

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, May 29, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 23, 2024 Minutes

III. ADJOURNED APPLICATIONS

1. The following applications have been adjourned for review to the June 25th meeting.
 1. 110 SOUTH GRAND AVENUE: SITE PLAN
 2. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN
 3. 233-237 MAIN STREET: MIXED USE
 4. 14 GRAND STREET: SITE PLAN

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **16 PERSHING AVENUE – SITE PLAN**
Application for site plan review for the conversion of the property at 16 Pershing Avenue from an emergency vehicle dispatch facility to a heavy motor vehicle repair facility. Owner/Applicant: Devanand Jaikarran; Consultant: Kevin Yearance/Liscum McCormack VanVoorhis; Grid #6161-24-427963; Zoned: General Commercial (C-3) District; File #2023-064
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 / 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

4. 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

V. ADJOURNMENT

1. Meeting adjourned until June 25, 2024



City of Poughkeepsie
Planning Board Meeting
DRAFT MINUTES
Tuesday, April 23, 2024, 6:00 PM

Present

Anne Saylor
Rosaura Andújar- McNeil
Nick DeLuccia
Chris Petsas
Brian Veltre

Excused

Marjorie Smith
Paul Ackermann

Staff

Richard Distel, City Planner
Joanna Longcore, Assistant Corporation Counsel
Lori Garcia, Board Administrative Assistant
Chris Kroner, MASS Design

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of March 26, 2024, Minutes

Motion made to accept the minutes with minor edits.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:1

III. ADJOURNED APPLICATIONS

1. The following applications have adjourned review to the May 29th meeting.
481 MAIN STREET: SITE PLAN
45 READE PLACE: SITE PLAN
233-237 MAIN STREET: MIXED USE
2. The following application has adjourned public hearing and review to the May 29th meeting.
LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

IV. 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: Johanny 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, Applicant

Motion was made to open the public hearing.

Motion: Nick DeLuccia

Second: Rosaura Andújar-McNeil

Carried: 5:0:0

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Motion was made to approve the resolution as posted with the following conditions:

- The satisfaction of all City of Poughkeepsie department comments.
- All paint touch-ups, handrails and landscaping meet the satisfaction of the city's architectural consultant.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

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: Michael Berta, Architect
Joe Berger, Engineer

Motion was made to open the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Speakers: Laurie Sandow
Liz O'Raffity

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Chris Petsas

Carried: 5:0:0

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 setbacks 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: Caroline Alsup, Owner

Motion was made to open the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and accordingly a negative declaration is issued.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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

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

Presenting: Brian Dreeland, Applicant
Nick Caesar, Consultant

Motion to approve the resolution as posted with the following conditions

- Pending receipt and satisfaction of all City of Poughkeepsie department comments, including those regarding the condition of the roadway.
- Shall abide by all truck routes as indicated in the site plan.
- Barriers, or other mechanisms, shall be placed protecting all historical structures from damage by heavy equipment.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

Comment: the applicant on the resolution should be AC Aggregate, LLC. Motion was made to approve the corrected resolution.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

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

Speaker: Lou Kaufman, Applicant

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

Board needed more information to continue review. There was no representative available. Review adjourned to next meeting.

Motion was made to adjourn the meeting to May 29, 2024

Motion: Brian Veltre

Second: Rosaura Andújar-McNeil

Carried: 5:0:0

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 16 Pershing Ave.
- II. **PROPERTY OWNER:** Devanand Jaikarran
ADDRESS: 6 Spy Glass Hill Road
Hopewell Junction
NY 12533 (state and zip code)
PHONE NUMBER: 917-416-7591 (include area code)
- III. **NAME OF APPLICANT:** Devanand Jaikarran
ADDRESS: 16 Pershing Ave.
Poughkeepsie
NY 12533 (state and zip code)
PHONE NUMBER: 917-416-7591 (include area code)
EMAIL ADDRESS: vidyajaikarran1@gmail.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided)
- IV. **CONSULTANT:** _____
ADDRESS: _____

_____ (state and zip code)
PHONE NUMBER: _____ (include area code)

OFFICE USE ONLY

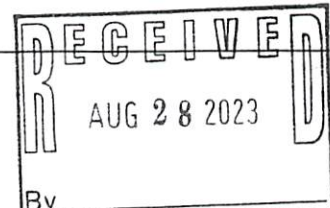
CODE: PLSF

ID # 8023064

FEE: 3,147
Total, from:
\$500 plus
\$1,132
(\$150 per 1000
square feet of floor
area), plus
\$1,015
(\$35 per number of
required parking
spaces), plus
\$500
(\$500 for special
permit, if applicable)



- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Motor Vehicle Repair Shop
- VI. **ZONING DISTRICT:** C-2A



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

PROJECT INFORMATION

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

LOT AND BULK INFORMATION:

Lot area: _____ (acres) 56,731 (square feet)
Building Footprint: Existing (proposed square feet for new construction)
_____ (existing square feet for change of use/expansion)
_____ (additional proposed square feet for expansion)
_____ (total building footprint, square feet)
Lot Coverage: 42.9% (percentage, building coverage only)
Gross Floor Area: _____ (proposed square feet for new construction)
7,548 (existing square feet for change of use/expansion)
_____ (additional proposed square feet for expansion)
_____ (total gross floor area, square feet)
Building Height: One (stories) 25 (feet)
Floor Area Ratio: 0.12 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 25 + 1 per 2 Employees
B) Number of Off-Street Parking Spaces provided: 25 Spaces
C) Waiver Requested: Yes (Yes) _____ (No)
Is municipal parking available within 600 feet? _____ (Yes) ^X _____ (No)

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? _____ Yes _____ No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

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

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

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

- A) Specify Use: Repair Shop .
- B) Number of shifts (if any): one
- C) Number of employees: 6
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): Existing 5 Bays
- F) Days/Hours of operation: _____



181 Church Street
Poughkeepsie, New York 12601-4114
Tel: (845) 452-2268 Fax: (845) 452-3752

Date: 5-13-24 Job #: 23102

Attention: Judith Knauss

Re: 16 Pershing Ave. ID. 382100

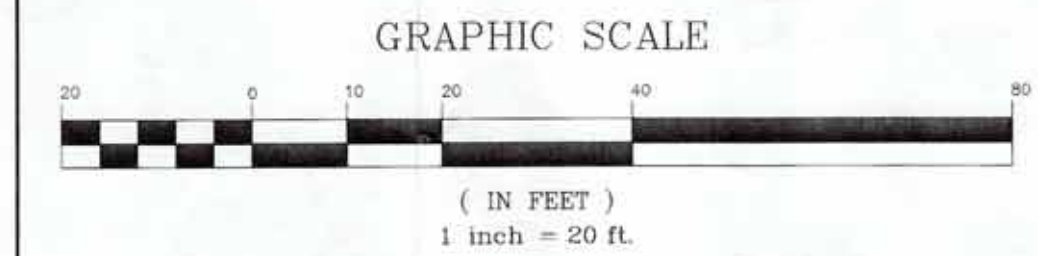
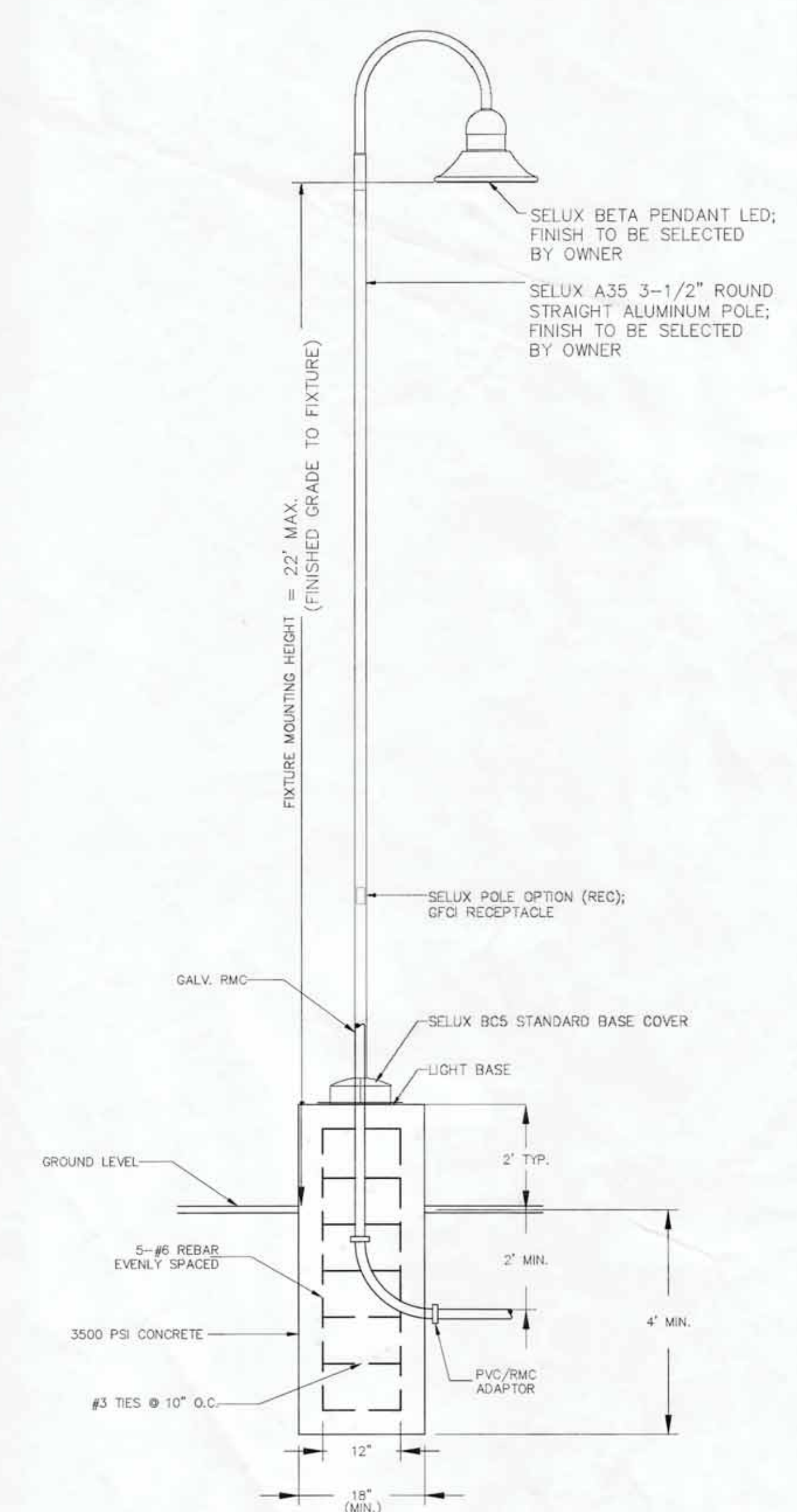
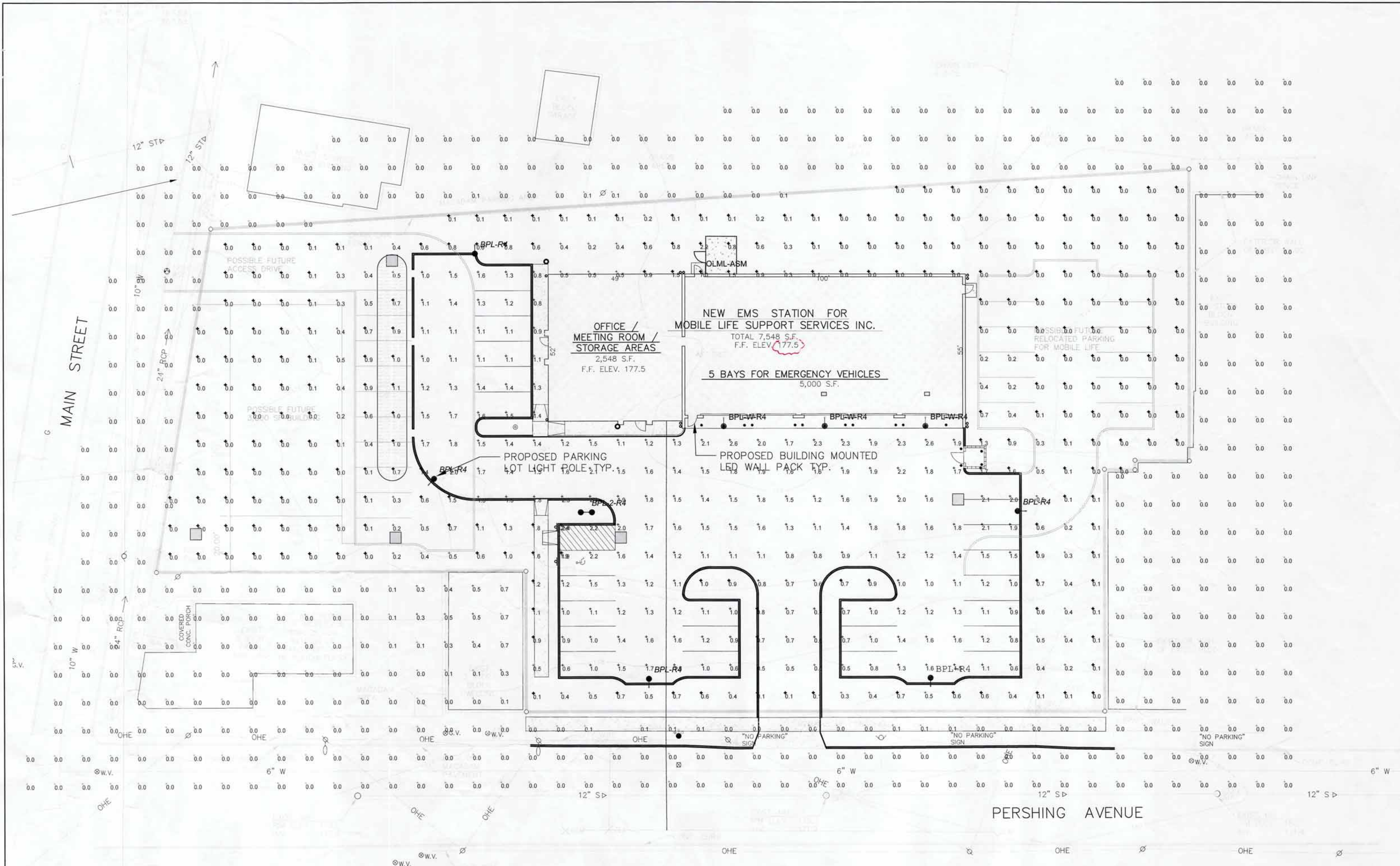
TO: Planning Board

Responses to Pre –Planning Board Meeting Comments:

- Existing Knox Box Location – Sheet C100
- Existing Fire Hydrant Location – Sheet C100
- Locate Existing Bio Retention Area – Sheet C100
Bio Retention Area Service Plan – Sheet C200
- Fire Truck Access – Sheet C100
- Verify Change of Occupancy Doesn't Require Sprinkler – Sheet C100 Notes
- Grading Plan with Spot Elevations – Sheet SP
- Retaining Wall/Fence Detail – Sheet SP-1
- New Exterior Elevation with New Double Door Entrances – Sheet A4-1
- Label Exterior Pictures – Sheet P

Sincerely,
Kevin Yereance

Liscum McCormack VanVoorhis, LLP
181 Church Street, Suite 200, Poughkeepsie, NY 12601



- LIGHTING NOTES**
- THE GRID NUMBERS SHOWN REPRESENT THE FOOTCANDLE VALUES AT THE GROUND LEVEL.
 - THE LIGHTING PHOTOMETRIC VALUES WERE CALCULATED BY SELUX, BASED ON THE FIXTURE TYPE, HEIGHT AND LOCATIONS SHOWN.

Transitional Builders Inc
4920 Albany Post Road
Staatsburg, NY 12580

AS BUILT

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	BPL-R4	SINGLE	4656	0.900	BPL-1-4TL500-R4-45
	1	BPL-2-R4	BACK-BACK	4656	0.900	BPL-2-4TL500-R4-45
	1	OLML-ASM	SINGLE	N.A.	0.900	OLML-ASY-L46-40-120
	3	BPL-W-R4	SINGLE	3484	0.900	BPL-W-4TL350-R4-45

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot CalcPts	Illuminance	Fc	1.39	2.6	0.5	2.78	5.20
Property CalcPts	Illuminance	Fc	0.29	7.0	0.0	N.A.	N.A.
Spill CalcPts	Illuminance	Fc	0.01	0.7	0.0	N.A.	N.A.

