



1/8 " GRAPHIC SCALE (FEET)



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:

UNAUTHORIZED ADDITION OR
ALTERATION OF THIS PLAN
IS A VIOLATION OF SECTION
2209 (2) OF THE NEW YORK
STATE EDUCATION LAW.

FLOOR PLANS
ELEVATIONS

REVISIONS:
1 - 2.26.24 - PLANNING BOARD REVISIONS
2 - 3.14.24 - PLANNING BOARD REVISIONS
3 - 4.15.24 - PLANNING BOARD REVISIONS

PROJECT NO.: 22006
SCALE: AS NOTED
DATE: 11.27.23
DESIGNER: MH
CHECKED: AJH
DRAWN BY: MH
SHEET NO.
PB1.1



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
DRAFT APPROVAL
579 MAIN STREET
APRIL 23, 2024**

Present:

Excused:

Absent:

WHEREAS, the Planning Board has received a site plan and special permit application from Johanny Properties, LLC for the proposed conversion of the building at 579 Main St to a mixed-use building containing retail and art studio space on the first floor, and three dwelling units, File #2023-066; 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 A. Hennessey Architects, P.C., dated 4/16/24, and supplemental documentation; and,

WHEREAS, on February 13, 2024, the Zoning Board of Appeals granted variances relative to the size of the apartments and the number of off-street parking spaces; 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 and special permit approval relative to the proposed conversion of the building at 579 Main St to a mixed-use building containing retail and art studio space on the first floor, and three dwelling units, with the following conditions:

- The satisfaction of all City of Poughkeepsie department comments.

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

- 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

OFFICE USE ONLY

CODE: PLSF

ID #

FEE:

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

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

PROJECT INFORMATION

New construction: _____ (yes) ☒ (no)
Change of use: _____ (yes) ☒ (no)
Expansion/addition: ☒ (yes) _____ (no)
Alteration: ☒ (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) ☒ (No)
Is municipal parking available within 600 feet? _____ (Yes) ☒ (No)

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:
Number of efficiency or "studio" units: _____
Number of one (1) bedroom units: _____
Number of two (2) bedroom unit's _____
Number with three or more bedrooms: _____
Total number of units: _____

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

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

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

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

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.



Signature of Applicant

August 28, 2023

Date



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.

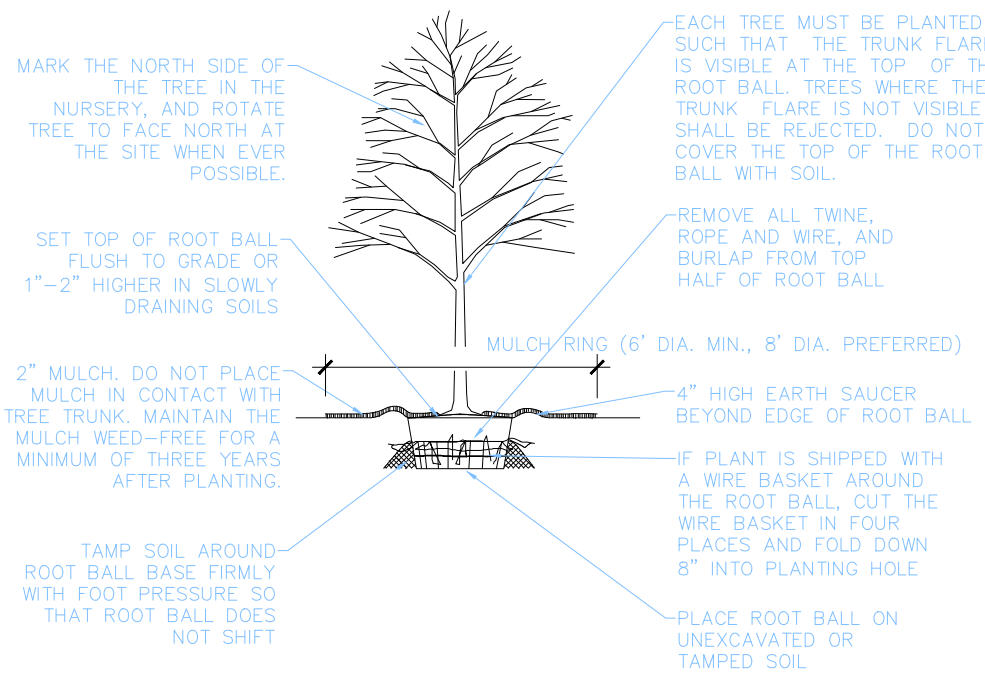
Thank you again for your time and I look forward to working with you on the project with you.

Sincerely Yours.

Michael R. Berta, AIA
Architect

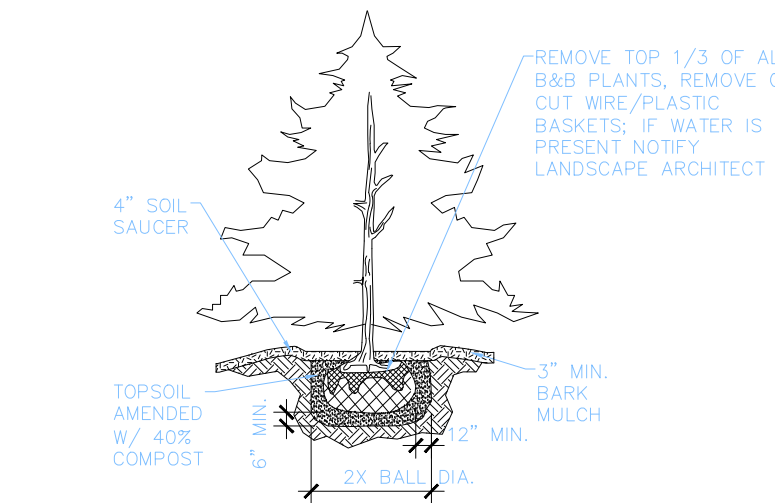
Landscapping Plan

Scale: 1" = 30'-0"



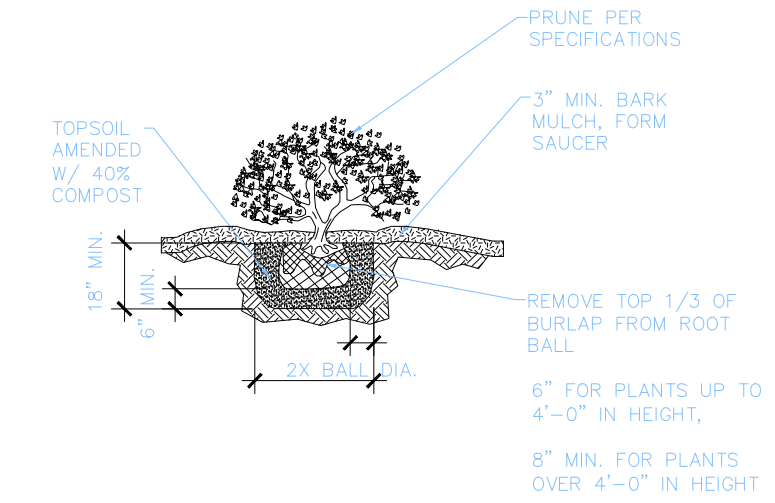
Deciduous Planting Detail

Scale: None



Conifer Planting Detail

Scale: None



Shrub Planting Detail

Scale: None

GENERAL LANDSCAPE NOTES

- 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.
 - IF AND UNDESIRABLE 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.
 - 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, SHRUB PITS AND GROUND COVER AREAS SHALL BE EXCAVATED AS FOLLOWS:
- 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.
 - 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.
 - FOR GROUND COVER AREAS THE EXCAVATION SHALL BE SIX (6) INCHES DEEP.
 - ALL TREES AND SHRUBS SHALL BE PLANTED TWO (2) INCHES HIGHER THAN THE ORIGINAL GROWING DEPTH.
 - 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 SUBSOL, 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 FRUITFUL 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:
- BACKFILL OF TREE AND SHRUB PITS AT ONE (1) PART HUMUS TO FOUR (4) PARTS TOPSOIL.
 - 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 PEEB INGS, INORGANIC DEBRIS, STONES, LOSS OR ANY MATERIAL WHICH AFFECTS ITS APPEARANCE OR FUNCTION. A SAMPLE SHALL BE SUBMITTED TO ABACA FOR APPROVAL PRIOR TO DELIVERY TO THE SITE. MULCH SHALL BE SPREAD IN ALL BEDS THREE (3) INCHES IN DEPTH. A COMMERCIAL FERTILIZER WITH A 10-5-4 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.

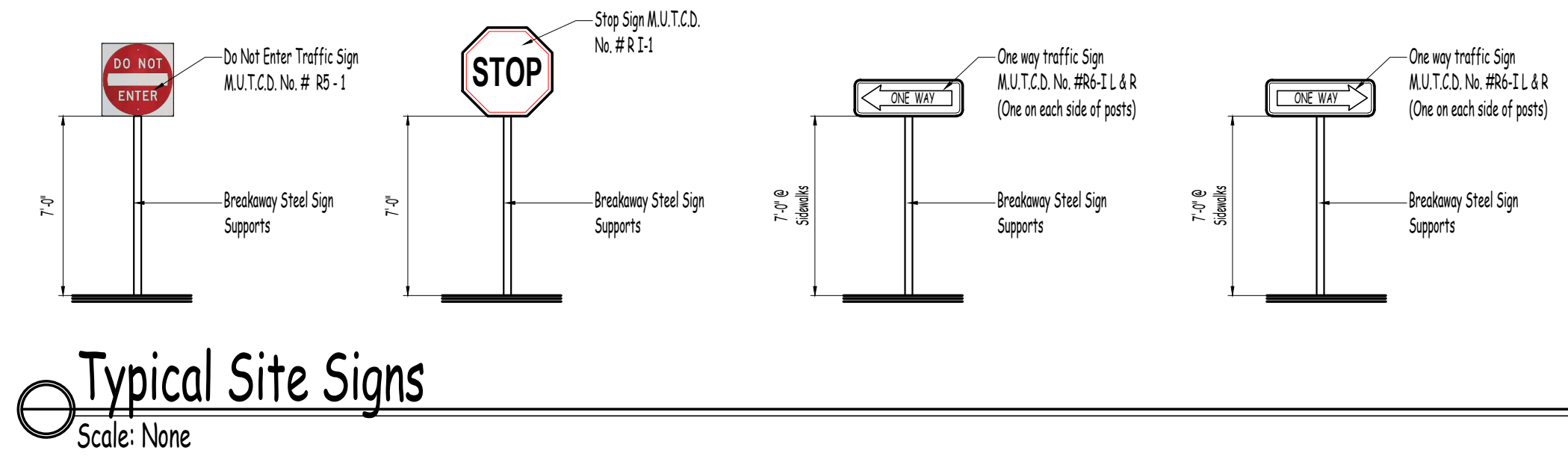
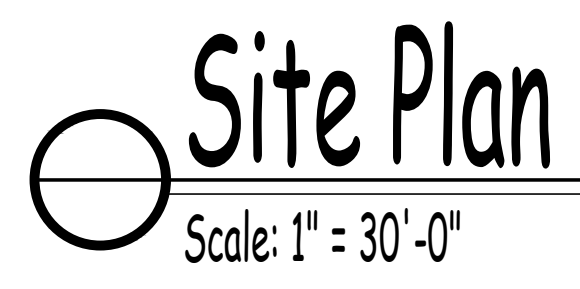
SPECIAL NOTES

- AREAS SCHEDULED FOR TREE, SHRUB, PERENNIAL OR GROUND COVER BEDS, AND WHICH ARE PRESENTLY IN TURF, SHALL BE SPRAYED WITH A 2-12-12 SOLUTION OF "ROUND UP" BY MONSANTO, TEN (10) DAYS PRIOR TO PLANTING.
- 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.
- ALL EVERGREEN TREES AND SHRUBS SHALL BE SPRAYED WITH AN ANTI-TRANSPARENT SUCH AS "MIL PROOF" OR "EMV" THE FIRST DECEMBER AFTER PLANTING, AND AGAIN DURING A TIME IN FEBRUARY WHEN TEMPERATURES ARE AT DEGREES OR HIGHER.
- ALL PLANTING BEDS, SHRUB BEDS, GROUND COVER BEDS AND TREE PITS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS "TRIFLURALIN" OR "SURFLIN" OR AN APPROVED EQUAL, PRIOR TO SPREADING OF MULCH AND AS DIRECTED BY THE ARCHITECT.
- ALL BETULA SPECIES SHALL BE SPRAYED WITH A SOLUTION OF "LINDANE" 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 'SMSJB77')	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 (EUONYMUS 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



Proposed Site Plan Prepared At: Attention: For Faith Apostolic Ministries Inc 100 South Grant Ave Poughkeepsie, New York	
Date	August 28, 2023
Job No	2023-001
Scale	As Noted
Drawing	SP-1
Of	



Phase One



1 TYPICAL SOUTH ELEVATION
KMD 33' = 1'-0"

Note: These plans are the property of Michael R. Berte, AIA. Architecture & Planning. Any use or reproduction in whole or part without the written authorization of Michael R. Berte is prohibited. Any person or corporation using plans without proper authorization will be responsible to compensate the Architect.

Proposed Front Elevation Presentation

Proposed Addition / Alteration For
Faith Apostolic Ministries Inc

Date April 20, 2024

Job No	2023-001
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Scale	As Noted
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Drawing

Pre-1
One

Full Environmental Assessment Form
Part 1 - Project and Setting

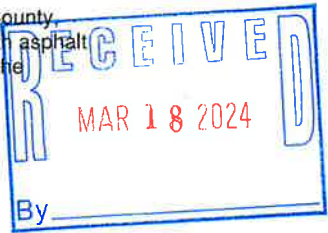
Instructions for Completing Part 1

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is 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: faithapostollicny@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 Architect		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: faithapostollicny@gmail.com
Address: 110 South Grand Ave		
City/PO: Poughkeepsie	State: NY	Zip Code: 12603

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, ☐ Yes ☐ No or Village Board of Trustees		
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

R2 _____

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

Pershing Ave and King Street parks

D. Project Details

D.1. Proposed and Potential Development

- 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 p determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No				
If Yes, show numbers of units proposed.				
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	
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 <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>31'</u> height; <u>68'</u> width; and <u>40'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>8,190</u> 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? <u>construction of building expansion and parking lot</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>3,000 CY</u> • Over what duration of time? <u>12 months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>clay loam earth to be excavated and removed from site</u>	
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: _____	
<u>area disturbed will be for the construction of additions to the existing building and or parking lot with detention pond.</u>	

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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.24</u> acres (impervious surface) _____ Square feet or <u>6.39</u> acres (parcel size) ii. Describe types of new point sources. <u>NEW IMPERVIOUS FOR BUIDNG EXPANSION AND PARKING LOT</u> _____ 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)? _____ <u>WILL BE COLLECTED AND DISCHARGE TO UNDERGROUND CHAMBERS AND THEN OFFSITE TO A DITCH</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ <u>DITCH FLOWS TO CASPER CREEK</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ 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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>DURING CONSTRUCTION CONSTRUCTION EQUIPMENT FOR GRADING AND PAVING WILL BE USED</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>NONE</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>BOILER AND FURNANCE FOR BUIDING</u>	☒ Yes ☐ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

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 <u>8</u> to <u>12 NOON</u>. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>62</u> Proposed <u>218</u> Net increase/decrease <u>156</u> 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: _____ <u>400 KWH PER DAY</u> 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5 PM</u> • Sunday: <u>NO WORK</u> • Holidays: <u>NO WORK</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5</u> • Sunday: <u>8 TO 1 PM</u> • Holidays: <u>8 TO 1 PM</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5 PM</u> • Sunday: <u>NO WORK</u> • Holidays: <u>NO WORK</u>	ii. During Operations: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5</u> • Sunday: <u>8 TO 1 PM</u> • Holidays: <u>8 TO 1 PM</u>
i. During Construction: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5 PM</u> • Sunday: <u>NO WORK</u> • Holidays: <u>NO WORK</u>	ii. During Operations: • Monday - Friday: <u>8 TO 5 PM</u> • Saturday: <u>8 TO 5</u> • Sunday: <u>8 TO 1 PM</u> • Holidays: <u>8 TO 1 PM</u>		

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: <u>DURING WORK HOURS CONSTRUCTION EQUIPMENT SUCH AS TRUCKS, DOZERS AND BACKHOES WILL BE OPERATED</u>	☒ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>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</u>	☒ Yes ☐ No
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: <u>PARKING LOT LIGHTING WILL BE PROVIDED BUT WILL BE DESIGNED PER DARK SKY REQUIREMENTS</u>	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>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</u>	☒ Yes ☐ No
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: <u>DURING CONSTRUCTION ODOR FROM CONSTRUCTION EQUIPMENT WILL BE GENERATED. AFTER CONSTRUCTION NO ADDITION ODORS ARE ANTICIPATED</u>	☒ Yes ☐ No
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: _____	☐ Yes ☒ No
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): <u>AFTER CONSTRUCTION IS COMPLETED AND DURING OPERATION OF THE PROPOSED USE THE PROPOSED USE OF LAWN TREATMENT SUCH AS FERTIZERS AND WEED TREATMENT WILL BE USED</u>	☒ Yes ☐ No
ii. Will the proposed action use Integrated Pest Management Practices? ☒ Yes ☐ No	☒ 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 _____ 1 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: <u>BRICKS, CONCRETE AND GENERAL BUILDING MATERIAL</u> <u>ASPHALT WILL BE MILLED AND USED ONSITE AS FILL</u> • Operation: <u>NORMAL GARBAGE FROM OFFICE SUCH AS PAPER, PLASTIC UTENSILS AND FOOD REMAINS FROM LUNCH</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>CONTAINERS TAKEN AWAY BY WASTE DISPOSAL COMPANY</u> • Operation: <u>NORMAL WASTE DISPOSAL</u>	☐ Yes ☐ No

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 HAZARDIOUS 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 Covertypes	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: _____			

v. Is the project site subject to an institutional control limiting property uses? • 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: _____	☐ Yes ☒ No																
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? <u>GREATER THAN 19</u> 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: 100 % Knickerbocker-Urban land complex, _____ % _____ _____ % _____ _____ %																	
d. What is the average depth to the water table on the project site? Average: <u>6.5</u> 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: 96 % of site ☐ 0-10%: _____ % 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>i.</i> Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No <i>ii.</i> Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. <i>iii.</i> Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No <i>iv.</i> For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 30%;">Classification _____</td> <td style="width: 20%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name _____	Approximate Size _____		• Wetland No. (if regulated by DEC)	_____		
• 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>i.</i> Name of aquifer: <u>Principal Aquifer</u>																	

m. Identify the predominant wildlife species that occupy or use the project site: <u>DEER IN WOODS ON NORTH</u>	
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: <u>Eligible property: Temple Beth-El</u> 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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>WALKWAY OVER THE HUDSON</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>BRIDGE OVER THE HUDSON FRO WALKING</u> iii. Distance between project and resource: <u>2.3</u> 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.

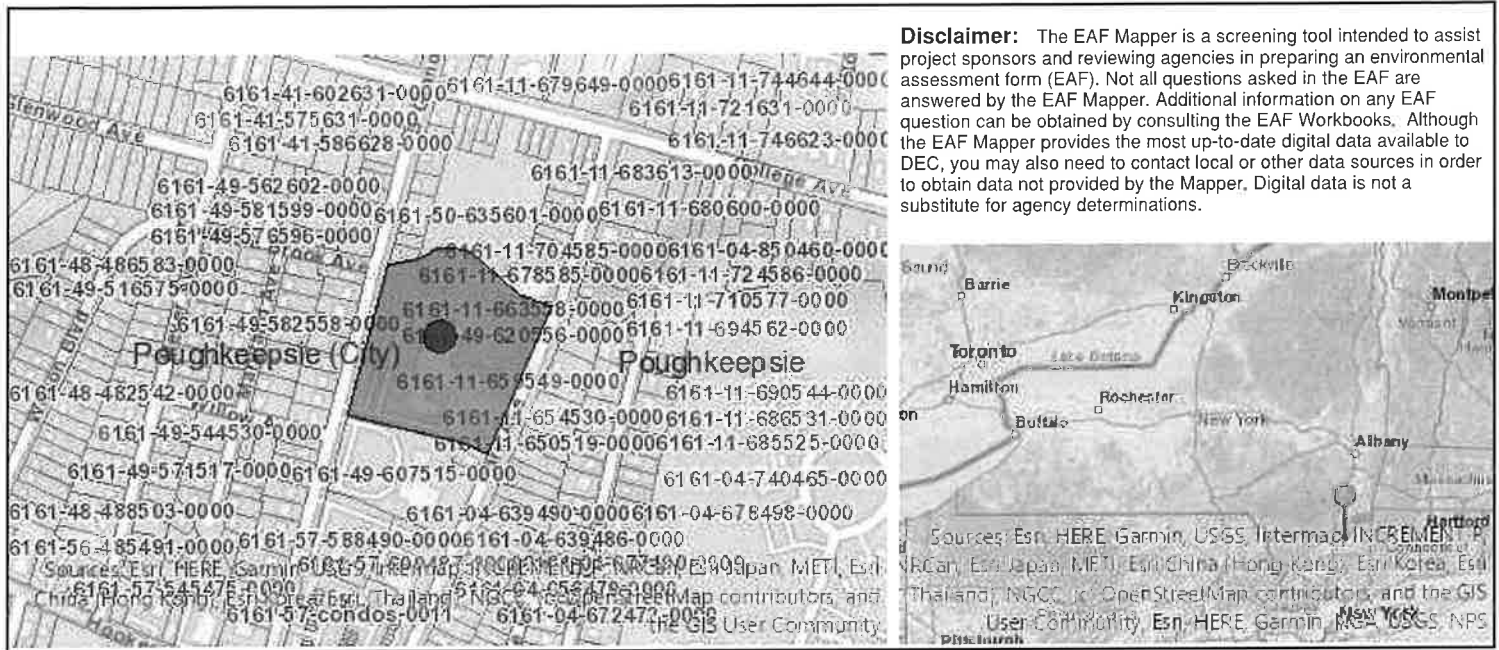
G. Verification

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



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.b. [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

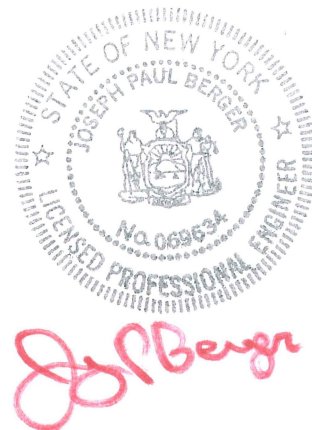


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APPENDICES

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
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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 Knickerbocker-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 their 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 county 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 area in the northwest corner with overflow to the adjacent property. Design Point Four (DP-4) is an 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 portion of the property flowing north to an existing on-site catch basin. The subshed contains existing woods. Overflow 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 redevelopment 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 remainder 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 portion 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 additions 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 total 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 no 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
 - o NRCS Curve Number procedure to calculate storm runoff from the proposed site
 - o NRCS TR 20 procedure to calculate Storm Runoff Hydrograph from proposed site
 - o 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 INFILTRATION 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 settleable solids that will cause deposition or impair the waters for their best usages; and*
- 3. There shall be no residue from oil and floating substances, 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 required 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 contractor 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 Sox 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 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 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.

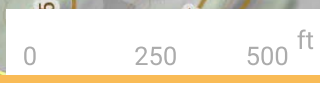
The runoff rate will be controlled by the proposed stormwater treatment practices.

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



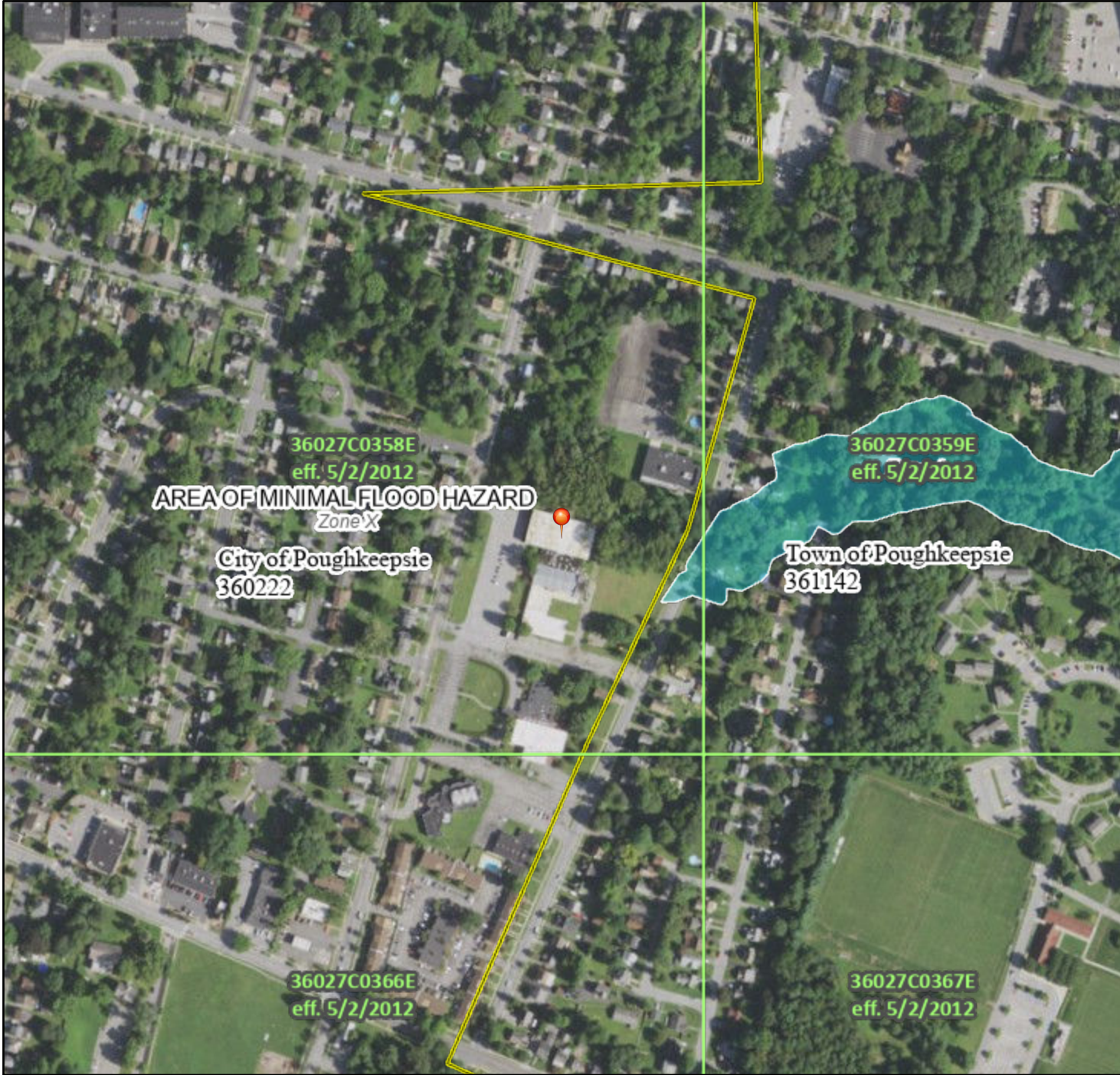
Planning

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 FIRMMette



73°54'46"W 41°41'34"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°54'9"W 41°41'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



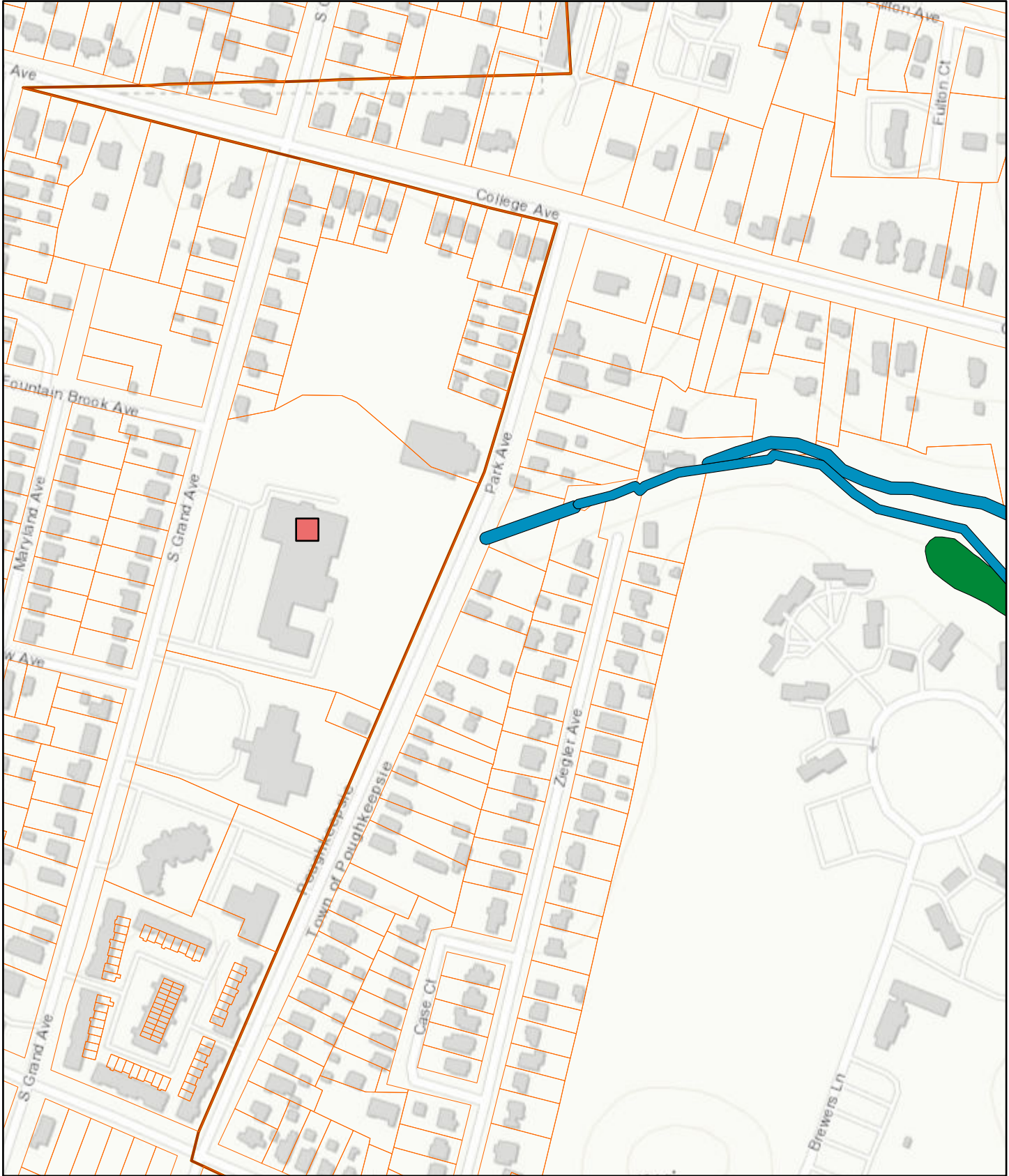
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

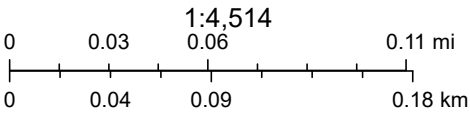
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/8/2023 at 12:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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



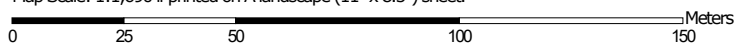
Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Soil Map—Dutchess County, New York
(110 S GRAND, Poughkeepsie)



Soil Map may not be valid at this scale.

Map Scale: 1:1,690 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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

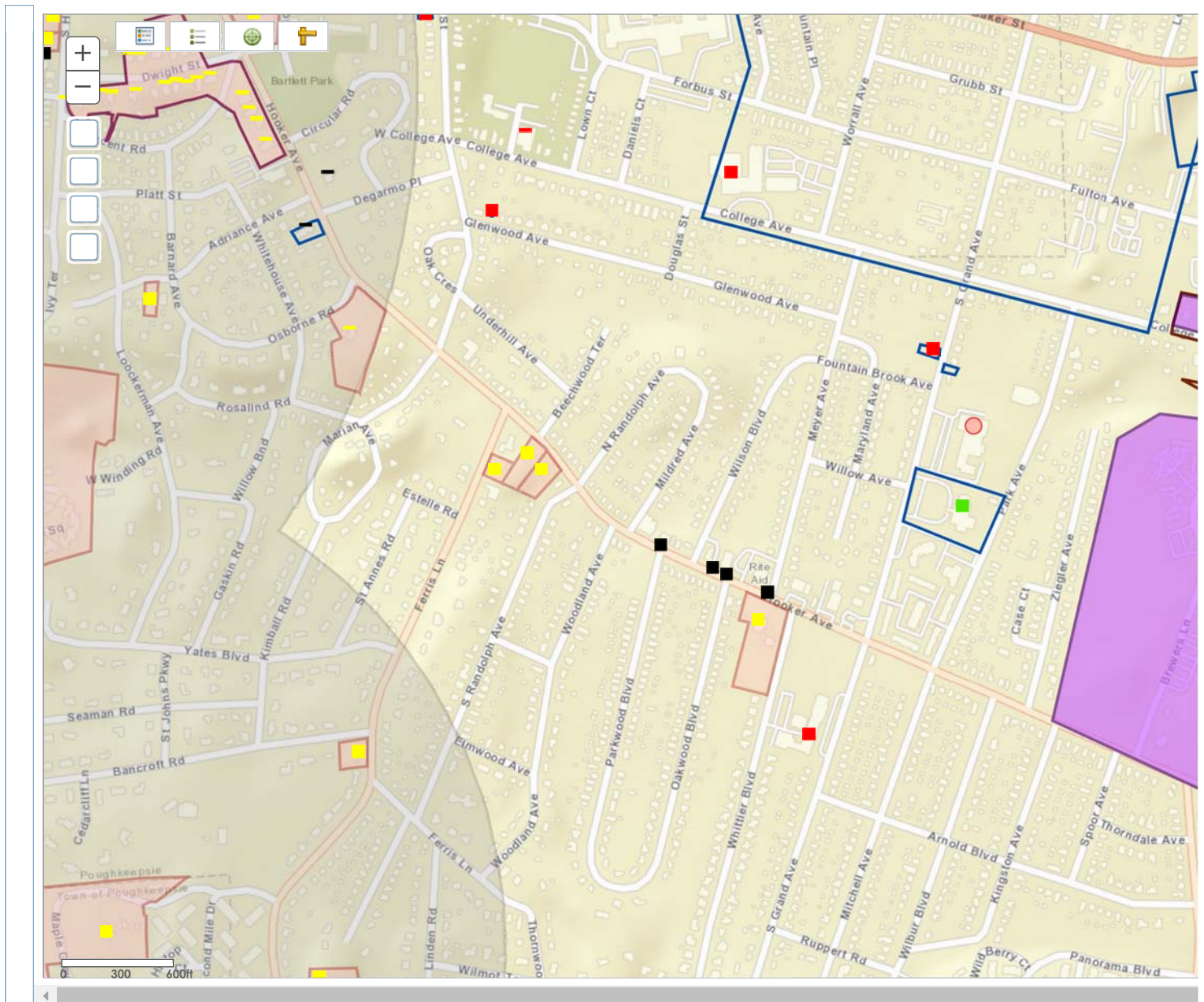
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

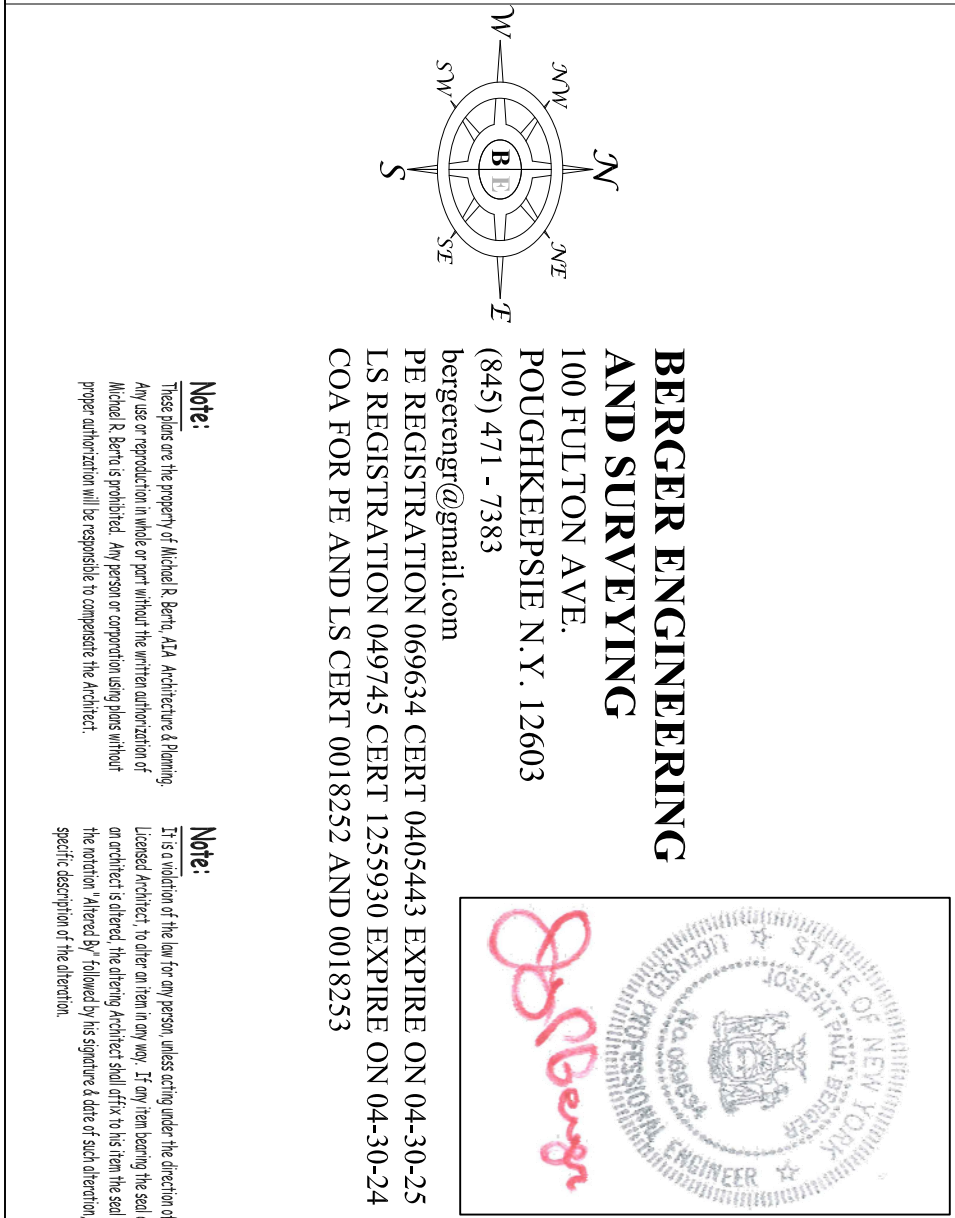
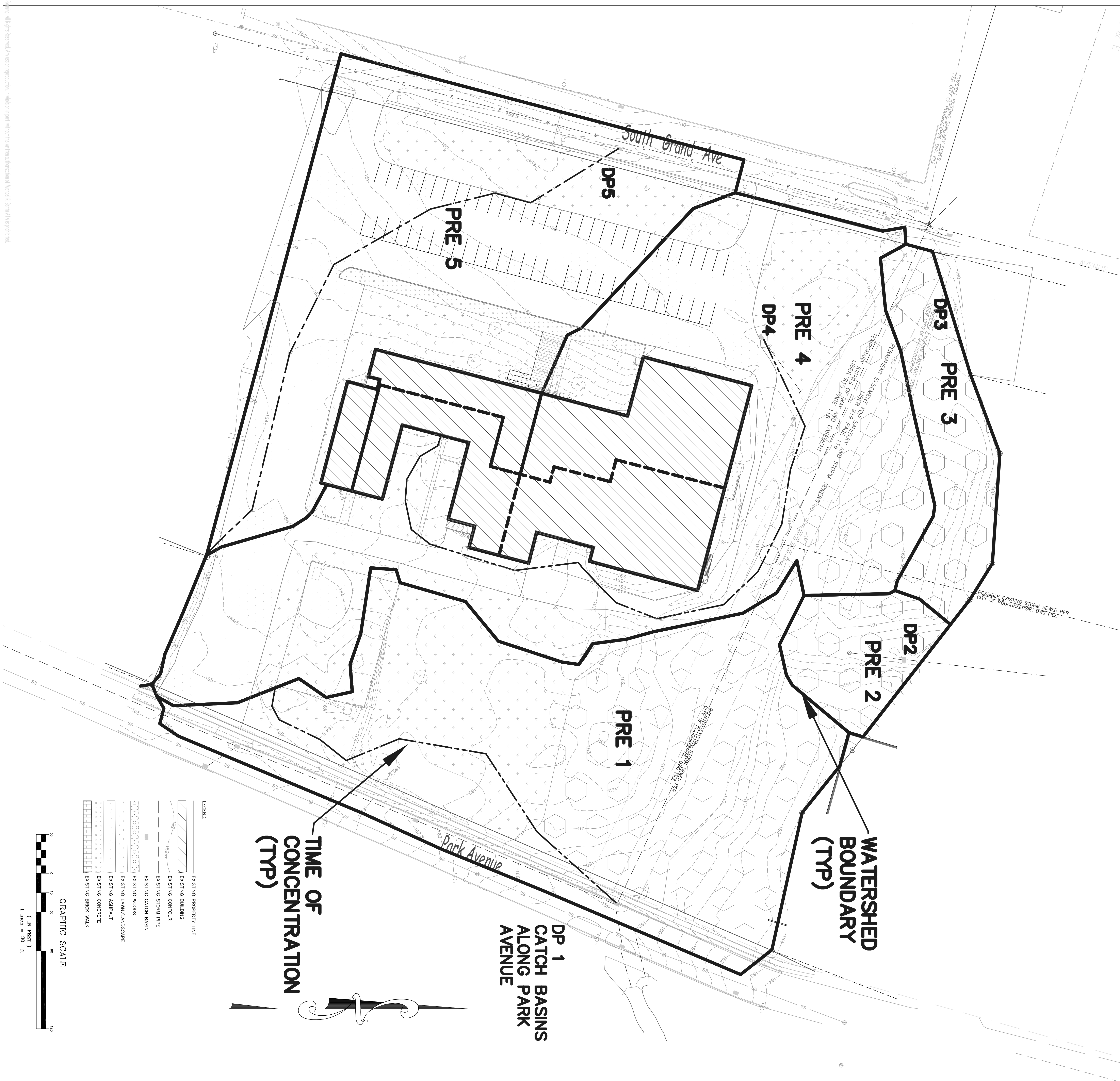
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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%