NOTES:

- PROVIDE 3" OF CONCRETE COVER BETWEEN OUTSIDE EDGE AND ANY REBAR.
- INSTALL POLE PER MANUFACTURER'S RECOMMENDATIONS.
- THE MOUNTING HEIGHT SHALL BE MEASURED FROM THE LIGHT CENTER OF THE LUMINAIRE TO THE FINISHED GRADE AT THE GROUND.

REV No.	DESCRIPTION	DATE	BY
6	REVISED EXTERIOR OIL WATER SEPARATOR & PER B.P. SUBMISSION	09/22/16	THH
5	REVISED BUILDING GRADE & WATER SERVICE SIZE	09/08/16	THH
4	REVISED PER CONDITIONS OF APPROVAL	06/15/16	THH
3	REVISED PER PLANNING BOARD COMMENTS	05/23/16	THH
2	REVISED FOR PLANNING BOARD SUBMISSION	05/03/16	THH
1	REVISED FOR PLANNING BOARD SUBMISSION	04/08/16	THH

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

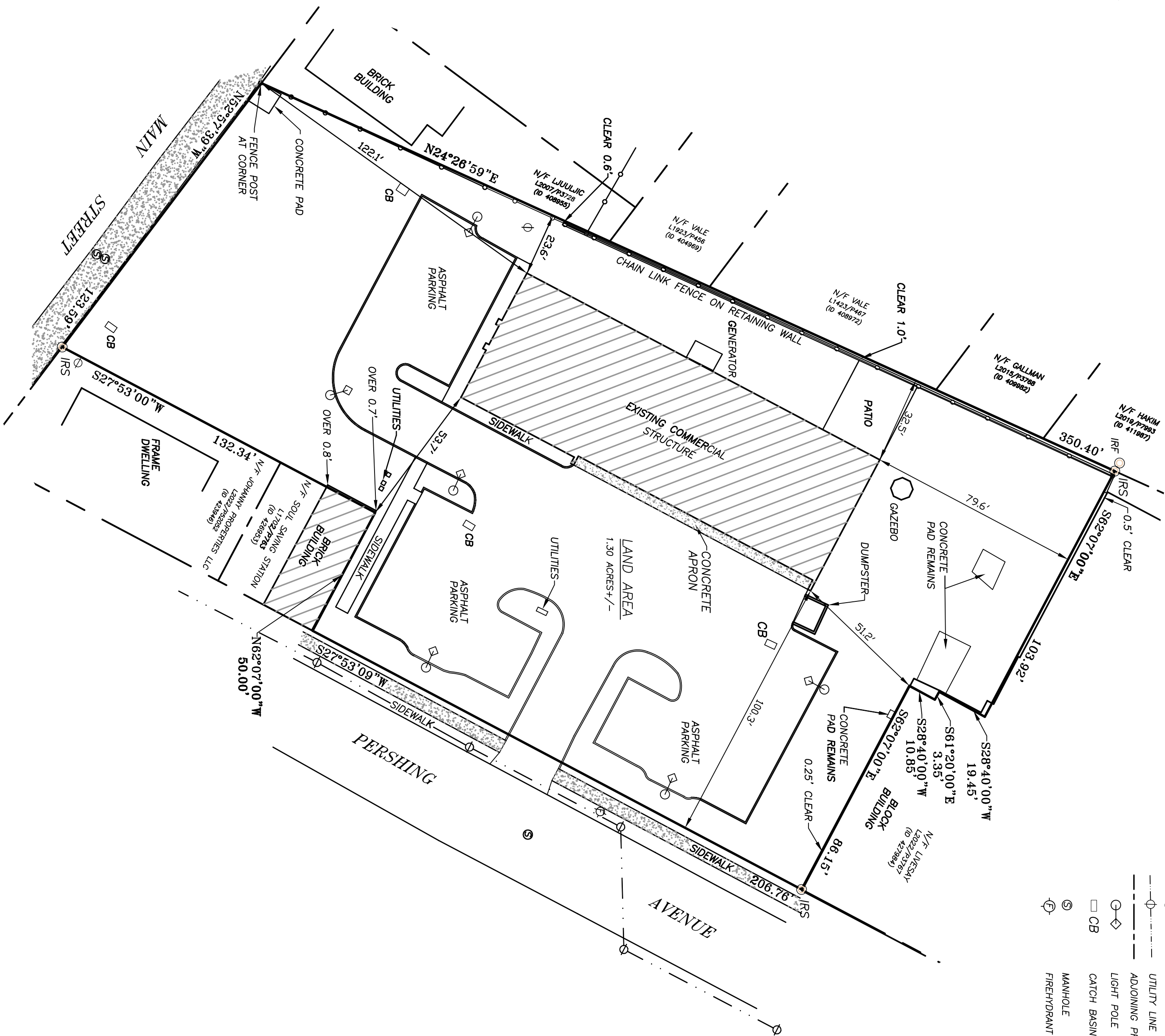
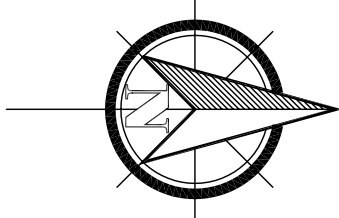
MOBILE LIFE SUPPORT SERVICES INC.

CITY OF Poughkeepsie DUTCHESS COUNTY, NY

PROPOSED LIGHTING PLAN

MORRIS ASSOCIATES, P.C.
ENGINEERING & SURVEYING CONSULTANTS, P.C.
9 EIKS Lane, Poughkeepsie, New York 12601
Phone No. (845) 454-3411 Fax No. (845) 473-1962
64 Green Street - Suite 1, Hudson, New York 12534
Phone No. (518) 828-2300 Fax No. (518) 828-3963

DATE	SCALE	DESIGNED BY	FILE No.	DRAWING NO.
02/19/16	1"=20'	THH	216002	5 OF 9
		THH		
		PDS		



- LEGEND**
- IRON ROD SET
 - UTILITY LINE AND POLE
 - ADJOINING PROPERTY LINE
 - LIGHT POLE
 - CATCH BASIN
 - MANHOLE
 - FIREHYDRANT

NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD SEPTEMBER 2023

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:

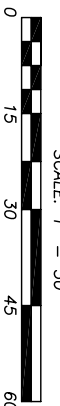
-L2011/P3475

CERTIFY TO:

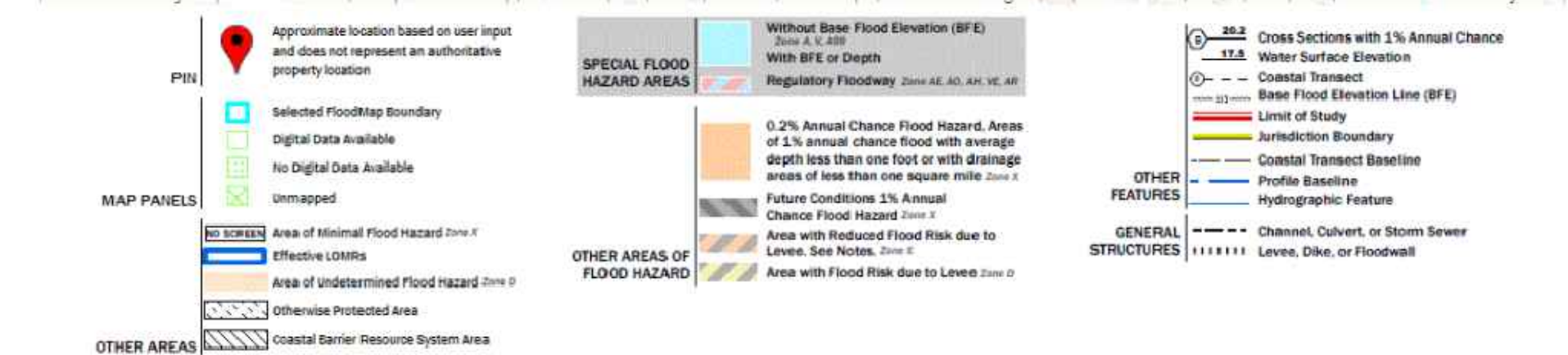
-AJ AUTOBODY LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY
-PRO-10831

1/15/2024		ADDITION OF RETAINING WALL	
DATE	REVISION		
SURVEY FOR AJ AUTOBODY LLC CITY OF PoughKEEPSIE DUTCHESS COUNTY, NEW YORK			
PROJECT TITLE			
STEVEN J. GREEN PLS			
LICENSE NO. 050565 P.O. BOX 534, GOSHEN, NY 10924 (914) 828-1672			
1/15/2024		DATE	
STEVEN J GREEN PLS		LICENSE NO. 050565	
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.			
SCALE	PROJECT	CAD REFERENCE	
1" = 30'	16 PERSHING AVE	123-068	
PARCEL ID	DATE:	DWG NO	
427963	9/6/2023	1 of 1	

GRAPHIC SCALE



A map of a residential area in St. Louis, Missouri, showing a red pin at the intersection of Maple St and N. Cherry St. The map includes street names, parks, and a red pin with coordinates 36.07700358E and -91.700104, -73.914733. The map is dated 5/7/2012.



This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets, including Madison, Franklin, and Van Buren. A specific lot, 42944, is highlighted in yellow. The map includes lot numbers, street names, and a scale bar.

- 1.THERE ARE NO WAIVERS REQUESTED.
- 2.THERE ARE NO EXISTING EASEMENTS, RIGHT-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.
3. THERE ARE NO WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS OR ANY OTHER SIGNIFICANT FEATURES NOT SHOWN.
- 4.THERE ARE NO NEW PROPOSED UTILITY AND SERVICE CONNECTIONS, ALL BUILDING DRAINAGE IS EXISTING TO REMAIN.
5. THERE ARE NO AREAS SUBJECT TO STORM WATER OVERFLOWS.
- 6.THERE ARE NO PROPOSED EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS-OF-WAY OR AREAS DEDICATED TO A PUBLIC AGENCY, OR PUBLIC IMPROVEMENTS ON OR ADJOINING THE PROPERTY.
- 7.THERE SHALL BE NO UNENCLOSED STORAGE OF VEHICLES.
8. NO EXISTING SPRINKLER SYSTEM -- BUILDING CODE SECTION 903.2.4 F-1 OCCUPANCY UNDER 12,000 SQUARE FEET DOES NOT REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.

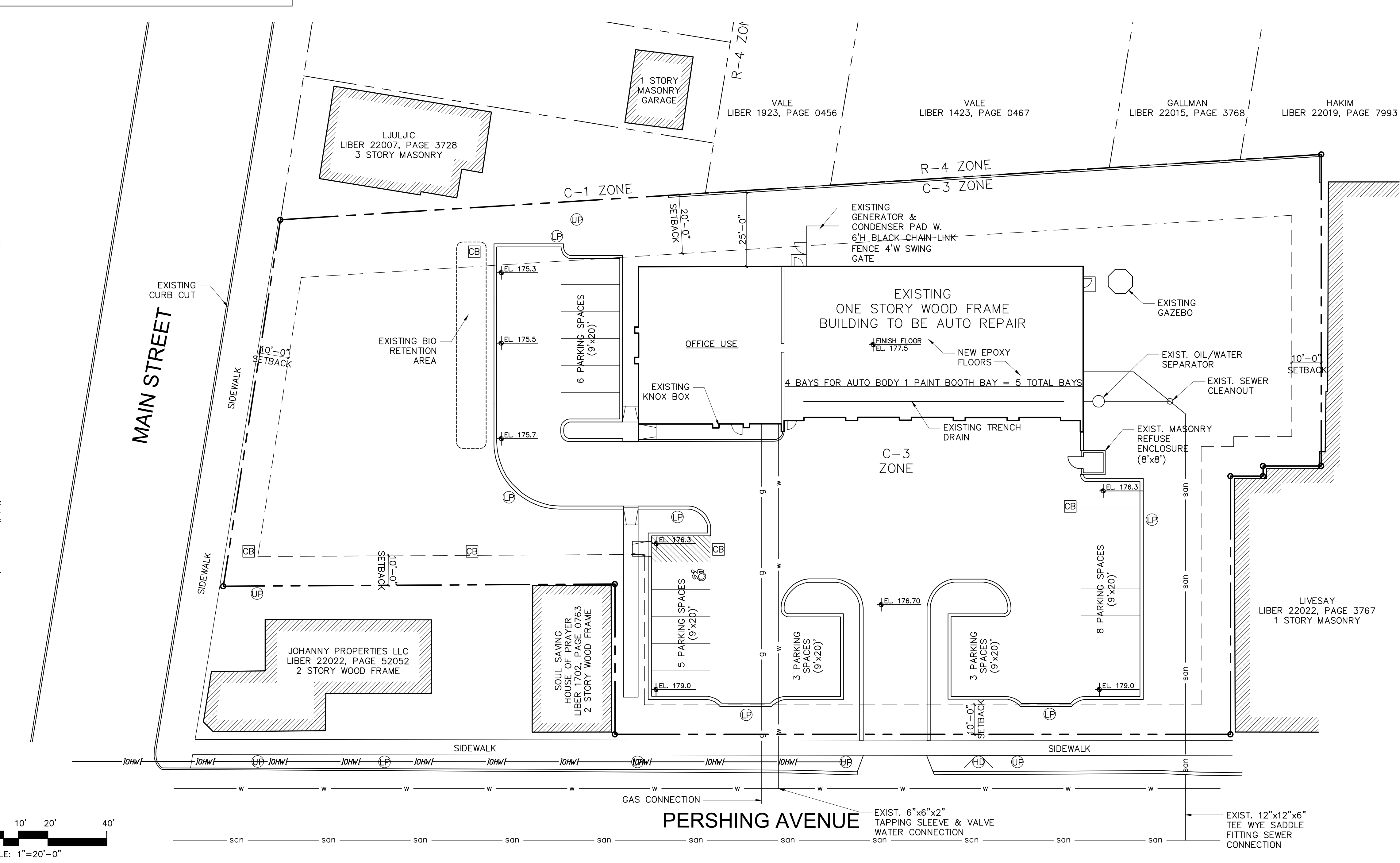
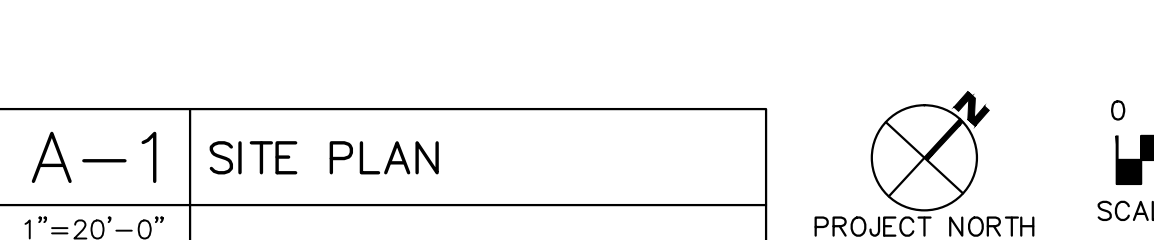
SECTION 19-4.3 OFF-STREET PARKING AND LOADING

(11) PARKING SPACE RATIOS

(C)

USE
AUTOMOBILE REPAIR SHOP

<u>MINIMUM PARKING</u>	<u>PROVIDED</u>
3 SPACE FOR EA. WORK BAY OR	7,548 SF / 300 = 25.16
1 SPACE PER 300 SF OF GROSS FL. AREA	6 EMPLOYEES = 3
WHICHEVER IS GREATER	
AND 1 SPACE FOR EVERY 2 EMPLOYEES	25 EXISTING SPACES



	HYDRANT
	UTILITY POLE
	CATCH BASIN
	LIGHT POLE
	GAS
	WATER
	SEWER
	OVERHEAD WIRE

	PLANNING BOARD	5-7-2
	PLANNING BOARD	4-4-2
	PLANNING BOARD	3-13-2
	PLANNING BOARD	2-27-2
	ZONING BD COMMENTS	2-13-2
	ZONING BD COMMENTS	1-12-2
	ZONING BOARD	10-2-2
No.	REVISION/SUBMISSION	DATE