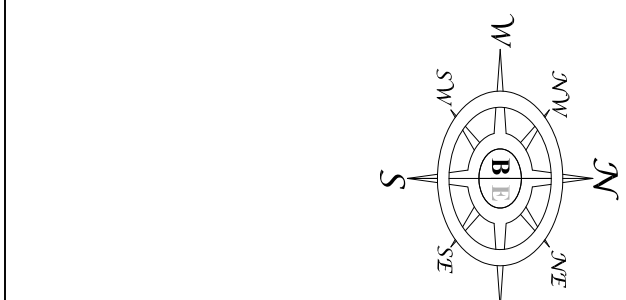
© 2023 New York State Office of Parks, Recreation & Historic

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Drawing of One	Scale 1" = 30'	Job No. 2023-001	Date February 6, 2023	WATERSHED MAP - POST DEVELOPMENT
				Proposed Addition / Alteration For Faith Apostolic Ministries Inc 110 South Grand Ave Poughkeepsie, New York

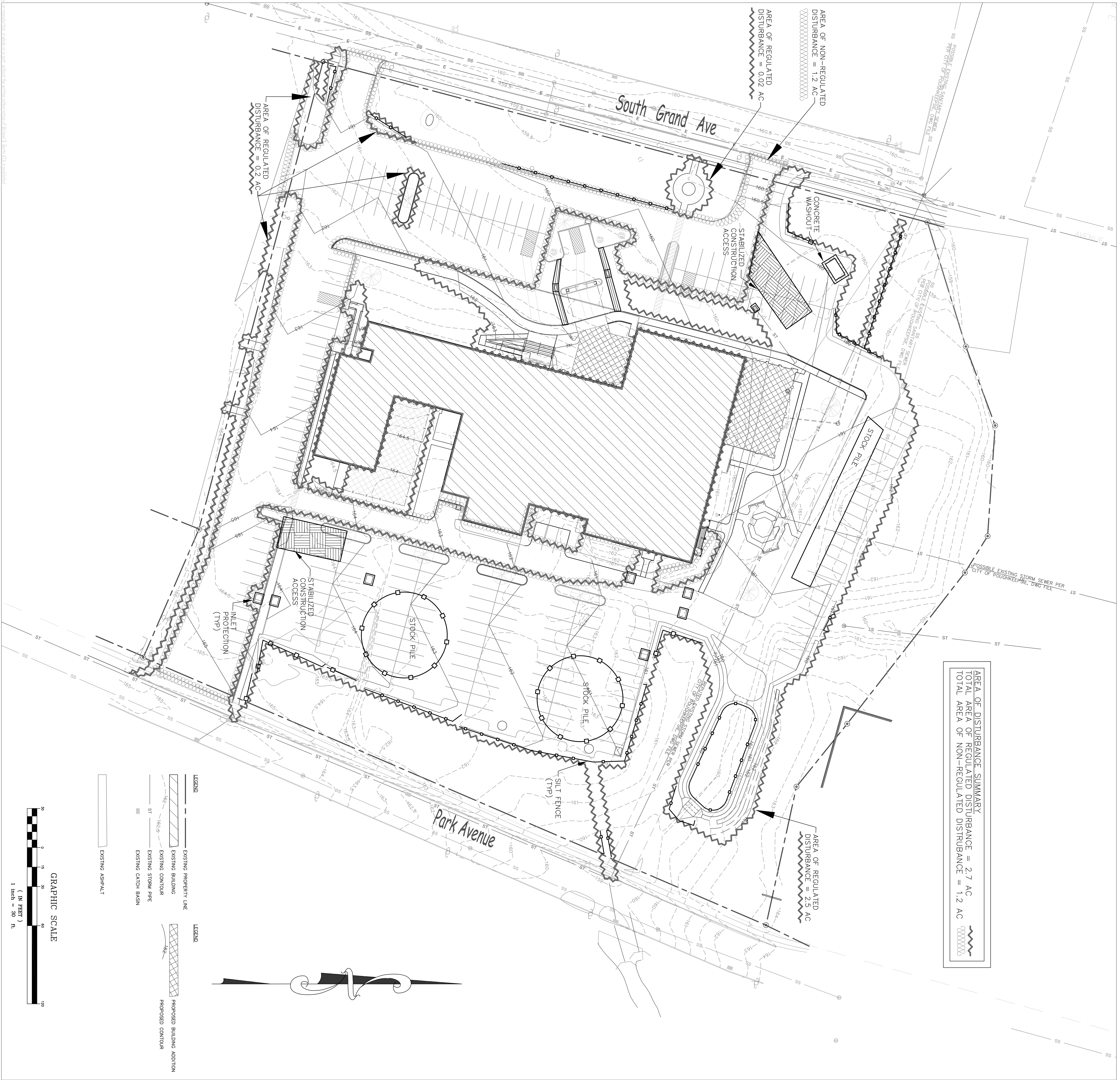
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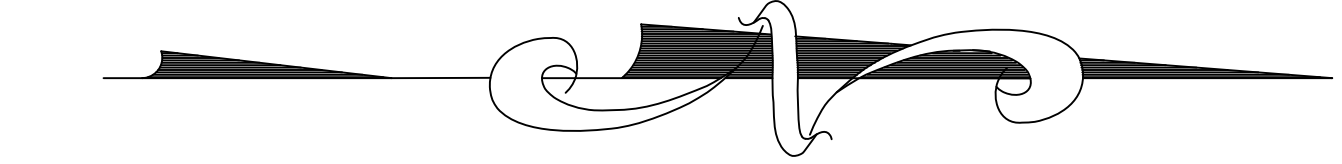


APPENDIX 2

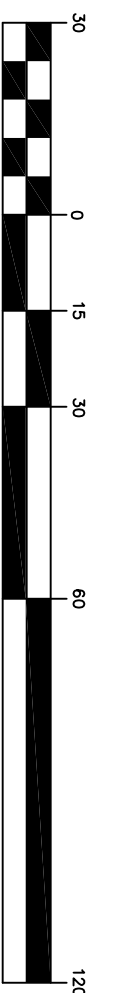
STORMWATER, EROSION AND SEDIMENT CONTROL PLAN AND DETAILS



AREA OF DISTURBANCE SUMMARY
TOTAL AREA OF REGULATED DISTURBANCE = 2.7 AC
TOTAL AREA OF NON-REGULATED DISTURBANCE = 1.2 AC



- LEGEND
- EXISTING PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - EXISTING STORM PIPE
 - EXISTING CATCH BASIN
 - EXISTING ASPHALT
- LEGEND
- PROPOSED BUILDING ADDITION



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
POUGHKEEPSIE, N.Y. 12603
(845) 471-7383
PE REGISTRATION 060634 CERT 0605443 EXPIRE ON 04-30-25
LS REGISTRATION 040745 CERT 1255920 EXPIRE ON 04-30-24
COA FOR PE AND LS CERT 0018252 AND 0018253

Michael R. Berta, AIA
Architect
110 South Grand Ave.
POUGHKEEPSIE, N.Y. 12603
(845) 489-1638
www.bertaarchitects.com

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Project Name	Proposed Addition / Alteration For Faith Apostolic Ministries Inc
Location	110 South Grand Ave Poughkeepsie, New York
Client	Faith Apostolic Ministries Inc
Architect	Michael R. Berta, AIA
Engineer	Berger Engineering and Surveying
Surveyor	Michael R. Berta, AIA
Scale	1" = 30'
Date	February 6, 2023
Drawn By	Michael R. Berta, AIA
Checked By	Michael R. Berta, AIA
Reviewed By	Michael R. Berta, AIA
Approved By	Michael R. Berta, AIA
Project No.	2023-001
Sheet No.	C-2
Of	1

Michael R. Berta, AIA
Architecture & Planning
7 Robert Rd. Poughkeepsie, NY 12603
(845) 489-1638
www.bertaarchitects.com - mike@bertaarchitects.com

[illegible][illegible]

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	

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	Contributing Impervious Area	Notes
	(Acre)	(Acre)	
Conservation of Natural Areas	0.00	0.00	<i>minimum 10,000 sf</i>
Riparian Buffers	0.00	0.00	<i>maximum contributing length 75 feet to 150 feet</i>
Filter Strips	0.00	0.00	
Tree Planting	0.00	0.00	<i>Up to 100 sf directly connected impervious area may be subtracted per tree</i>
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 Techniques/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
Standard SMPs	Dry swale	O-1	0.00	0.00	0	0
	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	ft³	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 v	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 v	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	ft ³
	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	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 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	

Apply Peak Flow Attenuation			
36	Channel Protection	<i>Cpv</i>	
37	Overbank	<i>Qp</i>	
37	Extreme Flood Control	<i>Qf</i>	
	Are Quantity Control requirements met?	Yes	Plan Completed

CHANNEL PROTECTION

Stream Channel Protection Volume (Cp)

$I_a = 200/CN-2$

$P_1 = \text{One year rainfall} = 2.80 \text{ inches}$

$Vs/Vr = 0.682 - 1.43(Q_o/Q_i) + 1.64(Q_o/Q_i)^2 - 0.804(Q_o/Q_i)^3$

$Q_d = \text{Post-development runoff for } P_1 \text{ (inches)}$

$A = \text{Site area in acres}$

$Vs (Cp) = (Vs/Vr)(Q_d)(A)/12 \text{ (acre-feet)}$

Watershed	CN	I_a	P_1	I_a/P	T_c (hours) *	Q_u^{**} (csm/in)	(Q_o / Q_i) ** *	(Vs/Vr)	Q_d	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
* T_c = Minimum											Total CPv Provided, ac-ft		0.3

** Using NRCC Mass Curve Value

*** Using $T = 24 \text{ hr}$ and Figure D.11.2 from MD design Manual

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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



DP-1-PARK AVENUE -
EAST



DP-2- NORTH CENTER
PROP LINE



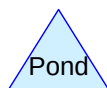
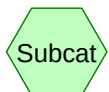
DP-3- NORTH PROP
LINE



DP-4 - NW SOUTH
GRAND



DP-5- SW - SOUTH
GRAND



Routing Diagram for PRE-POST-20230821

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Type III 24-hr 1-Year Rainfall=2.80"

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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"

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Type III 24-hr 1-Year Rainfall=2.80"

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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

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Type III 24-hr 1-Year Rainfall=2.80"

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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			

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PRE DEVELOPMENT

Type III 24-hr 10-Year Rainfall=5.00"

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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"

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PRE DEVELOPMENT

Type III 24-hr 10-Year Rainfall=5.00"

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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

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Type III 24-hr 10-Year Rainfall=5.00"

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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			

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Type III 24-hr 100-Year Rainfall=8.00"

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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"

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PRE DEVELOPMENT

Type III 24-hr 100-Year Rainfall=8.00"

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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

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PRE DEVELOPMENT

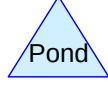
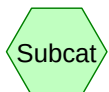
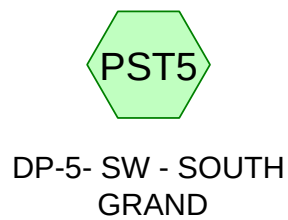
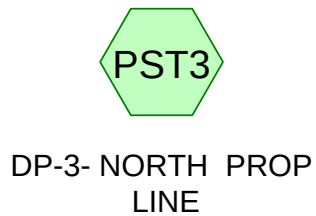
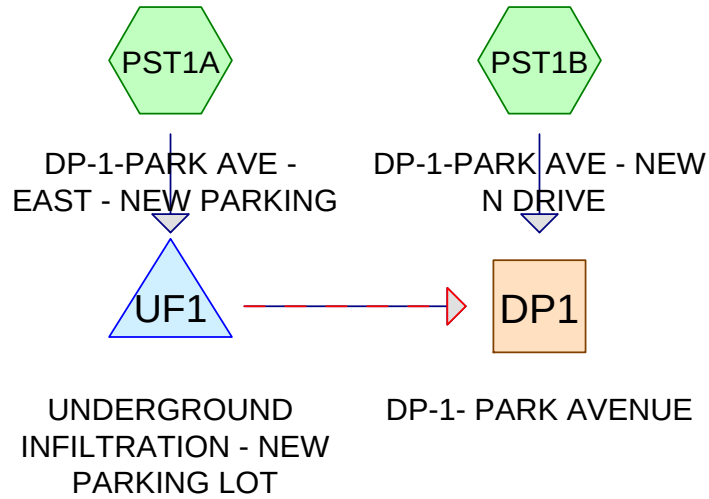
Type III 24-hr 100-Year Rainfall=8.00"

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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



Routing Diagram for PRE-POST-20230821
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Type III 24-hr 1-Year Rainfall=2.80"

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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"

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Type III 24-hr 1-Year Rainfall=2.80"

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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,

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Type III 24-hr 1-Year Rainfall=2.80"

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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)

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Type III 24-hr 1-Year Rainfall=2.80"

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Volume	Invert	Avail.Storage	Storage Description
#1	159.00'	231 cf	67.00'W x 157.00'L x 1.10'H Prismaoid 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 'l' 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)

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Type III 24-hr 10-Year Rainfall=5.00"

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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"

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Type III 24-hr 10-Year Rainfall=5.00"

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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,

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Type III 24-hr 10-Year Rainfall=5.00"

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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)

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Type III 24-hr 10-Year Rainfall=5.00"

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Volume	Invert	Avail.Storage	Storage Description
#1	159.00'	231 cf	67.00'W x 157.00'L x 1.10'H Prismaoid 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 'l' 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)

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Type III 24-hr 100-Year Rainfall=8.00"

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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"

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Type III 24-hr 100-Year Rainfall=8.00"

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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,

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Type III 24-hr 100-Year Rainfall=8.00"

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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)

PRE-POST-20230821

Prepared by Berger Engineering & Surveying PLLC

HydroCAD® 10.10-7a s/n 00820 © 2021 HydroCAD Software Solutions LLC

POST DEVELOPMENT

Type III 24-hr 100-Year Rainfall=8.00"

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Volume	Invert	Avail.Storage	Storage Description
#1	159.00'	231 cf	67.00'W x 157.00'L x 1.10'H Prismatic 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 'l' 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)

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Number(s): **6205560000**

Project Name: **Faith Apostolic Ministries Expansion**

Applicant: **Faith Apostolic Ministries/Michael Berta, AIA**

Address of Property: **110 Grand Ave, Poughkeepsie, NY 12603**

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.)
- ☐ Rezoning 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: **3/25/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 3/18/2024	Notes:	☐ Major Project	
Date Received: 3/18/2024		Referral #: ZR24-088	
Date Requested: 3/25/2024			
Date Required: 4/17/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 4/5/2024			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

April 5, 2024

To: Planning Board, City of Poughkeepsie
Re: **ZR24-088, Faith Apostolic Ministries**
Lot: 620556, 110 Grand 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 an expansion of the existing church and associated parking/landscaping.

COMMENTS

- Our understanding is that the ZBA conditioned their approval of variances for this project on the Park Avenue access only being used for emergencies. There is no indication of that restriction on the submitted plans, nor any description of how access to that entrance will be controlled. The Board could discuss enforcement of that condition.
- We suggest that the width of all three entrances be reduced. The two Grand Ave entrances are roughly 35 and 30 feet wide, while the Park Ave entrance is about 60 feet wide. Narrowing the entrances will encourage slower vehicle speeds and reduce the crossing width for people walking. At the Park Ave entrance, narrowing the width could have the added benefit of providing a screened buffer for the parking spaces proposed along the driveway.
- The Board may also wish to consider a landscape island at the southern edge of the west side parking spaces, to provide definition and a buffer between parking and driving lanes and further slow traffic on the site.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner

By

A handwritten signature in black ink, appearing to read "D. Tuttle", followed by a horizontal line.

Dylan Tuttle, Senior Planner

March 23, 2024

City of Poughkeepsie Planning Board
Attn: Anne Saylor,, Chairperson
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Joe Donat, Director of Development

RE: 110 South Grand Avenue

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

MASS has been asked to review the proposed project at 110 South Grand Avenue. The project drawings and application indicate that the intent is to convert the existing Jewish Community Center into a center for Faith Apostolic Ministries with renovation and an addition.

We understand from the applicant's letter that the proposed project is being completed in two phases – an addition to the existing sanctuary at the rear of the building (Park Avenue side), with accompanying renovation of numerous rooms within the building. The second phase is proposed as a renovation of the former pool area into a youth center. The center will have activity space, a conversation area and youth ministry.

Our office is in receipt of a site plan, preliminary architectural drawings and a rendering package. While this helps initiate a conversation of intent, the elevations and materials need more information in order to fully understand the proposed scope. MASS would like to make the following preliminary comments to assist the Planning Board's review, and would suggest an architectural workshop be scheduled with the applicant at the earliest mutual convenience.

ARCHITECTURAL DETAILS, MATERIALS, AND METHODS

A. Exterior Palette

The renderings show an upgraded exterior with stone base, and what appears to be a parged stucco, and additional gray cladding elements, wrapping the original brick exterior. *Please upgrade the elevations to include material notations, and submit materials for planning board review.*

B. Existing Brick Masonry

At areas of existing brick, *please clarify the treatment of the brick (ie. left as-is, stained, painted, etc), as it appears to be darker than the existing condition.*

C. Windows

The renderings appear to show replacement fenestration, *but we are unclear about the finish and the desired operability of the windows.*

D. There are many precedent projects across history that find a repurpose for a religious space to be used by another religion. However, *the proposed detail of a building sized cross on the west facade awkwardly cuts into the series of applied building arches, and we would encourage another resolution of this feature.*

E. *Similarly, the sign for Faith Apostolic Ministries is under detailed to evaluate this detail fully.*

Architectural Review for City of Poughkeepsie Planning Board

RE: 110 South Grand Ave

Page 1

LANDSCAPE

- A. The new site plan shows the existing structure surrounded by parking. *Given this vast increase in impervious area, we would encourage the applicant to consider more tree plantings, however we advise that this be done in consultation with a landscape architect or botanist, as the proposed Norway Maple on the site plan is an invasive species and not appropriate for new planting.*
- B. The renderings show a diversely planted garden to the north side of the building, but the site plan does not complement that understanding. *Can the applicant please clarify which proposal is accurate?*

MASS DESIGN GROUP

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Boston, MA 02116

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Poughkeepsie, NY 12601

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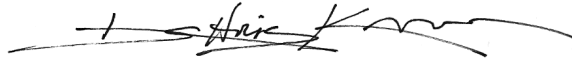
massdesigngroup.org

SITE SAFETY // LIGHTING

- A. On building lighting is shown in the renderings, and this could be an important consideration to the successful upgrade of this property. *Could the design team clarify any lighting proposed?*

We see the reactivation of this building as an important project for the public to understand, and therefore we look forward to the evolution of this important project.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 3-21-24

PROJECT ADDRESS: 110 S Grand Ave

PROJECT NAME: Faith Apostolic Ministries

OWNER: Faith Apostolic Ministries Inc.

ENGINEER/ARCHITECT: Michael R. Berta, AIA Architecture & Planning



The site plan is acceptable and will be signed with no conditions.



The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:

Eric Philipp
Building Inspector



**THE CITY OF POUGHKEEPSIE, NEW YORK
PLANNING BOARD
DRAFT APPROVAL
APRIL 23, 2024
110 SOUTH GRAND AVENUE**

Present:

Excused:

Absent:

WHEREAS, the Planning Board has received a site plan and special permit application from Faith Apostolic Ministries Inc. relative to the construction of an addition to a church and a renovation of a youth center, File #2023-067; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Michael R. Berta, AIA, as listed below and supplemental documentation; and,

SITE PLAN PAGES

Cover, C1&2 and CD-1&2 dated 2/6/23

Rendering 1, 2 & 3, EX-1, Pre-1, 2 & 3 SP-1, & 2 dated 8/24/23

WHEREAS, on February 13, 2024, the Zoning Board of Appeals granted a variance regarding the location of off-street parking; and,

WHEREAS, at the April 23rd, 2024 meeting the Planning Board a public hearing was held and closed; and,

WHEREAS, at the September 19, 2023 meeting the Planning Board as Lead Agency of the SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, 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 and special permit approval relative to the relative to the construction of an addition to a church and a renovation of a youth center, with the following conditions:

•

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

- 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

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)

- (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: _____

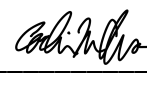
I) Days/Hours of Operation: _____

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.

Signature of Applicant

3/14/24

Date

CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS
SITE PLAN CHECK SHEET

ADDRESS: _____ Project: _____ File #: _____ Date Rec'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

	<u>Compliance Certified</u>	<u>Item Description</u>
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

	<u>Compliance Certified</u>	<u>Item Description</u>
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

	<u>Compliance Certified</u>	<u>Item Description</u>
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 of 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 meet 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

	<u>Compliance Certified</u>	<u>Item Description</u>
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

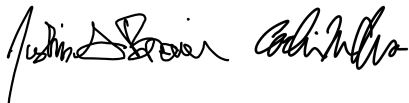
Dear Planning Board,

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

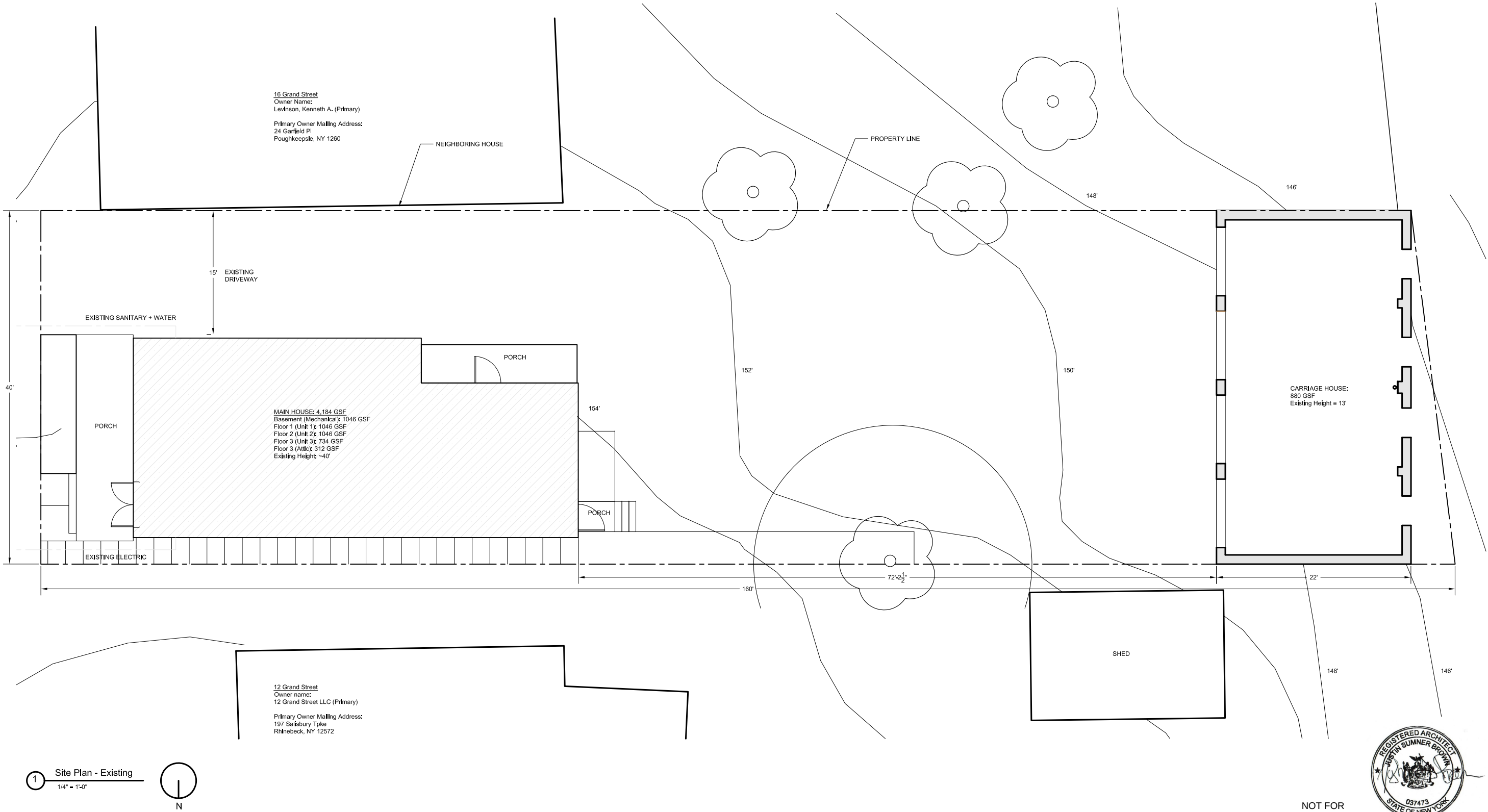


NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

Justin Brown, AIA

Lot Size: 0.14 Acre = 6098.4 SF
Total Existing GSF = 4,184 GSF
Existing FAR = 0.69



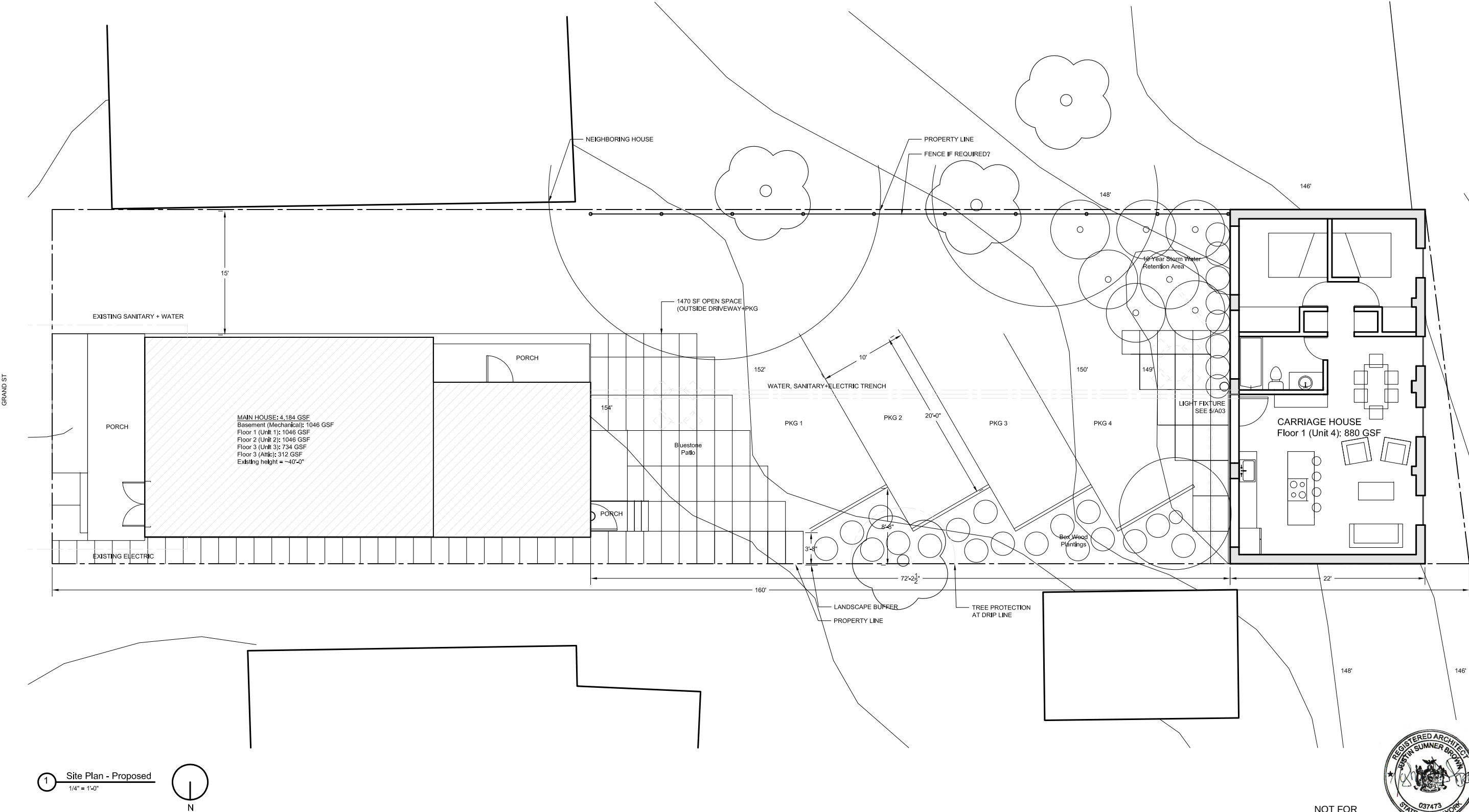
PROJECT
14 Grand Street
Poughkeepsie, NY 12601

AX.01

DATE: 2/20/24 Rev 3/14/20

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."

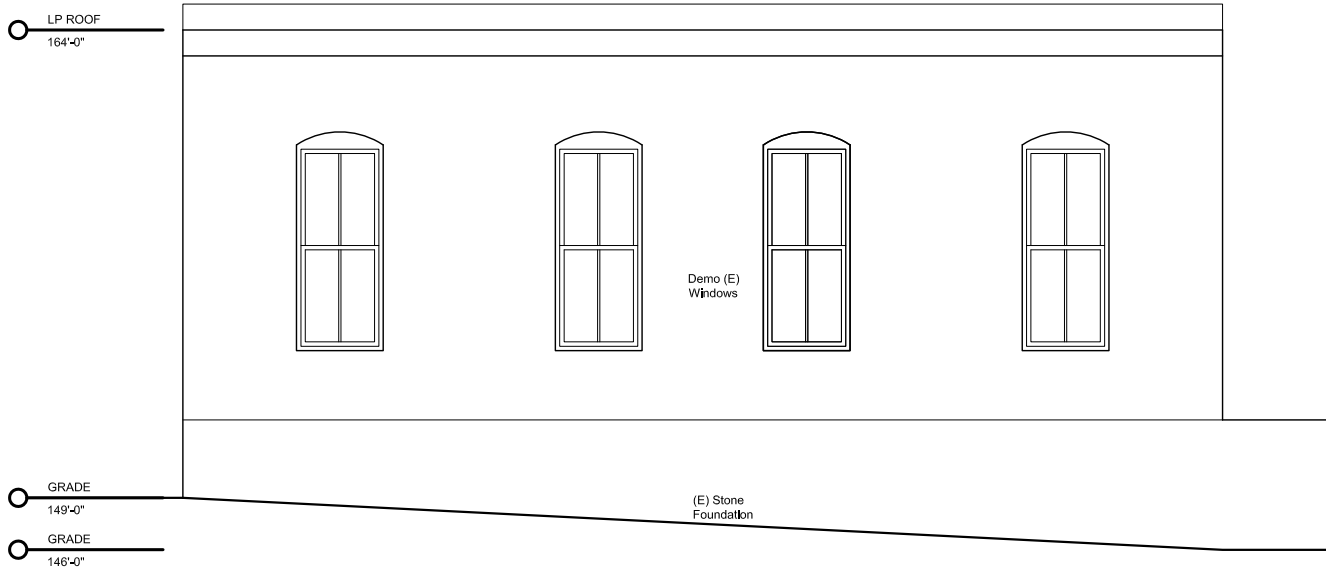


PROJECT
14 Grand Street
Poughkeepsie, NY 12601

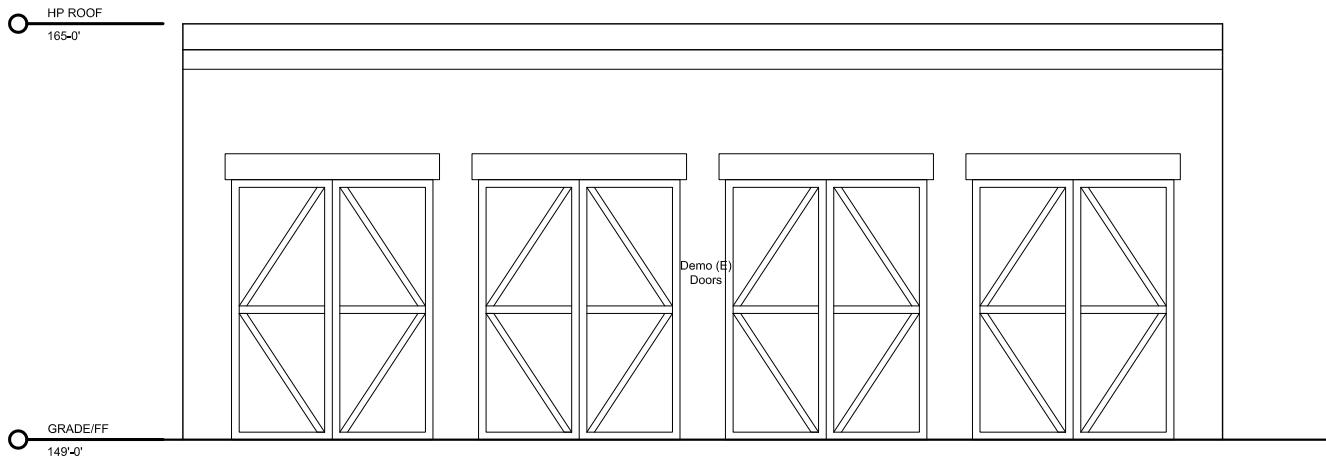
A.01

DATE: 2/20/24 Rev 3/14/20

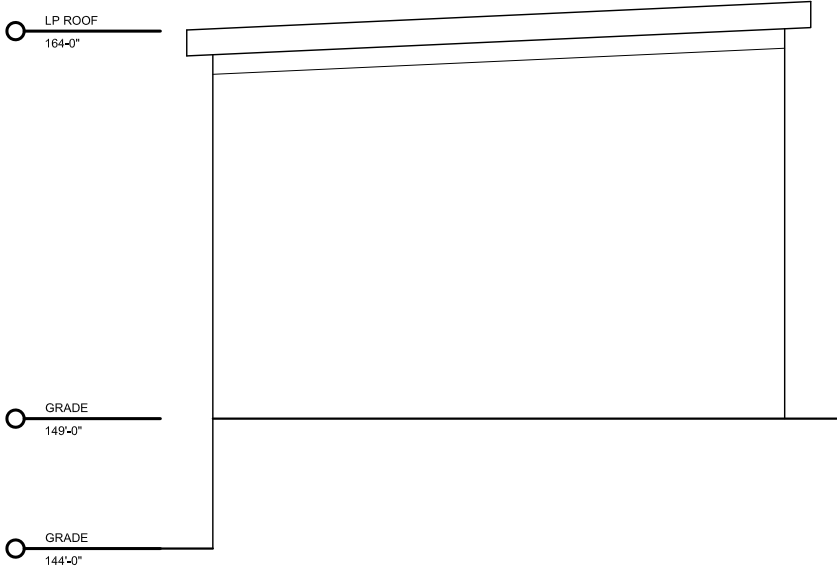
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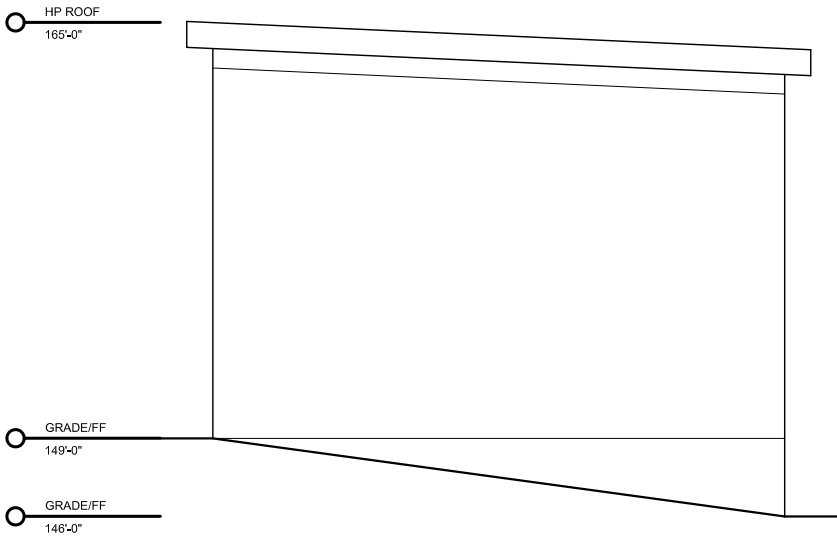
1 WEST ELEVATION: EXISTING
3/8" = 1'-0"



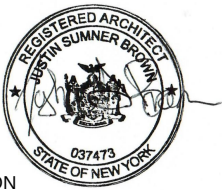
3 EAST ELEVATION: EXISTING
3/8" = 1'-0"



2 SOUTH ELEVATION: EXISTING
3/8" = 1'-0"



4 NORTH ELEVATION: EXISTING
3/8" = 1'-0"



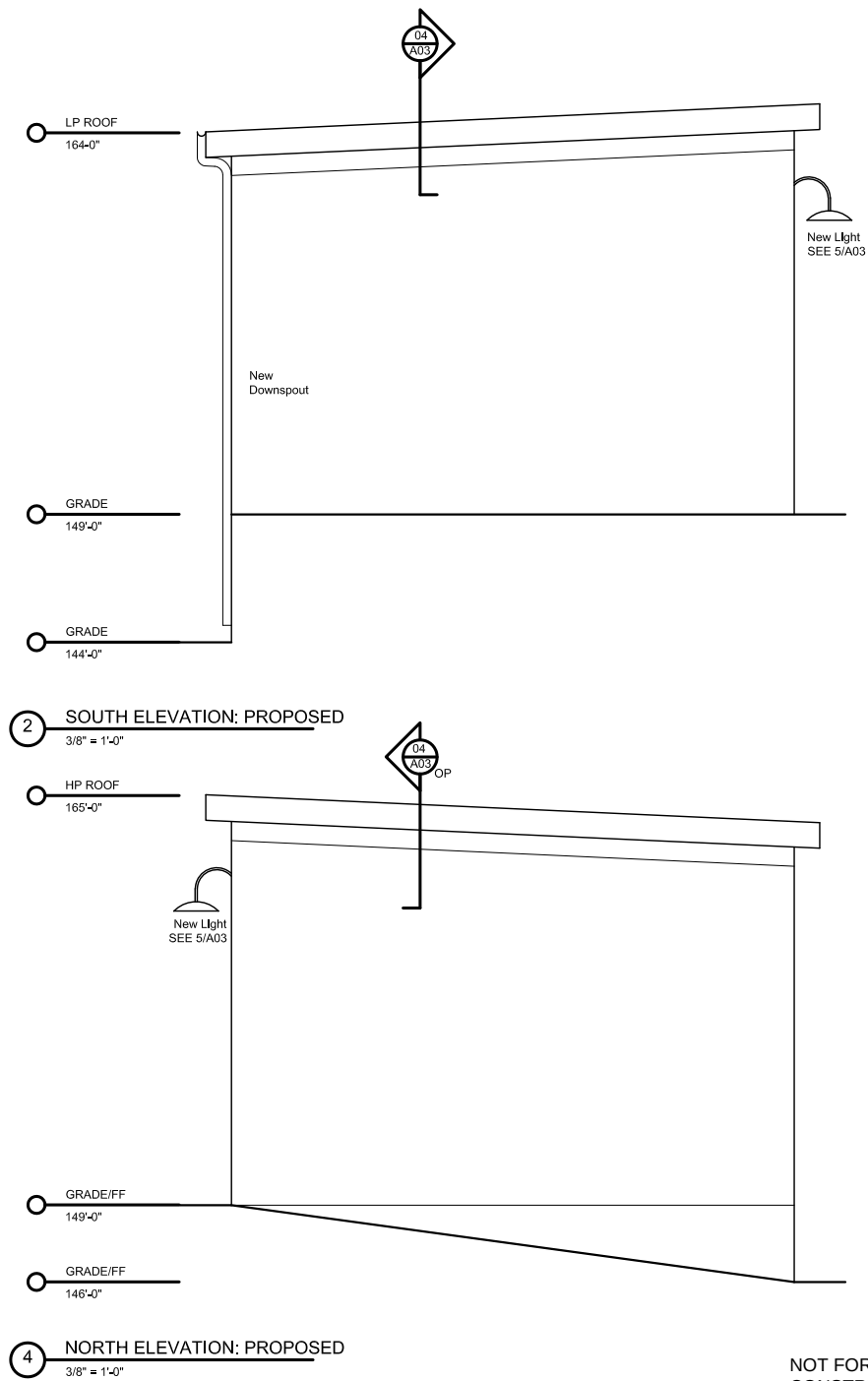
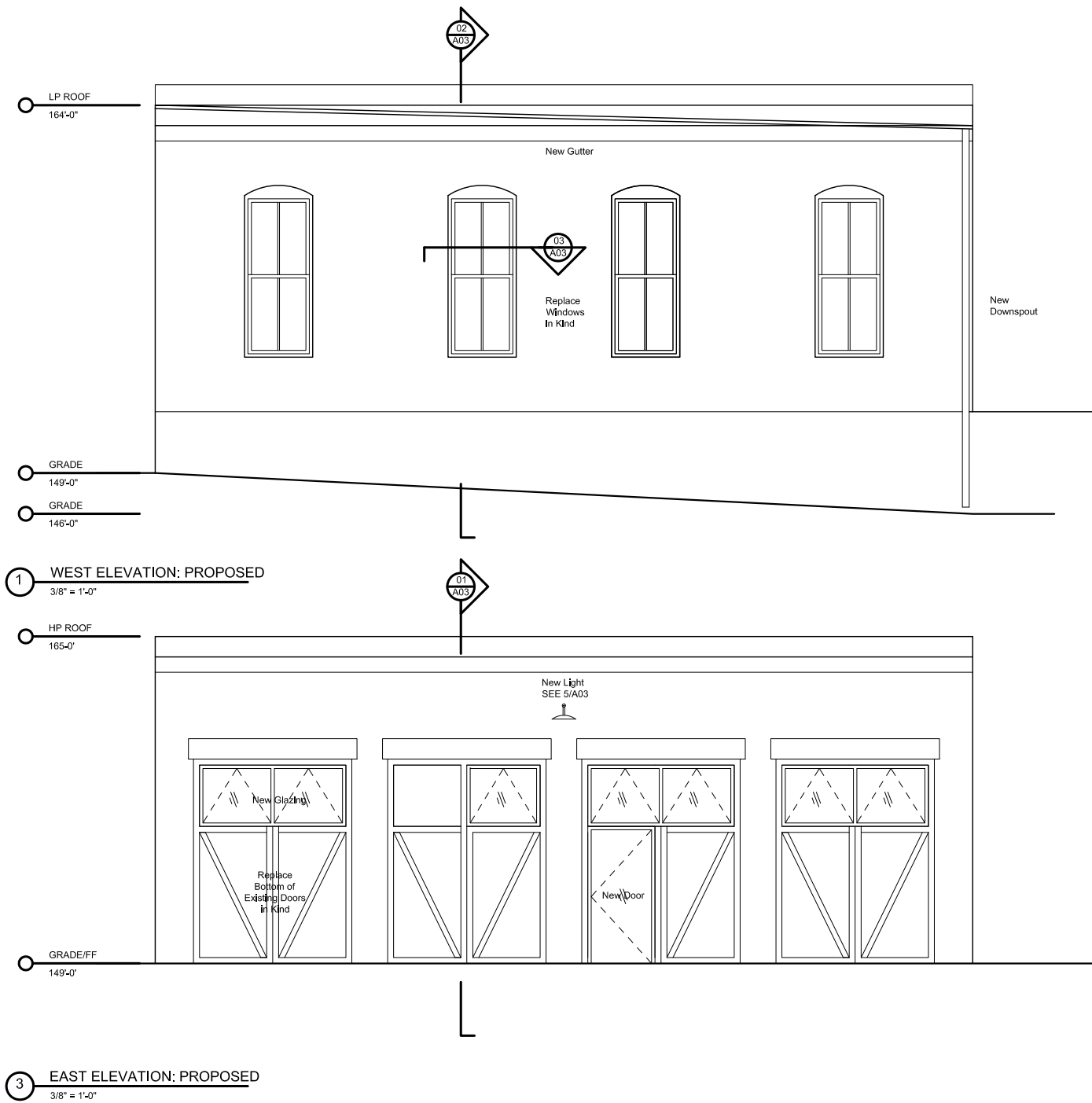
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

AX.02

Note: Verify all dimensions in field.



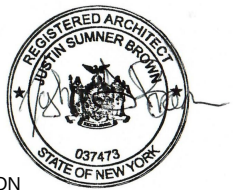
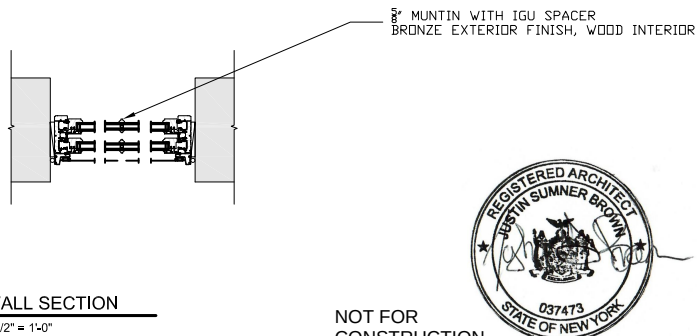
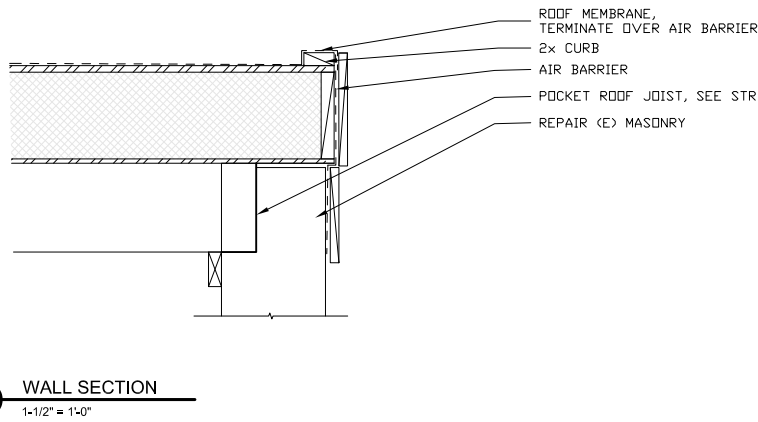
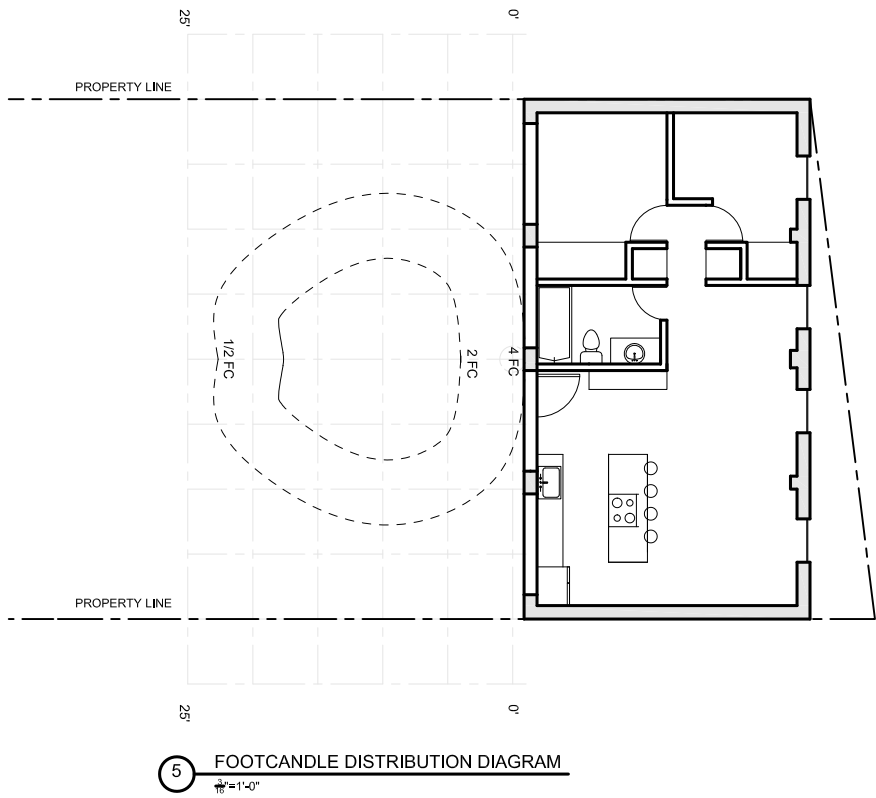
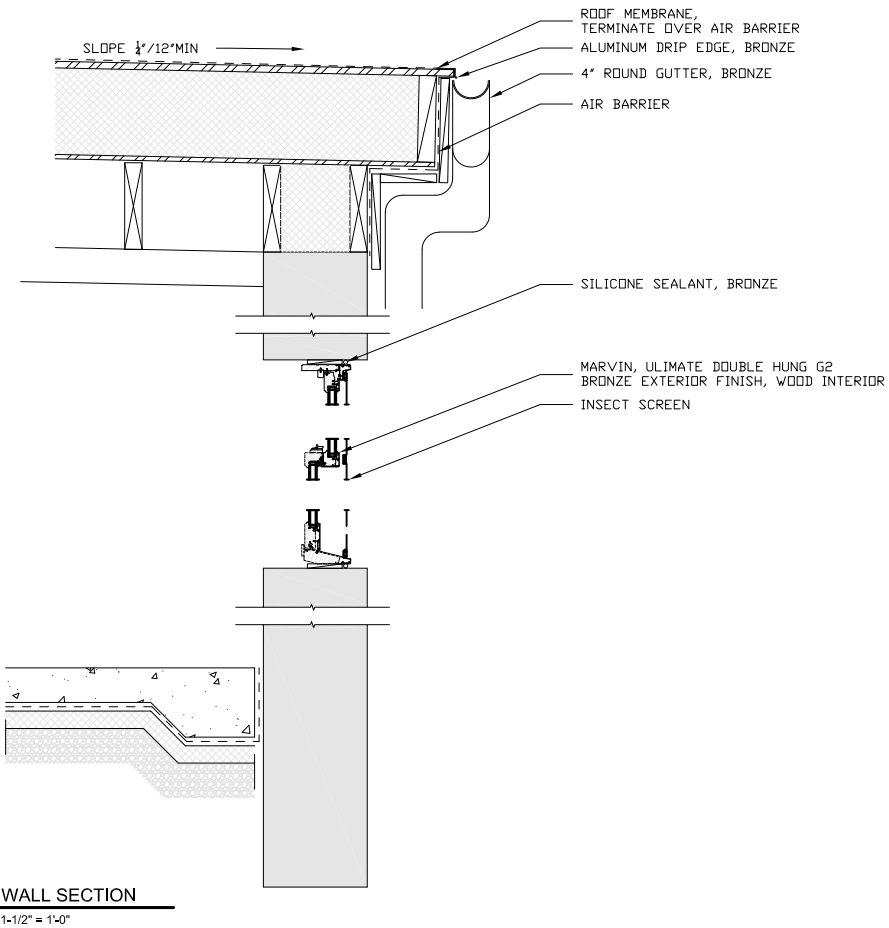
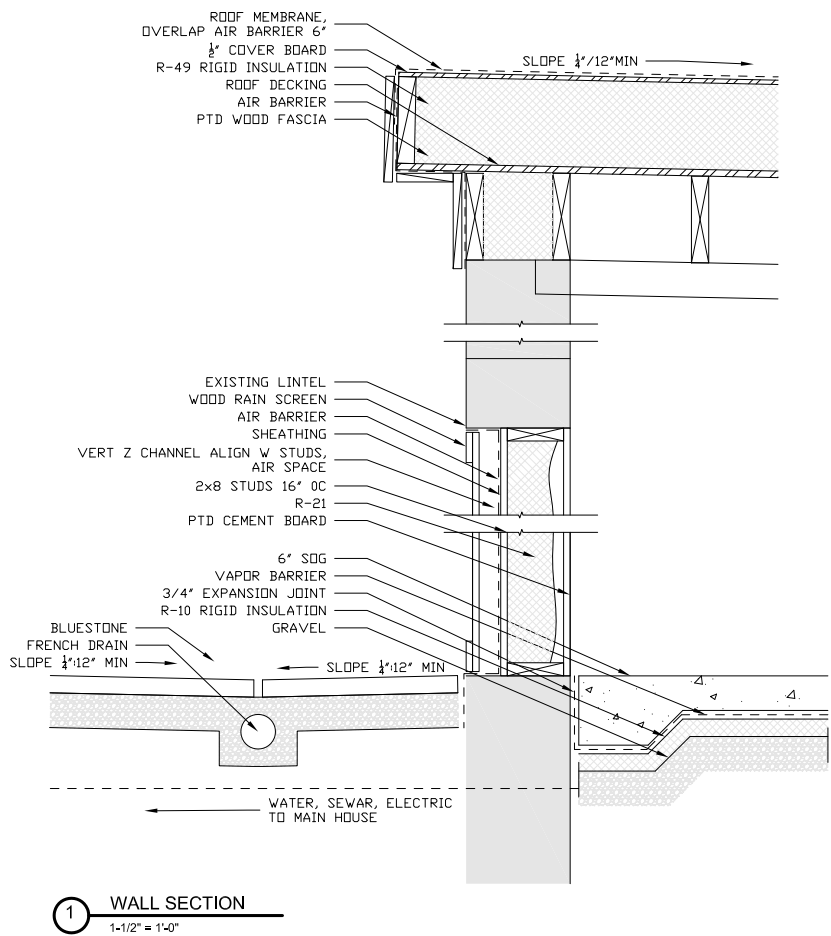
NOT FOR
CONSTRUCTION

PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24 Rev 3/14/20

A.02

Note: Verify all dimensions in field.



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

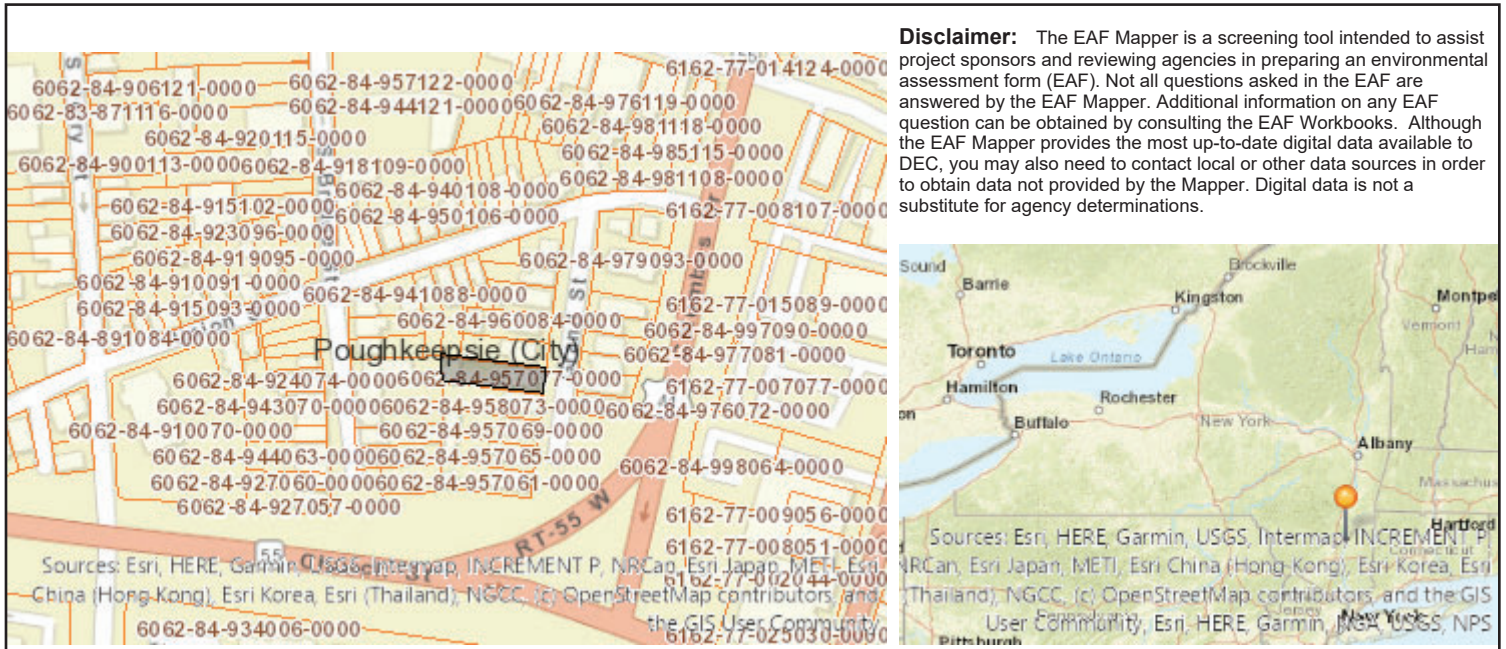
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Justin Brown and Caroline Alsup		Telephone: 917-670-5288	
		E-Mail: justinsumnerbrown@gmail.com	
Address: 14 Grand Street apt 2			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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.		NO ☒	YES ☐
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)		NO ☐	YES ☒
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
As an adaptive re-use of an existing structure, embodied carbon for this project will be far lower than new construction of similar use.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
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...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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	YES
	☐	☒
	☐	☒
	☒	☐
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
No record 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: <u>Justin Brown and Caroline Alsup</u> Date: <u>3/13/24</u> Signature: <u></u> Title: <u>Owners</u>		



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

Short Environmental Assessment Form

Part 1 - Project Information

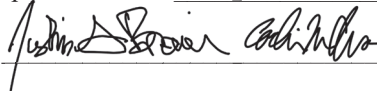
Instructions for Completing

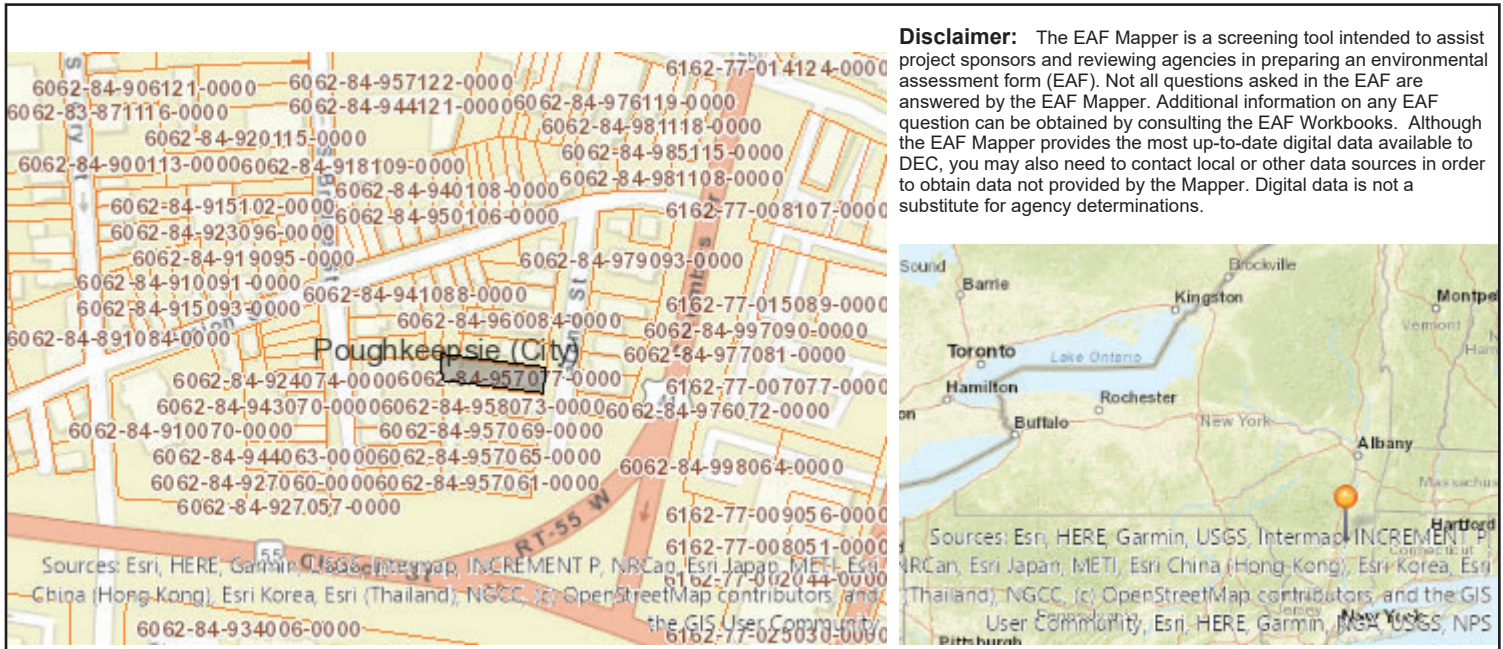
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Address: 14 Grand Street apt 2			
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3. a. Total acreage of the site of the proposed action?		0.14 acres	
b. Total acreage to be physically disturbed?		0.09 acres	
c. Total acreage (project site and 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
As an adaptive re-use of an existing structure, embodied carbon for this project will be far lower than new construction of similar use.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
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...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
_____ 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:	NO	YES
_____ _____	☒	☐
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:	NO	YES
_____ _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ No record 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: <u>Justin Brown and Caroline Alsup</u> Date: <u>3/13/24</u> Signature: <u></u> Title: <u>Owners</u>		



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

THE CITY OF POUGHKEEPSIE NEW YORK

Daniel Vonknoblauch
Parking System Administrator
Hours: Mon., Wed. & Fri. 10-2



Yvonne Flowers
Mayor

March 14, 2024

Zoning Board
62 Civic Center PLZ
Poughkeepsie NY 12601

RE: 14 Grand St – Parking Waiver

To Whom It May Concern:

14 Grand St. is within 600 feet of two City Owned lots.

The closest being the Residential Parking lot located at the end of South Bridge St. At this time that parking lot is set up to house 18 parked vehicles, and we currently have 10 permits issued for it.

The next lot would be the Duro Municipal lot located at 197 Main St. It has 50 Parking Spaces, of which 21 are currently permitted.

If you have additional questions or concerns, feel free to reach out to the City of Poughkeepsie's Parking Division at 845-451-4120.

Thank you,

A handwritten signature in black ink, appearing to read "Daniel Vonknoblauch", written over a light blue circular stamp.

Daniel Vonknoblauch
Parking System Administrator

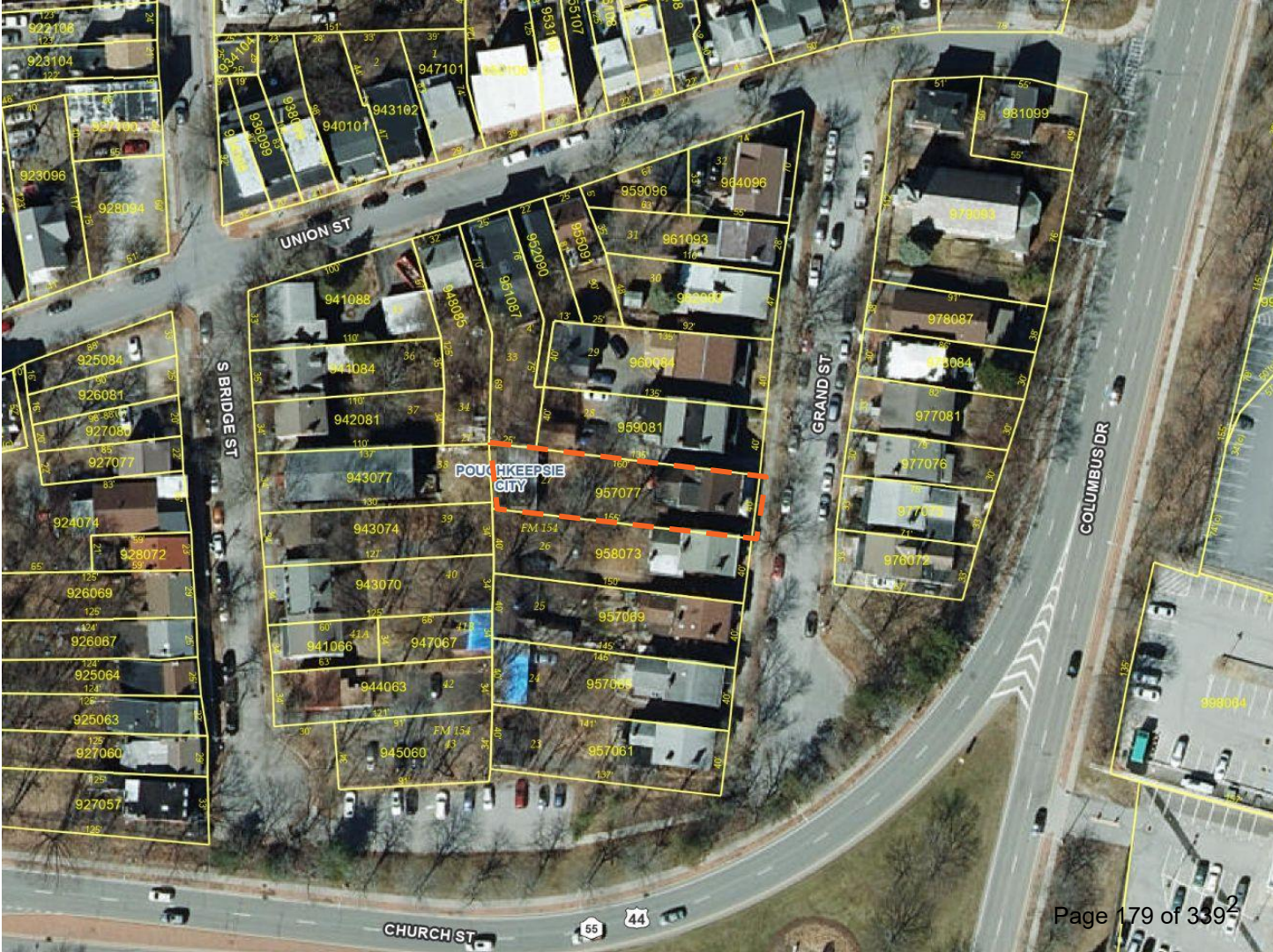
2/20/24

Rev 3/12/24

14 Grand Street Carriage House

Zoning Board of Appeals

14 Grand Street



Parcel Access

Existing plot + Photo Key



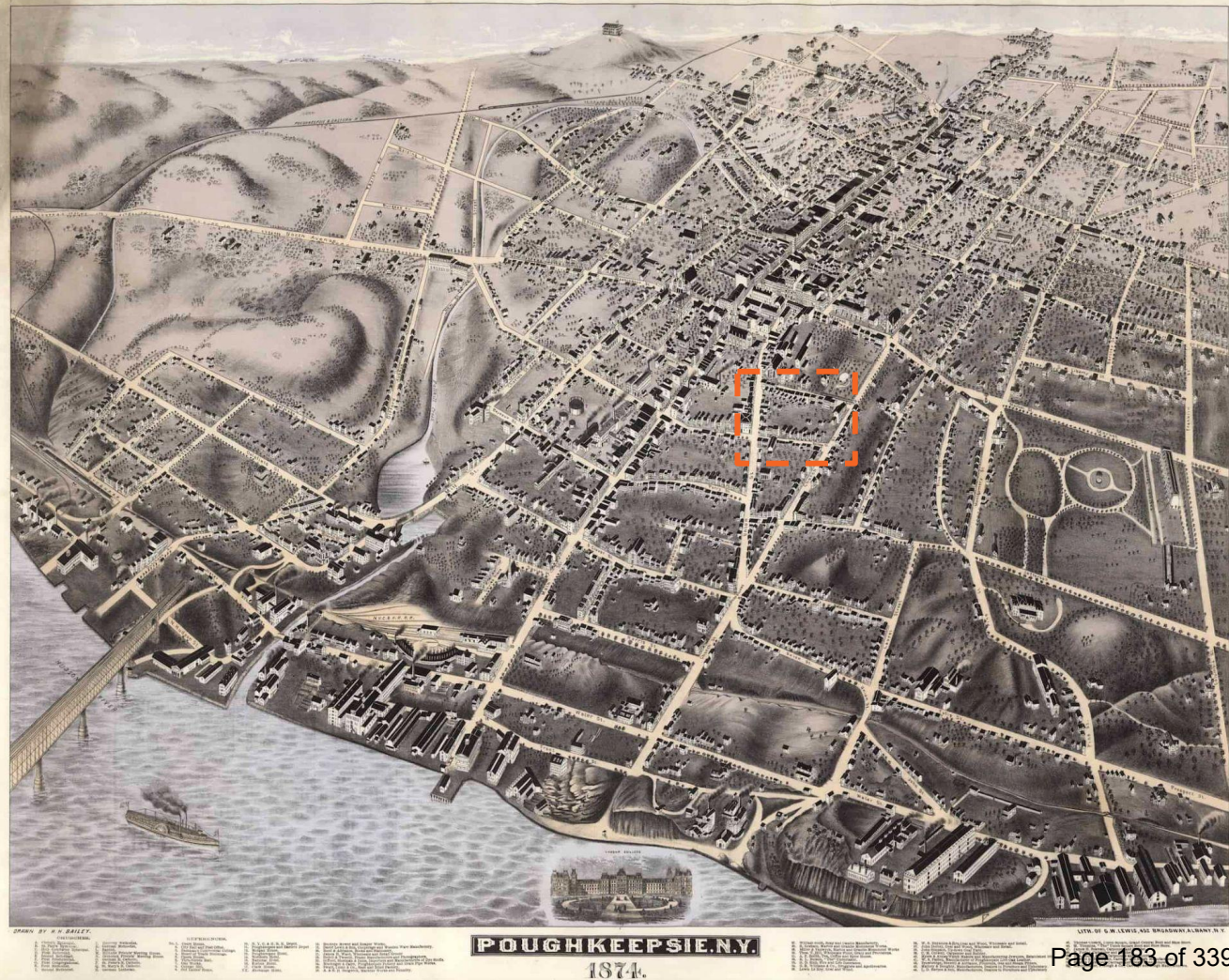
**Existing Carriage House
Today**



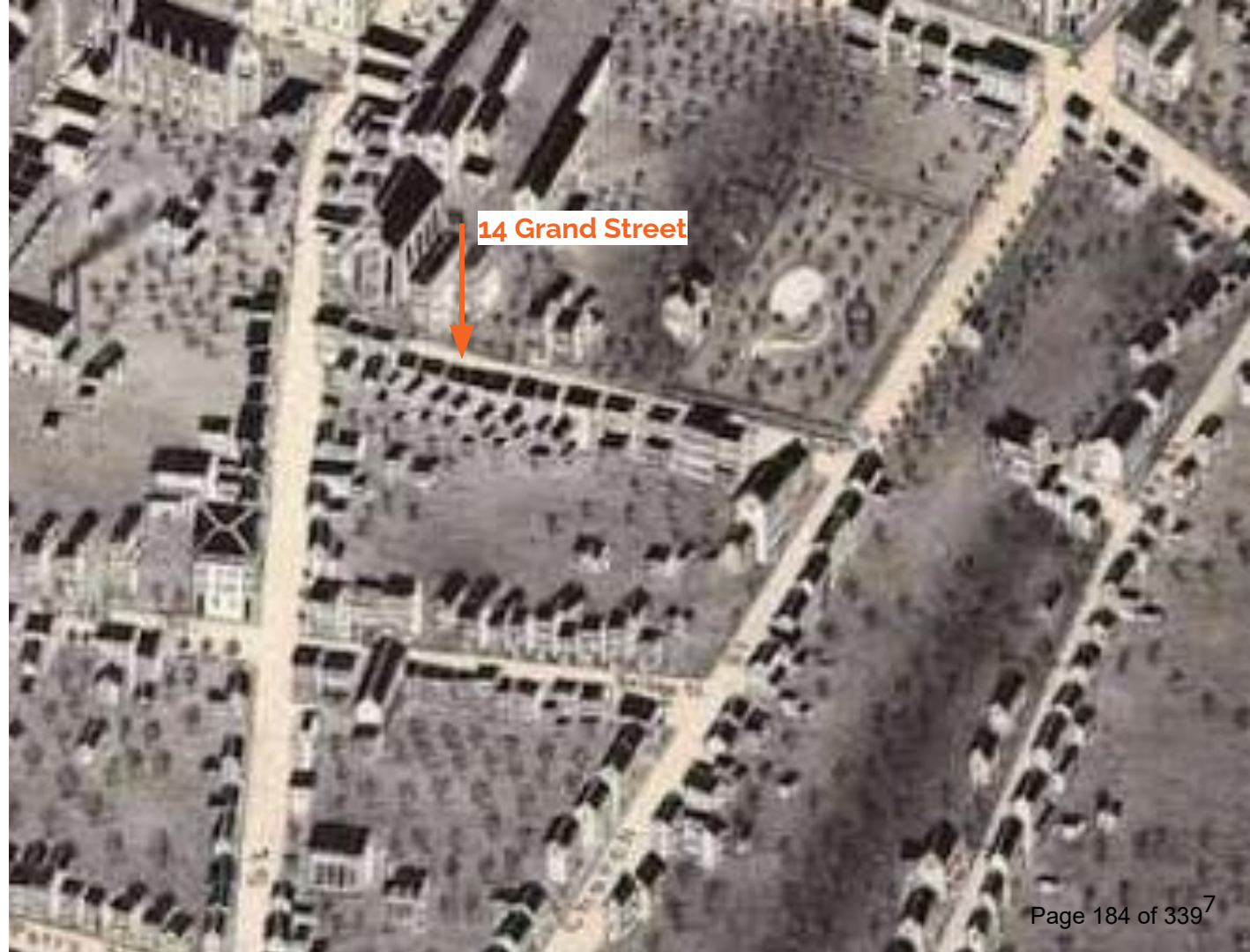
Interior View



Poughkeepsie 1874



Carriage Houses were a defining characteristic of the homes on Grand St



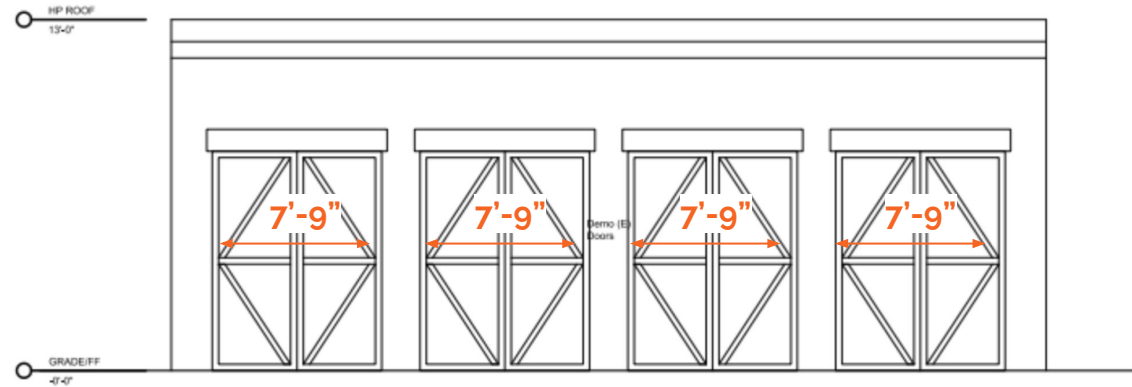
14 Grand Street

1887 Sanborn Map

Library of Congress

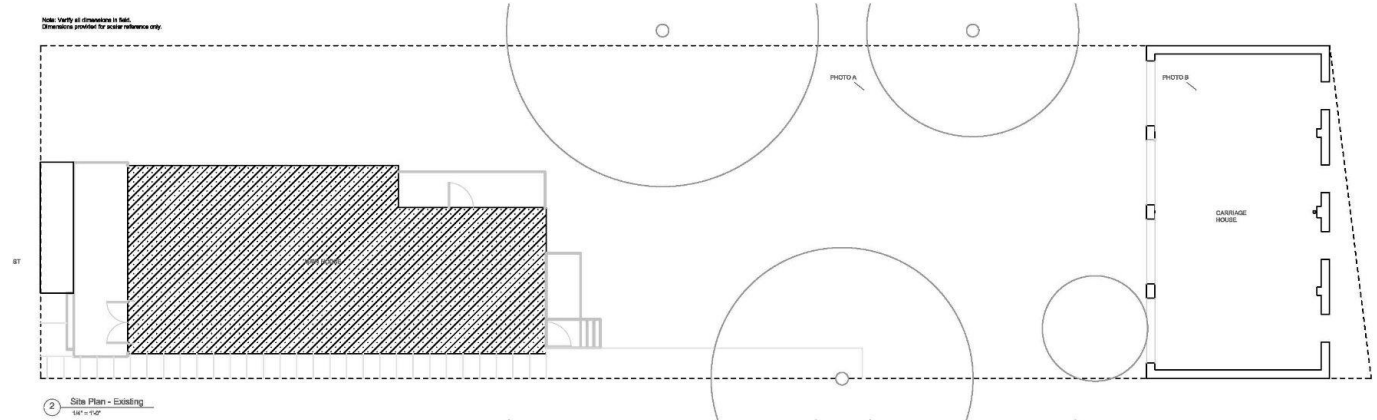


Narrow Door openings
and construction
similar to main house
c. 1870 suggest
intended use was for
horses and buggies.