**Liscum
McCormack
Van Voorhis LL**

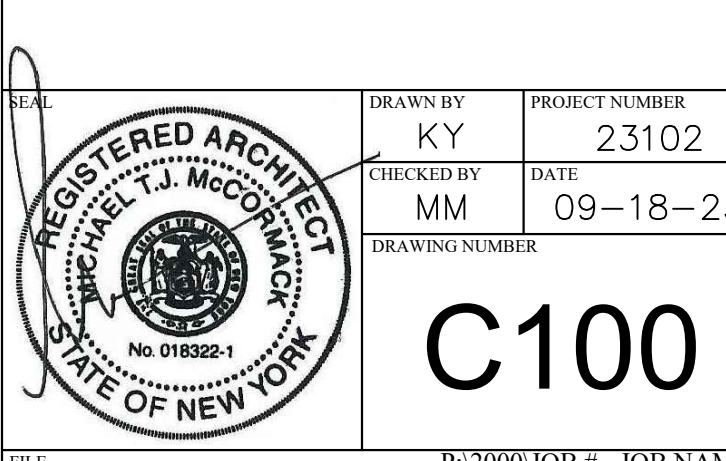
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

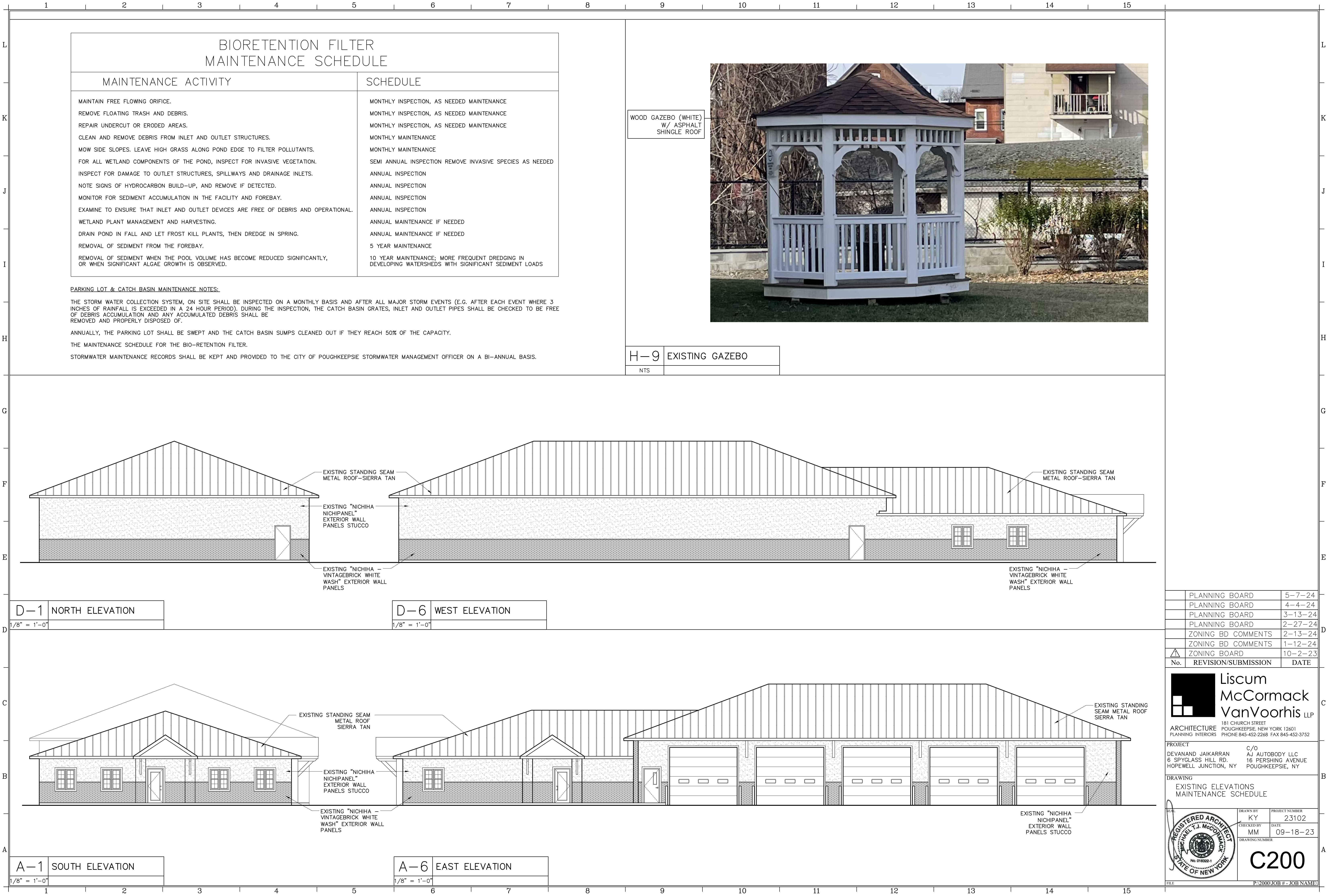
**ARCHITECTURE
PLANNING INTERIORS**

PROJECT	C/O
DEVANAND JAIKARRAN	AJ AUTOBODY LLC
6 SPYGLASS HILL RD.	16 PERSHING AVENUE
HOPEWELL JUNCTION, NY	POUGHKEEPSIE, NY

DRAWING

EXISTING SITE PLAN





APPROVALS

CITY OF POUGHKEEPSIE SIGNATURES.

Date:

Fire Chief:

Date:

Police Chief:

Date:

Building Inspector:

Date:

Zoning Board Of Appeal:

Date:

Planning Board:

Date:

OWNER/APPLICANT CERTIFICATION.

THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

OWNER

Date:

APPLICANT

Date:

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO 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.

3.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

4.THERE ARE NO PROPOSED EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS-OF-WAY OR AREAS DEDICATED TO A PUBLIC AGENCY, OR PUBLIC IMPROVEMENTS ON OR ADJOINING THE PROPERTY.

4.THERE SHALL BE NO UNENCLOSED STORAGE OF VEHICLES.

ZONING DATA			
CITY OF POUGHKEEPSIE N.Y, BULK REQUIREMENTS FOR RESIDENTIAL DISTRICTS			
PARCEL NUMBER:	6062-6059-866456	YEAR BUILT:	2017
ZONING DISTRICT: C-3 CENTRAL COMMERCIAL DISTRICT			
USE : AUTO REPAIR SHOP			
PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	50'	206.76'	206.76'
LOT FRONTAGE	30'	206.76'	206.76'
MINIMUM YARD DIMENSIONS			
MINIMUM FRONT YARD	10'	100.3'	100.3'
MINIMUM SIDE ONE/ BOTH	6/12'	79.6/201.7'	79.6/201.7'
MINIMUM REAR YARD	20'	23.6'	23.6'
MAXIMUM HEIGHT	NA	ONE STORY	ONE STORY
LOT COVERAGE	100%	NA	NA
USABLE OPEN SPACE	NA	NA	NA
PARKING SPACES	29	25	25

NOTE: AREA AND USE VARIANCES GRANTED ON FEBRUARY 12, 2024



VICINITY MAP

GENERAL CODE INFORMATION

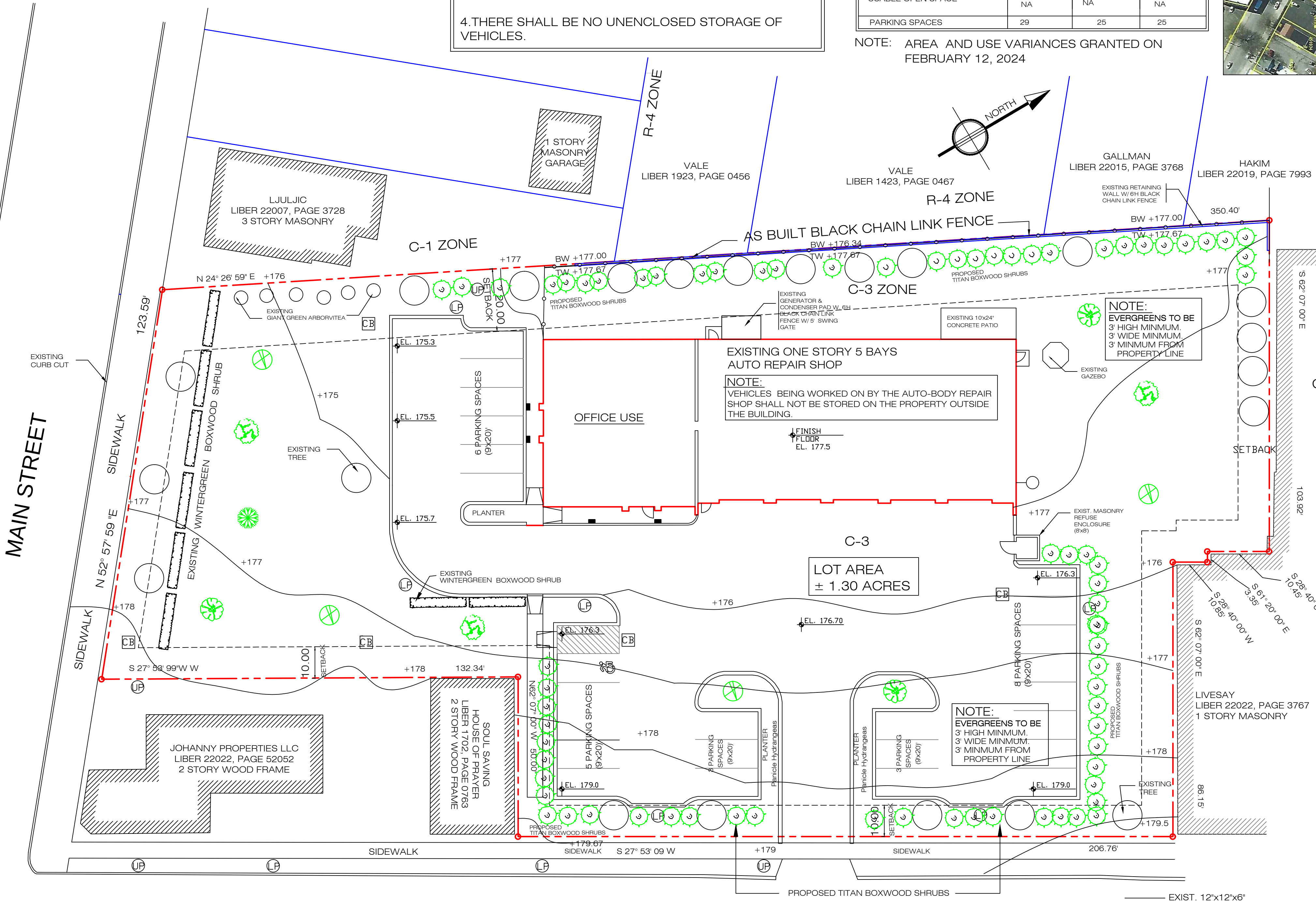
APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA/NEC CODE
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE

NOTE: 1 (Tree Protection)

PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW 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 EQUIVALENT SHALL OCCUR WITHIN THE FENCED AREAS. NO REGRADING WILL OCCUR. STOCKPILING, IF ANY, SHALL BE AT REAR.

UTILITY NOTES.

ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL PROPERLY BE SECURED AND PROTECTED DURING EXCAVATION.



DEVANAND JAIKARRAN

16 PERSHING AVENUE

POUGHKEEPSIE, N.Y. 12601

PARCEL TAX ID.: 6161-24-427963

ZONING DISTRICT: C-2A (Formerly C-2A and C-3)

YEAR BUILT: 2017

- LEGEND
- PROPERTY LINE
 - SETBACK LINE
 - UTILITY POLE
 - CATCH BASIN
 - LIGHT POLE
 - GAS
 - WATER
 - SEWER
 - TITAN BOXWOOD SHRUB
 - Eastern Serviceberry
 - Eastern Redbud
 - Pink Dogwood
 - EXISTING TREE

- DRAWING LIST
- SP AS BUILT REAR FENCE, PLANTING
 - SP-1 CHAIN LINK FENCE DETAILS
 - P TREE NOTES AND SCHEDULE PICTURES
 - A 1 EXISTING CONDITIONS AND DEMOLITION PLAN
 - A 2 EXISTING EXTERIOR ELEVATIONS
 - A 3 PROPOSED PLANS
 - A 3-1 PROPOSED LARGE SCALE PLANS
 - A 4 PROPOSED EXTERIOR ELEVATIONS
 - A 4-1 PROPOSED LARGE SCALE ELEVATIONS

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

PROPOSED PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION BASED ON SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

SQUARE FOOTAGE

OFFICE SPACE: 2,520 S.F.

REPAIR SHOP: 5,278 S.F.

NOTE:
GRADING TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS MAP. IT IS SUBJECT TO VARIATIONS

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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REVISION DATE:

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL: 845.239.1456
Email: studio90@msn.com

KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCARETTI, P.E., CONSULTING ENGINEER

PROJECT:
AS BUILT CHAIN LINK FENCE,
PROPOSED PLANTING

DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 4-18-2024

JOB NO. 24-15

SCALE: 1"=20'

DWG. NO.: SP



Pink Magnolia, Lily Tree
Magnolia Soulangeana



Pink Dogwood Cornus Florida Fubra
Flowering Hardy Fall

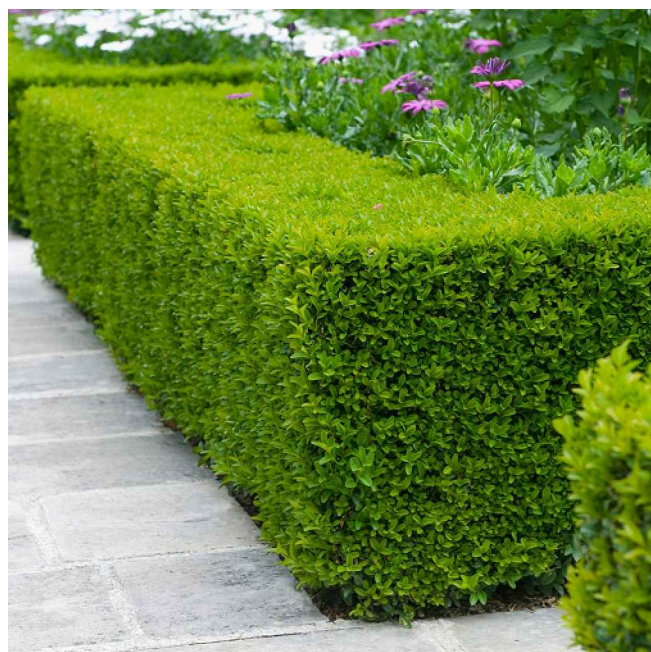


Siliquastrun Canadensis
Eastern Redbud



Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB



TITAN BOXWOOD SHRUB
BOTANICAL NAME: BUXUS SINICA
TO BE PLANTED AT PROPERTY LINE



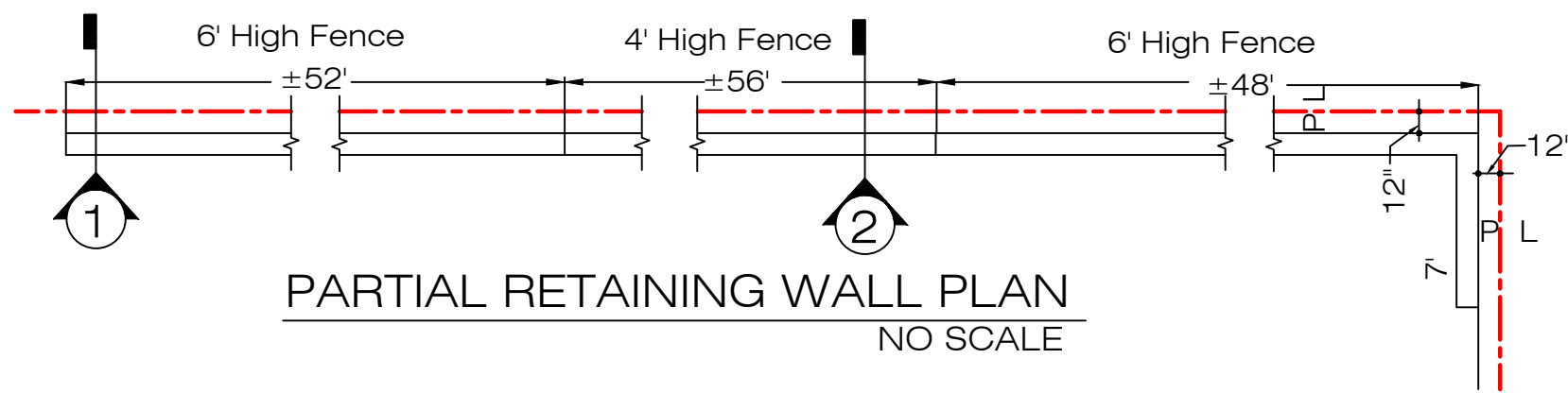
Panicle Hydrangeas
Hydrangea paniculata
TO BE PLANTED IN PLANTERS