Existing:

3 family Main House and
vacant Carriage House

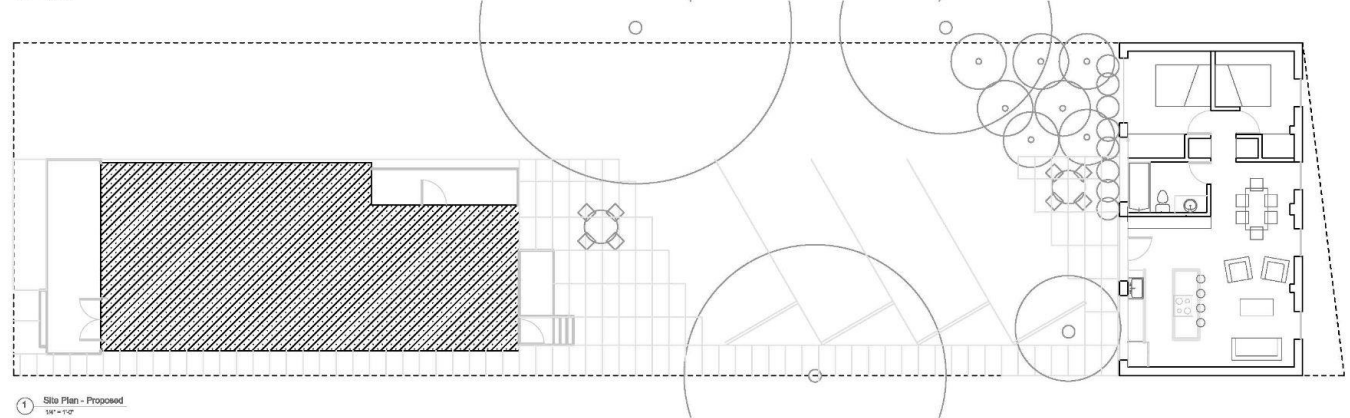


Proposed:

Main House Unaltered

Add 2 BR in existing
Carriage House and Site
Improvements

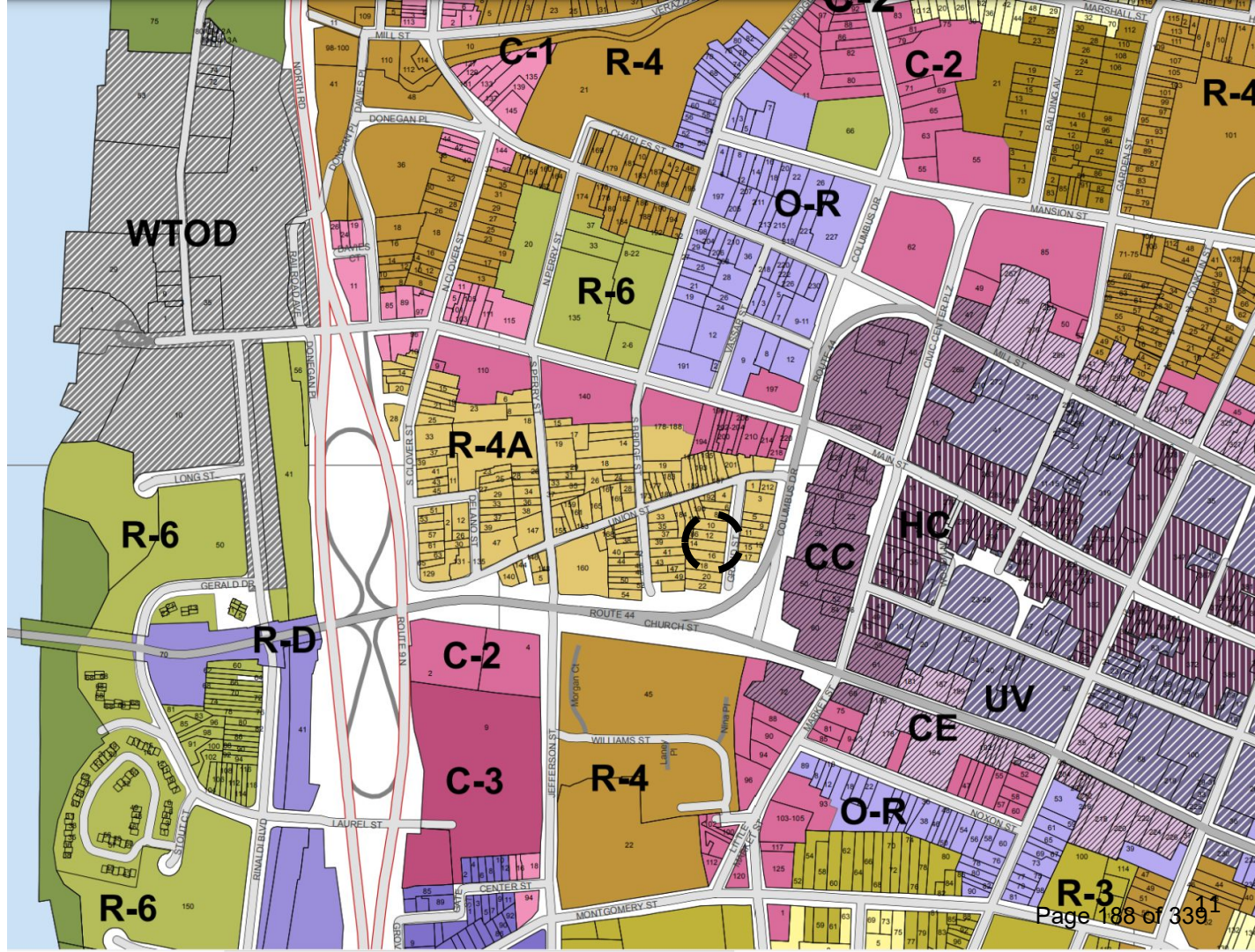
(See drawings dated
2/20/24)



PROJECT
14 Grand Street
Poughkeepsie, NY 12601
DATE: 1/5/24

A.01

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.

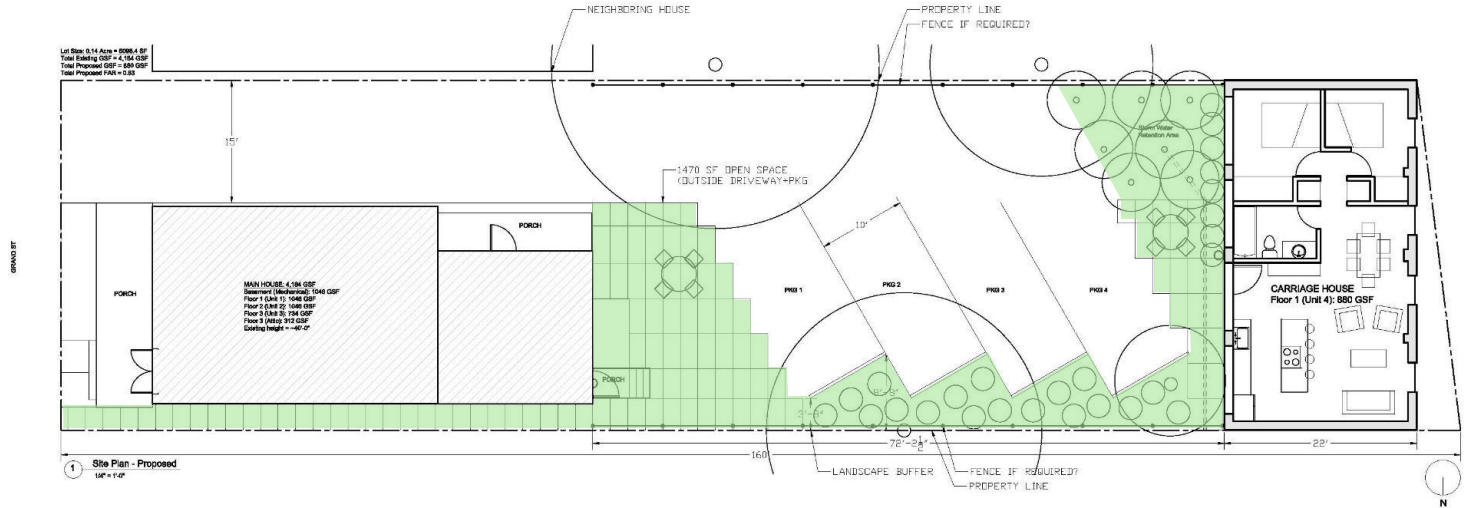
Distance between carriage house and rear lot line cannot be increased without demolition of the existing structure.



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.

USABLE OPEN SPACE *An unenclosed portion of the ground of a lot which is not devoted to driveways or parking spaces.*

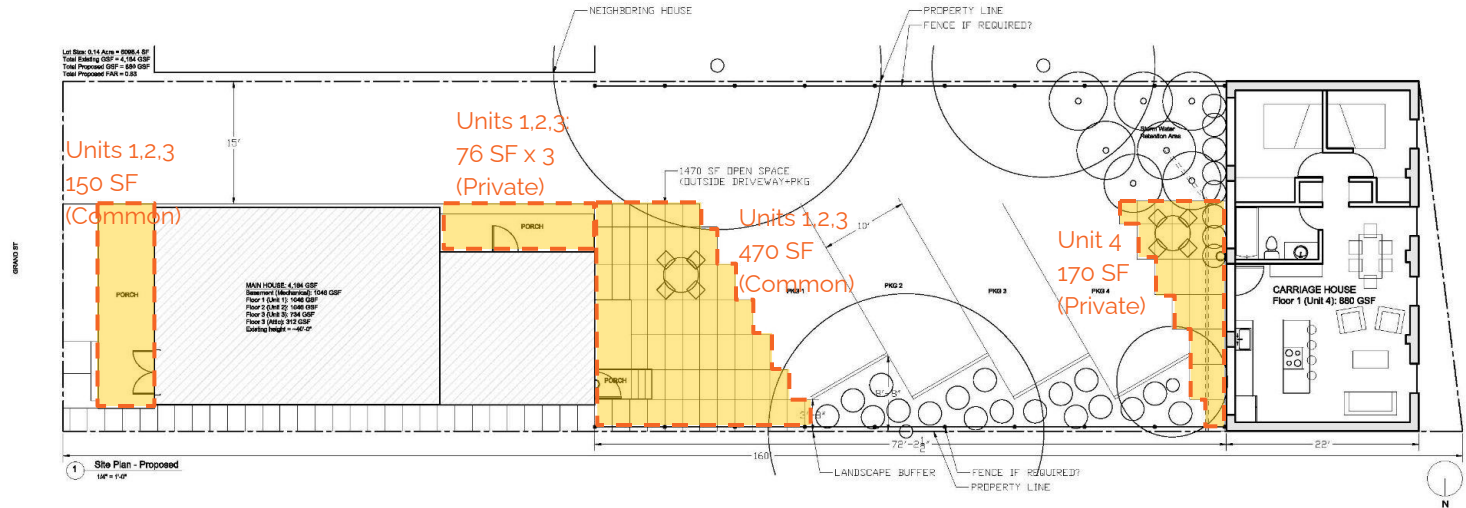


PROJECT
14 Grand Street
Poughkeepsie, NY 12601

DATE: 2/20/24

A.01

Each unit has
private and
common space

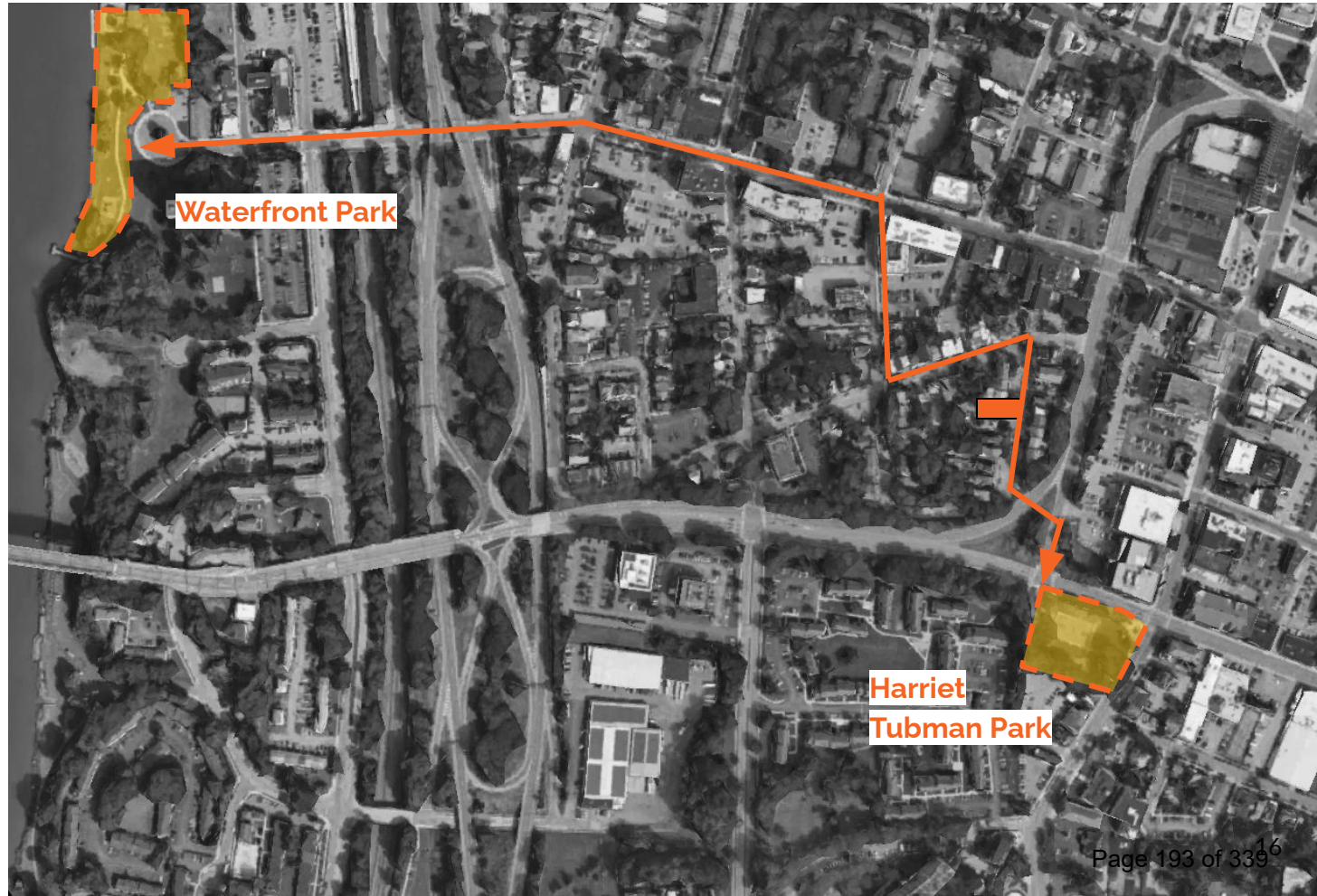


DATE: 2/20/24

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2:

Parks within 5
minute Walk



3:

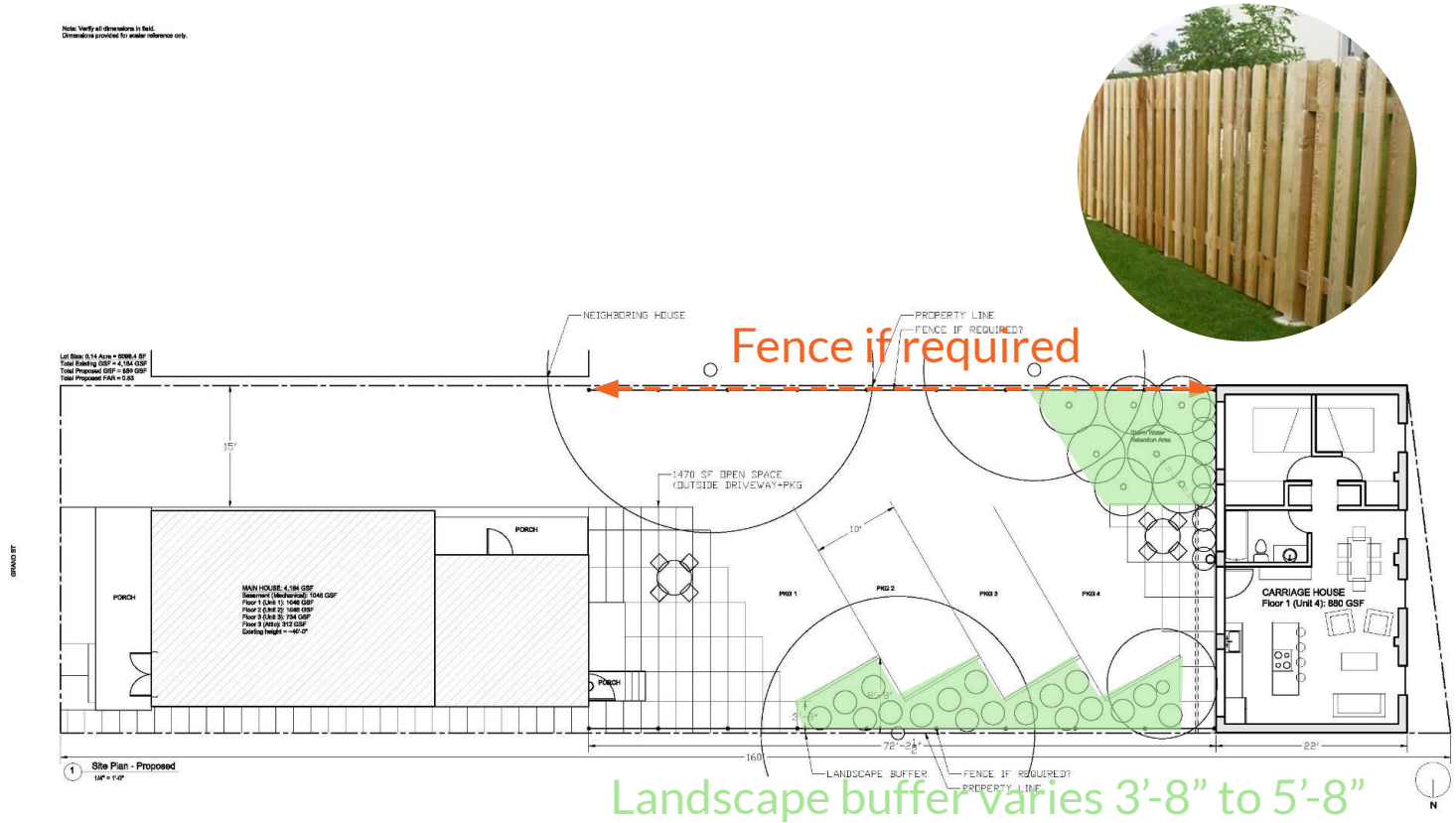
4 spaces, one for each unit is proposed. Based on utilization data, each of the two existing 2BRs (ours included) uses one space.

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.



(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)?

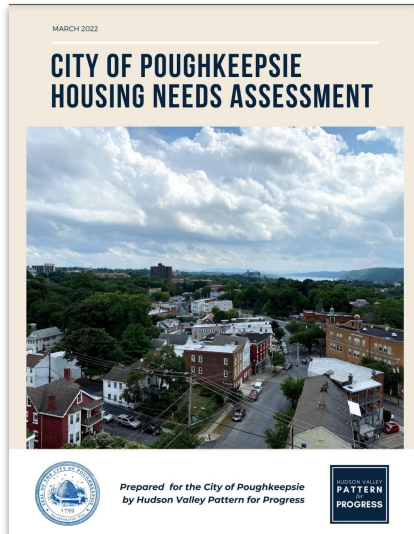
(iii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

(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.)

(ii) 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 tenant 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
	<u>Project Total</u>	\$	<u>349,216</u>

*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.



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;

The City of Poughkeepsie
Planning & Zoning
62 Civic Center Plaza, 2nd Fl
Poughkeepsie, NY 12601

April 9, 2024

Justin Brown and Caroline Alsup
14 Grand Street
Poughkeepsie, NY 12601

Dear Planning Board,

As requested in the March 26, 2024 Planning Board meeting, we are writing to explain our design approach to restoring the 14 Grand Street Carriage house. The Historic District and Landmarks Preservation Commission Register of Historic District and landmarks does **not** include this property on its registry, but we will make reasonable efforts to abide by its standards as outlined in this letter.

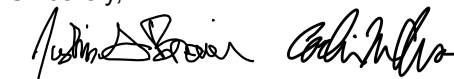
“Rehabilitation” is defined as “returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.”

This definition assumes that at least some repair or alteration will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. The following rehabilitation principles provide design guidance:

- Retain distinguishing qualities and characteristics.
- Repair existing features, materials and finishes. If deteriorated, replace in kind.
- Be authentic: if a feature is missing, use historic documentation to guide replacement.
- Respect the evolution of historic changes, fashion, taste, and use.
- Do not use treatments that damage historic materials (for example, improper repointing or exterior masonry cleaning techniques that may cause or accelerate building deterioration).
- New construction should not destroy historic features or materials, nor alter historic character. Additions and new work should be compatible with the historic property.

In summary, as shown on our drawing submission, we will retain all existing rough openings for windows and doors and will not create any new ones. We will replace existing windows with new windows of similar dimension and appearance. We will retain the existing masonry exterior and wooden fascia. We will finish wood trim to match the main house. The Union Street neighborhood is a cultural anchor that enriches the fabric of Poughkeepsie, and we intend to continue to be good stewards of this asset past and future.

Sincerely,



Justin Brown and Caroline Alsup

**Parcel Number**

131300-6062-84-957077-0000

Parcel Location

14 Grand St

Municipality

Poughkeepsie City

Owner Name

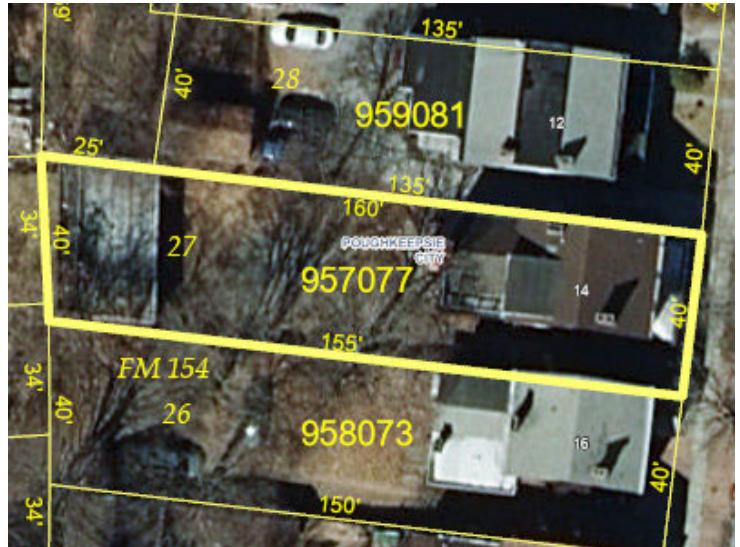
Alsup, Caroline M M. (P)

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-covered	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.



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 04/04/2024

PROJECT NAME: 14 Grand Ave

PROJECT ADDRESS: 14 Grand Ave

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt E Acken #112

SGT. E. ACKEN #112

04/04/24



**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: April 2, 2024
ADDRESS: 14 Grand St.

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

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



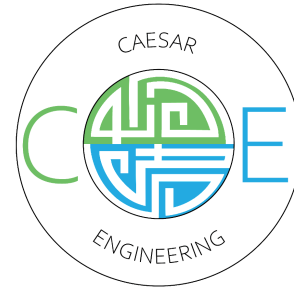
Joseph Franco, Fire Chief

4/2/2024

Date

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 overhead.*

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:

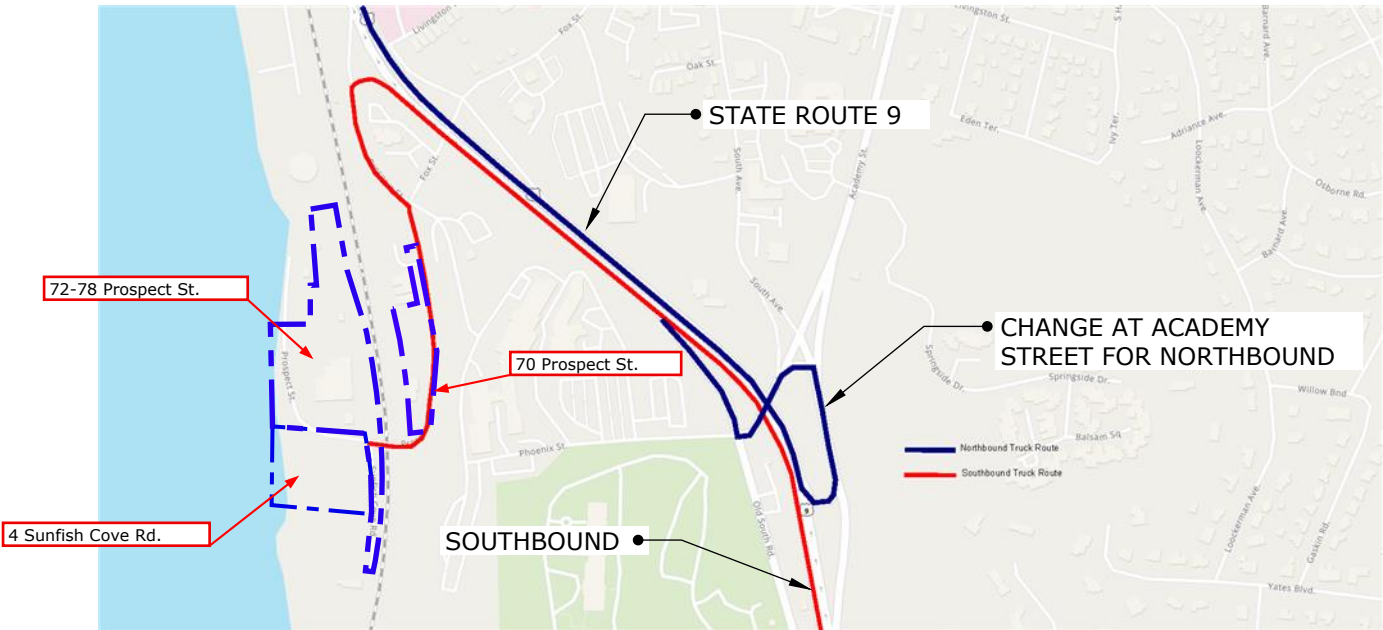
AC Aggregates, LLC
228 Myers Corners Road
Wappingers Falls, NY 12590
Ph: 845-225-8252
Email: office@ac-agg.com

Thank you for your time and effort,



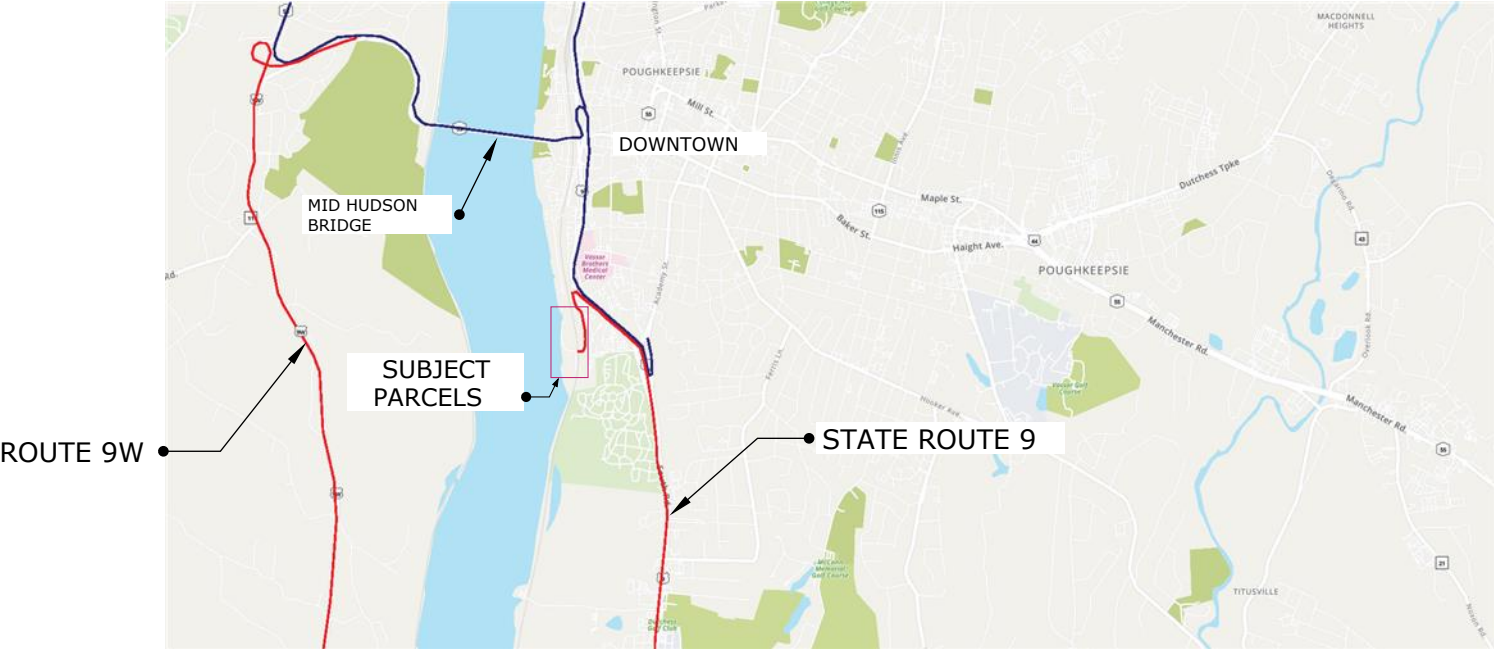
Nathaniel Gooden, P.E.

TRAFFIC TO/FROM SITE



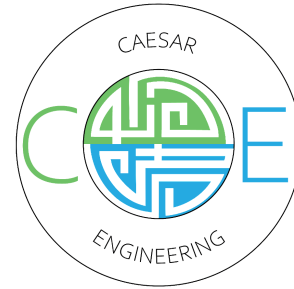
NOTES: TRAFFIC FLOW WILL PRIMARILY USE MULTI-LANE ROADS/HIGHWAYS/STATE ROUTES FOR OPERATIONS

TRAFFIC TO/FROM IMMEDIATE REGION



Caesar Engineering D.P.C.

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



To: City of Poughkeepsie and Dutchess County
Departments & Boards

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

Subject: AC Aggregates Industrial Site Plan Comment Response Letter

October 4th, 2023

Dear Officials, Board Members, and Stakeholders,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Comment: *Label contours on the site plan.*

i. Response: Completed. Please see the site plan dated 03OCT23

b. Comment: *During a 7/11/2023 site visit with the applicant and their engineer, it was mentioned an access agreement exists for the Petro Inc.-owned parcel to the northwest of the site. Please show the easement on-site plan and provide a copy.*

i. Response: See easement overlay attachment dated 4APR23. 3 additional copies were submitted to the City of Poughkeepsie planning department on 3OCT23.

c. Comment: *Will a dust suppression system be used? If so, will water be needed? Provide details for water service if necessary.*

i. Response: Dust suppression will be used on site. Details of the dust suppression system and water supply will be provided once a service conditions report on the water situation is performed.

d. Comment: *A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties...[comment summarized]:*

i. Response: Please see the easement overlay dated 4APR23. The adjoining properties mentioned have easement rights to establish their own service connection to the relevant supplier (i.e. City of Poughkeepsie Water). Please see the easement overlay for more details including the references to the relevant deed pages.

e. Comment: *Show on the Site Plan all utilities, including overhead.*

i. Response: Completed. Please see the site plan dated 03OCT23

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

i. Response: Will comply.

g. Comment: *Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s).*

i. Response: It is unknown which hydrants are operable/inoperable until a flow test and conditions report is completed. Once complete, inoperable hydrants that are required by the fire department for compliance or are relevant to the project will be replaced as needed.

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

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

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

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

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

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

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

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

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

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

Thank you for your time and effort,



Nathaniel Gooden, P.E.

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **8275270000, 7885130000**

Project Name: **AC Aggregates Facility**

Applicant: **AC Aggregates LLC/Brian Dreeland**

Address of Property: **70 Prospect St, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning 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: **3/22/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement 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: 3/15/2024	Notes:	☐ Major Project	
Date Received: 3/15/2024		Referral #: ZR24-077	
Date Requested: 3/22/2024			
Date Required: 4/12/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 4/9/2024			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

April 9, 2024

To: Planning Board, City of Poughkeepsie
Re: **ZR24-077, AC Aggregates**
Lot: 297959, 1875-1895 South Road

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 storage and distribution of aggregate material. Material would be delivered to the site by barge and leave the site by truck.

COMMENTS

1. *Segmentation*

All reference to phase two of the project has been removed from the EAF, though it is clear from the March 12th cover letter that the second phase (which would include substantial regrading and expansion of operations) is still part of the plan. Separating these phases may constitute segmentation under SEQR. The Board may wish to consult with counsel to ensure that illegal segmentation does not occur.

2. *Truck routing*

The applicant has included truck routing diagrams. The Board may wish to condition its approval of the project on adhering to those routes, ensuring that trucks are not passing through city neighborhoods.

3. *Hours of operation*

Operations are proposed to be 24/7. While there are not currently any residential neighbors to the site, that could change if the southern waterfront property is developed. The Board may wish to limit hours, discuss screening on the north end of the property, discuss light type and placement, and/or discuss expectations for compliance with Chapter 13 ½ (Noise) of the city code.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner
By

A handwritten signature in black ink, appearing to read "D. Tuttle", followed by a horizontal line.

Dylan Tuttle, Senior Planner



**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:



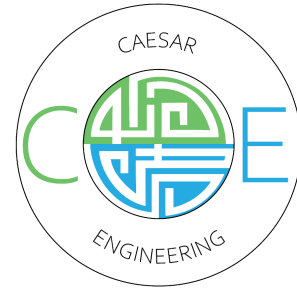
Joseph Franco, Fire Chief

3/18/2024

Date

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:

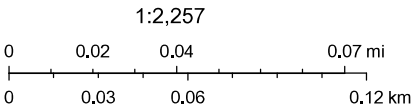
1. City of Poughkeepsie NRI Printout as of 17JUL23

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



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Prospect St. Surface Soils (NRI)



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

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Streams

Intermittent

Elevation (10ft Countour Lines)

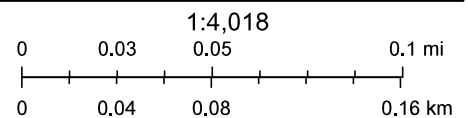
10 FT

50 FT

Surficial Geology

Alluvium

Glacial Till



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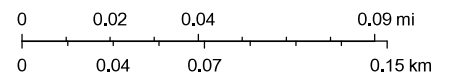
Prospect St. Water Resources Map (NRI)



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

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Streams**
- Intermittent
- Flood Hazard Areas

1:2,762



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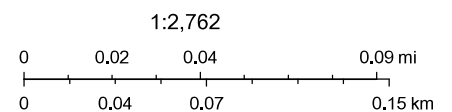
Prospect St. Habitats (NRI)



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

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Hudsonia Streams
- Intermittent

- | Hudsonia Habitats | |
|--|---|
| Developed | Estuarine rocky shore |
| Cultural | Upland shrubland |
| Hardwood swamp | Wet meadow |
| Hudson River | Upland meadow |
| Subtidal shallows | Upland hardwood forest |
| | Waste ground |



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Prospect St. Historical Sites (NRI)



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

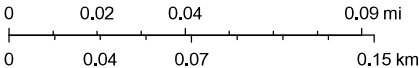
Parcel Boundaries

Historic Sites (2021)

State and National

City of Poughkeepsie Boundary

1:2,762



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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

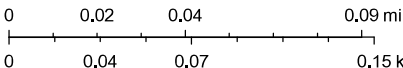
Industrial

Public Services

Residential

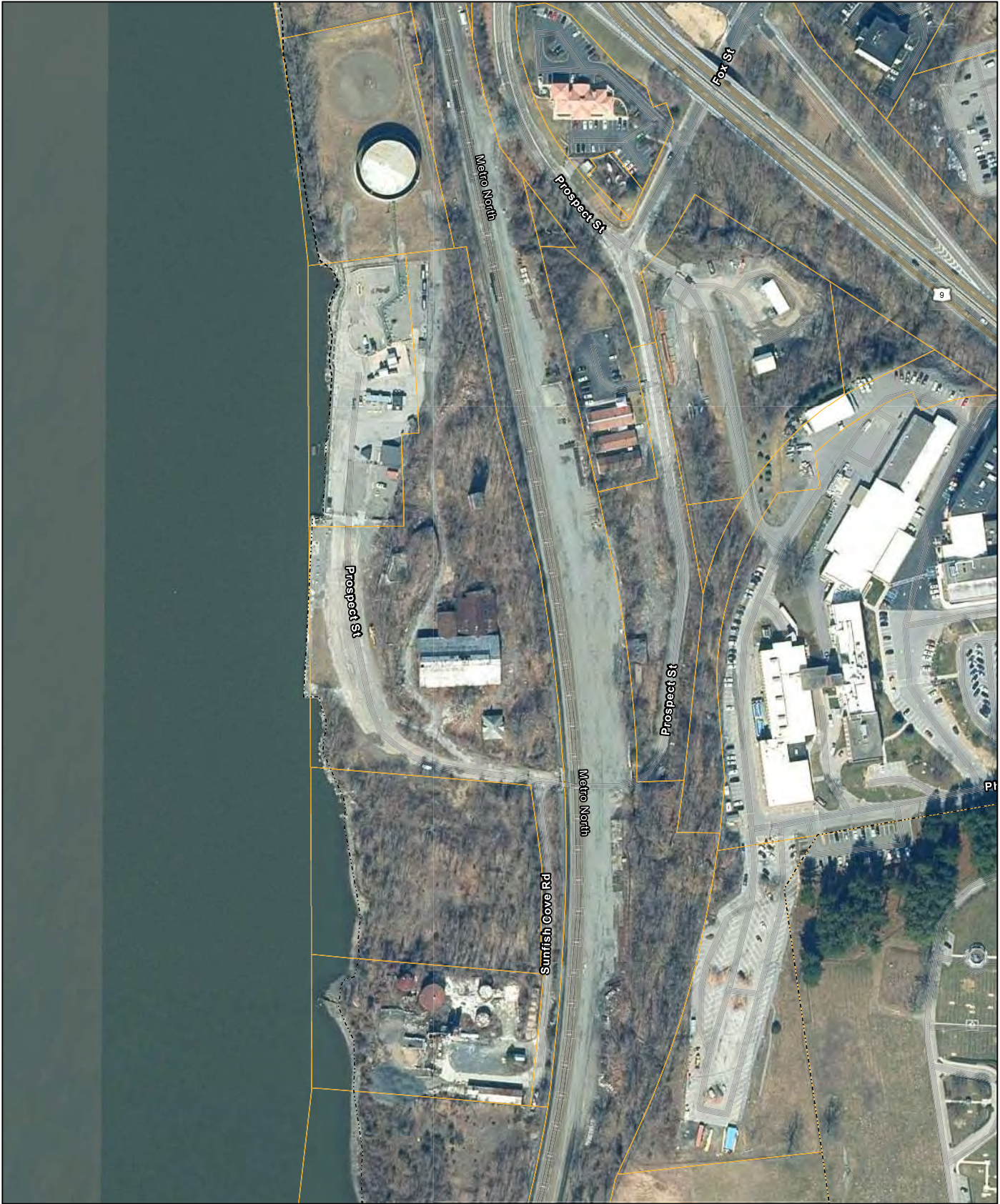
Vacant Land

1:2,762



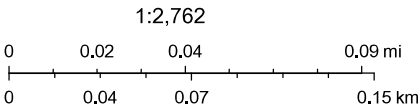
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Prospect St. Recreational Map (NRI)



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

- Parcel Boundaries
- City of Poughkeepsie Boundary



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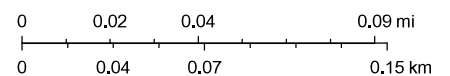
Prospect St. Pollinator Pathways (NRI)



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

Parcel Boundaries
City of Poughkeepsie Boundary

1:2,762



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2023-24125

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK



Application for Site Plan, Special Permit & Facade Approval

- 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

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)

- (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)

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) ☒ (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.



Signature of Applicant

**On behalf of AC Aggregates LLC*

8MAR24

Date

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

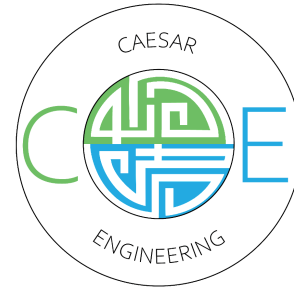
On Thu, Feb 29, 2024 at 11:06 AM Judith Knauss <JKnauss@cityofpoughkeepsie.com> wrote:

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, 2024 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.

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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





**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

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

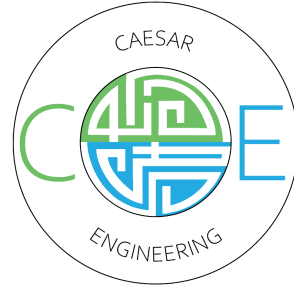
Re: 72-78 Prospect Street

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.

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).
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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.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: AC Aggregates, LLC Material Distribution		
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, ☐ Yes ☒ No or Village Board of Trustees		
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. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
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? If Yes,	☐ Yes ☒ No
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. 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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? ☐ 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? _____ 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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? _____ 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 ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ 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. _____	☒ Yes ☐ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> 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 </td> </tr> </table>		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
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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. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Land use or Covertypes</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 20%;">Acreage After Project Completion</th> <th style="width: 25%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td style="text-align: center;">6.5</td> <td style="text-align: center;">6.5</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Forested</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">00</td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td style="text-align: center;">.1</td> <td style="text-align: center;">.1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td style="text-align: center;">Same area as surface waters</td> <td style="text-align: center;">Same area as surface water</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td style="text-align: center;">.6</td> <td style="text-align: center;">.6</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Other Describe: _____</td> <td></td> <td></td> <td style="text-align: center;">0</td> </tr> </tbody> </table>				Land use or Covertypes	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
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• Other Describe: _____			0																																				

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i>	☐ Yes ☒ No
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? If Yes, <i>i. Identify Facilities:</i>	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i>	☐ Yes ☒ No
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? If Yes: <i>i. Has the facility been formally closed?</i>	☐ Yes ☒ No
• If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>	☐ Yes ☐ No
<i>iii. Describe any development constraints due to the prior solid waste activities:</i>	
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? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>	☐ Yes ☒ No
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? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i>	☒ 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 <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>	☒ Yes ☐ No
<i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): B00190, 546031 <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>	☒ Yes ☐ No
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): <u>See attached survey and easement overlay</u> • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: _____	
See attached <u>survey and easement overlay</u> . 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: <u>Udorthents</u> _____ _____ _____ 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: ☐ Moderately Well Drained: ☐ Poorly Drained 99.9 % of site _____ _____ _____	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: ☐ 10-15%: ☒ 15% or greater: 90 % of site _____ 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>i</i> or <i>ii</i> , 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 <u>Federal Waters, Federal Waters, Federal Waters</u> Approximate Size <u>Hudson River</u> • 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: <u>Hudson River (Class A) – Priority Organics – Fish Consumption</u>	
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? 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: _____	☐ Yes ☒ No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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: _____ miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	☐ Yes ☒ No ☐ 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  Title MANAGING MEMBER

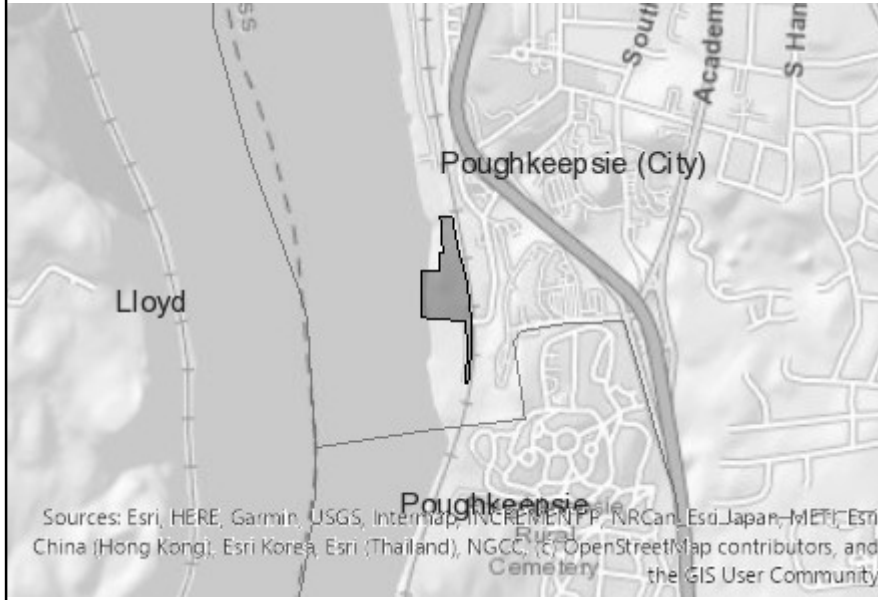


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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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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
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E.2.p. [Rare Plants or Animals]	No
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E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



**THE CITY OF POUGHKEEPSIE
PLANNING BOARD
DRAFT RESOLUTION OF APPROVAL
MARCH 26, 2024
70 & 72-78 Prospect Street**

Attending Members:

WHEREAS, the Planning Board has received an application from Brian K. Dreeland relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, File #2023-024 and 2023-025; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on sheets A2, A4, A5, A7 and A8 of a site plan prepared by Caesar Engineering, D.P.C., dated 1/10/24, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on 3/21/24

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,

WHEREAS, at the March 21th, 2024 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, with the following conditions:

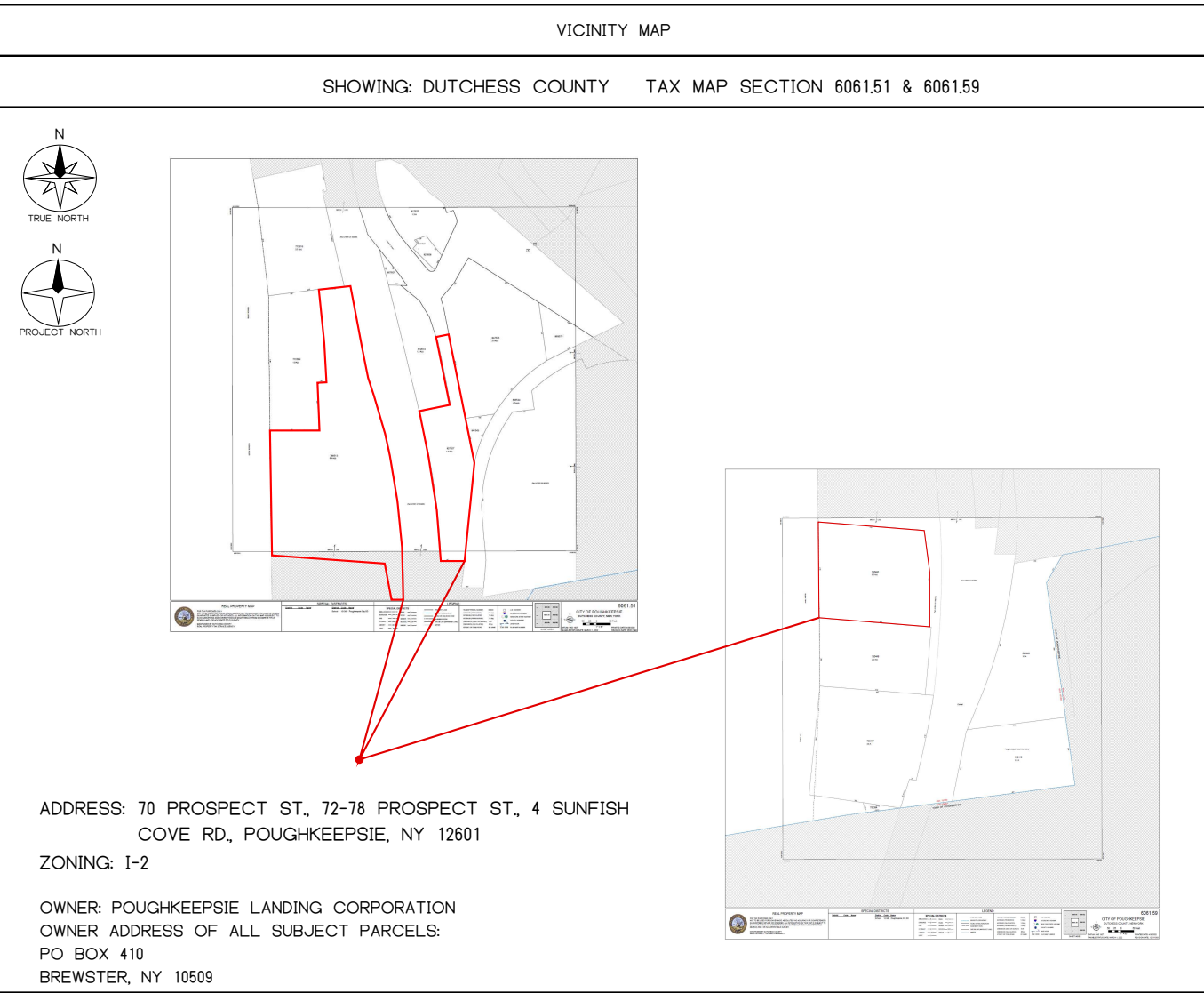
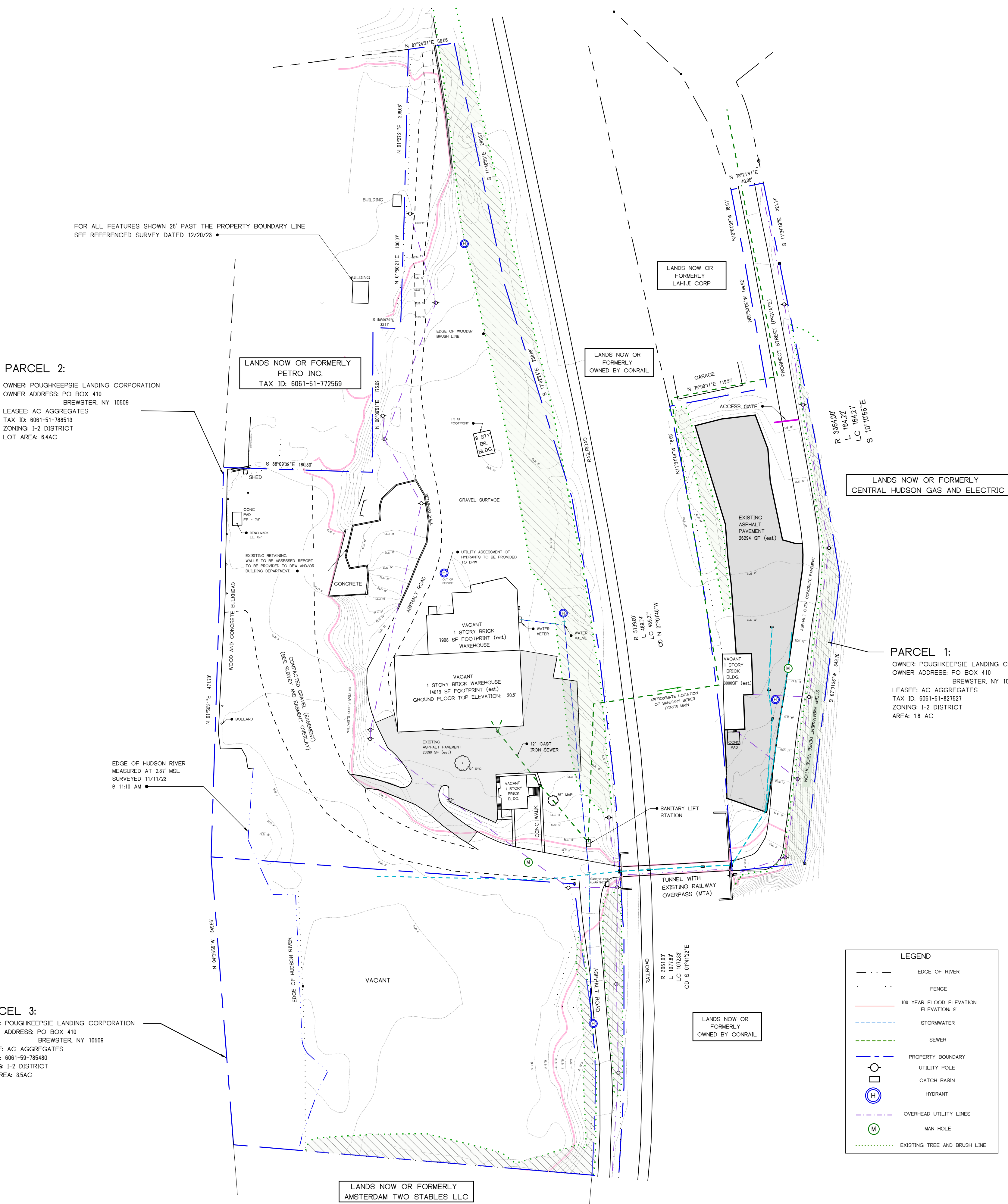
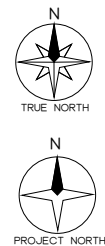
- Pending receipt and satisfaction of all City of Poughkeepsie department comments.
-

Motion:
Second:
Carried:

Anne Saylor
Planning Board Chair

Date

A1 EXISTING CONDITIONS & UTILITIES OVERVIEW



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

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LLC 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 RESTRICTIONS, PUBLIC AREAS, COVENANTS, 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 ORIGINAL 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.

COMMON ABBREVIATIONS REFERENCED		
RAW: IN ACCORDANCE WITH	CY: CURB YARD	
DVD: IN THE VICINITY OF	O.C.: ON CENTER	
P.T.: PRESSURE TREATED	W/ WITH	
P.C. PUMP CHAMBER	W/C: WITH OUT	
SF: SQUARE FOOT	C/LF: CHAIN LINK FENCE	
OF: CURB FOOT	est: ESTIMATED	
CL: CENTER LINE	MSL: MEAN SEA LEVEL	
SOH: SCHEDULE		
TA: TRIBUTARY AREA		
EOR: ENGINEER OF RECORD		

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



NATHANIEL GOODEN, P.E.
LIC. NO. 18028
REGISTERED THRU 3/31/25
FIRM AUTHORIZATION 0021018

NOT FOR CONSTRUCTION

COMPANY:
CAESAR ENGINEERING D.P.C.

CONTACT:
845.275.0230
contact@caesarengineering.com

WORKING ADDRESS:
367 WINDSOR HWY #411
NEW WINDSOR, NY, 12553

PROJECT:
AC AGGREGATES INDUSTRIAL SITE PLAN

DATE:
15APR24

DESIGNED BY:
NG / NC

DRAWN BY:
NG / NC

PROJECT NUMBER:
P187

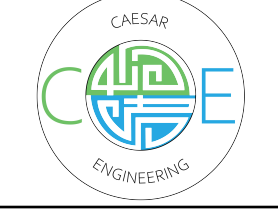
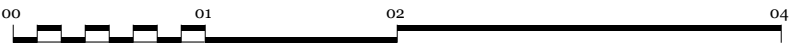
PROJECT SPONSOR NUMBER:
845.225.8252

PROJECT SPONSOR:
AC AGGREGATES, LLC.

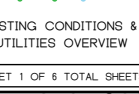
PROJECT SPONSOR ADDRESS:
228 MYERS CORNERS ROAD
WAPPINGER FALLS, NY 12599

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

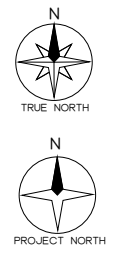
SCALE: 1" = 70'



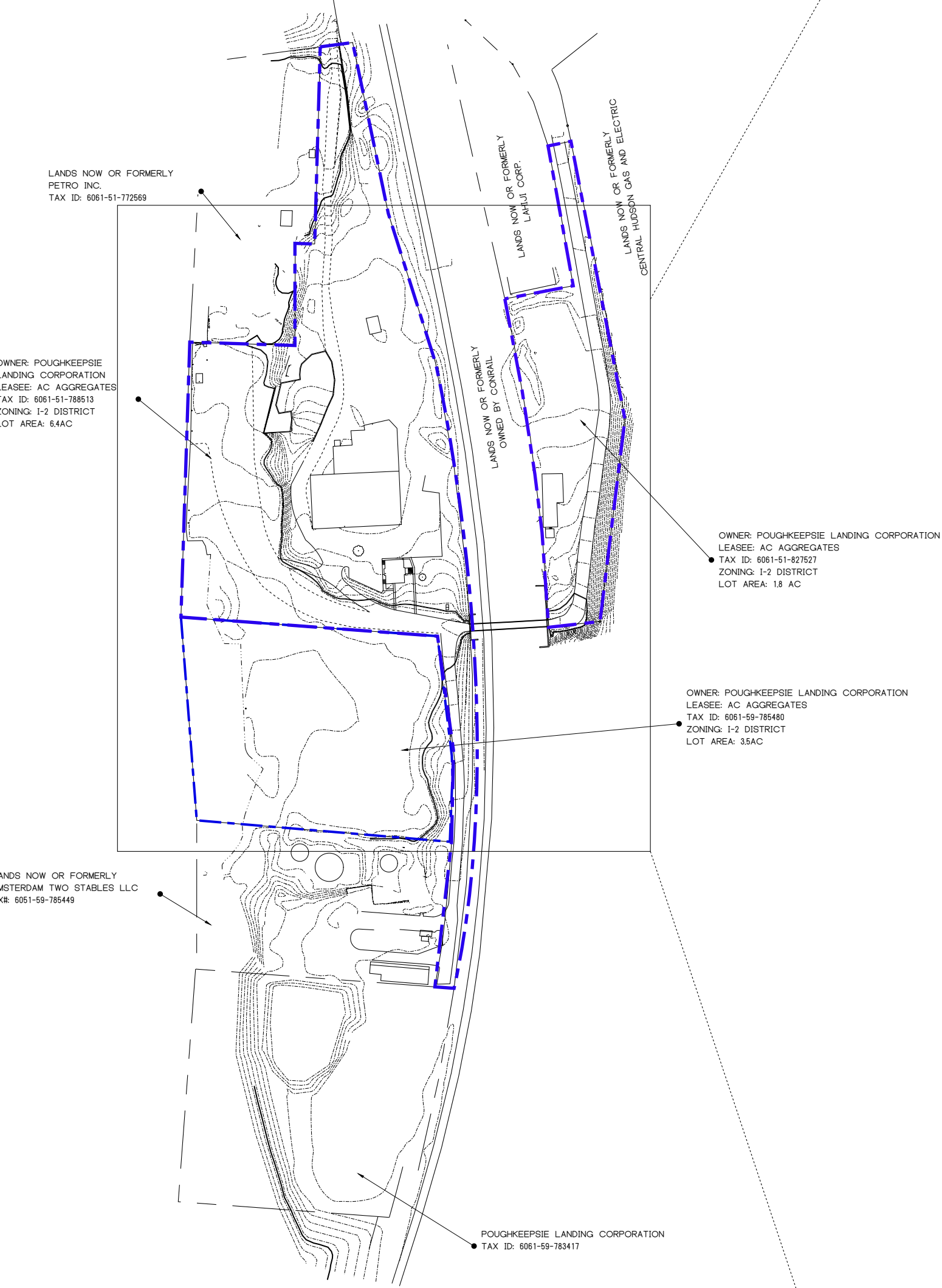
DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY Poughkeepsie Planning Department	1



EXISTING CONDITIONS & UTILITIES OVERVIEW



PROSPECT STREET SITE MAP



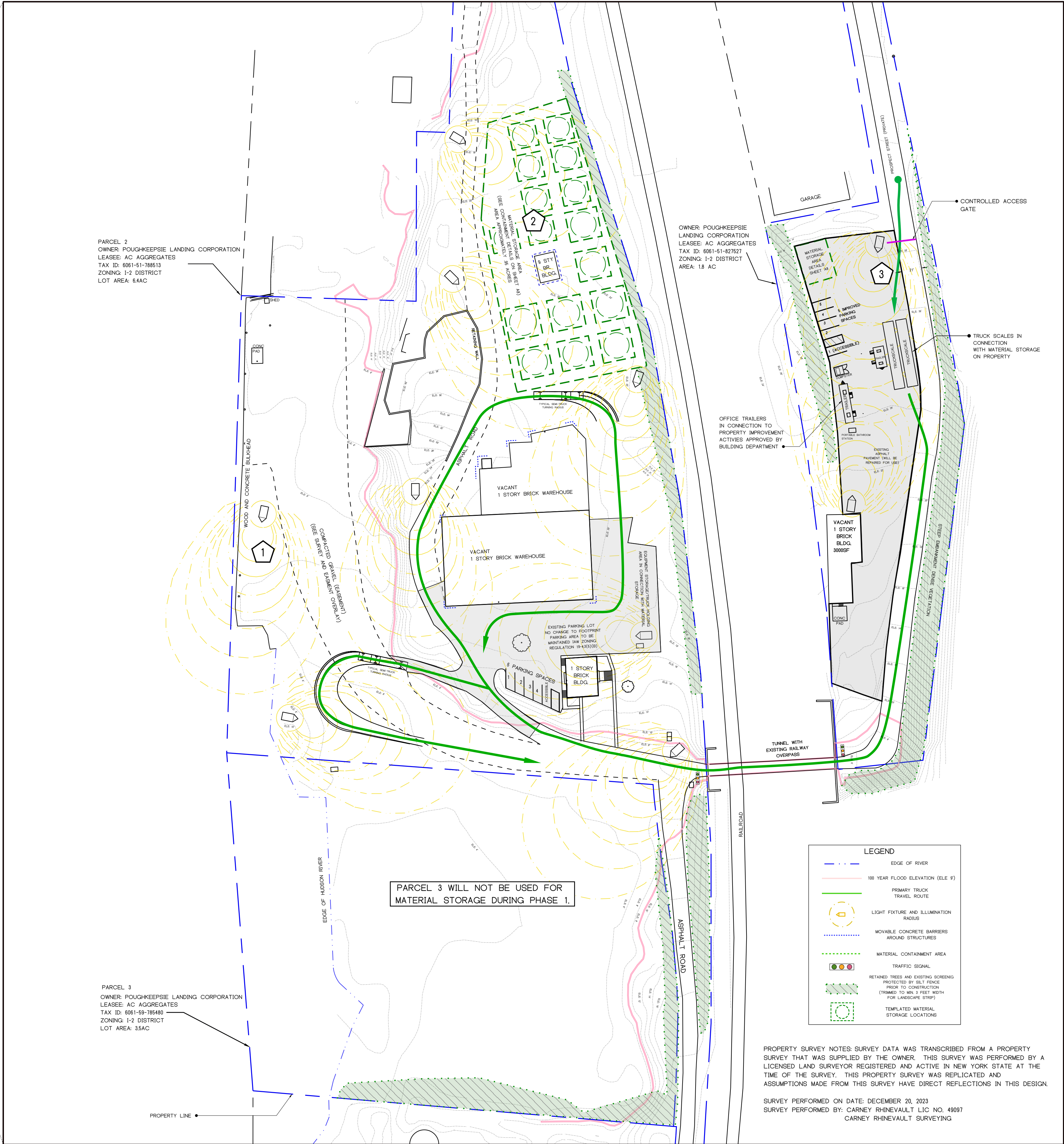
SCALE: 1" = 200'

KEYED NOTES

- 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.
- 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.
- 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.

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

SCALE: 1" = 60'



LEGEND	
---	EDGE OF RIVER
---	100 YEAR FLOOD ELEVATION (ELE 1)
---	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 50' FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN 3 FEET WIDTH FOR LANDSCAPE STRIP)
---	TEMPORARY 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 LLC NO. 49097
CARNEY RHINEVAULT SURVEYING

SCALE: SEE VIEWS

GENERAL NOTES:

- 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 6061-51-785480). 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)
- 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.
- SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
- 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.
- 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.
- 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.
- 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:

INDUSTRIAL 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 (BLDG ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

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

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

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

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

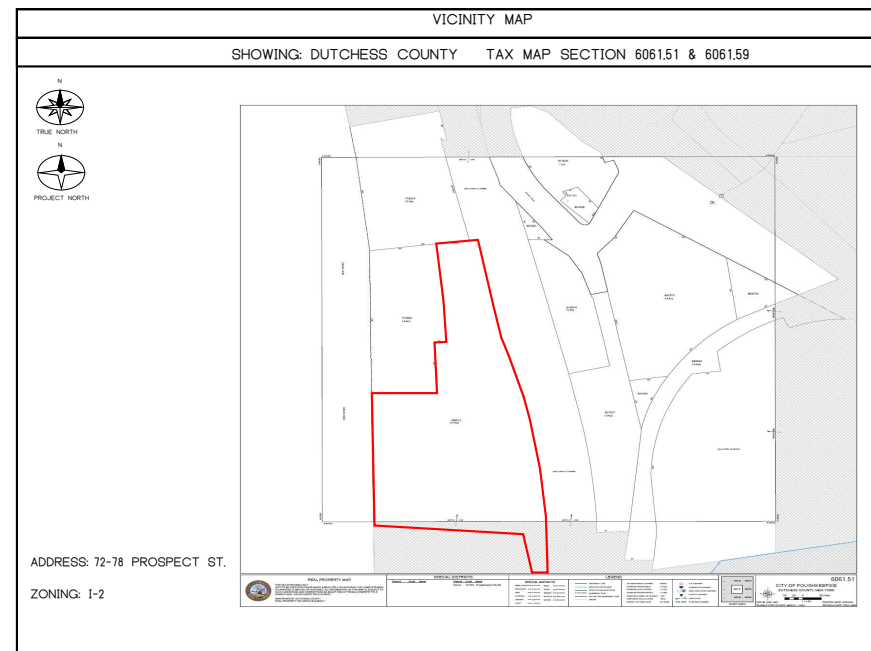
Fire Chief	
Police Chief	
Building Inspector	
City Engineer	
Commissioner of Public Works	

	COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252
	CONTACT: 845.275.0230 contact@caesarengineering.com	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
	REGISTERED ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12599
	PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUMBER: P187	PROJECT ADDRESS: 78 PROSPECT ST., 72-78 PROSPECT ST., 4 SUMMIT CORN RD., Poughkeepsie, NY 12601

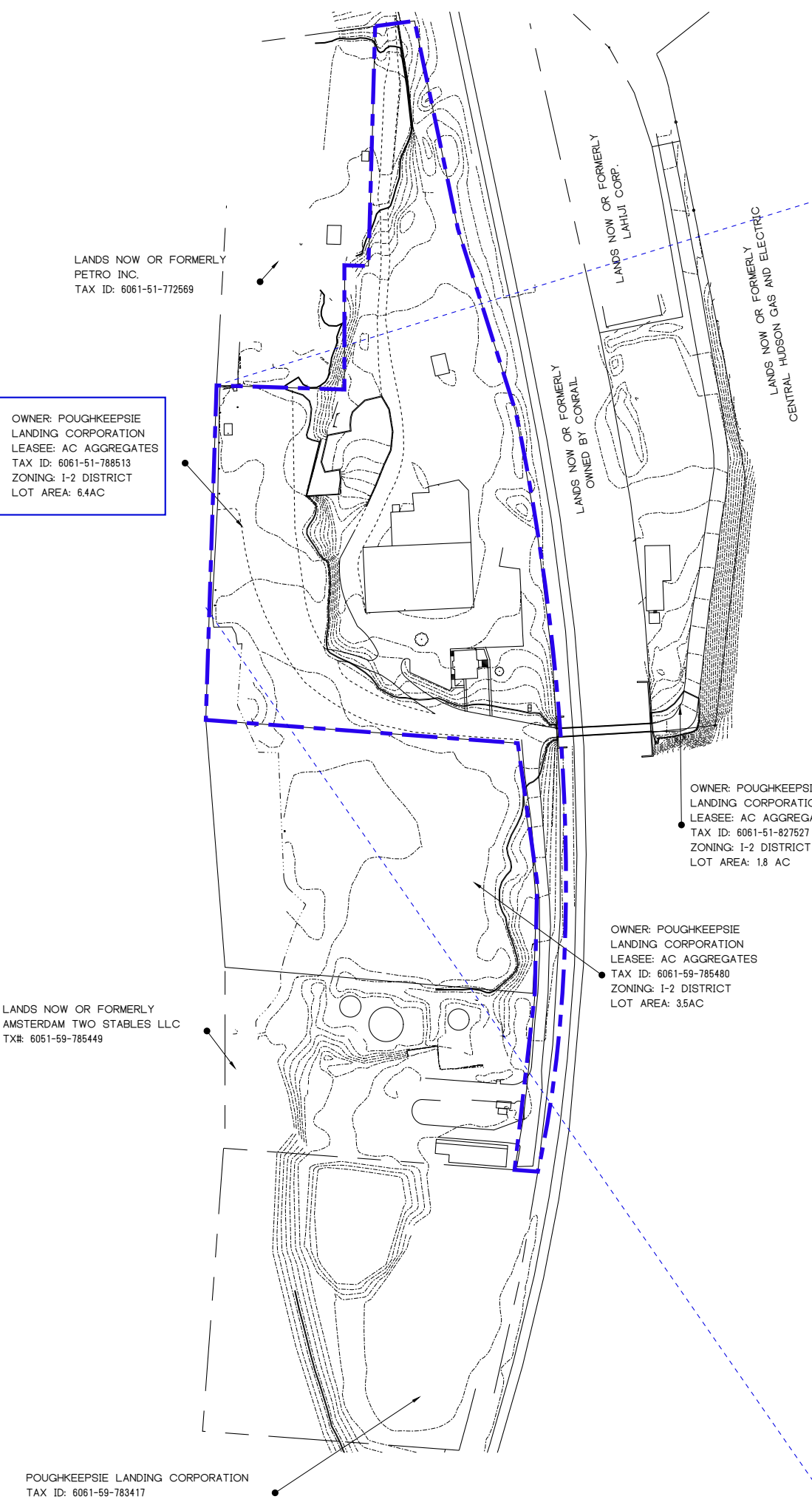
DATE	REVISION DESCRIPTION	REV #
00	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY Poughkeepsie Planning Department	1

PROPOSED CONDITIONS PHASE 1

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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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SUMMARY (PARCEL #6061-51-788513)

IN PHASE 1 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: 6061-51-82752; 6061-51-78853; AND 6061-51-785480). THIS PARCEL, (6061-51-78853) WILL BE UTILIZED TO RECEIVE, STORE, AND DISTRIBUTE APPROVED MATERIALS. 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 DRIVER.
- 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 SEEDDED 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

INDUSTRIAL 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		ZONING DISTRICT I-2			
 EDGE OF RIVER		BULK TABLE REQUIREMENTS: PARCEL 2			
 100 YEAR FLOOD ELEVATION (FE) 7		TAX ID: 6061-51-788513			
 PRIMARY TRUCK TRAVEL ROUTE		ITEM	REQUIRED	EXISTING	PROPOSED
 LIGHT FIXTURE AND ILLUMINATION RADIUS		LOT AREA	NONE	614 SQ	NO CHANGE
 MOVABLE CONCRETE BARRIERS AROUND STRUCTURES		REAR YARD	20'	69S'	NO CHANGE
 MATERIAL CONTAINMENT AREA		FRONT YARD	15'	470'	NO CHANGE
 TRAFFIC SIGNAL		SIDE YARD	10'	72.4'	NO CHANGE
 RETAINING TREES AND EXISTING SCREENS PROTECTED BY 6" X 6" POSTS PRIOR TO CONSTRUCTION (TURNED TO AN 18" X 18" POST FOR LANDSCAPE STRIP)		FAR	2.0	0.08	NO CHANGE
 TEMPORARY MATERIAL STORAGE LOCATIONS		LOT COVERAGE (BUDGS ONLY)	80%	8%	NO CHANGE
		LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
		LOT FRONTAGE 50'	0'	LOT FRONTAGE***	NO CHANGE

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

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

SCALE: 1" = 30'

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 NATHANIEL GOODWIN, PE 1250 N. 10TH AVE., SUITE 200 FREEHOLD, NJ 07728 REGISTERED TRUST JULY 17, 2015 FIRM AUTHORIZATION: 00231218	COMPANY: CAESAR ENGINEERING D.P.C.		DATE: 15APR24	PROJECT SPOKOR NUMBER: 845.225.8252
	CONTACT: 845.275.0230 contact@caesarengineeringwork.com		DESIGNED BY: NG / NC	PROJECT SPOKOR: AC AGGREGATES, LLC
	BUSINESS ADDRESS: 367 WINDSOR HWY #411 WEST WINDSOR, NJ, 12553		DRAWN BY: NG / NC	PROJECT SPOKOR ADDRESS: 228 HILLS CORNER ROAD WAMPANNOIC FALLS, NJ 13501
	PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN		PROJECT NUM: P187	PROJECT SITE: 70 PROSPECT ST., 72-76 PROSPECT ST., 4 NUNNEN RD. ROCKY HILL, CT 06865 ROCKY HILL, CT 06865
	NOT FOR CONSTRUCTION			

	DATE	REVISION DESCRIPTION	REV #
	15MAY24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	5

SHEET IDENTIFICATION

A4

12-18 PROSPECT ST
SITE PLAN PHASE

(SHEET 4 OF 5 TOTAL SHEETS)

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AERIAL PHOTO OF EXISTING SITE
TAKEN JULY 2023
FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)



1 EXAMPLE CONSTRUCTION TRAILER



NOTES:
CONSTRUCTION TRAILERS ARE TEMPORARY ON-SITE TO PROVIDE OVERSIGHT AND MANAGE SITE IMPROVEMENT ACTIVITIES THAT THE PROJECT SPONSOR PLANS TO EXECUTE IN CONNECTION WITH THIS SITE PLAN. APPLICABLE IMPROVEMENT ACTIVITIES WILL BE PERMITTED WITH THE CITY BUILDING DEPARTMENT.

THE TRAILER DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECS FOR ANY APPLICABLE CODE REQUIREMENTS.

2 EXAMPLE WATER TRUCK FOR DUST SUPPRESSION

Curry Supply Co. ONE OF AMERICA'S LARGEST MANUFACTURERS OF COMMERCIAL SERVICE VEHICLES, SINCE 1922



NOTES:
WATER TRUCKS WILL BE USED FOR DAILY DUST SUPPRESSION AS REQUIRED. WATER WILL BE PROVIDED EITHER ON-SITE OR OFF-SITE AT THE DISCRETION OF THE PROJECT SPONSOR.

THE WATER TRUCKS DEPICTED ARE FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. THE MANUFACTURER TO PROVIDE ALL SPECS AS REQUESTED.