TREE LEGEND

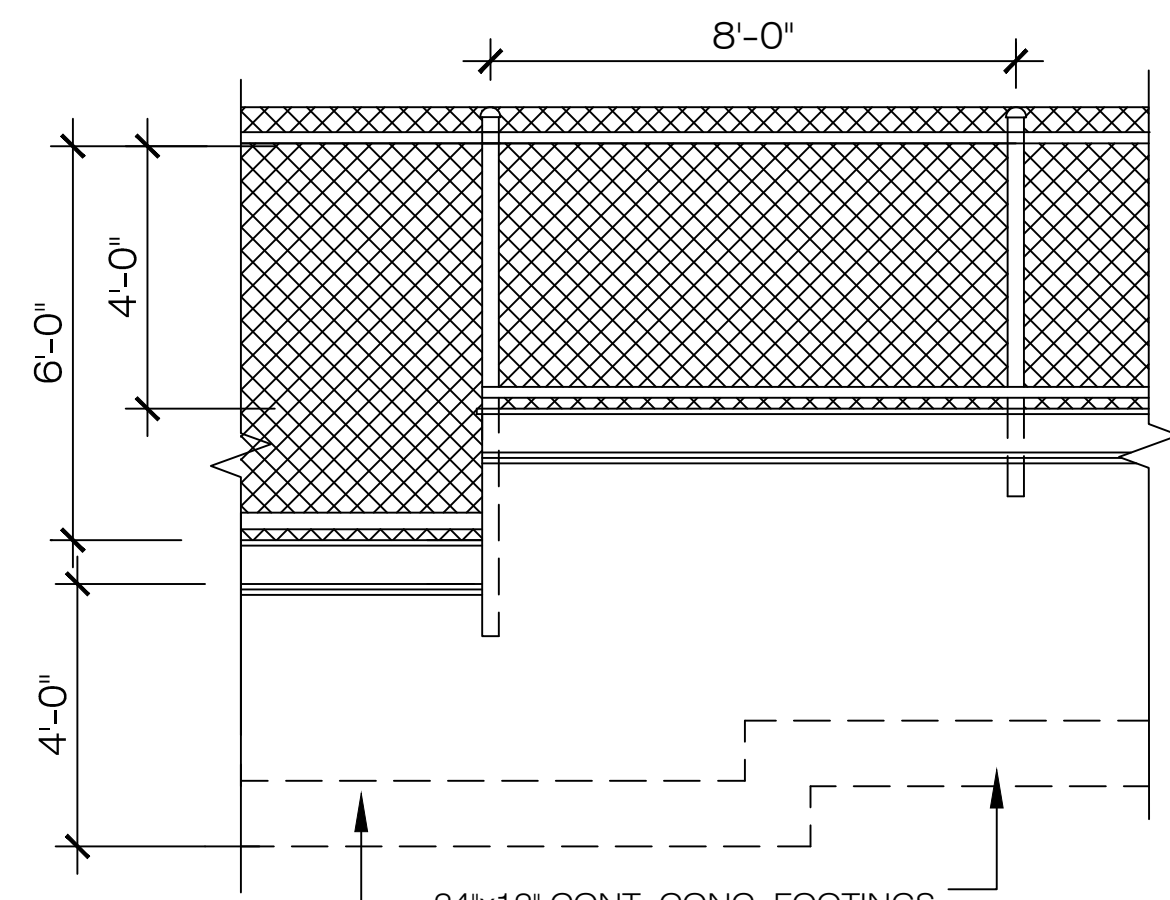
PROPOSED TREES		
NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	3
Eastern Redbud	6" Dia.	4
Pink Dogwood	4" Dia	5
Pink Magnolia	6" Dia	1

GENERAL LANDSCAPING

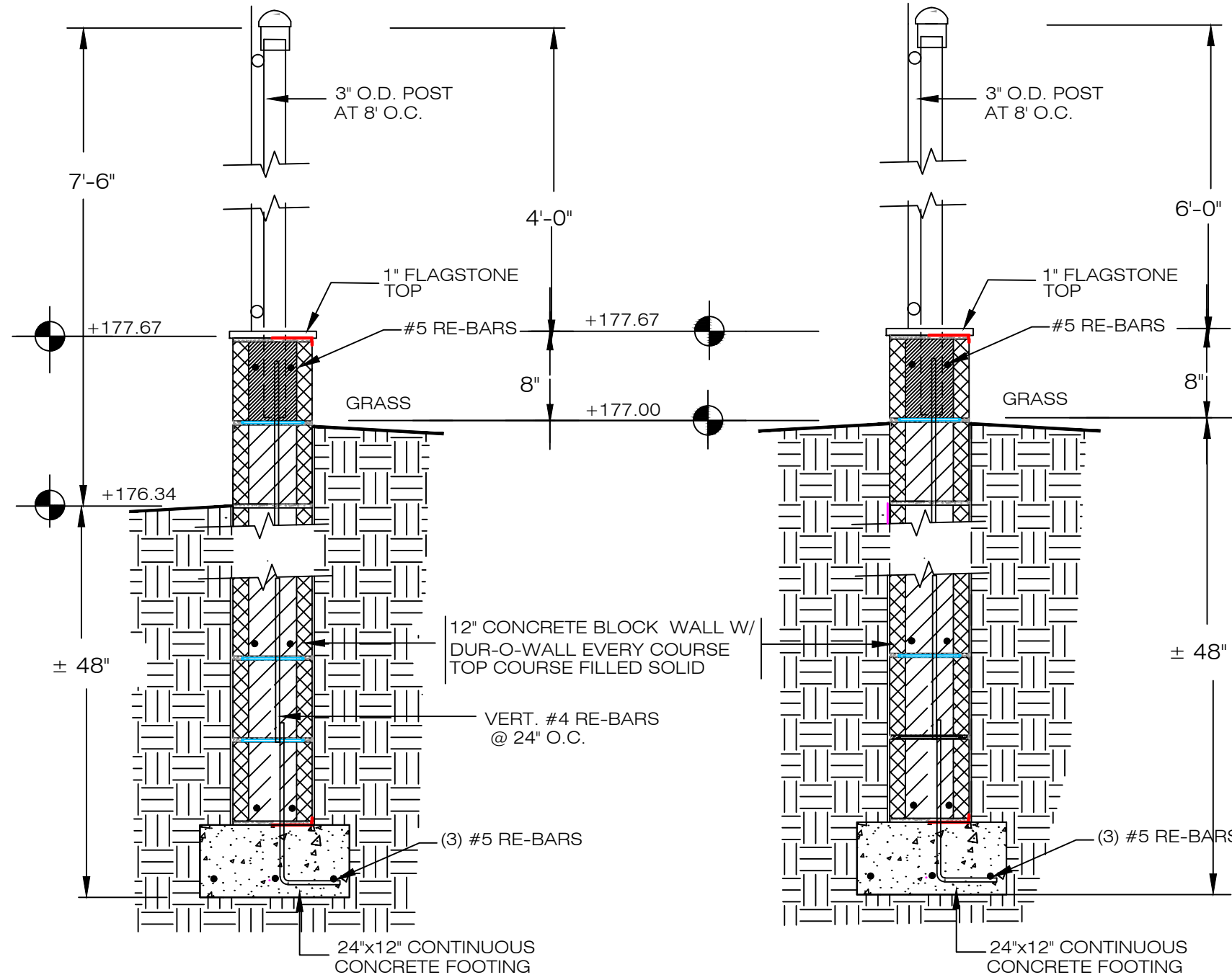
- ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
- AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
- OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
- MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
- RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
- THERE IS TO BE NO SOD.
- TRASH TO BE ENCLOSED AT REAR
- APPLY ROCK OVER 6 MIL. PLOY WHERE WATER IS CHANNLED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNLED.



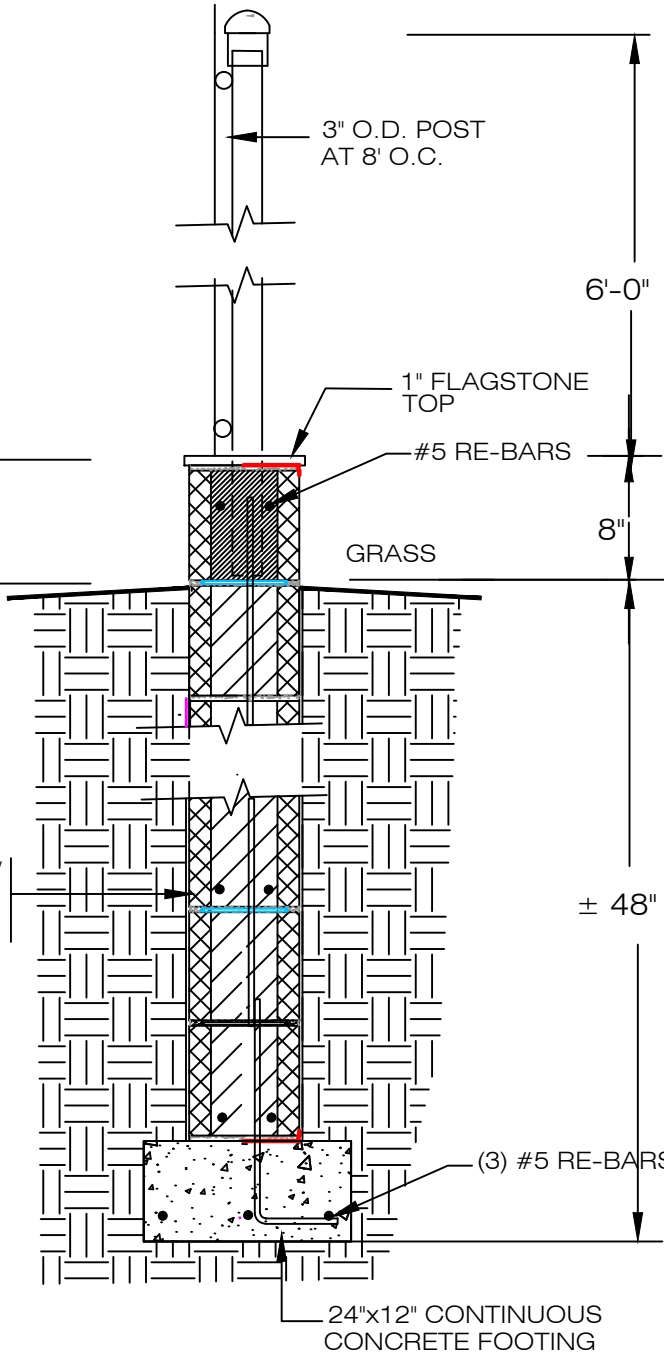
PARTIAL RETAINING WALL PLAN
NO SCALE



PARTIAL FENCE ELEVATION
NO SCALE



CHAINLINK FENCE DETAIL 2
NO SCALE



CHAINLINK FENCE DETAIL 1
NO SCALE

AS BUILT CHAIN LINK FENCE

NOTE: 1 (Tree Protection)

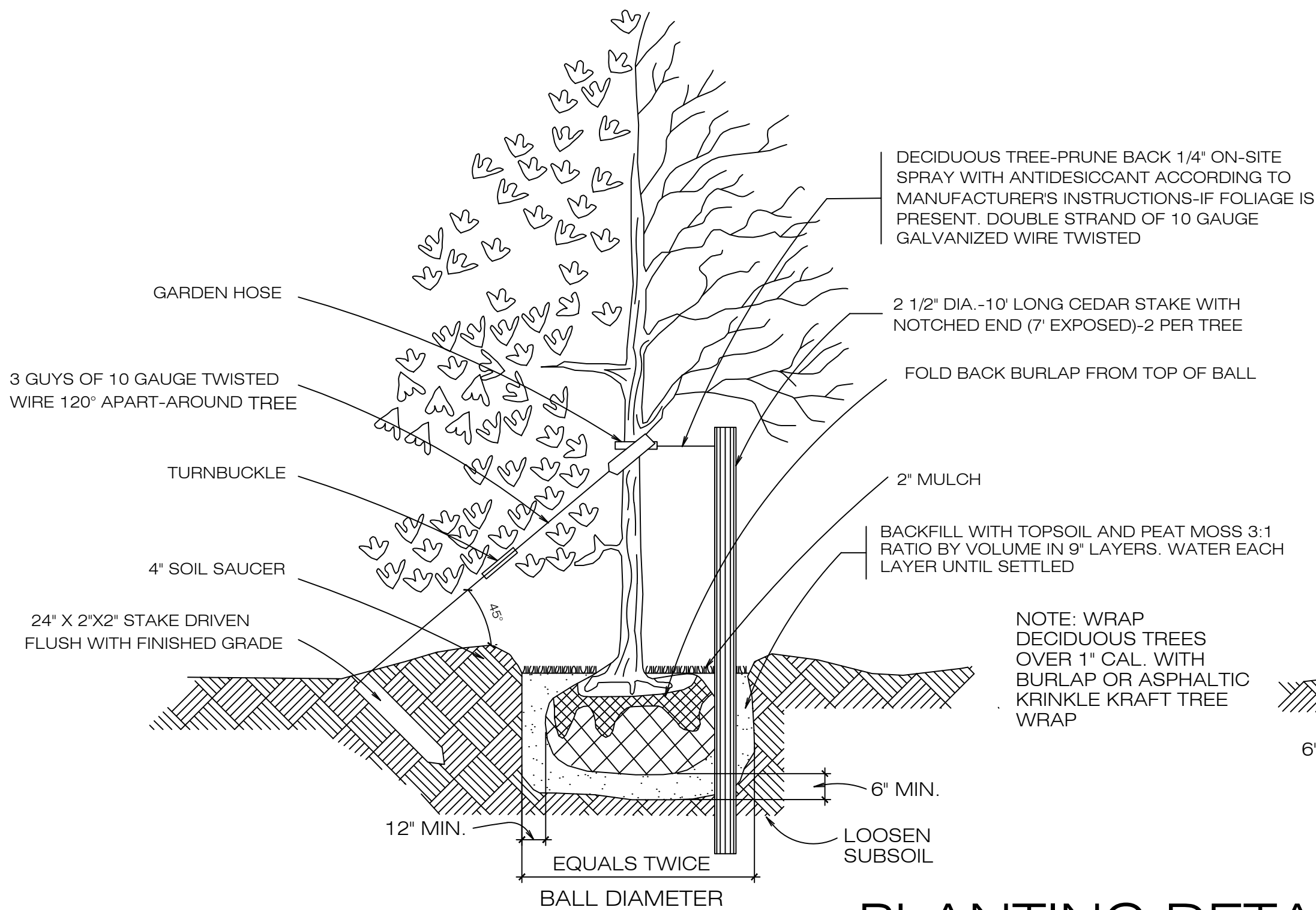
PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE OR EQUAL WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIVALENT SHALL OCCUR WITHIN THE FENCED AREAS. NO REGRADING WILL OCCUR. STOCKPILING, IF ANY, SHALL BE AT REAR.

UTILITY NOTES.

ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL PROPERLY SECURED AND PROTECTED DURING EXCAVATION.

SEDIMENT AND EROSION CONTROL NOTES:

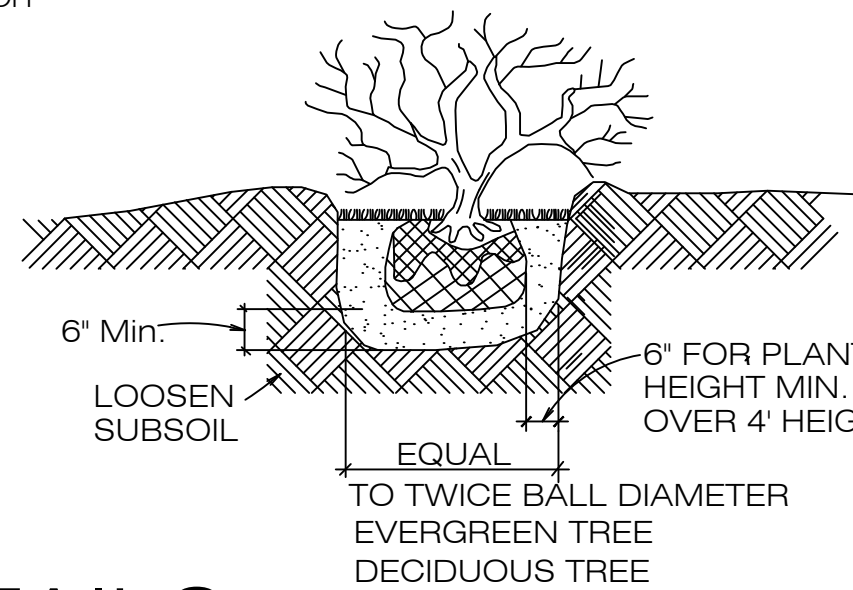
- LOCATIONS SHOWN FOR EROSION CONTROL ARE APPROXIMATE.
- A SEDIMENT BARRIER SHALL BE ERECTED AROUND THE DOWN SLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES.
- CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE SHALL BE MULCHED AND SEEDED.
- THE AMOUNT OF NATURAL VEGETATIONS SHALL BE MINIMIZED.
- ALL STOCKPILES LEFT FOR MORE THAN ONE MONTH SHALL BE RINGED WITH SEDIMENT BARRIERS.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.
- EMERGENCY EROSION CONTROL MEASURES OF SILT FENCE, MULCH AND OR HAY BALES SHALL BE STOCKPILED ON SITE FOR USE IN STABILIZING DISTURBED AREAS IN ADVANCE OF SEVERE WEATHER CONDITIONS.
- UPON FINAL GRADING THE OPEN SOIL HORIZONS SHALL BE IMMEDIATELY PLACED IN SEED.
- CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBLE BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.
- TREES IN CLOSE PROXIMITY TO CONSTRUCTION ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPATIBLE BARRIER PLACED AT DRIPLINE.
- UTILITY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILLING.
- PROVIDE A STABILIZED PAD OF 1 1/2" STONE AT THE
- INSTALL EROSION CONTROL MEASURES ALONG GRADING AND ANY OTHER ACTIVITY AND SHALL CONFORM TO TOWN OF HARRISON REGULATIONS.
- ALL WORK SHALL COMPLY WITH: CURRENT EDITION OF 'N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL,' NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



PLANTING DETAILS

PLANTING NOTES:

- THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.
- COORDIANTE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL, HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING IN INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS SPECIFIED.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULANT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.



PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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REVISION

DATE

STUDIO 90 DESIGN & PLANNING

PO BOX 63 NORTH SALEM, NEW YORK 10560

TEL. 845.239.1456

Email: studio90@msn.com

KENNETH L. KAEFER, R.A.

ALFREDO DI PIETRO, DESIGNER

PETER MARCARETTI, P.E., CONSULTING ENGINEER

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PROJECT:

AS BUILT CHAIN LINK FENCE,
PROPOSED PLANTING

DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

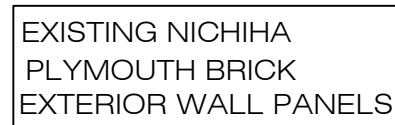
DATE: 4-18-2024

JOB NO. 24-15

SCALE: AS NOTED

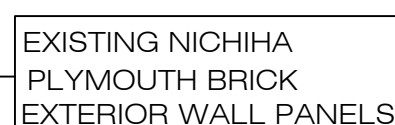
DWG. NO.: SP-1

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORESEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.



SCALE

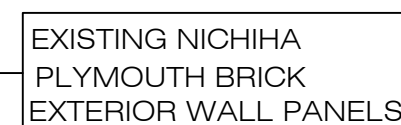
0 1 2 3 4 5 10



SCALE

0 1 2 3 4 5 6 7 8 9 10

PROPOSED MATERIALS AND COLOR SCHEME			
	NAME	TYPE	COLOR
SIDING	NICHIA	STUCCO	MATCH EXISTING WHITE
	NICHIA	BRICK PANELS	MATCH EXISTING
NOTE:	ALL FASCIA, TRIM WORK, SILLS TO MATCH EXISTING		
ROOFING	STANDING SEAME METAL		MATCH EXISTING
EXTERIOR DOORS	KAWNEER	DOUBLE SWING	WHITE



SCALE



0 1 2 3 4 5 10

NEW EXTERIOR WORK SHALL MATCH EXISTING
INCLUDING STUCCO, BRICK AND TRIM WORK.

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS
IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

PROJECT: PROPOSED ELEVATIONS RENOVATIONS AND ALTERATIONS FOR:	DATE: 4-18-2024	 STUDIO 90 DESIGN & PLANNING 70 BOX 63, NORTH SALEM, NEW YORK 10950 TEL. 845 239 1456 Email: studio90design.com KENNETH L. KAEFER, P.A. ALFREDO DI PIETRO, DESIGNER PETER MARCETTI, P.E., CONSULTING ENGINEER
JOB NO.: 24-15		
SCALE: 1/4"=1'-0"		
DWG. NO.: A-4-1		



SOUTH/ WEST VIEW



/BUILDING SOUTH



EAST / PERSHING AVENUE



NORTH/ WEST CORNER



NORTH/ MAIN STREE



BUILDING NORTH VIEW



EAST VIEW



NORTH/ MAIN STREET VIEW



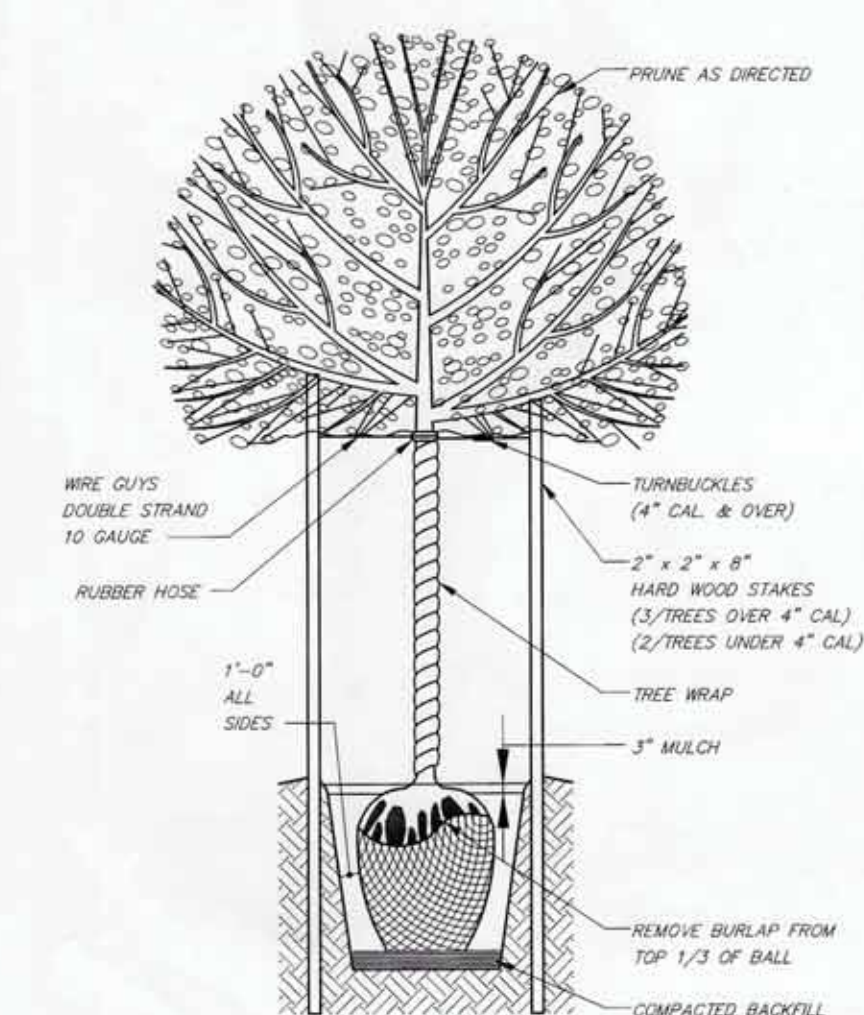
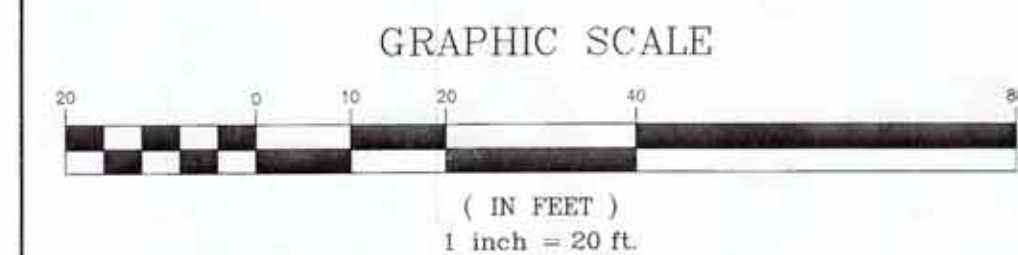
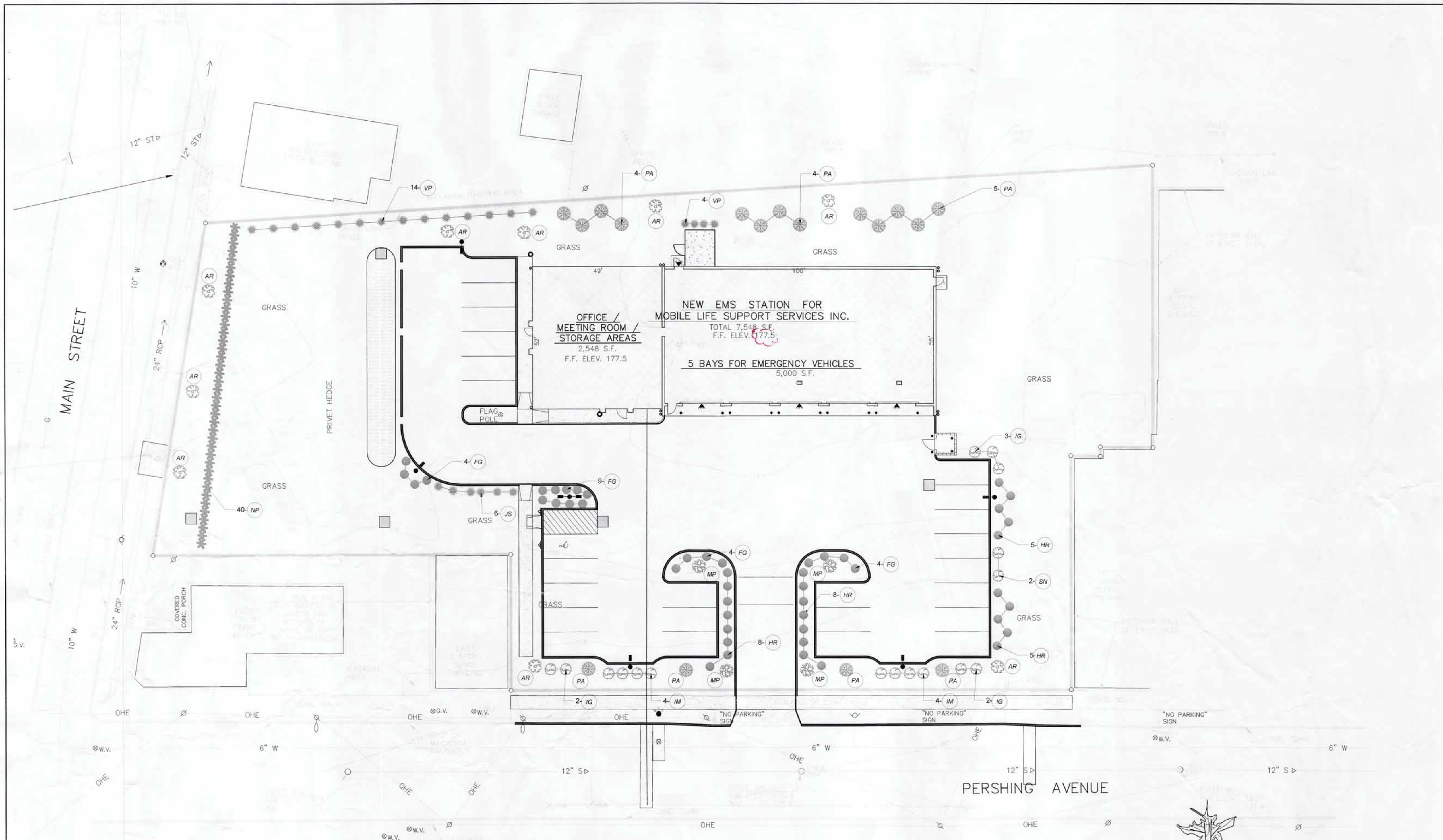
EAST PARKING

PROGRESS PRINT
NOT FOR CONSTRUCTION

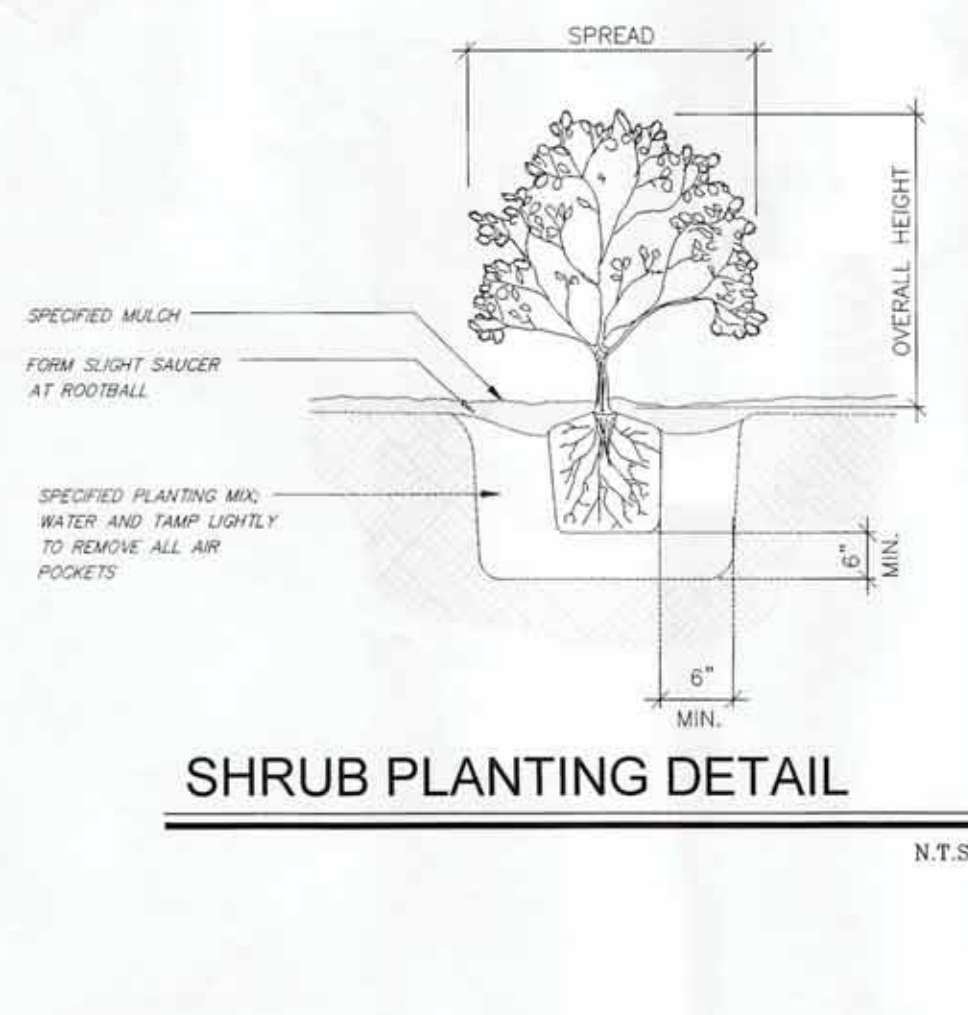
NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS
IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

REVISION	DATE:
PROJECT: AS BUILT CHAIN LINK FENCE, PICTURES DEVANAND JAIKARRAN 16 PERSHING AVENUE POUGHKEEPSIE, N.Y. 12601	
DATE: 4-18-2024	
JOB NO. 24-15	
SCALE: AS NOTED	
DWG. NO.: P	