3 TRAFFIC LIGHT SYSTEM



1.800.776.5999 info@engingal.com

4 CAT FRONT LOADER

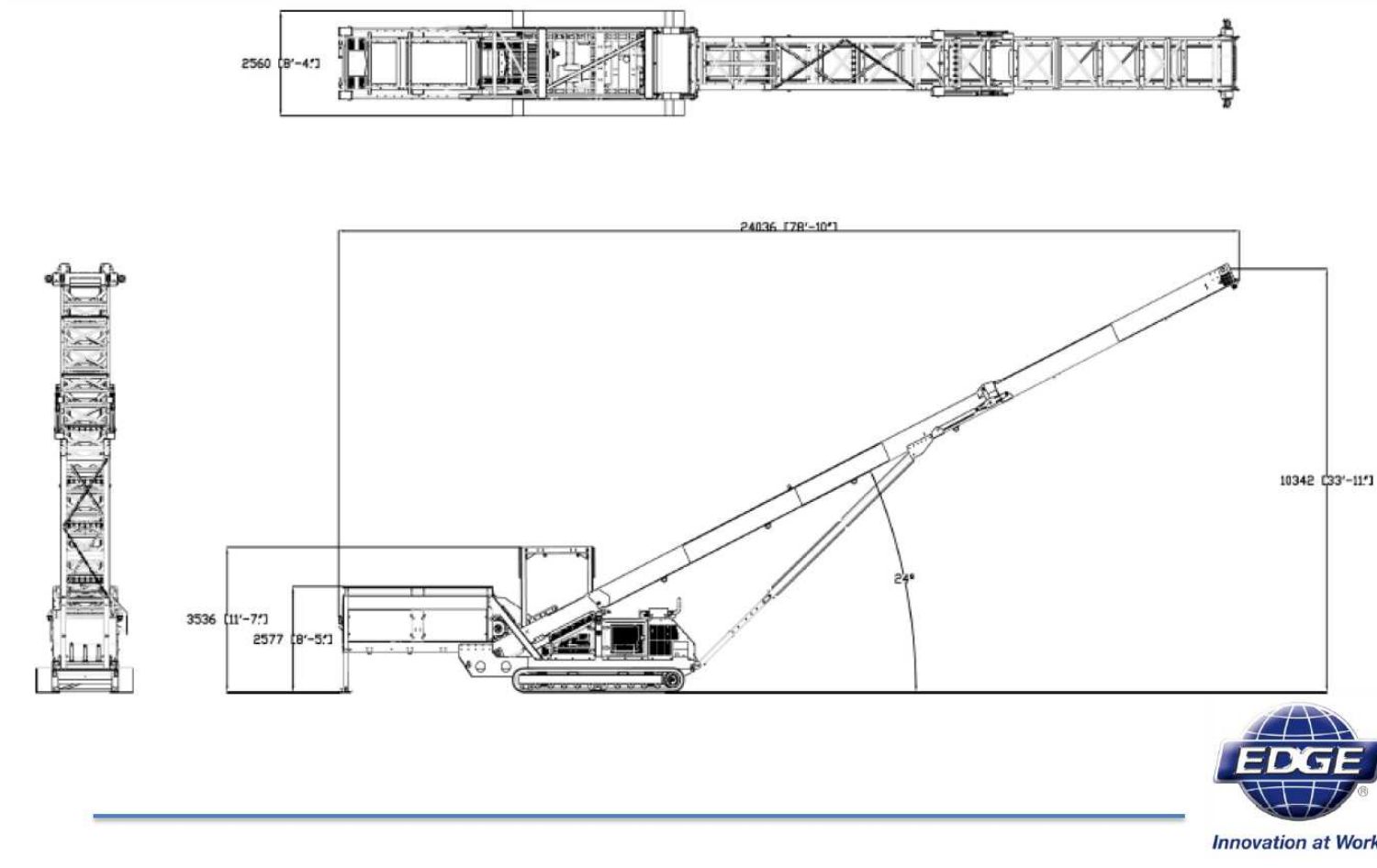


Cat 980M Wheel Loader

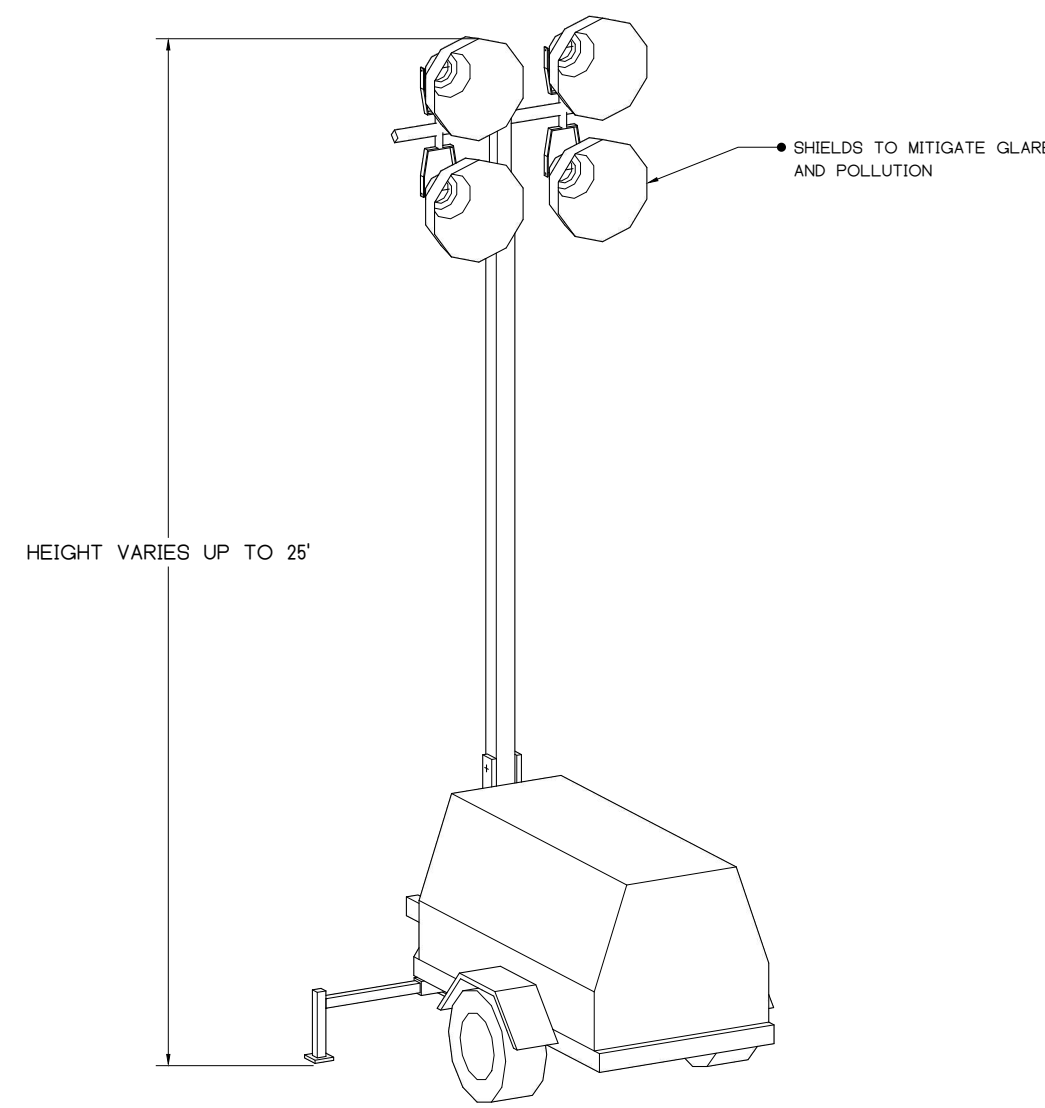
Engine		Service Refill Capacities	
Engine Model	Cat C13 ACERT	Fuel Tank	441 L 116.5 gal
Max Gross Power @ 1,200 rpm - SAE J1995	317 kW 428 hp	DEF Tank	21 L 5.6 gal
Max Gross Power @ 1,200 rpm - SAE J1995 (metric)	431 hp	Cooling System	52 L 13.7 gal
Max Gross Power @ 1,200 rpm - ISO 1436	312 kW 428 hp	Crankcase	39 L 10.3 gal
Max Gross Power @ 1,200 rpm - ISO 1436 (metric)	428 hp	Transmission	77 L 20.3 gal
Max Net Power @ 1,200 rpm - SAE J1995	288 kW 388 hp	Differentials and Final Drives - Front	84 L 22.2 gal
Max Net Power @ 1,200 rpm - SAE J1995 (metric)	392 hp	Differentials and Final Drives - Rear	84 L 22.2 gal
Max Net Power @ 1,200 rpm - ISO 9249	288 kW 388 hp	Hydraulic Tank	180 L 48 gal
Max Net Power @ 1,200 rpm - ISO 9249 (metric)	392 hp		
Peak Gross Torque @ 1,200 rpm - SAE J1995	2,006 N·m 1,478 lb-ft	Hydraulic System	
Peak Gross Torque @ 1,200 rpm - ISO 1436	2,162 N·m 1,609 lb-ft	Implement Pump Type	Variable Displacement Piston
Maximum Net Torque @ 1,100 rpm	2,006 N·m 1,478 lb-ft	Implement System	Maximum Pump Output (1,250 rpm)
Displacement	12.5 L 762 in ³	Maximum Operating Pressure	34,300 kPa 4,935 psi
		Hydraulic Cycle Time - Total	10.1 Seconds
Weights		Sound	
Operating Weight	20,000 kg 44,091 lb	With Cooling Fan Speed at Max Value	
*Weight based on a machine configuration with Michelin 28.5R25 XLDD1 4 radial tires, full fluids, operator, standard counterweight, cold start, loading feature, Product Link, open differential axle (front/rear), secondary steering, wind suppression, and a 5.5 m ³ (7.3 yd ³) general purpose bucket with BDCS.		Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
		Operator Sound Power Level (ISO 6396:2008)	112 dB(A)
		Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
		Operator Sound Power Level (ISO 6396:2008)	112 dB(A)
		With Cooling Fan Speed at 75% of Max Value	
		Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
		Operator Sound Power Level (ISO 6396:2008)	112 dB(A)
		European Union Directive 2000/14/EC as amended by 2005/69/EC	169 dba
		*Distance of 15 m (49.2 ft), moving forward in second gear/ratio	
Bucket Capacities		Dimensions	
Bucket Range	4.2 - 12.5 m ³ 12.2 - 32.8 yd ³	Height to Top of Hood	2,110 mm 6' 9" 2,110 mm 10' 2"
Static Tipping Load - Full 40° Tilt - with Tire Deflection	19,555 kg 43,121 lb	Height to Top of Exhaust Pipe	2,146 mm 7' 1" 2,146 mm 12' 2"
Static Tipping Load - Full 40° Tilt - No Tire Deflection	20,795 kg 45,824 lb	Height to Top of ROPS	3,619 mm 12' 9" 3,619 mm 12' 9"
Breakout Force	224 kN 50,468 lbf	Ground Clearance	453 mm 1' 6" 453 mm 1' 6"
*For a machine configuration as defined under "Weights".		Center Line of Rear Axle to Edge of Counterweight	2,449 mm 8' 1" 2,449 mm 8' 1"
*Full compliance to ISO 14397:2001 Section 1 thru 6, which requires 2% verification between calculations and testing.		Center Line of Rear Axle to Hitch	1,900 mm 6' 2" 1,900 mm 6' 2"
Transmission		Wheelbase	3,800 mm 12' 5" 3,800 mm 12' 5"
Forward 1	6.9 km/h 4.2 mph	Overall Length (without bucket)	7,064 mm 23' 2" 7,064 mm 23' 2"
Forward 2	13.3 km/h 8.1 mph	Hinge-Pin Height at Maximum Lift	4,039 mm 13' 3" 4,039 mm 13' 3"
Forward 3	23.5 km/h 14.5 mph	Hinge-Pin Height at Carry	621 mm 2' 0" 621 mm 2' 0"
Forward 4	40.8 km/h 24.4 mph	Lift-Arm Clearance at Maximum Lift	2,705 mm 8' 9" 2,705 mm 8' 9"
Reverse 1	7.8 km/h 4.8 mph	Rack Back at Maximum Lift	61 degrees 61 degrees
Reverse 2	15.2 km/h 9.3 mph	Rack Back at Carry Height	48 degrees 48 degrees
Reverse 3	28.3 km/h 16.4 mph	Rack Back at Ground	40 degrees 39 degrees
Reverse 4	40.8 km/h 24.4 mph	Maximum Width over Tires	3,265 mm 10' 8" 3,265 mm 10' 8"
*Maximum travel speed in standard vehicle with empty bucket and standard L1 tires with 925 mm (37 in) roll radius.		Front Width	2,449 mm 8' 0" 2,449 mm 8' 0"
		*All dimensions are approximate and based on Michelin 28.5R25 XLDD1 L4 radial tires.	

5 FT S75 MATERIAL CONVEYOR

FTS75 Working Dimensions

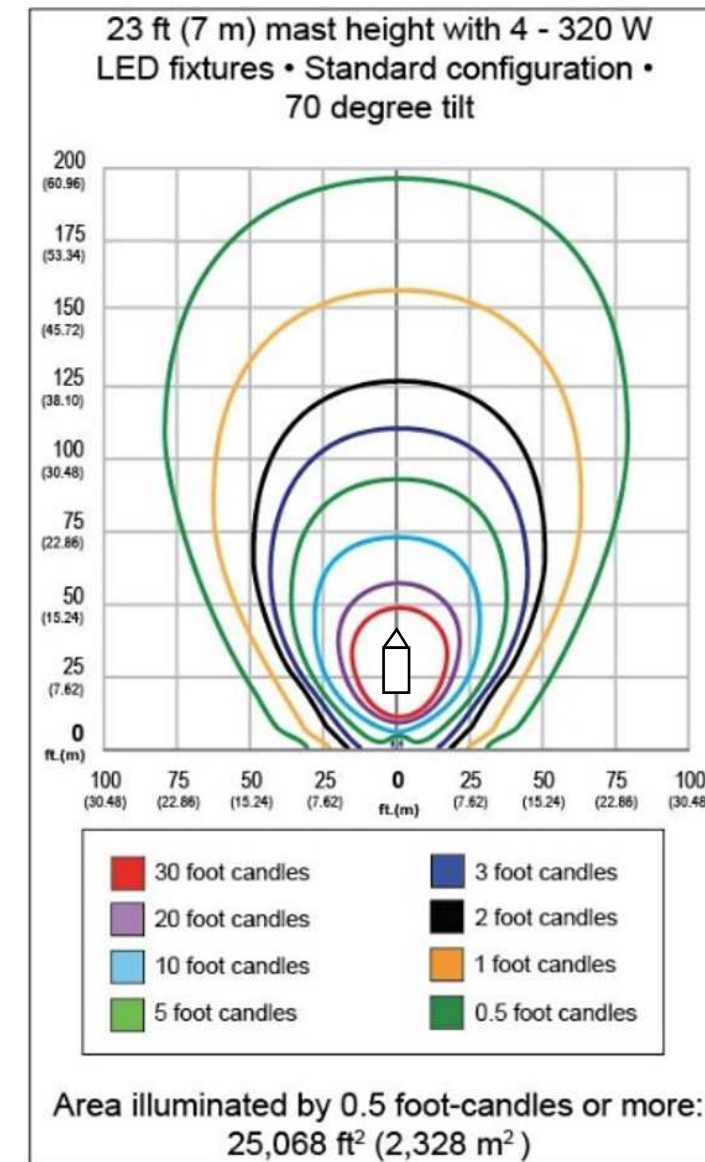


6 TYPICAL TEMP. LIGHT TRAILER



NOTES:
- FIXED TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF LIGHTING TO SUPPORT THE PROPOSED USE. LIGHT WILL USE POWER FROM GENERATOR TIME OF USE WILL BE FROM SUNSET TO SUNRISE TO PROVIDE SITE ILLUMINATION AND SECURITY.

Illumination Data



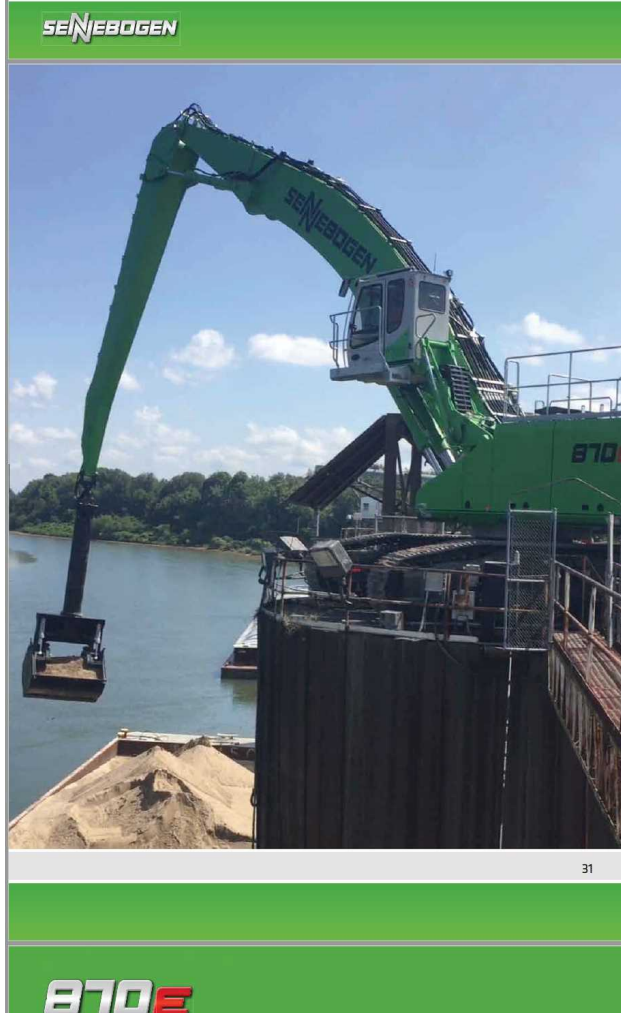
SITE PLAN REPRESENTATION



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

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

770E Hybrid Technical data, equipment		R	
MACHINE TYPE	Model (type) 770	Options	- SENA 35 telematic system - Low temperature package - Hydraulically-driven magnetic generator 25 kW / 33 kW
ENGINE	Power 250 kW at 1800 min ⁻¹ Stroke 11 (Stage II) Common 12 (Stage V) Common 11 (Stage II) Direct injection, turbo charged, intercooling, reduced emission, ECU mode, idle automation, automatic stop/start, fuel preheating, Water-cooled, cooling fans change direction	HYDRAULIC SYSTEM Load sensing / LUDV hydraulic system, hydraulically operated work functions, load limit control Pump type Swash plate-type variable-displacement piston pump, load sensing, independent flow distribution for simultaneous, independent control of work functions Pump control Zero-stroke control, on-demand flow control - the pumps only pump as much oil as will actually be used, pressure pumping, load limit control Flow rate 2x 475 l/min and 1x 278 l/min for rotary drive in the closed circuit Operating pressure up to 350 bar Filtration High-performance filtration with long change interval Hydraulic tank 500 l Control system Proportional, precision hydraulic actuation of work movements, 2 hydraulic servo pistons for the work functions, additional functions via switches and foot pedals Safety Hydraulic circuits with safety valves, secured emergency lowering of the equipment at engine standstill, pipe fracture safety valves for lift cylinder and stick cylinder	ROTARY DRIVE Gearbox Compact planetary gear with bent-axis hydrostatic engine, integrated brake valves Braking Spring-loaded multi-disc brake Steering Externally geared steering ring with 360° protection and pinion lubrication Steering speed 0-5 min ⁻¹ , variable
UPPERCARRIAGE	Design Torsion-resistant box design, precision craft, steel building for frame mounting, Very service-friendly design, engine installed in the longitudinal direction Central lubrication Automatic central lubrication for equipment and low ring track Electro Central electrical distribution, battery disconnect switch Cooling system 3-circuit cooling system with high cooling output, thermostatically regulated fan drive for oil cooler and water cooler, fan reversal for cleaning	Options - Engine block heater - Electric fuel pump - Jump start pad	Options - Bi-ell - environmentally friendly - Tool Control for programming pressure limits of up to 10 tools - Supplementary hydraulic circuit for shear attachment - Load moment warning with capacity display - Overload safeguard with shutdown 50 µm pressure filter for attachments 3 µm hydraulic micro filter - SENNEBOGEN Hydraulic



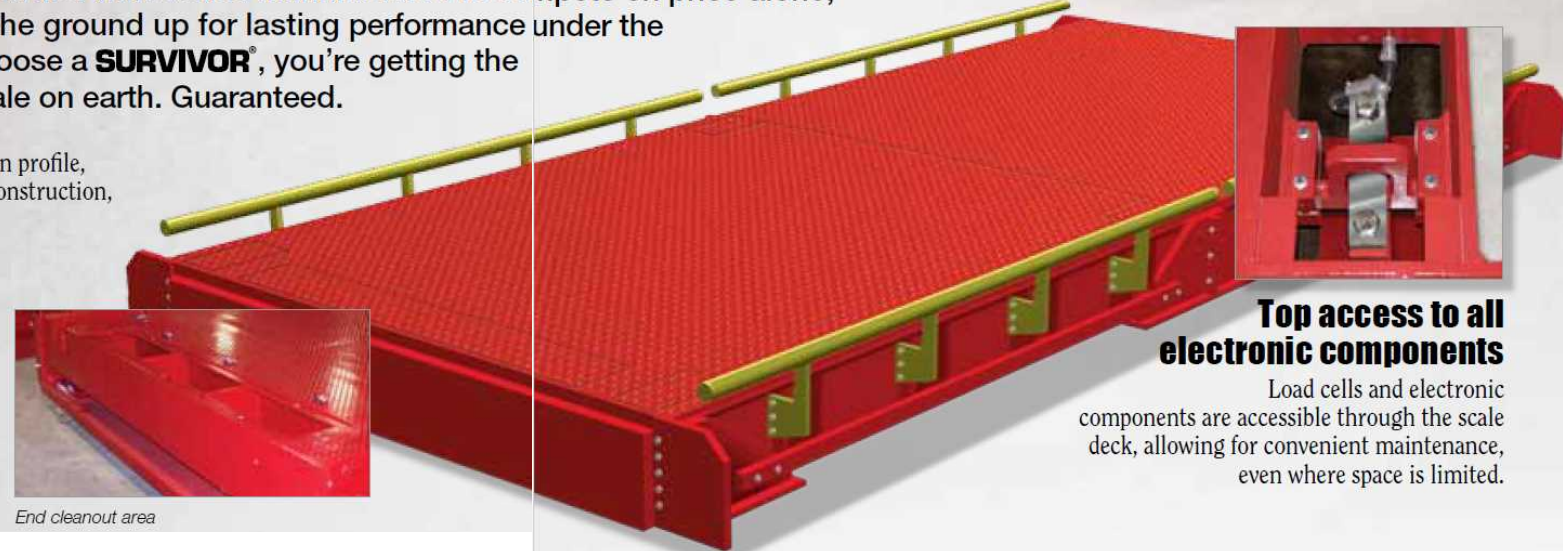
8
SHEET
A6
PORTABLE TRUCK SCALE

ATV Series. Built to take it. Anywhere.

SURVIVOR Series scales combine industry-leading electronic features with the rugged dependability of mechanical scales. In a market crowded with scales manufactured to compete on price alone, **SURVIVOR** scales are built from the ground up for lasting performance under the toughest conditions. When you choose a **SURVIVOR**, you're getting the best built, best backed vehicle scale on earth. Guaranteed.

The SURVIVOR ATV features an extremely low 20 in profile, and allows easy setup and expandability for road construction, timber operations and growing businesses where portability is a necessity.

- Modules from 10 to 30 ft long
- Unique self-sealing hinge connectors offer easy installation
- Rigid construction for heavy-duty weighing, yet compact and easy to move
- Standard end cleanout eases debris removal to help maintain scale accuracy



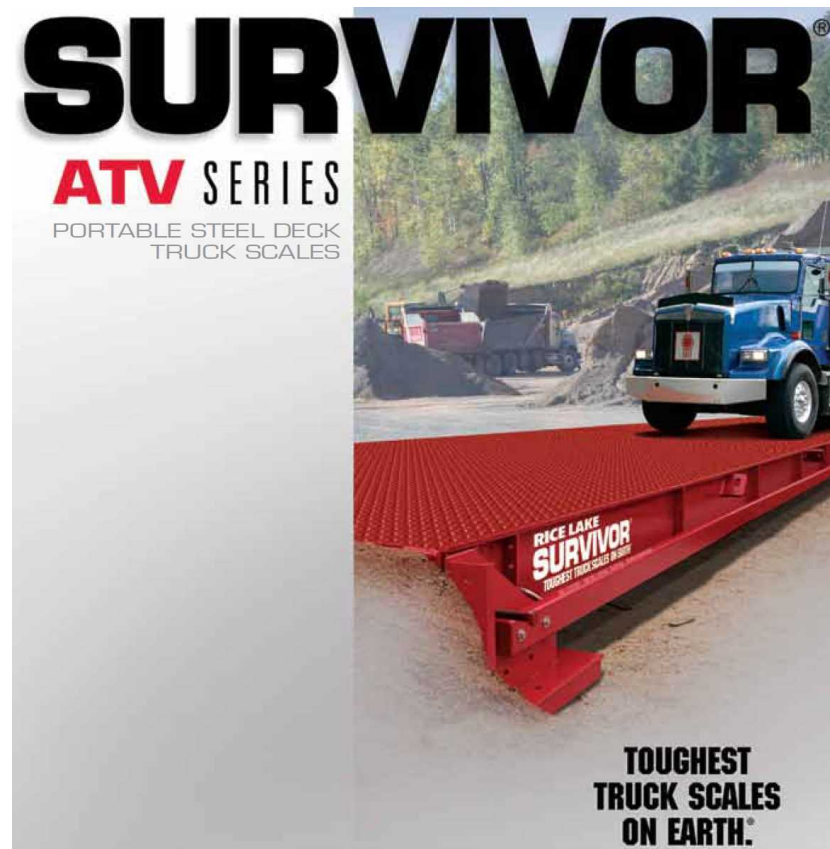
Top access to all electronic components

Load cells and electronic components are accessible through the scale deck, allowing for convenient maintenance, even where space is limited.

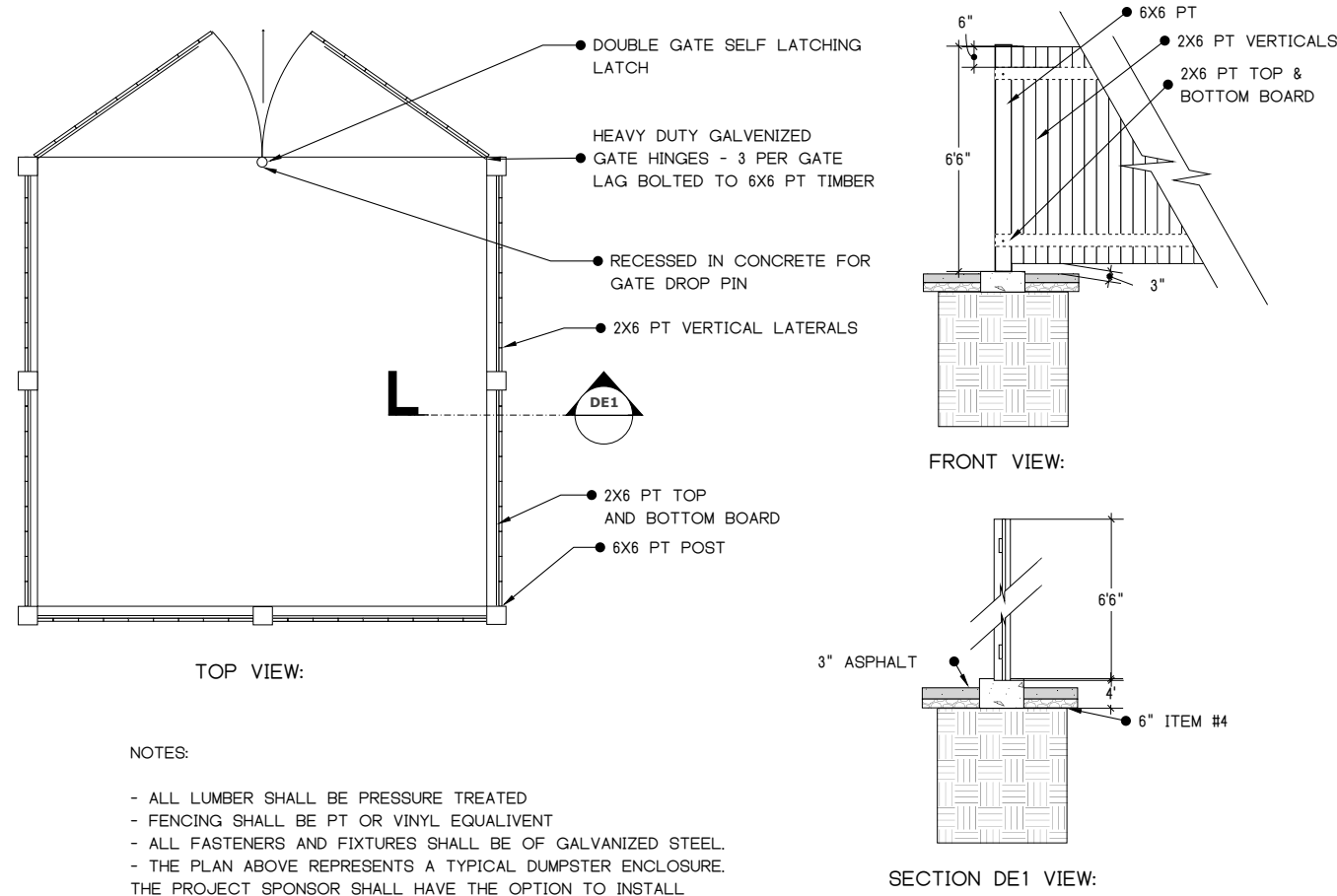
NOTES:

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.

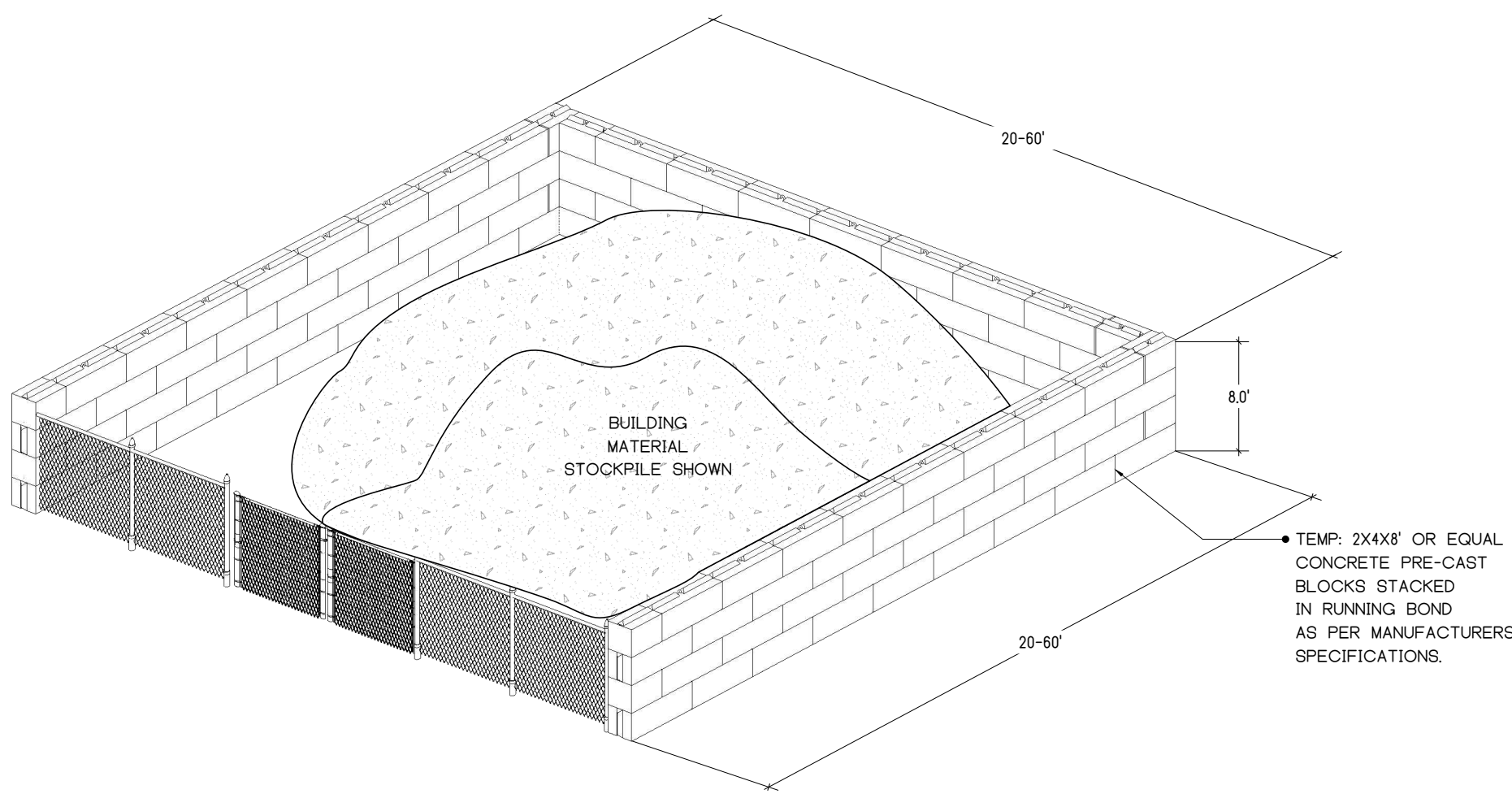


TOUGHEST TRUCK SCALES ON EARTH.

10
SHEET
A6
TYPICAL DUMPSTER ENCLOSURE
DETAIL AS REQUIRED
NOT TO SCALE

NOTES:

- ALL LUMBER SHALL BE PRESSURE TREATED
- FENCING SHALL BE PT OR VINYL EQUIVALENT
- ALL FASTENERS AND FITURES 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.

11
SHEET
A6
TYPICAL BUILDING MATERIAL CONFINEMENT
SCALE: 1" = 10'

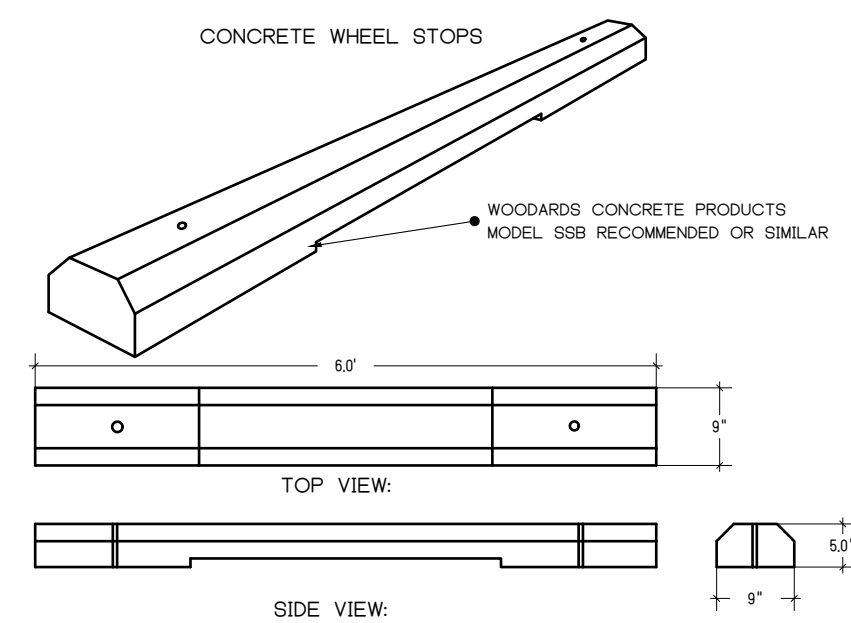
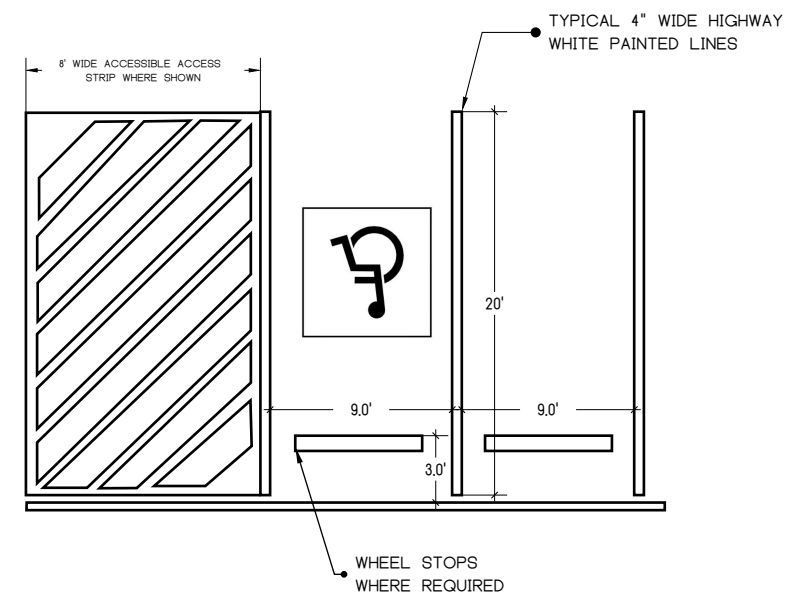
NOTES:

- 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-PERMANENT STRUCTURE THAT ALLOWS FOR THE STRUCTURED AND SAFE STORAGE OF UNCONFINED APPROVED BUILDING MATERIALS SUCH AS SAND AGGREGATE.

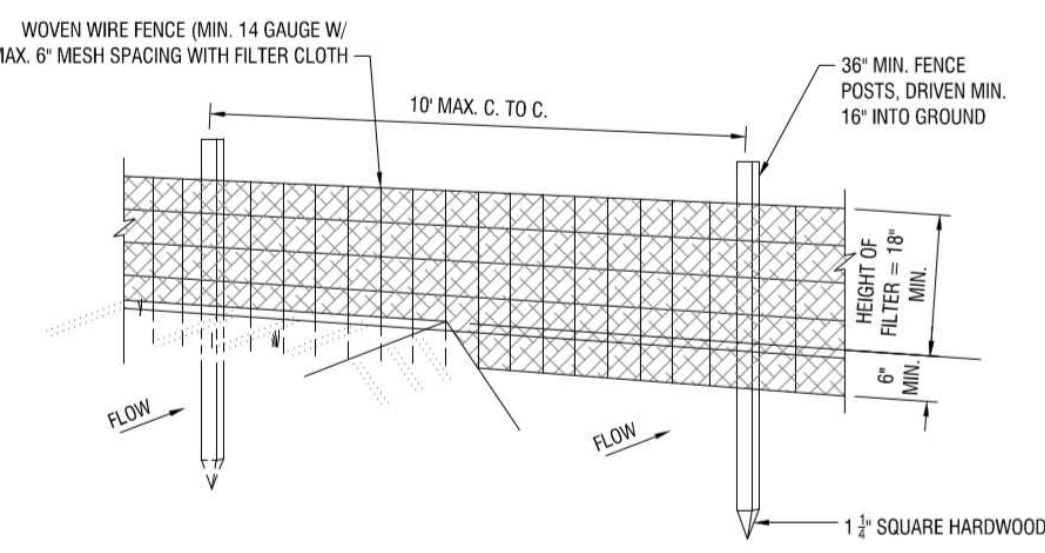
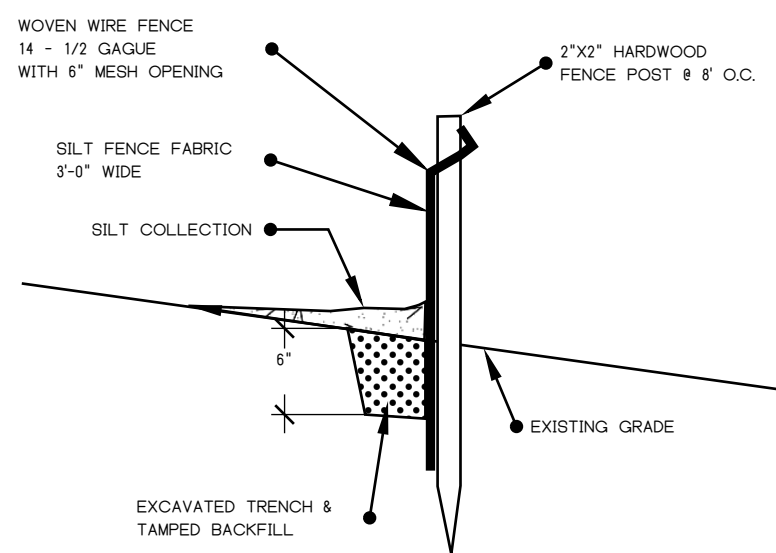
- THIS CONFINEMENT MECHANISM SHALL BE SITUATED SO THAT IT CAN BE ALTERED TO MEET THE NEEDS OF THE MATERIALS IMPORTED. THE MATERIAL STOCKPILE WILL REMAIN AT OR BELOW THE REQUIRED 8' SCREENING AS REGULATED LAW ZONING REGULATION 19-410(2)(A).

- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE BUILDING MATERIALS OF AN APPROVED USE AS ZONING REGULATION 19-330-2(A)(1) WILL BE OF A SELECT GRADE, AND WILL BE ABSENT UN-APPROVED MATERIALS SUCH AS COAL, COKE, FUEL, OR JUNK.