STUDIO 90 DESIGN & PLANNING
15 BOX ST. NORTH SALEM, NEW YORK 10560
TEL: 516.838.8888
Email: studio90@msn.com
KENNETH L. KAEFER, P.E.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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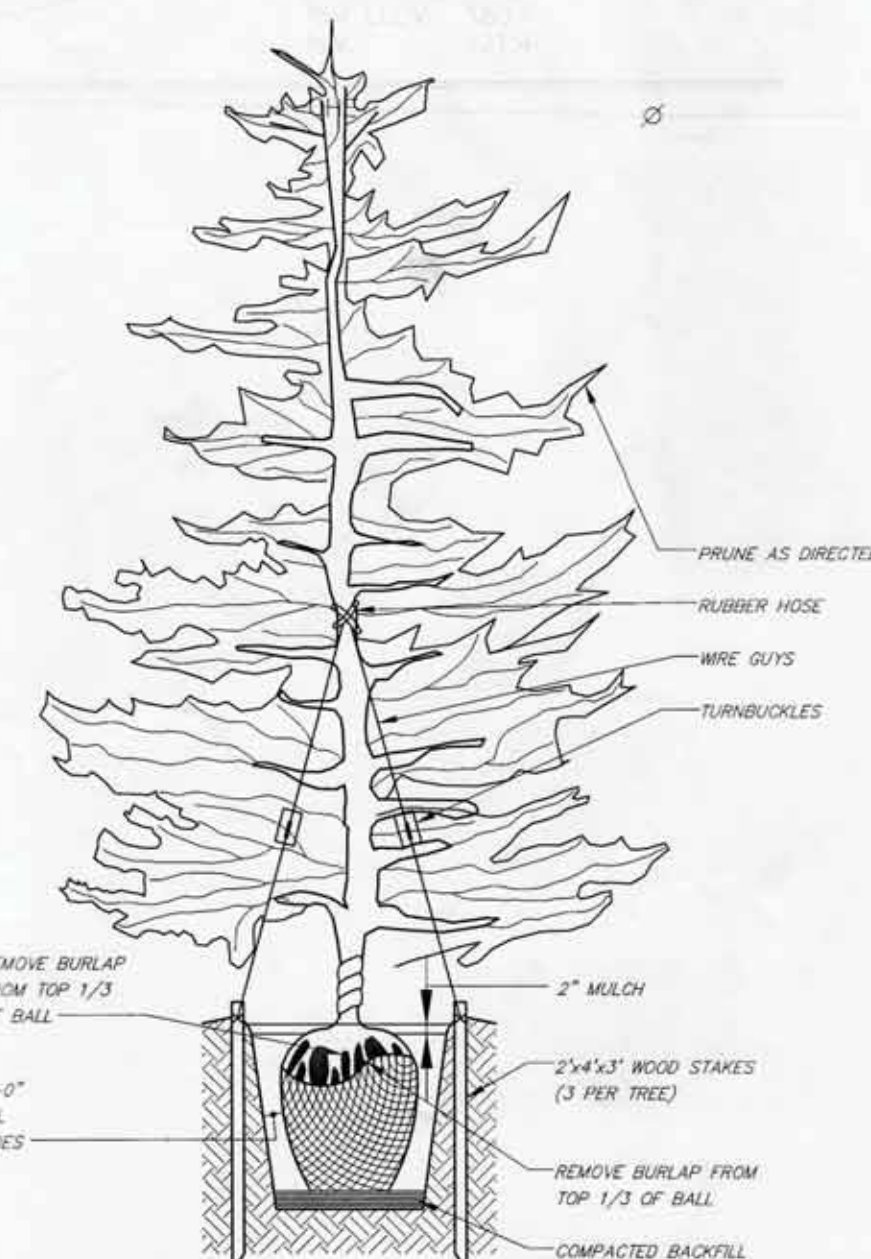
TYPICAL DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GRADE ALL BED AREAS TO A SMOOTH EVEN CONTOUR FREE OF DEPRESSIONS, RIDGES, ROCKS OR OTHER DEBRIS BOTH BEFORE AND AFTER PLANTING AND BEFORE MULCHING.
DO NOT PLANT SHRUB TOO DEEP. TOP OF ROOTBALL SHOULD BE EVEN WITH FINISHED GRADE BEFORE MULCHING.

N.T.S.



TYPICAL EVERGREEN TREE PLANTING DETAIL

Transitional Builders Inc
4920 Albany Post Road
Sloatsburg, NY 12580

AS BUILT

PLANT MATERIALS LIST

I.D.	SHRUBS	Size	Quantity
IG	Inkberry Holly (<i>Ilex glabra</i>)	3 Gallon	7
JS	Gold Coast Juniper (<i>Juniperus Chinensis</i> 'Gold Coast')	5 Gallon	6
SN	"Snowmound" Spirea (<i>Spirea Nipponica</i> 'Snowmound')	3 Gallon	2
IM	Blue Maid Holly (<i>Ilex Meserveae</i>)	5 Gallon	8
I.D.	TREES	Size	Quantity
AR	October Glory Red Maple (<i>Acer Rubrum</i>)	2-3" Caliper	9
MP	Spring Snow Crabapple (<i>Malus X</i> 'Spring Snow')	2-3" Caliper	4
PA	Norway Spruce (<i>Picea Abies</i>)	6'-7'	16
VP	Green Giant Arborvitae (<i>Viburnum Plicatum</i> 'Shasta')	4'-5'	18
I.D.	HEDGES (PLANT @ 3'-4' O/C)	Size	Quantity
NP	Northern Privet Hedge (<i>Ligustrum x ibolium</i>)	1'-2'	40
I.D.	PERENNIALS/GRASSES	Size	Quantity
HR	Happy Returns Daylily (<i>Hemerocallis</i> 'Happy Returns')	2 Gal.	26
FG	Pennisetum Alopecuroides ('Hamelin' Fountain Grass)	3 Gal.	21

NOTES:

PLANTINGS ARE TO BE MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER/APPLICANT.

SOIL REMEDIATION NOTES

THE FOLLOWING SOIL REMEDIATION PROCEDURES SHALL BE APPLIED TO ALL VEGETATIVE AREAS:

- Remove existing impervious surface and sub-base if applicable.
- Apply 3 inches of compost over subsoil.
- 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.
- Rock-pick until uplifted stone/rock materials of four inches and larger size are cleared off the site.
- Apply topsoil to a depth of 4 inches.
- Vegetate as required.
- Tilling (step 2 above) should not be performed within the drip line of any existing trees or over utility installations that are within 24 inches of the surface. Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

PLANTING NOTES

- UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE TOPSOILED AND SEEDDED.
- NO SUBSTITUTIONS OF PLANTING MATERIAL SHALL BE ALLOWED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS.
- ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- WITHIN CURBED ISLANDS AND ADJACENT TO THE BUILDING, A MINIMUM OF 6" OF SUBGRADE MATERIAL SHALL BE PLACED UNDER TOPSOIL TO SUPPORT VEGETATED GROWTH.

SEEDING SCHEDULE

- TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 4" IN ALL DISTURBED AREAS, INCLUDING PLANTING AREAS AND GROUND COVER AREAS.
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENEED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER / 1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS. / 1000 SQ. FT. OF:
60% KENTUCKY BLUE GRASS
20% CRIMSON CLOVER
20% PERENNIAL RYE GRASS
REVISED EXTERIOR OIL WATER SEPARATOR & PER B.P. SUBMISSION

REV. NO.	DESCRIPTION	DATE	BY
5	REVISED BUILDING GRADE & WATER SERVICE SIZE	09/22/16	THH
4	REVISED PER CONDITIONS OF APPROVAL	06/15/16	THH
3	REVISED PER PLANNING BOARD COMMENTS	05/23/16	THH
2	REVISED FOR PLANNING BOARD SUBMISSION	05/03/16	THH
1	REVISED FOR PLANNING BOARD SUBMISSION	04/08/16	THH

MOBILE LIFE SUPPORT SERVICES INC.

CITY OF Poughkeepsie DUTCHESS COUNTY, NY

PROPOSED LANDSCAPING PLAN



MORRIS ASSOCIATES,
ENGINEERING & SURVEYING CONSULTANTS, PLLC
9 Eike Lane, Poughkeepsie, New York 12601
Phone No. (845) 454-3411 Fax No. (845) 473-1962
64 Green Street - Suite 1, Hudson, New York 12534
Phone No. (518) 828-2300 Fax No. (518) 828-3963

DATE	SCALE	DESIGNED BY	FILE NO.	DRAWING NO.
02/19/16	1"=20'	THH	216002	4 OF 9
		CHECKED BY		
		PDS		



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: Devanand Jaikarran

From: Tyler Maegerle, Junior Planner

Date: 9/6/23

Re: 16 Pershing Avenue

Upon review of project materials provided by the applicant, including Short EAF Part 1 and site plan application, it is my understanding that the proposed action to be undertaken includes proposed change of use to an auto repair shop.

Based on the above description it is the determination of the planning division staff that the proposed action is classified as an Unlisted Action with regards to SEQRA, and therefore is subject to an uncoordinated or coordinated (optional) environmental review. This determination was made due to the fact that the proposed action was not expressly listed in 6 NYCRR Section 617.4 (Type I Actions) or 617.5 (Type II Actions).

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Motor Vehicle Body Repair Shop							
Project Location (describe, and attach a location map): 16 Pershing Avenue							
Brief Description of Proposed Action: One side of the property borders the Main Street Commercial District (C-2A) which does allow Motor Vehicle Service Stations per code Section 19-3.23.1(2)(b)3 of the Zoning Ordinance but are subject to the issuance of a Special Permit from the Planning Board.							
Name of Applicant or Sponsor: Devanand Jaikarran		Telephone: 917-416-7591 E-Mail: vidyajaikarran1@gmail.com					
Address: 16 Spyglass Hill Rd.							
City/PO: Hopewell Junction		State: NY	Zip Code: 12533				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		1.31 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.31 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

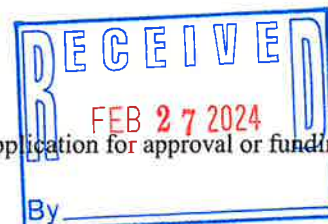
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
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?	☒	☐	
16. Is the project site located in the 100 year flood plain?	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____ _____	☒	☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Devanand Jaikaran</u> Date: <u>8/28/23</u> Signature: <u>Devanand Jaikarran</u>		

**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: AJ Auto Body LLC		
Project Location (describe, and attach a general location map): 16 Pershing Ave.		
Brief Description of Proposed Action (include purpose or need): Planning Board Approval		
Name of Applicant/Sponsor: Vidya Jaikarran	Telephone: 347 681 5626	E-Mail: Vidyajaikarran1@gmail.com
Address: 6 Spy glass HL		
City/PO: Hopewell Tct	State: NY	Zip Code: 12533
Project Contact (if not same as sponsor; give name and title/role): Liscum McCormack, Van Voorhis	Telephone: 845 452 2288	E-Mail: Kyereance@Imvarchitects.com
Address: Architecture Planning Interiors 181 Church St		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	City Of Poughkeepsie Planning Board	
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No - If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No If Yes, identify the plan(s):	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s):	

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?

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

b. a. Total acreage of the site of the proposed action? _____ 1.3 acres
b. Total acreage to be physically disturbed? _____ .58 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 0 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____
- 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: _____ 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): _____

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? _____ 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
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) _____ 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 <u>25</u> Proposed <u>25</u> Net increase/decrease _____ ☐ Yes ☒ No iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <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: <u>8am - 5pm</u> • Saturday: <u>9am - 12pm</u> • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>8am - 5pm</u> • Saturday: <u>9am - 12pm</u> • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>8am - 5pm</u> • Saturday: <u>9am - 12pm</u> • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
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: All outdoor lighting is existing to remain. _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>No Change. Existing to remain.</u>			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? • 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? _____ • Explain: _____	☐ Yes ☒ No																
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ feet																	
b. Are there bedrock outcroppings on the project site? _____ If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	☐ Yes ☒ No																
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %																	
d. What is the average depth to the water table on the project site? Average: _____ feet																	
e. Drainage status of project site soils: ☐ Well Drained: ☐ Moderately Well Drained: ☐ Poorly Drained _____ % of site _____ % of site _____ % of site																	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: ☐ 10-15%: ☐ 15% or greater: _____ % of site _____ % of site _____ % of site																	
g. Are there any unique geologic features on the project site? If Yes, describe: _____	☐ Yes ☒ No																
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? _____ ii. Do any wetlands or other waterbodies adjoin the project site? _____ 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? _____ 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: 10%;">Classification _____</td> <td style="width: 40%;"></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? If yes, name of impaired water body/bodies and basis for listing as impaired: _____	☐ Yes ☒ No																
i. Is the project site in a designated Floodway? _____																	
j. Is the project site in the 100-year Floodplain? _____																	
k. Is the project site in the 500-year Floodplain? _____																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: i. Name of aquifer: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
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: _____	



VIEW NORTH FROM BEHIND THE BUILDING



VIEW SOUTH FROM BEHIND THE BUILDING



VIEW NORTH FROM MAIN STREET



VIEW EAST FROM PERSHING AVENUE



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

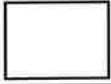
DATE: 5-13-24

PROJECT ADDRESS: 16 Pershing Ave

PROJECT NAME: Change to motor Vehicle repair shop

OWNER: Devanand Jaikarran

ENGINEER/ARCHITECT: LVM 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:

City record show that the current backflow prevention device installed at the location is a Double check, based on the proposed use the backflow prevention device will need to be upgraded to provide protection for a High Hazard.


Eric Philipp
Building Inspector

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)

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)

- 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

(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.

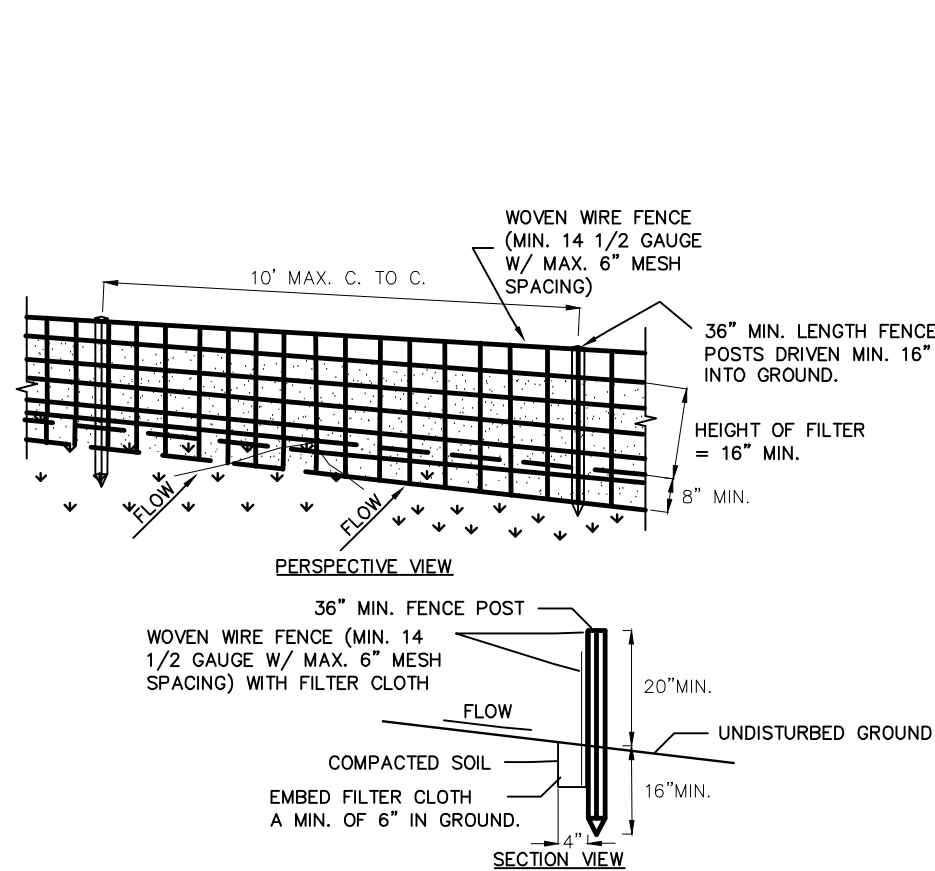
REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL 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.

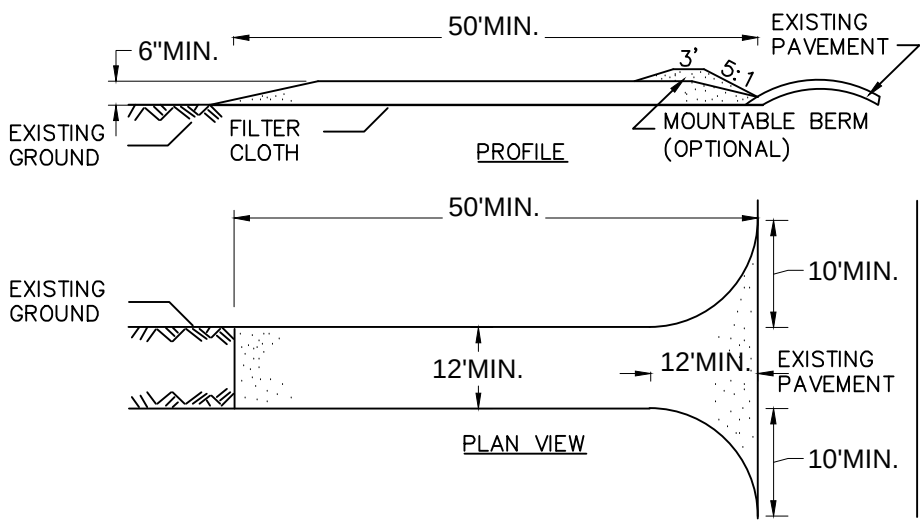


CONSTRUCTION SPECIFICATIONS

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

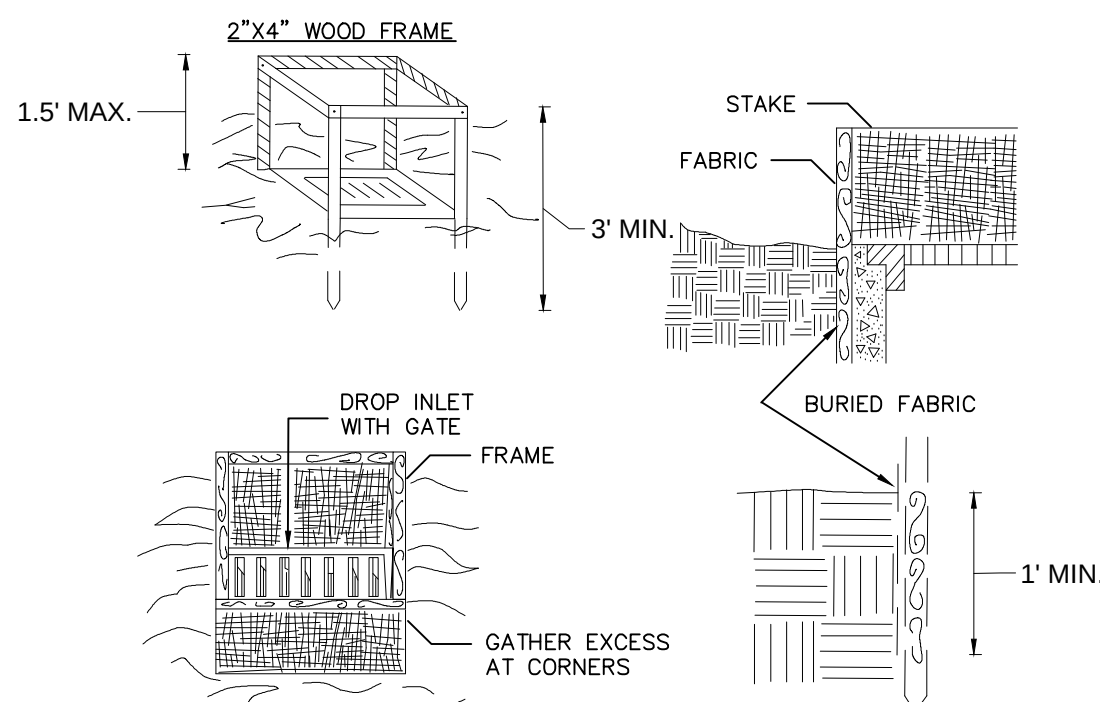
NOT TO SCALE

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.

10 SEEDING & MULCHING NOTES

NOT TO SCALE

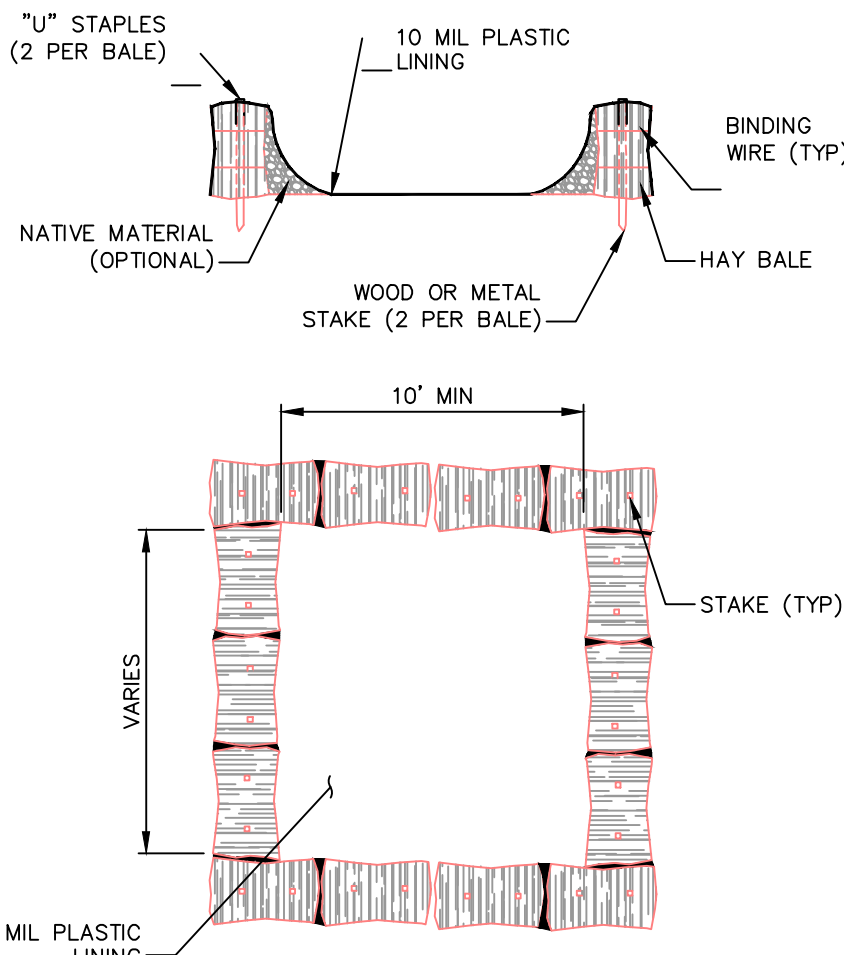


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND, AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE

4 DROP INLET PROTECTION

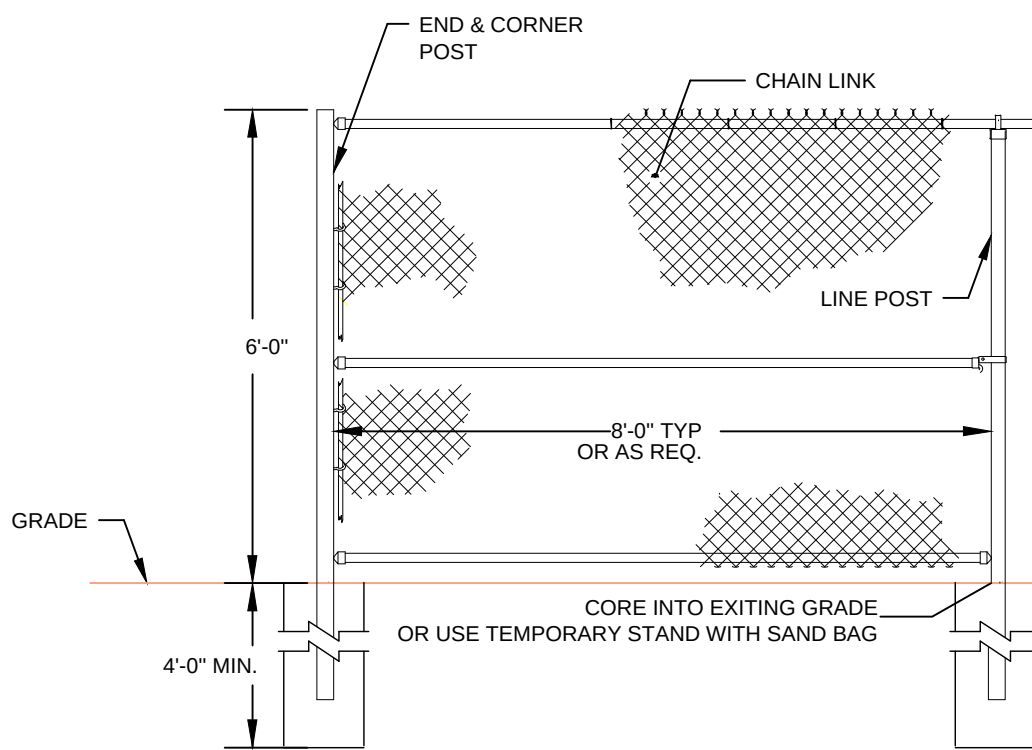
NOT TO SCALE



- 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

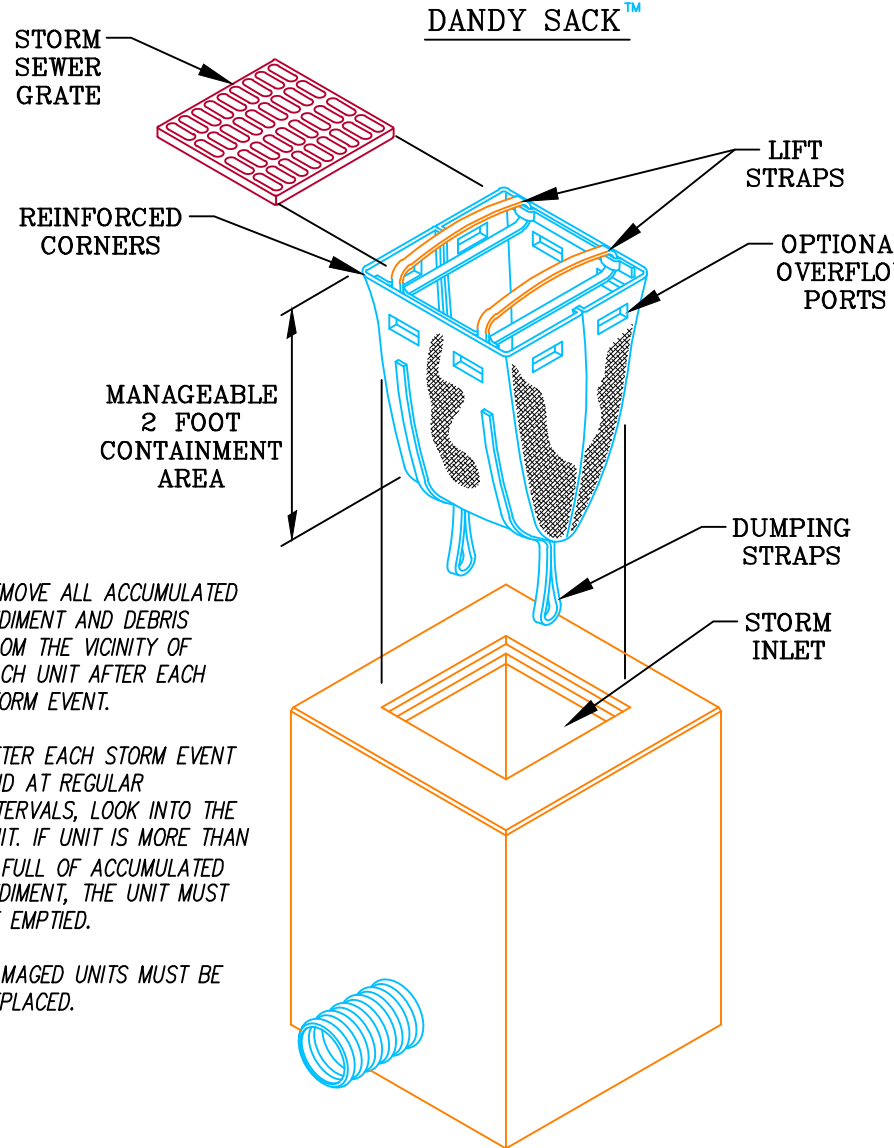
NOT TO SCALE



- 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.

11 TEMPORARY CHAIN LINK FENCE

NOT TO SCALE



- NOTES:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE VICINITY OF EACH UNIT AFTER EACH STORM EVENT.
 2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE UNIT. IF UNIT IS MORE THAN 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:

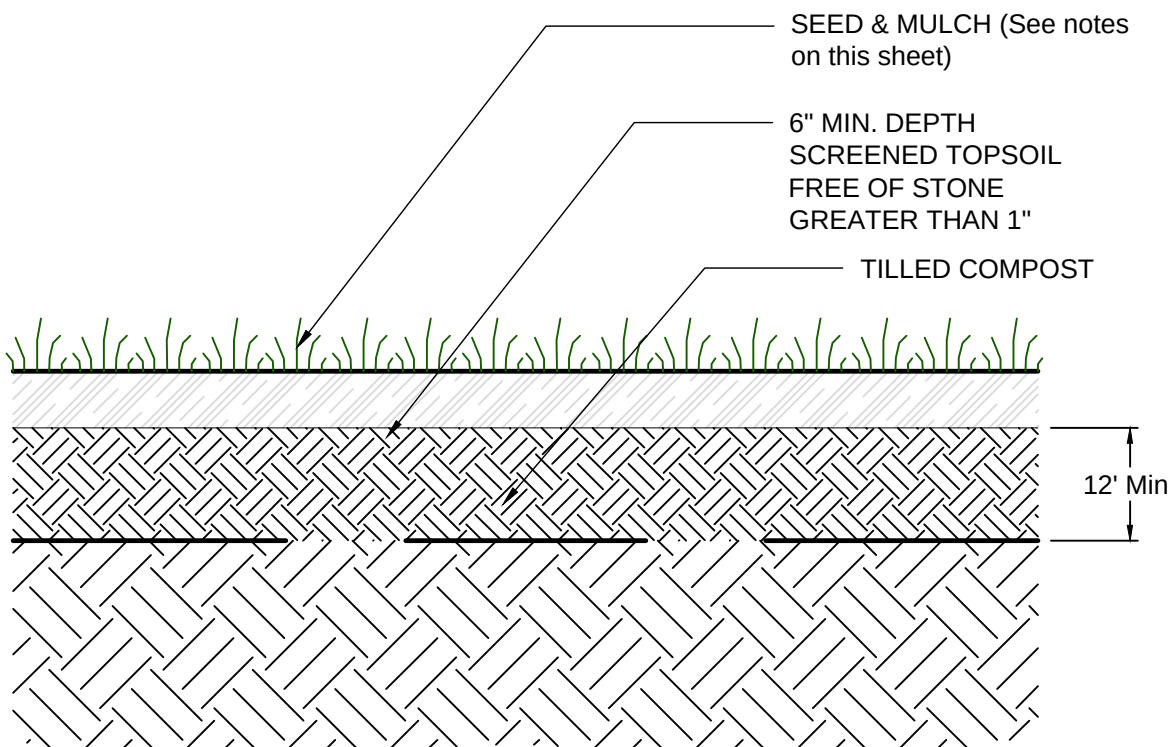
1. NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4-FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.
2. HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR.
3. ALL REQUIRED 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