13
SHEET
A6
TYPICAL PARKING SPACES & STRIPING
SCALE: 1" = 10'

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):

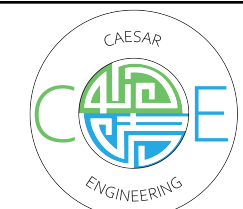
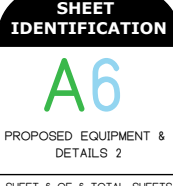
Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

19
SHEET
A6
SILT FENCE

SCALE: SEE VIEWS

00 01 02 03 04



 NATHANIEL GOODEN, P.E. LIC. NO. 18026 REGISTERED THRU 3/1/2025 FIRM AUTHORIZATION: 0002103 NOT FOR CONSTRUCTION	COMPANY: CAESAR ENGINEERING D.P.C. CONTACT: 845.275.0230 contact@caesarengineering.com BUSINESS ADDRESS: 367 WINDSOR HWY #411 NEW WINDSOR, NY, 12553 PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	DATE: 15APR24 DESIGNED BY: NG / NC DRAWN BY: NG / NC PROJECT NUMBER: P187	PROJECT SPONSOR NUMBER: 845.225.8252 PROJECT SPONSOR: AC AGGREGATES, LLC. PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12599 PROJECT ADDRESS: 78 PROSPECT ST., 72-78 PROSPECT ST., 4 SUMMIT CIRCLE RD., Poughkeepsie, NY 12601	DATE: 00 REVISION DESCRIPTION: REMOVED ITEMS NOT PROVIDED IN PHASE 1 AS DIRECTED BY Poughkeepsie Planning Department REV # 1	 811 Know what's Below. Call before you dig.	 A6 PROPOSED EQUIPMENT & DETAILS 2 SCALE: 1" = 10'

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- 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): _____
rescission of Stop Work Order for Building permit 22-0842 allowing applicant to resume rock removal
- VI. **ZONING DISTRICT:** Waterfront

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

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

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

PROJECT INFORMATION

New construction: _____ (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

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 INTO 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. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

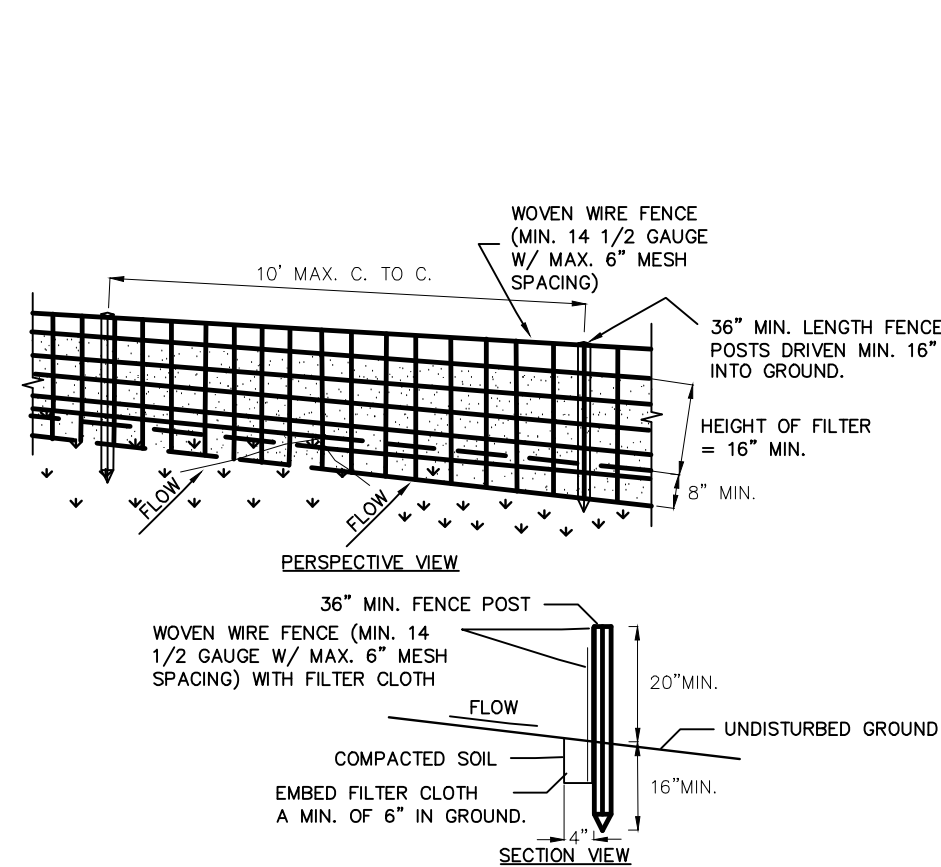
E. INLET PROTECTION:

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.

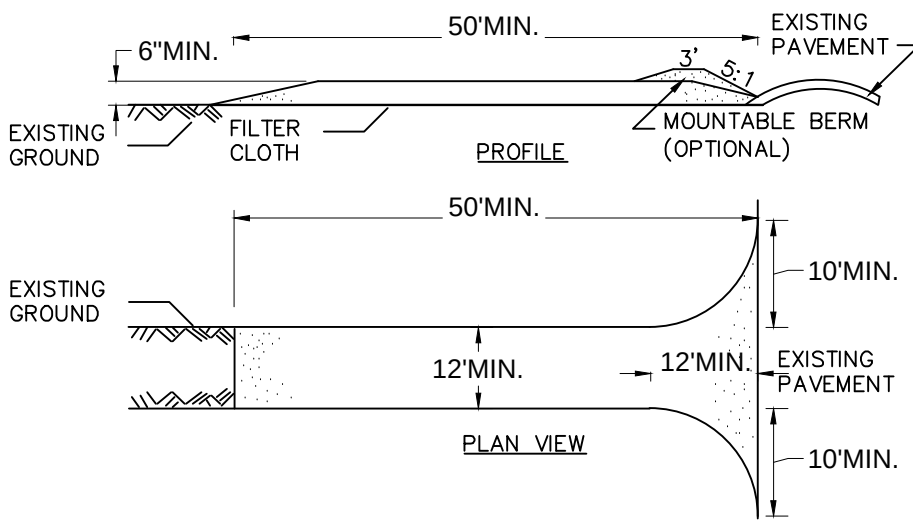


CONSTRUCTION SPECIFICATIONS

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 14 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.

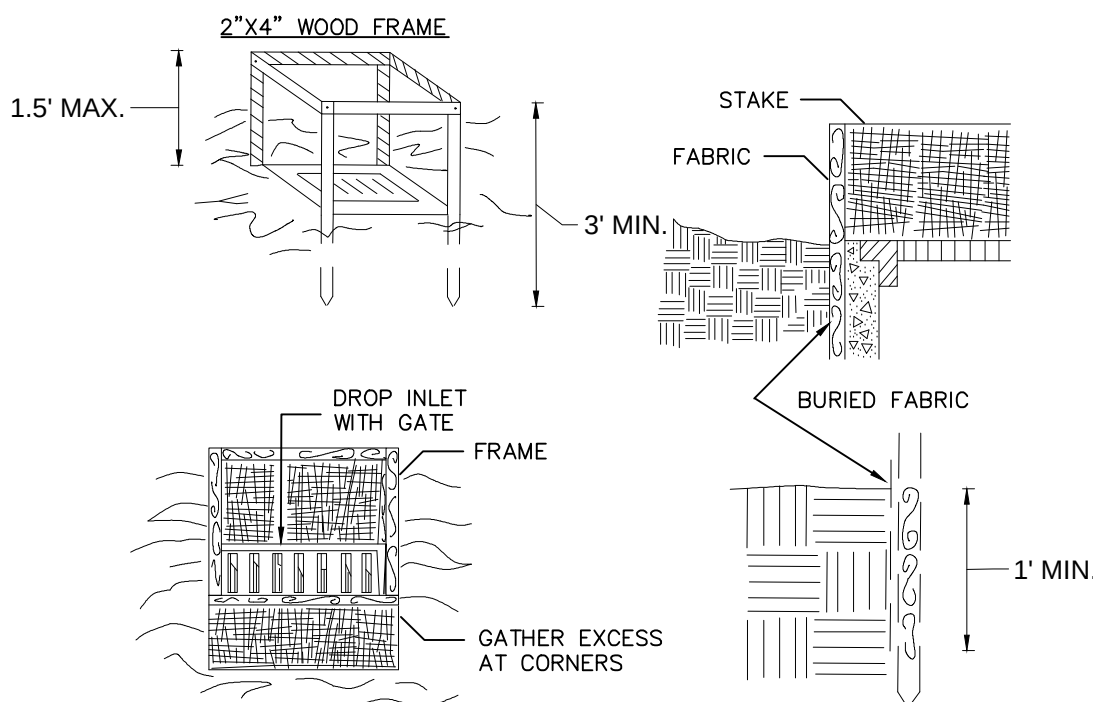
6 ANTI-TRACKING PAD DETAIL

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.

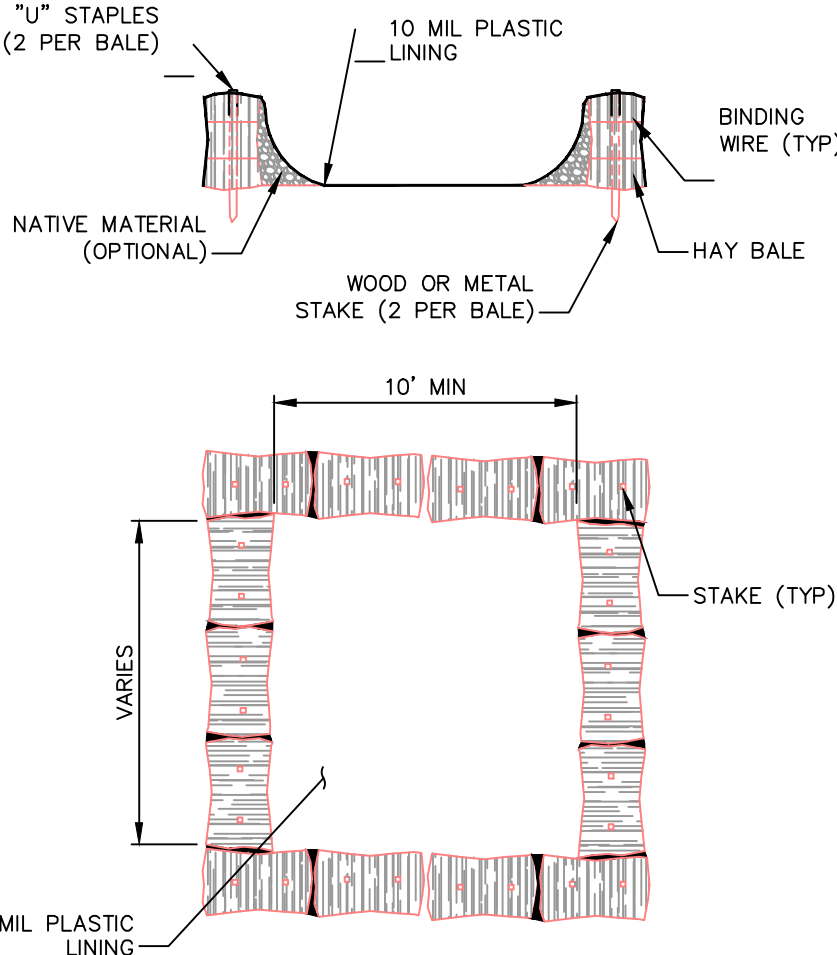


CONSTRUCTION SPECIFICATIONS

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

4 DROP INLET PROTECTION

NOT TO SCALE

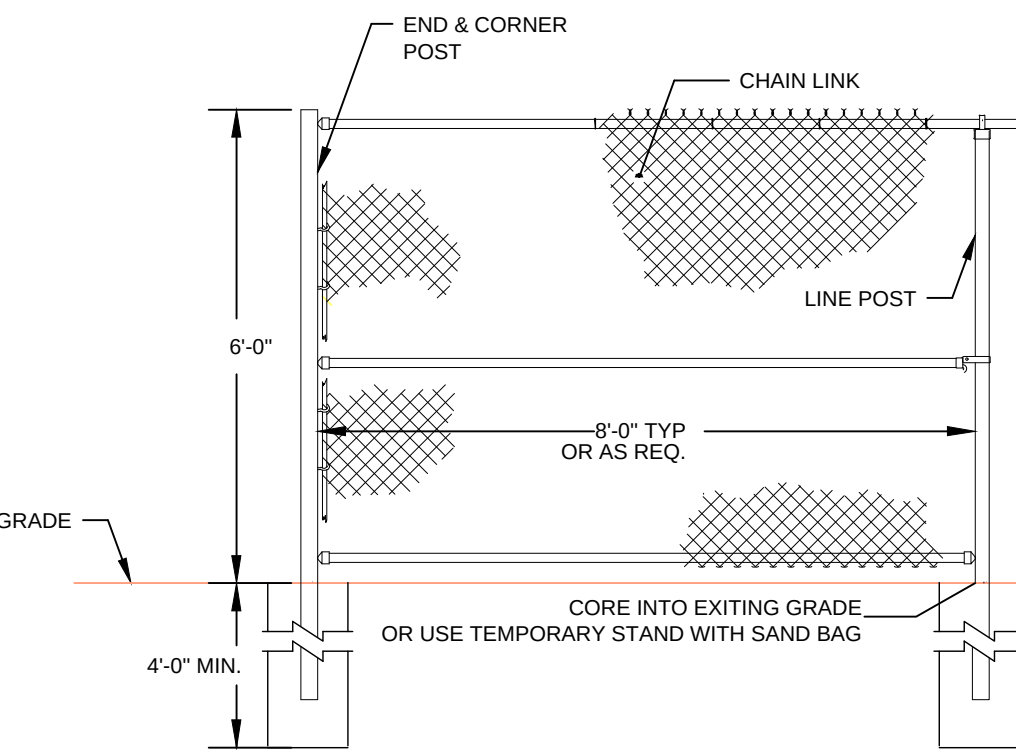


NOTES:

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, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

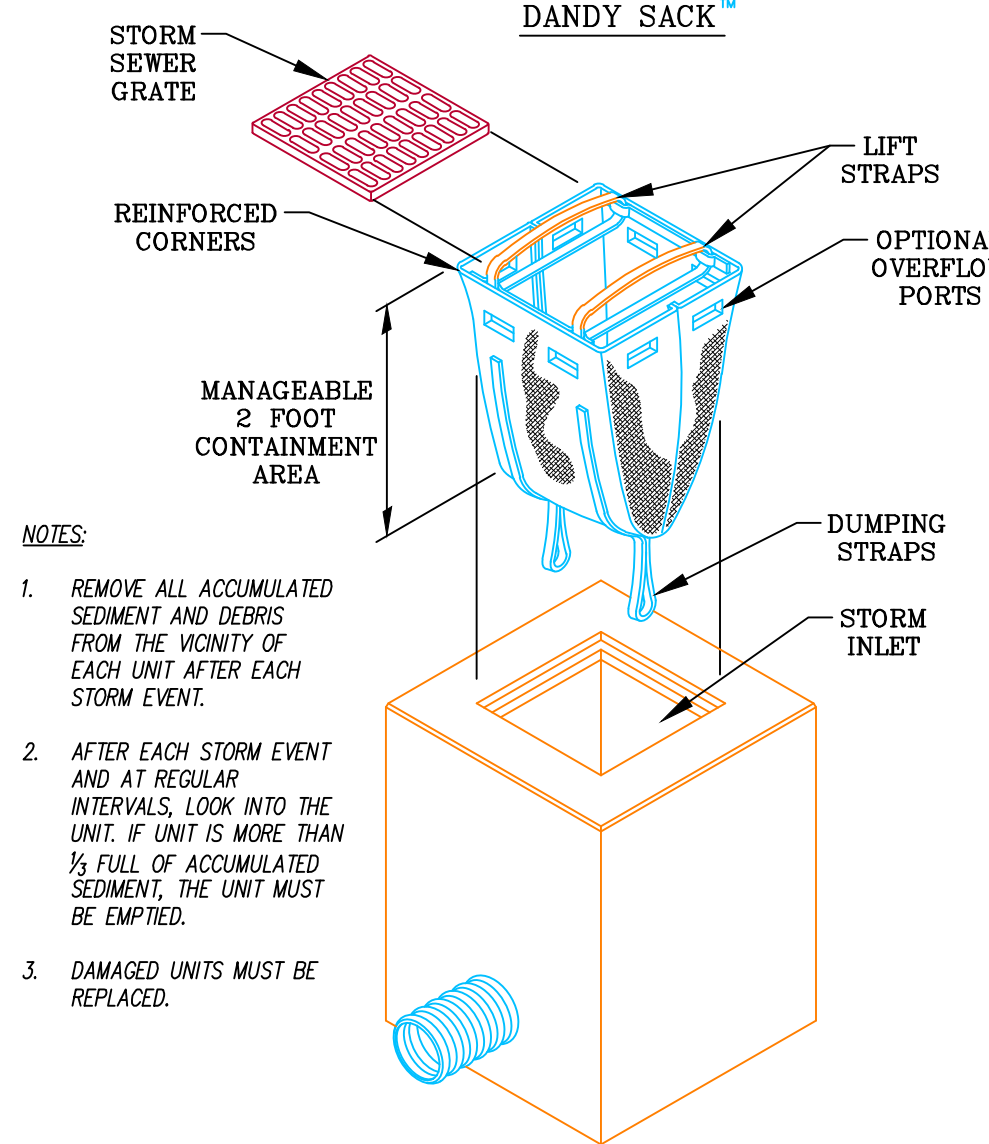
7 TEMPORARY CONCRETE WASHOUT DETAIL

NOT TO SCALE



NOTES:

1. FENCING, POSTS, & GATE SHALL BE GALVANIZED TO PREVENT CORROSION.
2. GATE SHALL BE PROVIDED WITH A LOCKING MECHANISM.
3. TOTAL HEIGHT OF FENCING SHALL BE 6'-0" FROM FINISHED GROUND ELEVATION.



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 1/2 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. DAMAGED UNITS MUST BE REPLACED.

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 OUT 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.

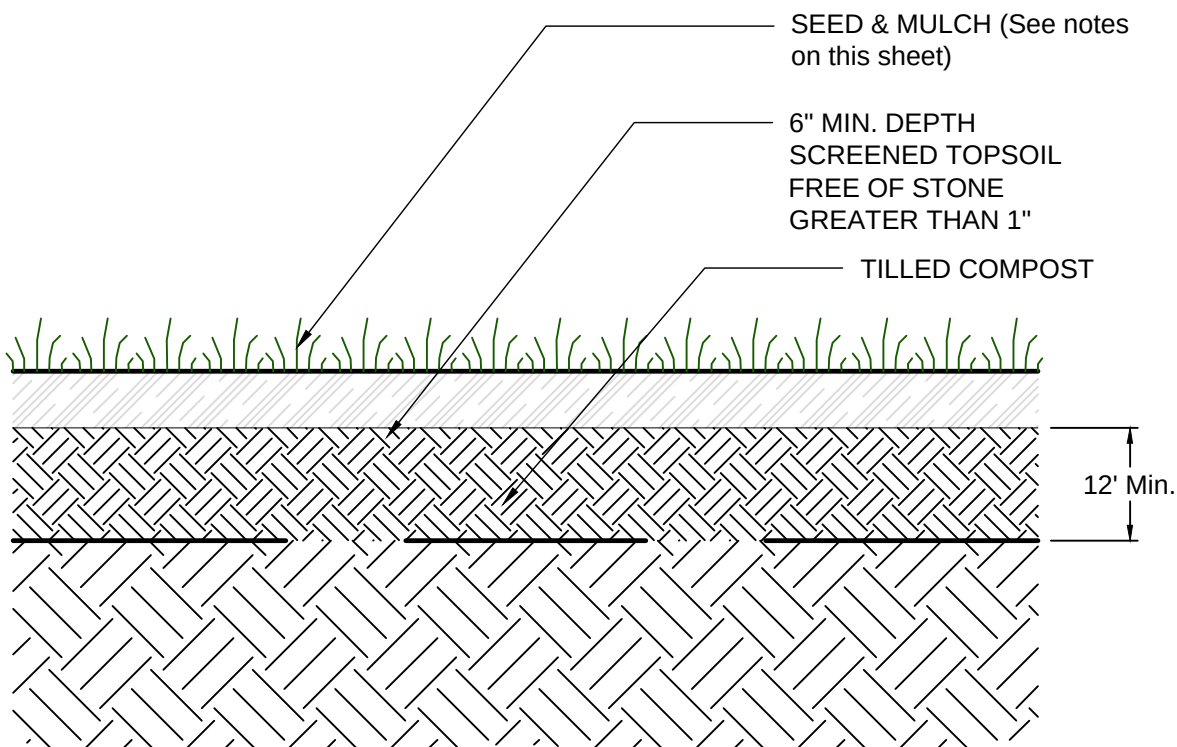
12. INSTALL ALL LANDSCAPED AREAS.

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:

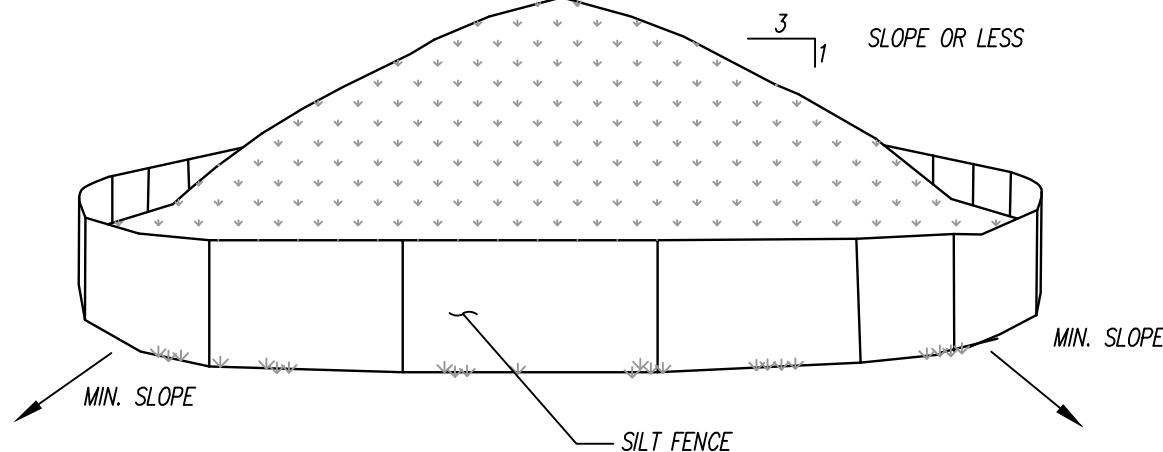
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE 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

9 TEMPORARY SOIL STOCKPILE 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.

10 SEEDING & MULCHING NOTES

NOT TO SCALE

11 TEMPORARY CHAIN LINK FENCE

NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
Revised	
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	City of Poughkeepsie Dutchess County, New York
Erosion Details	
SCALE	AS NOTED
DATE	10/11/23
DRAWN BY	BJW
CHECKED BY	MAD
DRAWING NO. CE501 12 of 12	



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



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)(ii) below

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

Project No.

2022.231

Mark A. Day, PE

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

OWNER

Site Plan

SCALE

1" = 10'

DATE

10/11/23

DRAWN BY

BJW

CHECKED BY

MAD

DRAWING NO.

CS101

3 of 12



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	
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 Control Plan	
SCALE: 1" = 10'	DRAWN BY: BJW
DATE: 10/11/23	CHECKED BY: MAD
CE101 8 of 12	

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: 9 Dutchess, LLC		Telephone: (201) 488-4455 E-Mail: lkaufman@onekeyllc.com	
Address: 241 Hudson Street			
City/PO: Hackensack		State: NJ	Zip Code: 07601
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.			NO ☒
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:			YES ☐
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
no energy-vacant lot	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
no water necessary. no development			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
no wastewater facilities necessary; no development			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
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		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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	YES
	☒	☐
	☐	☒
	☐	☒
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:	NO	YES
	☒	☐
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
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: <u>9 Dutchess, LLC by Louis Kaufman</u> Date: <u>12/27/23</u> Signature: <u>LP Kaufman</u> Title: <u>authorized signatory</u>		

**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.

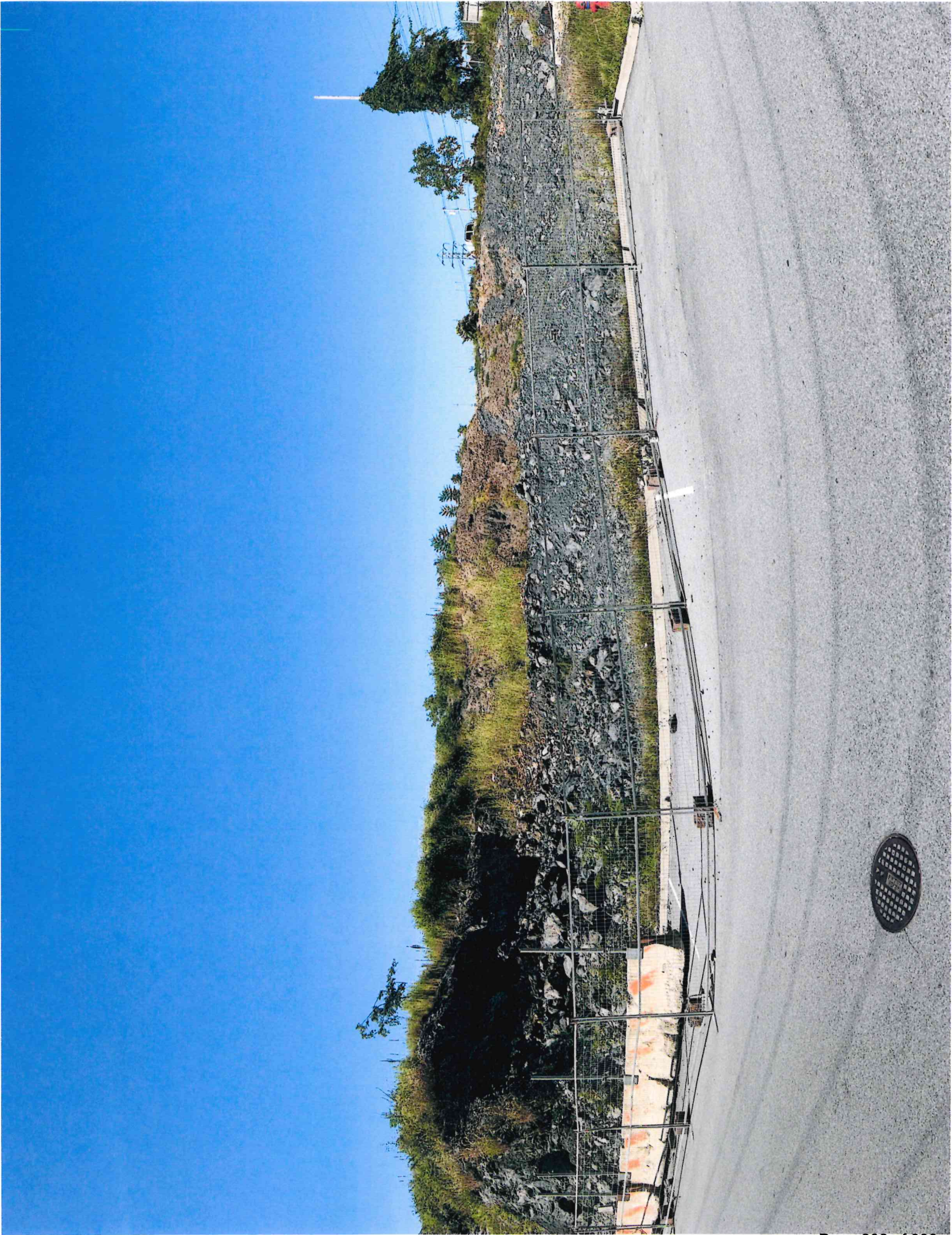
We respectfully request that we be allowed to resume the removal of the rock ledge on the western side of the property. No development of the site can be accomplished without the removal of the rock ledge and bringing the grade to street level.

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 not 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.

RESPONSIBILITY 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

- 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): _____
rescission of Stop Work Order for Building permit 22-0842 allowing applicant to resume rock removal
- VI. **ZONING DISTRICT:** Waterfront

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

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

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

PROJECT INFORMATION

New construction: _____ (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



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 SEQRA Handbook 4th Edition 2020*, “...considering only a part, or segment, of an overall action is contrary to the intent of SEQRA.”

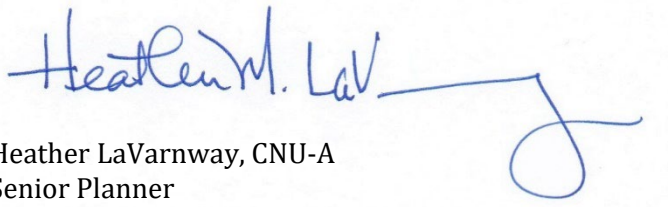
RECOMMENDATION

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

A handwritten signature in blue ink, appearing to read "Heather M. LaV", followed by a long horizontal line and a large circular flourish.

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

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.)
- ☐ Rezoning 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 agreement 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:	
Date Transmitted: 1/29/2024			



**THE CITY OF POUGHKEEPSIE, NEW YORK
PLANNING BOARD RESOLUTION OF APPROVAL
9 DUTCHESS AVENUE
APRIL 23, 2024**

Attending Members:

--	--

WHEREAS, the Planning Board has received an application from 9 Dutchess LLC for the proposed grading of the site at 9 Dutchess Avenue, File #2023-090; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a Utility and Grading plan prepared by Stokosa Engineering PC, dated 10/11/23, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on 1/17/24; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of completion, a survey depicting the condition of the property upon completion shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

WHEREAS, for the purposes of SEQRA, the Planning Board finds that future phases of this project are functionally independent and speculative; and,

WHEREAS, for the purposes of SEQRA, the Planning Board finds that this project can be justifiably segmented; and,

WHEREAS, at the January 17th, 2024 meeting, the Planning Board as Lead Agency of the SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, on January 29th, 2024, the Planning Board received a recommendation from the Dutchess County Department of Planning & Development that 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; and,

WHEREAS, the law requires that the Planning Board approve the project by a majority plus one of the full membership of the Board and notify the Dutchess County Department of Planning & Development if it does so; and,

WHEREAS, the Planning Board finds that allowing completion of this rock removal and grading will level the project site, and eliminate the risk of unstable rock falling from the Property in its current condition and remove the eyesore of a scar ripped into the side of the Property that currently exists when viewing the Property. The Property will then be in a stable condition for consideration of any future application, so the phases of this application can be functionally independent. As per the 3rd factor warranting segmentation in the DEC's "SEQR Handbook," 4th edition, 2020; and,

NOW THEREFORE BE IT FURTHER RESOLVED that pursuant to section 19-4.19, the Board grants approval relative to the proposed grading of the site at 9 Dutchess Avenue, with the following conditions:

- Any further development of the site other than this approval for grading shall be subject to further review of the planning board and issuance of any required development permits.
- A Waterfront Consistency Review letter regarding the project is submitted to the Planning Board from the Waterfront Assessment Committee.

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

- 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

OFFICE USE ONLY

CODE: PLSF

ID # _____

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

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

PROJECT INFORMATION

New construction: X (yes) (no)
Change of use: (yes) 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:	<u>14</u> (Total of two proposed buildings)
Number of one (1) bedroom units:	<u>19</u> (Total of two proposed buildings)
Number of two (2) bedroom unit's	<u>2</u> (Total of two proposed buildings)
Number with three or more bedrooms:	<u>N/A</u>
Total number of units:	<u>35</u> (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.