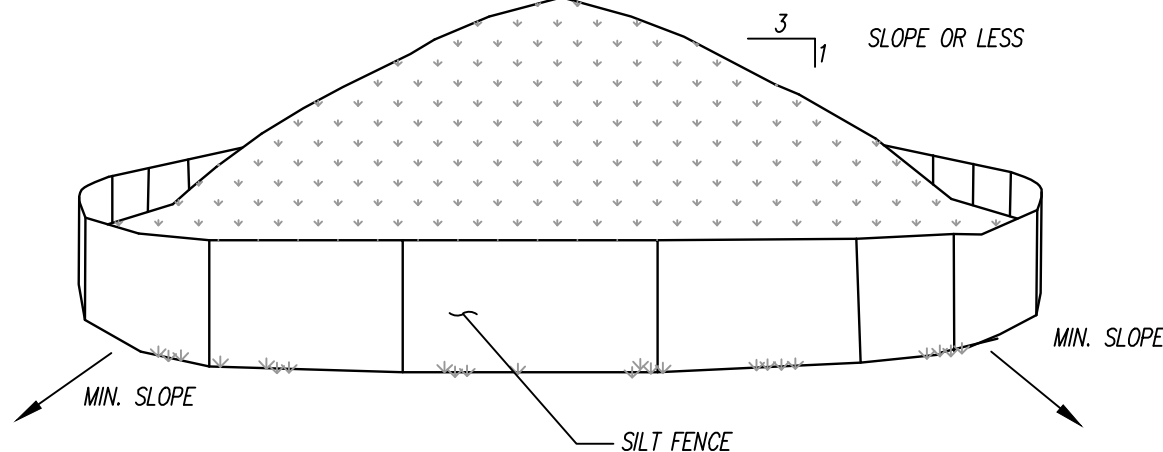
NOT TO SCALE



- 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



- NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

9 TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

10 SEEDING & MULCHING NOTES

NOT TO SCALE

11 TEMPORARY CHAIN LINK FENCE

NOT TO SCALE

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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
CE501	
12 of 12	



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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)(iii) below

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

(iii) Where structures of maximum height will adversely affect views from the following locations, public parks, the Poughkeepsie Railroad Station, Kaal Rock, the Mid-Hudson Bridge, Vassar Brothers Hospital, DelVal, 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

DATE

10/11/23

CHECKED BY

MAD

DRAWN BY

BJW

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	
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 of Poughkeepsie Dutchess County, New York		
DRAWING Erosion Control Plan		
SCALE 1" = 10'	DRAWN BY BJW	DRAWING NO. CE101
DATE 10/11/23	CHECKED BY MAD	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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
<table style="width: 100%;"> <tr> <td style="width: 60%;">3. a. Total acreage of the site of the proposed action?</td> <td style="width: 40%; text-align: right;">0.5 acres</td> </tr> <tr> <td>b. Total acreage to be physically disturbed?</td> <td style="text-align: right;">0.2 acres</td> </tr> <tr> <td>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</td> <td style="text-align: right;">0.5 acres</td> </tr> </table>				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									
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b. Total acreage to be physically disturbed?	0.2 acres																	
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4. Check all land uses that occur on, are adjoining or near the proposed action: <table style="width: 100%;"> <tr> <td>☒ Urban</td> <td>☐ Rural (non-agriculture)</td> <td>☒ Industrial</td> <td>☒ Commercial</td> <td>☐ Residential (suburban)</td> </tr> <tr> <td>☐ Forest</td> <td>☐ Agriculture</td> <td>☒ Aquatic</td> <td colspan="2">☐ Other(Specify):</td> </tr> <tr> <td colspan="5">☒ Parkland</td> </tr> </table>				☒ Urban	☐ Rural (non-agriculture)	☒ Industrial	☒ Commercial	☐ Residential (suburban)	☐ Forest	☐ Agriculture	☒ Aquatic	☐ Other(Specify):		☒ Parkland				
☒ 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.

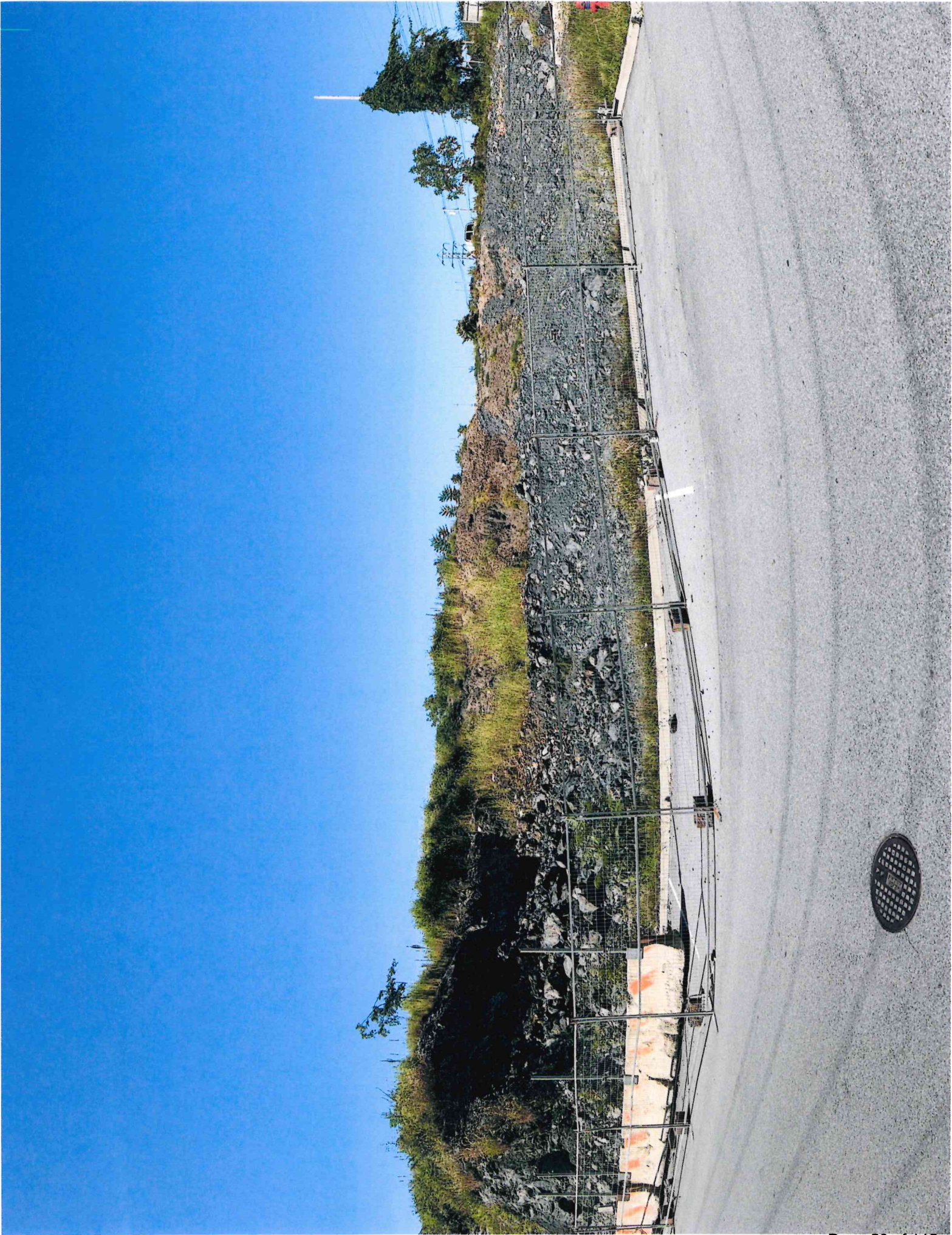
We respectfully request that we be allowed to resume the removal of the rock ledge on the western side of the property. No development of the site can be accomplished without the removal of the rock ledge and bringing the grade to street level.

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.”

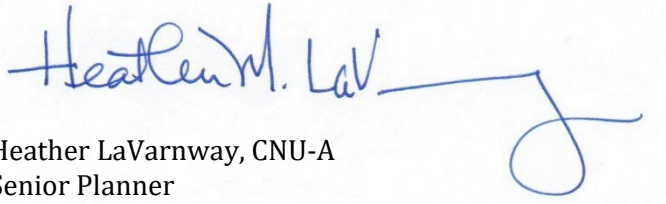
RECOMMENDATION

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		

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.

Jay Diesing

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.

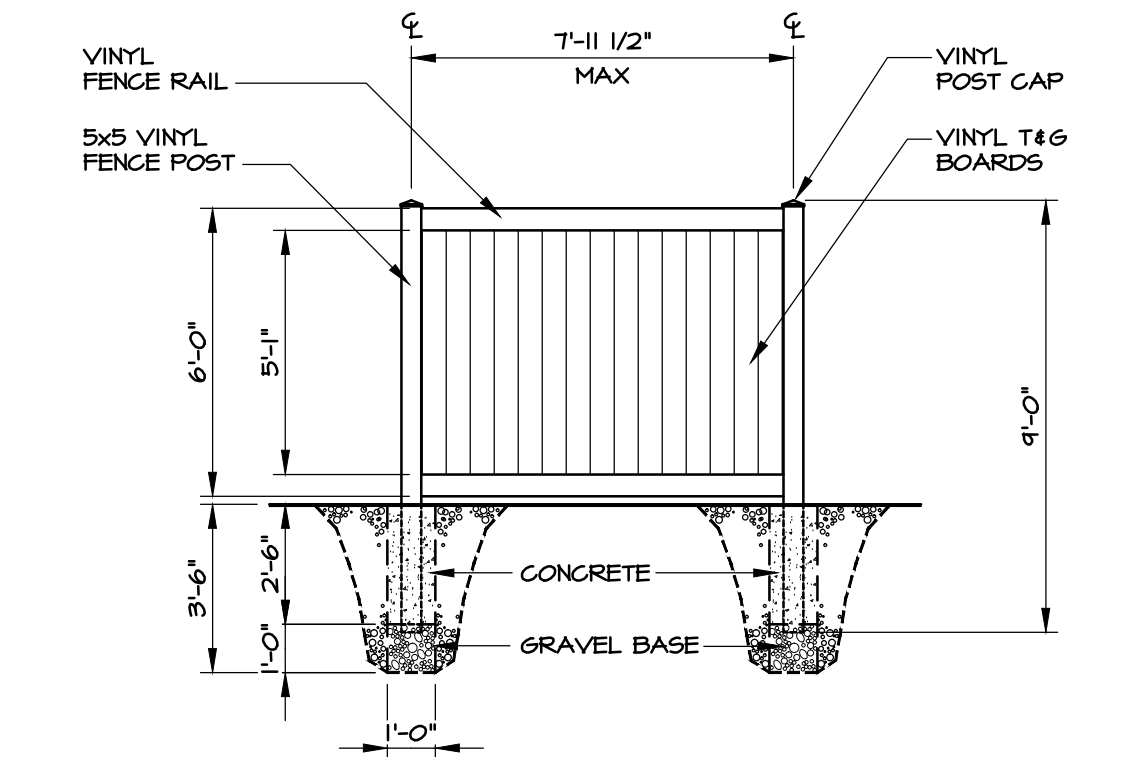
The lot fronting on Main Street is proposed to contain a three-story mixed-use building, where the first floor would be 2,200 square feet of leasable retail space and one 1-bed accessible apartment. Floors two and three would have six apartment units: two 2-bed units and four 1-bed units. The last lot, 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.

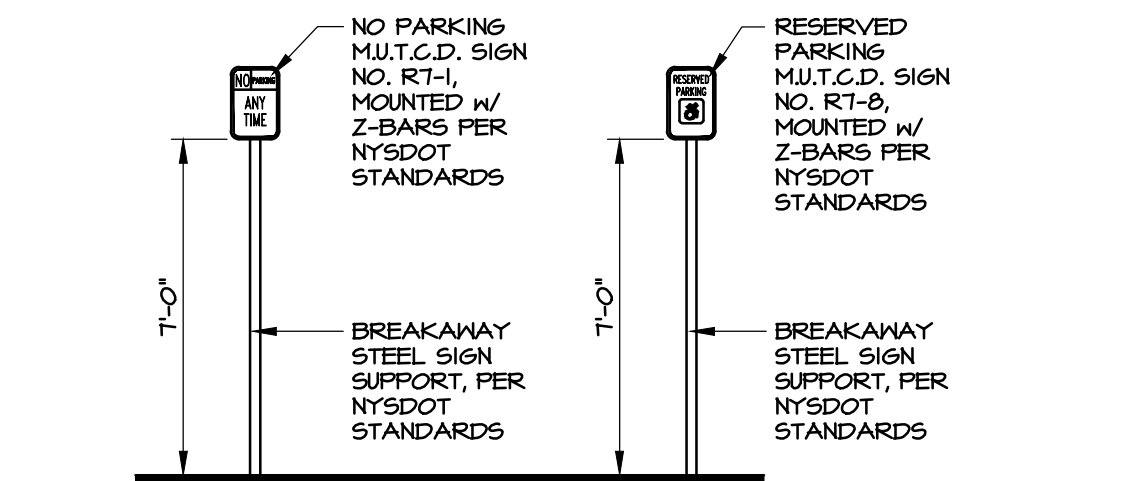
I look forward to meeting with you and the Board to discuss the project at the next available Planning Board meeting. Should you have any questions prior to the meeting, please do not hesitate to contact my office.

Sincerely,

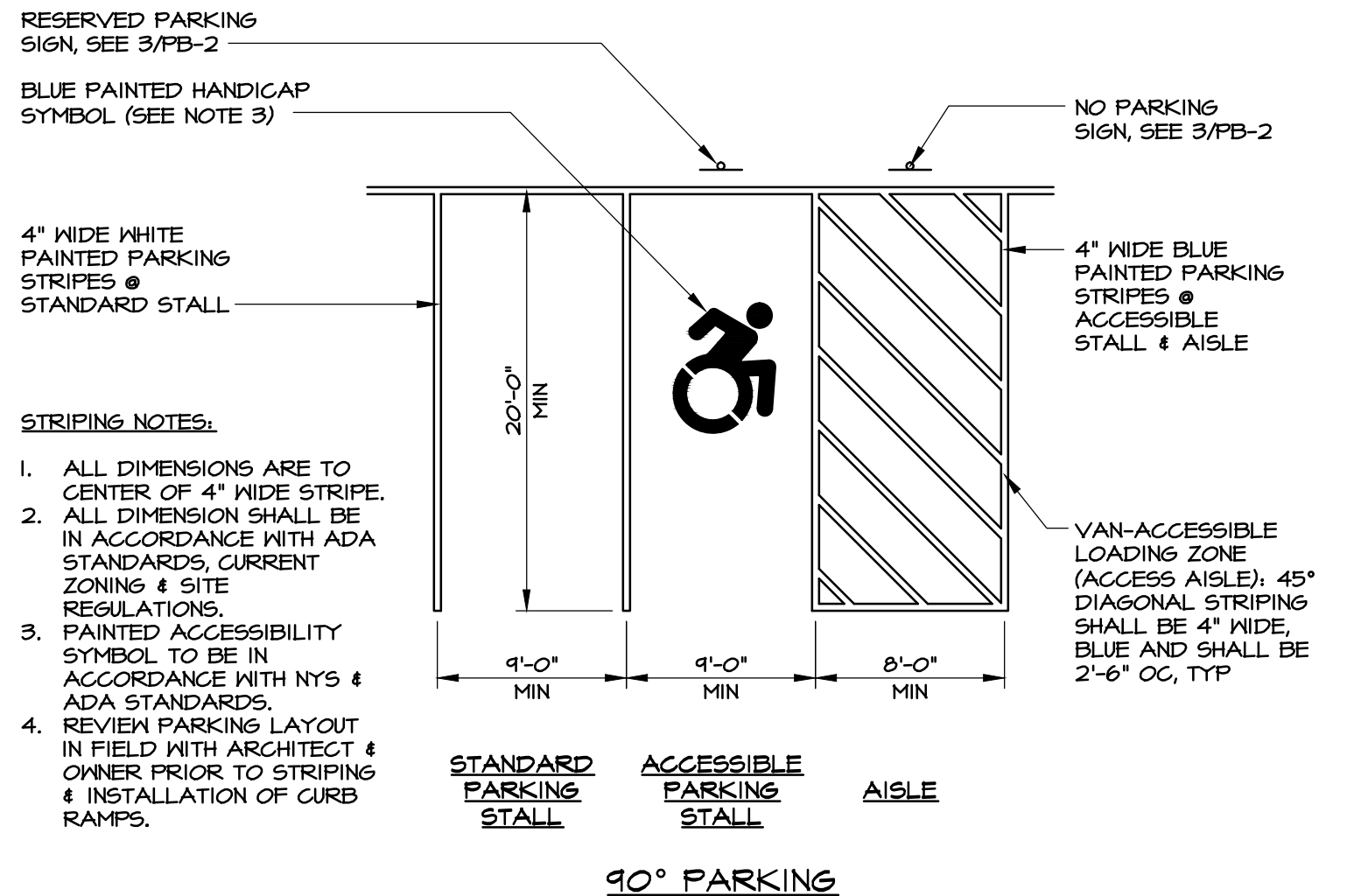
Jay Diesing, RA AIA