Signature of Applicant

31 Jan 24

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, RA AIA

revision	description

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, Poughkeepsie, NY

willingham

313 Main Street
Poughkeepsie, NY 12601
845-480-0290
www.willinghamarchitects.com

MAURI ARCHITECTS PC

78 WASHINGTON STREET
POUGHKEEPSIE, NY 12601
845-480-0290
mauri-architects.com

PB-3

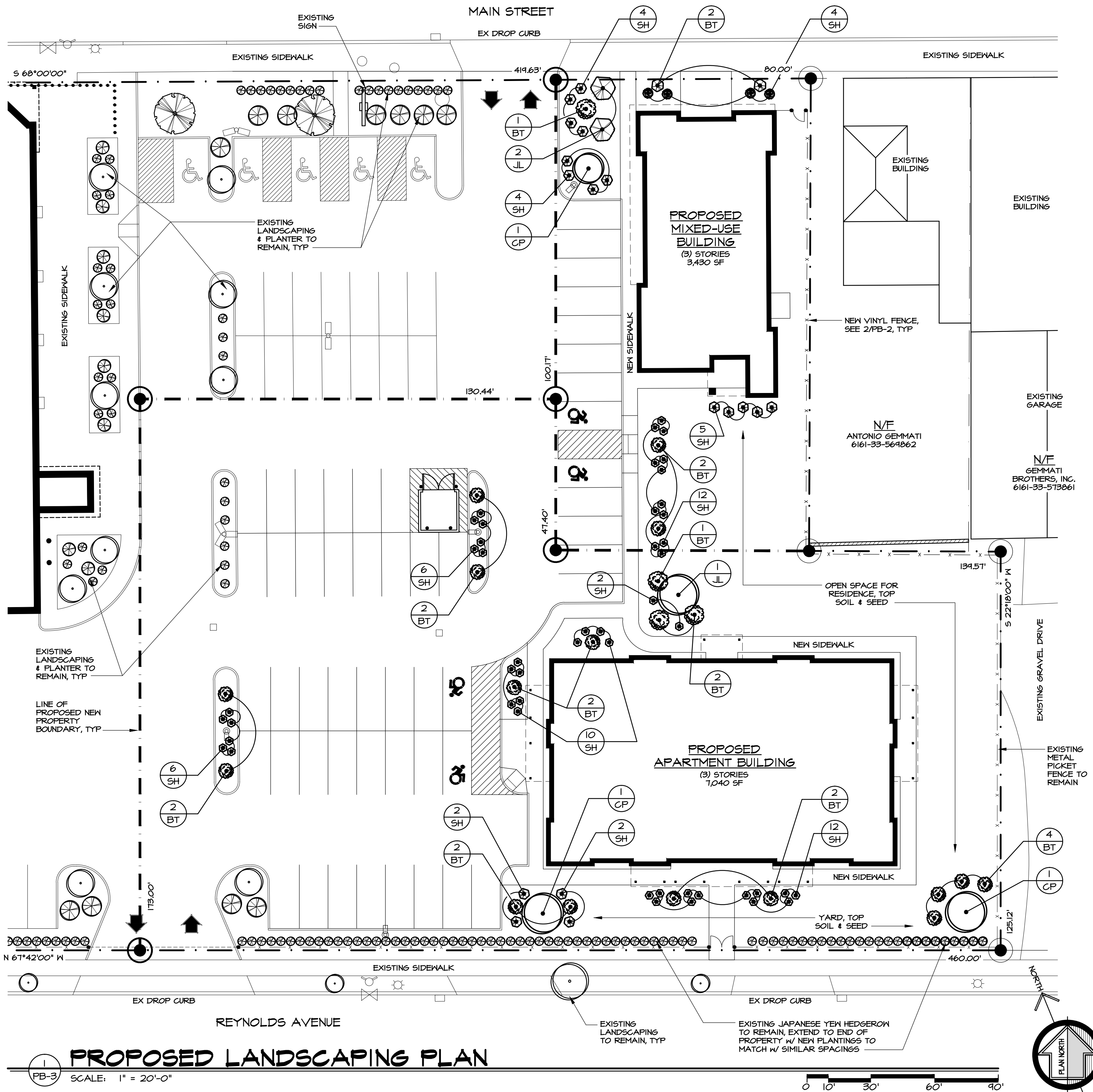
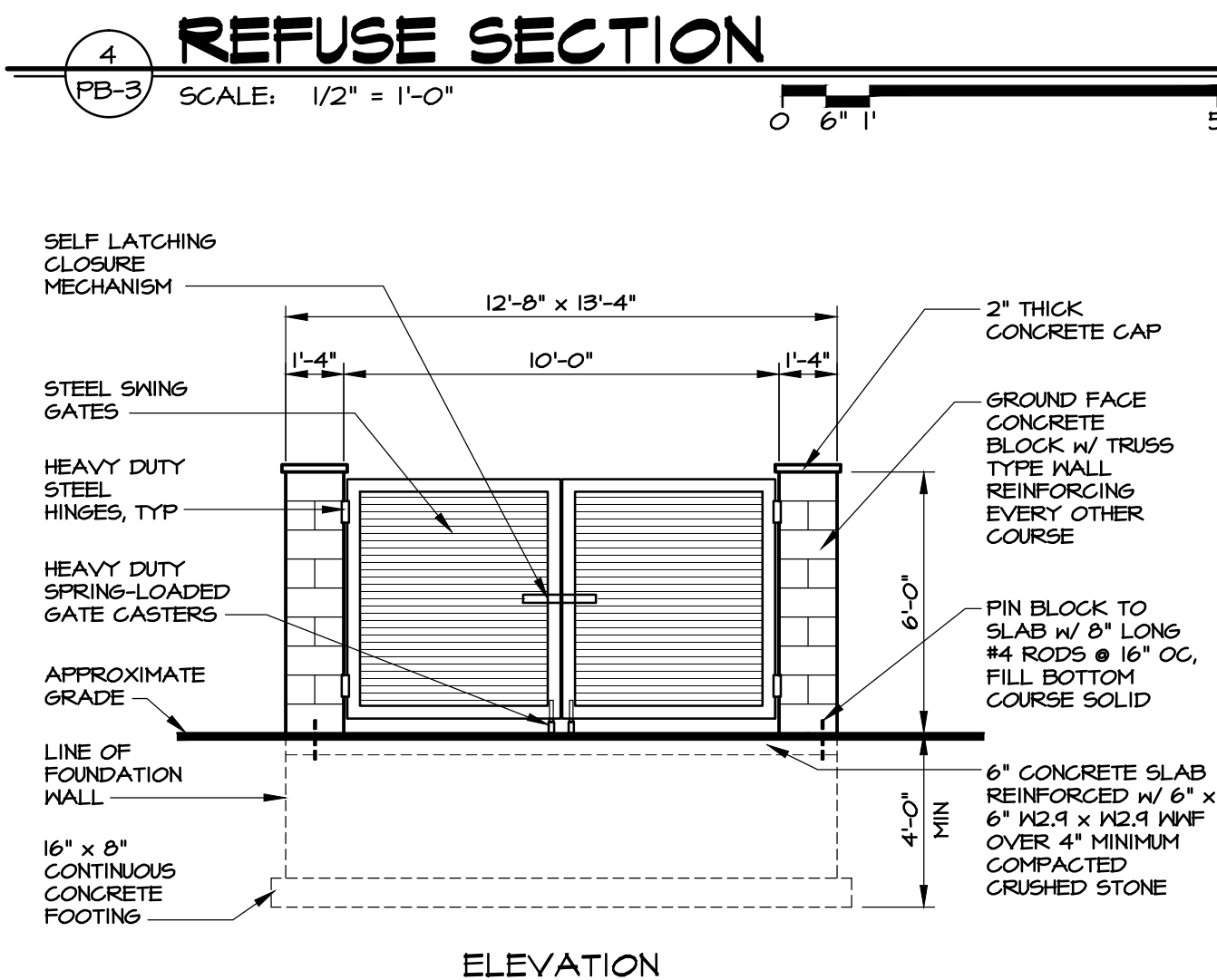
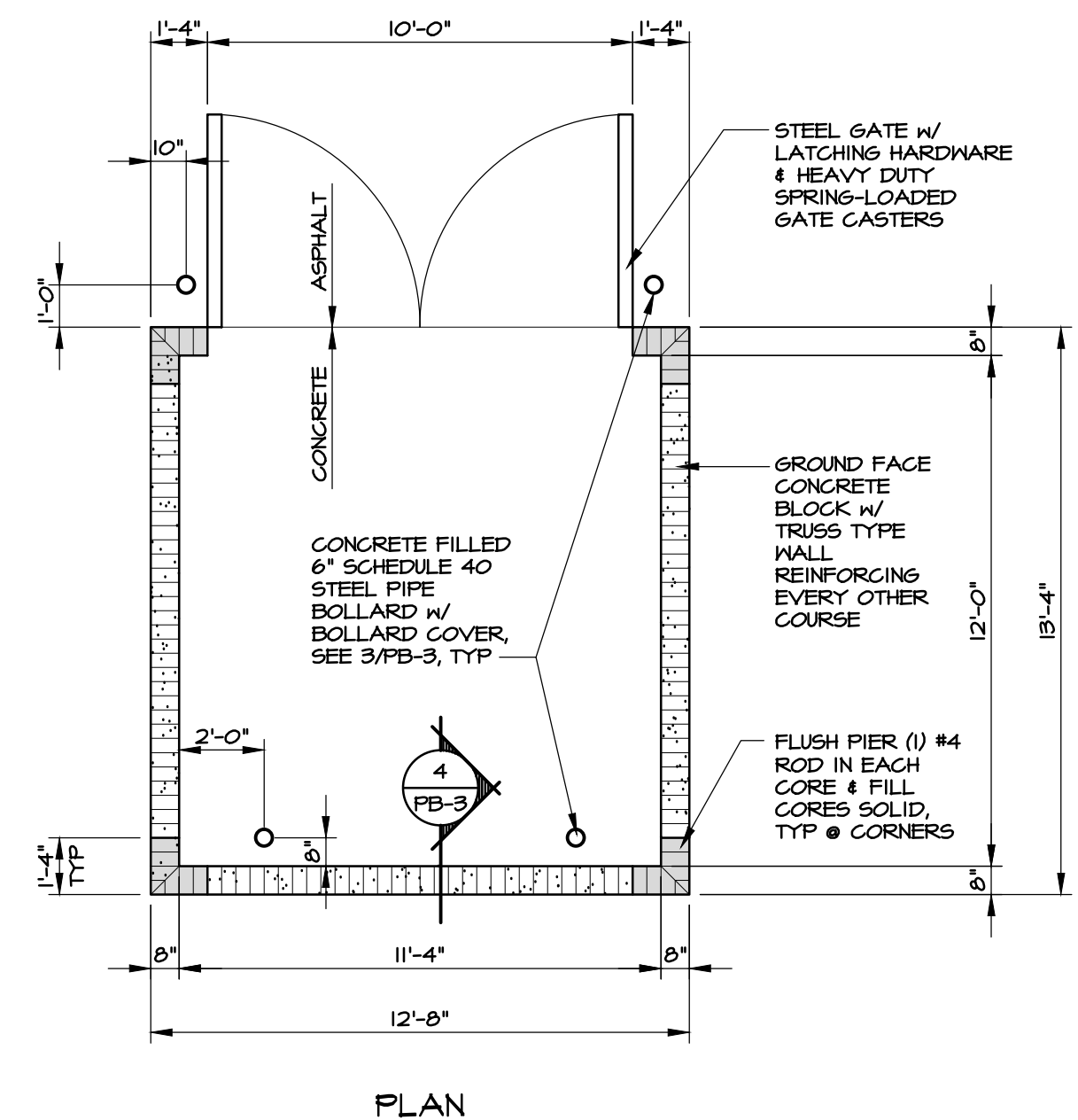
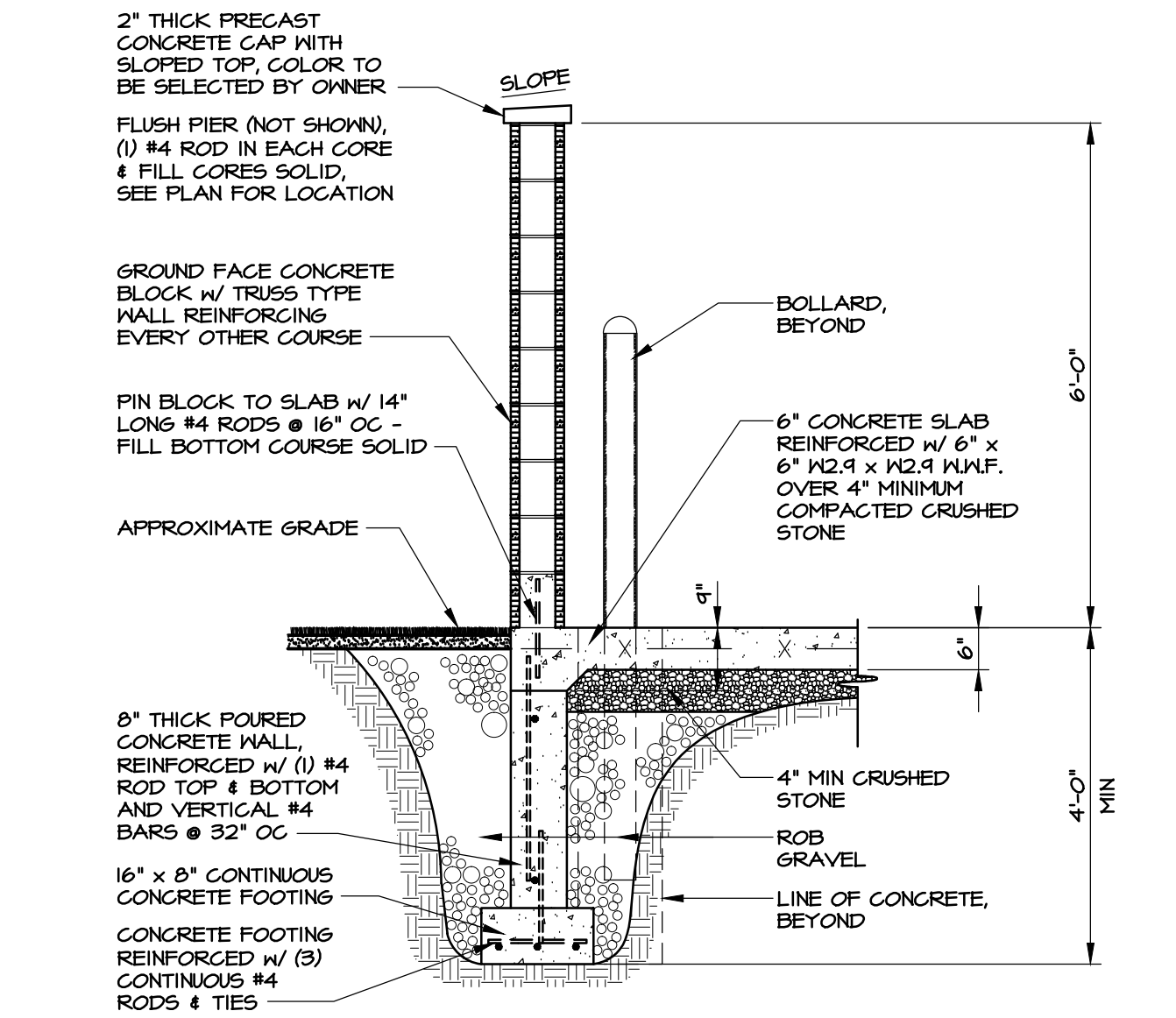
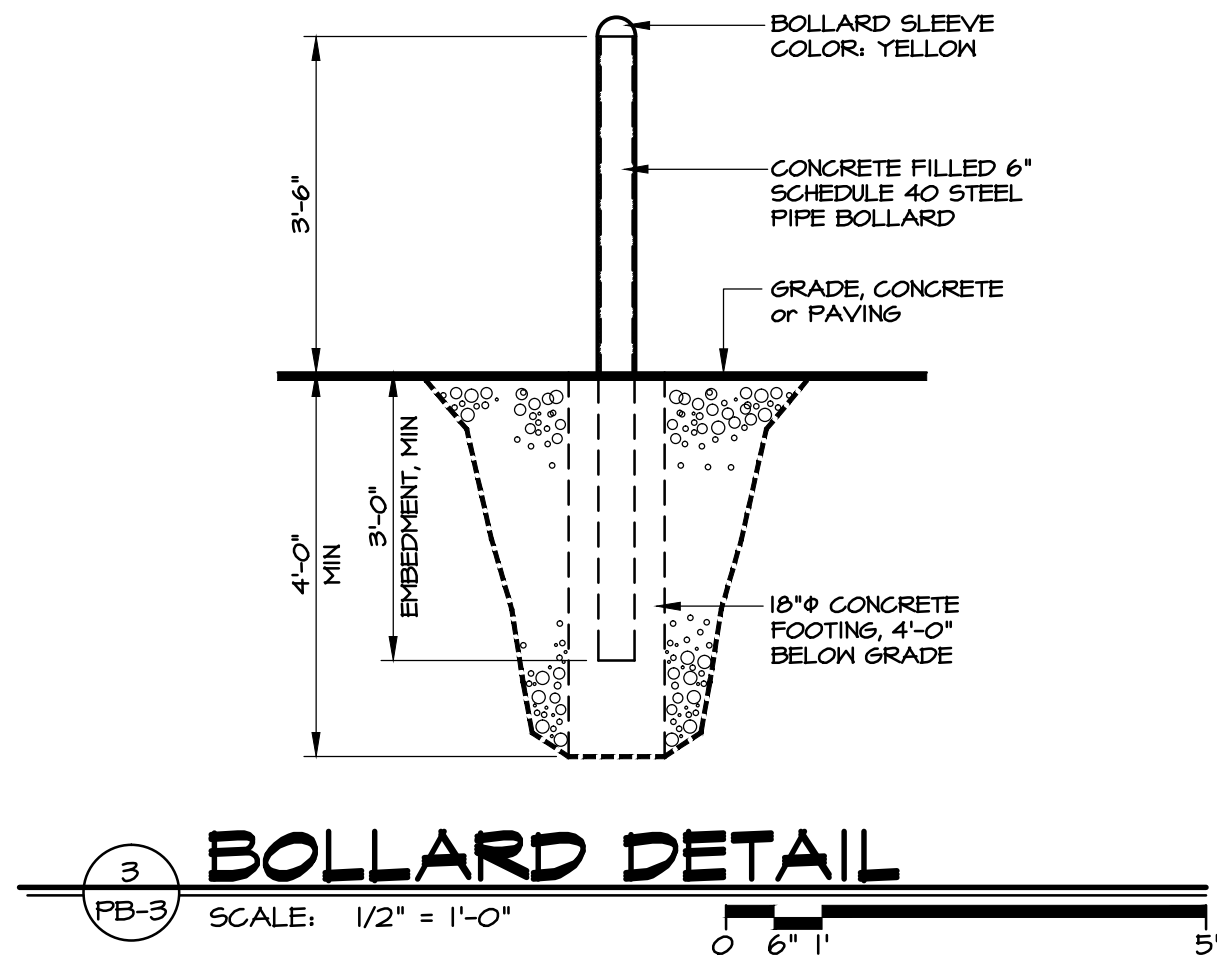
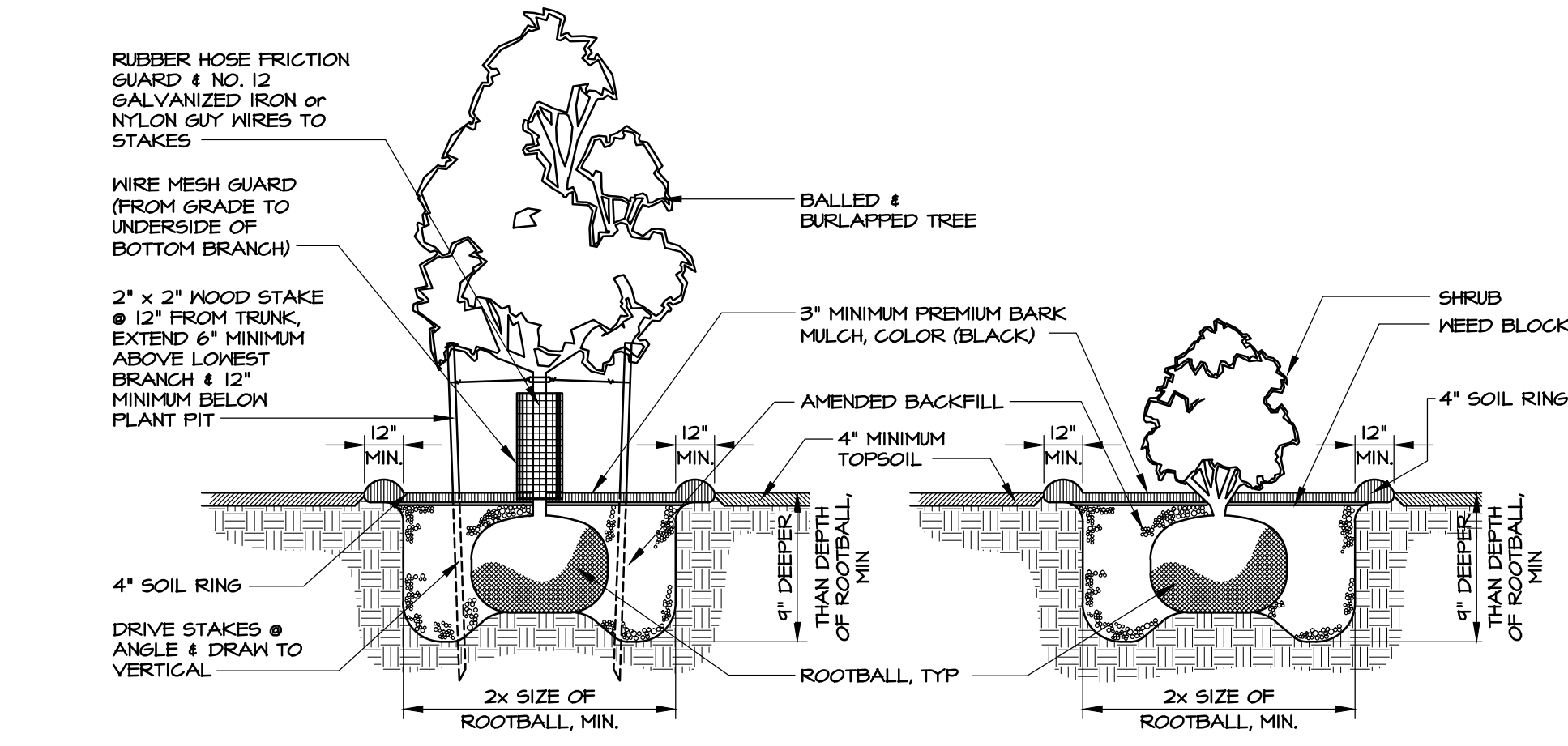
PERMIT TO: **PB-3**

PERMIT TO: **PB-3**

REGISTERED ARCHITECT
MARIN T. DIEBING
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'	GALLERY PEAR	2" - 2 1/2" CAL
SH	64	ILEX GRABRA 'SHAMROCK'	HYBRID HOLLY	5 GAL
BT	22	BERBERIS THUNDERGIL ATROPURPUREA	CRIMSON PYGMY BARBERRY	3 GAL

- PLANTING NOTES**
- ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
 - INSTALL WEED BLOCK OR EQUAL BELOW MULCH BED.
 - LAWN AREAS SHALL BE SEEDED, FERTILIZED AND PROTECTED WITH OAT OR WHEAT STRAW.
 - PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.
 - 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



[illegible]

PROPOSED LOT
LINE ADJUSTMENTS
& COMMERCIAL/
MULTI-FAMILY
DEVELOPMENT AT:

654 MAIN ST, POUGHKEEPSIE, NY

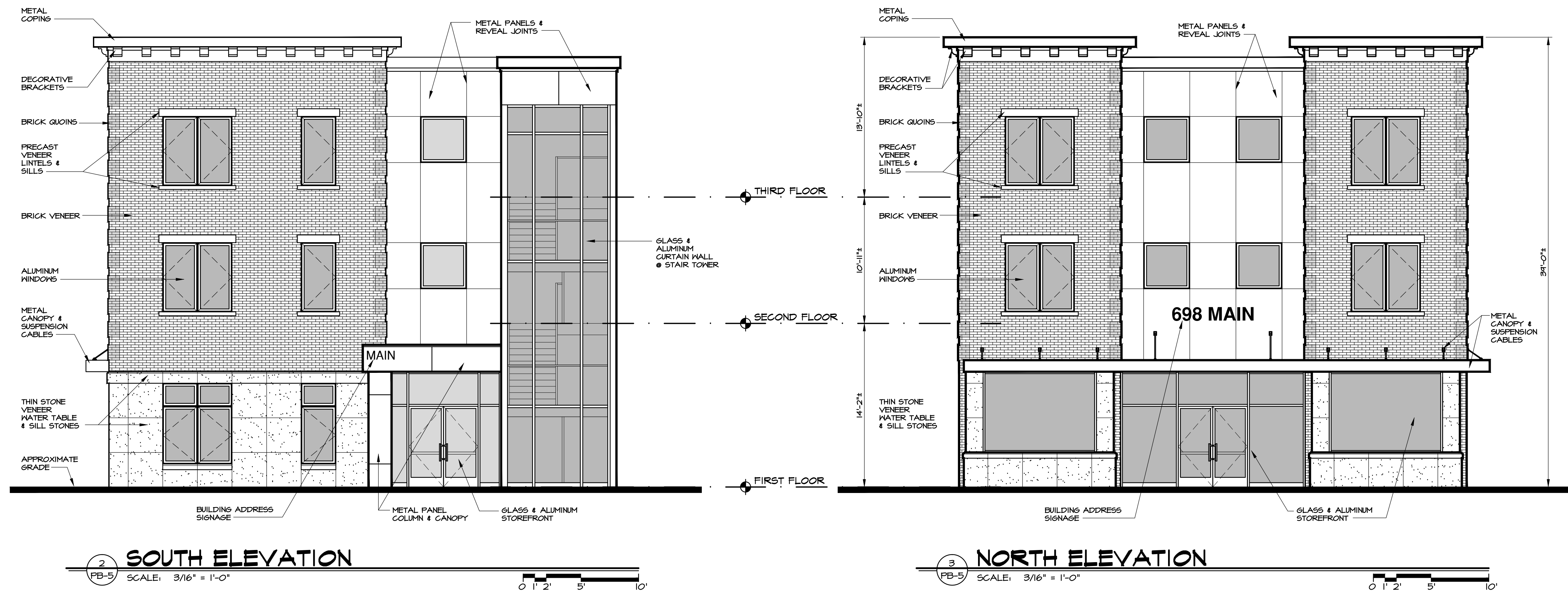
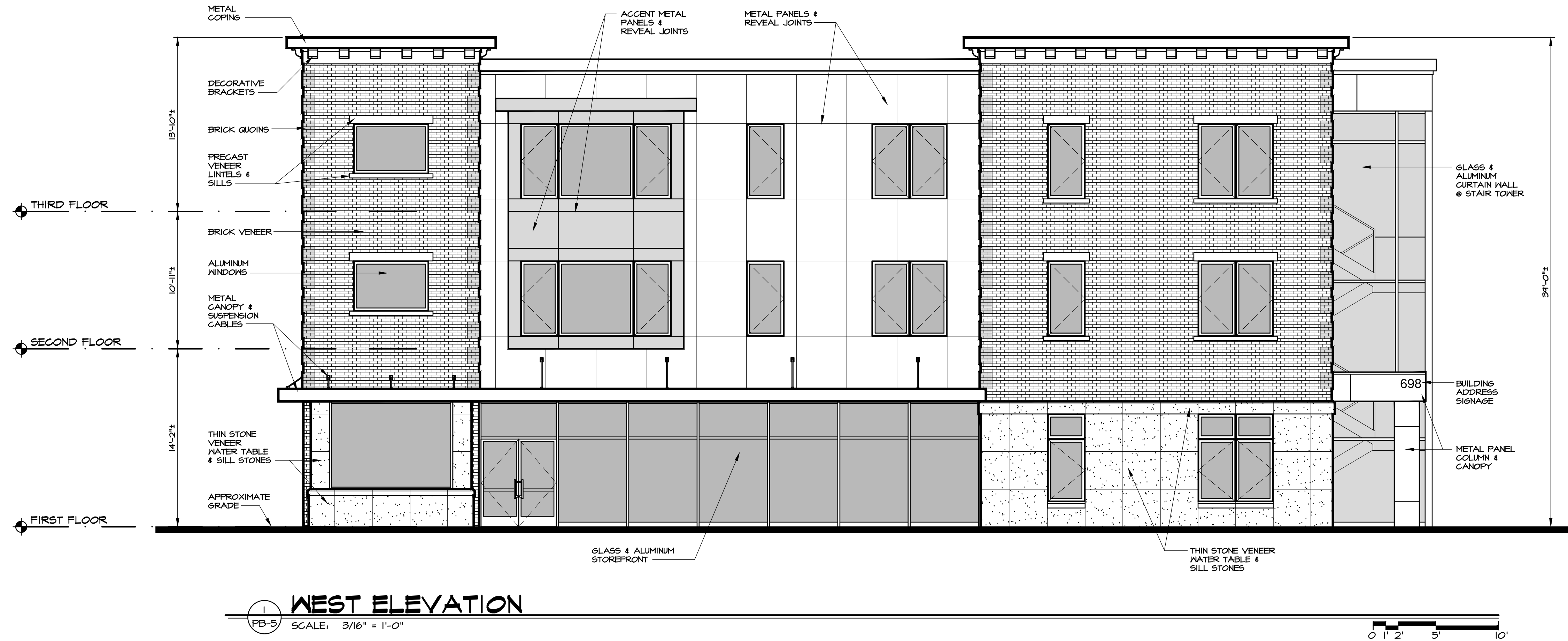
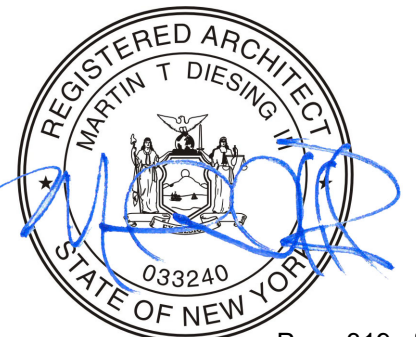


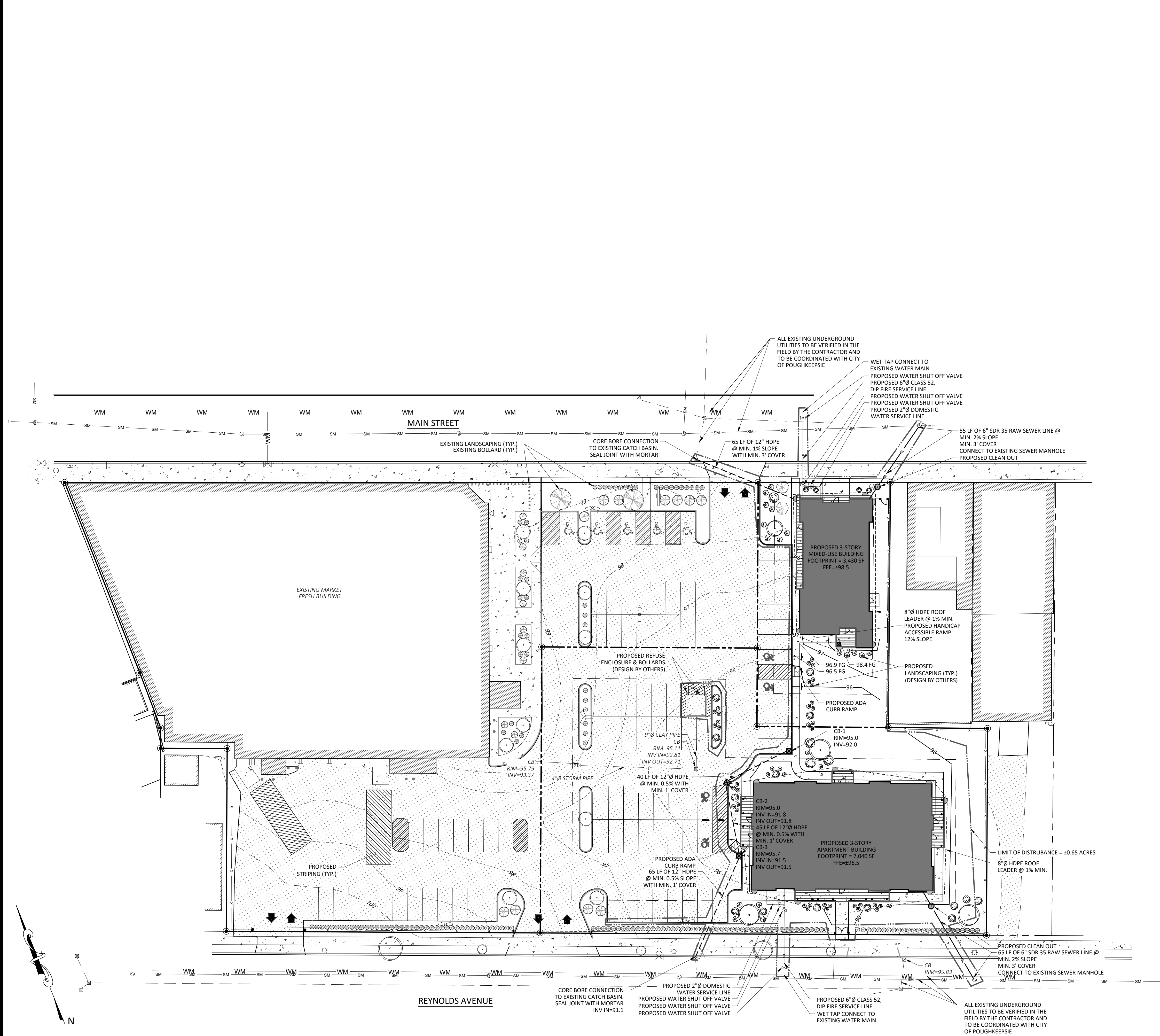
MIXED-USE BUILDING EXTERIOR ELEVATIONS

MAURI ARCHITECTS PC
173 MANSION STREET POUGHKEEPSIE NY 12601 845.452.0980 mauri-architects.com

sheet no. PB-5

PURSUANT TO SECTION 89.5 (1b) OF
THE REGULATIONS OF THE
COMMISSIONER OF EDUCATION
AUTHORIZED ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW





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
WITH 6" CONCRETE CURB

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" 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.

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 145 (ENGINEERING), SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

183 Main Street
New Paltz, New York 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

REV	DATE	DESCRIPTION

CIVIL PLAN

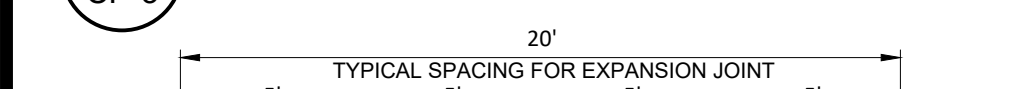
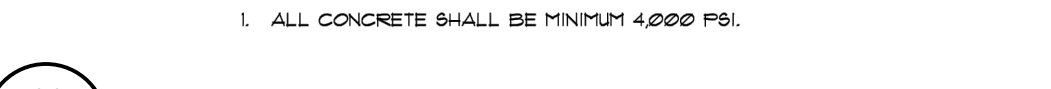
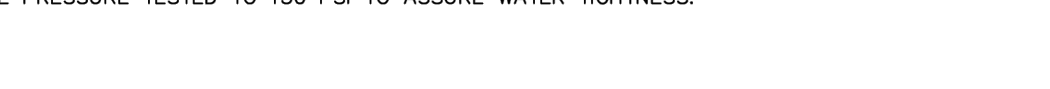
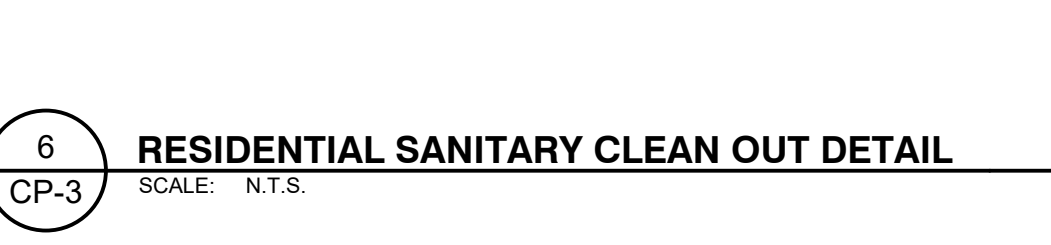
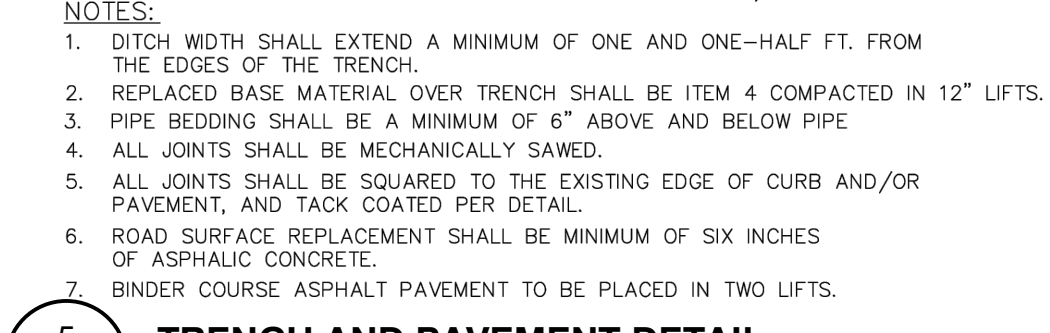
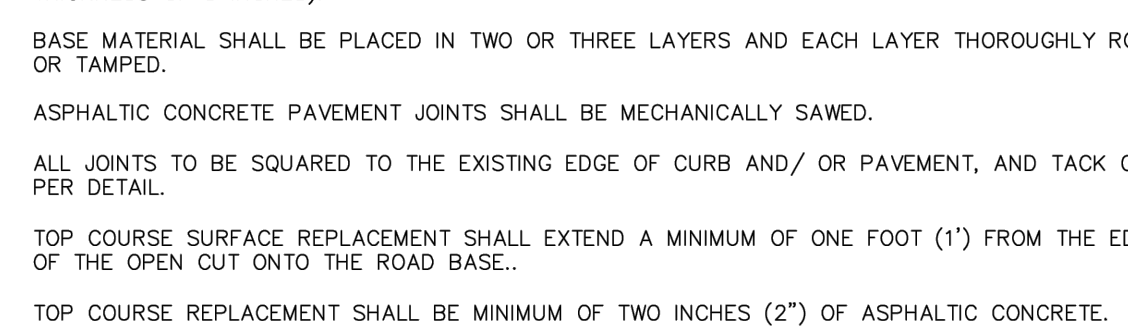
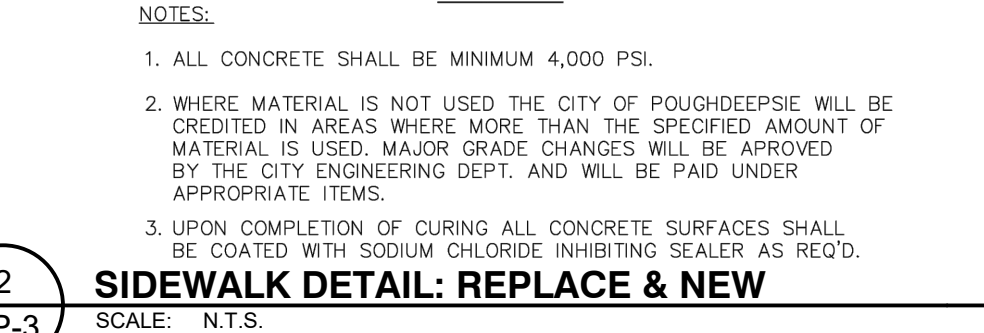
MARKET FRESH APARTMENTS

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

Page 02 of 03



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is 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, ☐ Yes ☒ No or Village Board of Trustees		
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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 <u>1</u> (Portion of First Floor of Mixed-Use Building)	
ii. Dimensions (in feet) of largest proposed structure: <u>40</u> height; <u>44'-0"</u> width; and <u>82'-0"</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>2,200 +/-</u> 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? (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? <u>Excavation for building foundation elements.</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>900 cubic yards</u> • Over what duration of time? <u>3-6 months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Excavations will be used as fill material for building foundations and regarding of yard areas to the maximum extent possible.</u>	
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? <u>0.25 +/-</u> acres	
vi. What is the maximum area to be worked at any one time? <u>0.16</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>5</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: <u>N/A</u>	

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? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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? 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 ☐ Yes ☐ No ☐ 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? 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) _____	☐ Yes ☒ No
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? 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) ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

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: _____ 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7:00am - 6:00pm • Saturday: _____ 7:00am - 6:00pm • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ TBD • Sunday: _____ TBD • Holidays: _____ TBD </td> </tr> </table>		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
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: <u>Construction vehicles and equipment during construction hours of construction operations to confirm with the City Noise Ordinance.</u>	
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: <u>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.</u>	
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: <u>Recycling of applicable packaging and construction materials.</u> • Operation: <u>Apartment unit residents will be provided recycling collection for applicable household packaging waste.</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Collected in temporary roll-off dumpster and removed off-site by local refuse company.</u> • Operation: <u>Collected and stored in new dumpster refuse area and removed off-site by local refuse company.</u>	

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 Covertypes	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: <u>Lawn / Landscaped Area</u>	0.49	0.47	- 0.02

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: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Ur (Urban Land)</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Ur (Urban Land)	100 %	_____	_____ %	_____	_____ %												
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_____	_____ %																		
_____	_____ %																		
d. What is the average depth to the water table on the project site? Average: _____ 2 +/- feet																			
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">100 % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☐ Moderately Well Drained:	_____ % of site	☒ Poorly Drained	100 % of site												
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☐ Moderately Well Drained:	_____ % of site																		
☒ Poorly Drained	100 % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site												
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☐ 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. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		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	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☒ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• 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: <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																	
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: <u>Glebe House</u> iii. Brief description of attributes on which listing is based: <u>One of the earliest houses in Poughkeepsie and rare for its early use of brick in this location. Initial construction c. 1767.</u>	
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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Empire State Trail, Walkway over the Hudson State Historic Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park and County Scenic Trail</u> iii. Distance between project and resource: _____ <u>1.5</u> 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 6 NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

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

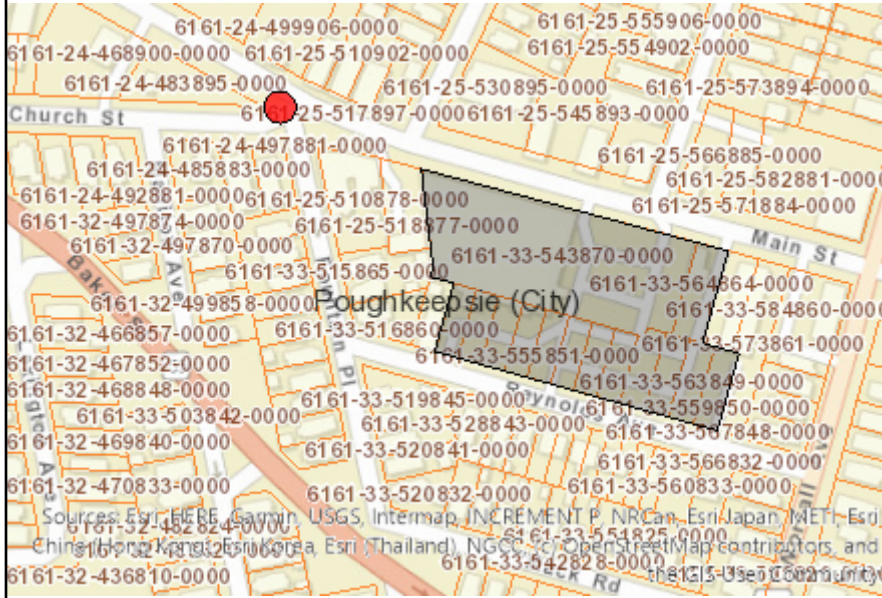
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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  Title Architect



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

3/15/24

To: Jay Diesing
Subject: 654 Main Street

The Development Department is in receipt of your application for site plan and special permit review for approval for the creation of three (3) lots of record where thirteen lots of record exist (654 Main Street and 698 Main Street and 12 lots on Reynolds Avenue) into three lots of record. Will the materials submitted describe the subdivision, no subdivision application was included.

Development of the three lots is proposed as follows:

- One lot will contain the existing retail space and is not expected to alter in any way except with regard to property lines;
- One lot, fronting Main Street, is proposed to be developed into a mixed use building with first floor store front and 7 dwelling units;
- One lot, fronting Reynolds Avenue, is proposed to be developed as a multiple dwelling containing 28 dwelling units.
- Parking for all uses is proposed to be shared, as is the open space for tenant recreational purposes between the two lots containing residential uses.

This proposal has been reviewed for compliance with the provisions of the Zoning Ordinance and the following deficiencies were noted to exist:

- 1) Section 19-3.15(4)(i) requires that 7000 square feet of usable open space be provided for tenant recreational purposes. Although 8,310 square feet is claimed, the space does not meet the minimum dimensional requirements of 40x30 feet, and no design is provided, as required for any any development containing more than 15 units, where it is specified that such usable open space shall be devoted to improved and landscaped play and sitting areas for use of residents thereof.
- 2) Section 19-4.11 requires that landscape strips shall be provided along all property lines of multifamily and nonresidential uses. Said landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses. New trees shall have a caliper of not less than eight inches three feet from the base and shall be at least six feet high when planted: No landscape strips are proposed along the eastern property lines adjoining the properties not part of the proposal, along the north property line of the Reynolds Avenue lot, along the property line between the 698 Main Street and Reynolds Avenue lots, the portion of the western property line abutting 2 Reynolds Avenue, nor along any of the property lines that are internal to the project;
- 3) Section 19-4.3(11) requires that 127 parking spaces be provided for the lot known as 654 Main Street, 19 for the lot known as 698 Main Street and 39 for the lot fronting Reynolds Avenue, for a project total of 185 spaces. The proposal shows no separations between the parking areas, all appearing an integrated whole, with a total of 31 spaces on 654 Main Street, 11 spaces on 698 Main Street and 40 spaces on Reynolds Avenue, for a project total of 82 spaces. While Section 29-4.3(4) allows the Planning Board to approve joint use of parking areas in the case of two or more establishments on the same lot or on contiguous lots, the total capacity of the lot cannot be less than 50% of the sum of the spaces required. 50% of the required 182 is 91, while a total of 82 is proposed. Therefore, joint use of parking cannot be considered;
- 4) Section 19-4.3(1) requires that Whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line.

The planting plan for this strip shall be approved by the Planning Board as part of the site plan review. There are no landscaping strips proposed on any of the internal property lines within the parking lot.

Therefore, the application is hereby denied. You may, within sixty (60) days of the date of this letter, either:

- 1) Revise the application to reflect compliance; or,
- 2) Make application to the Zoning Board of Appeals, requesting that variances be granted.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator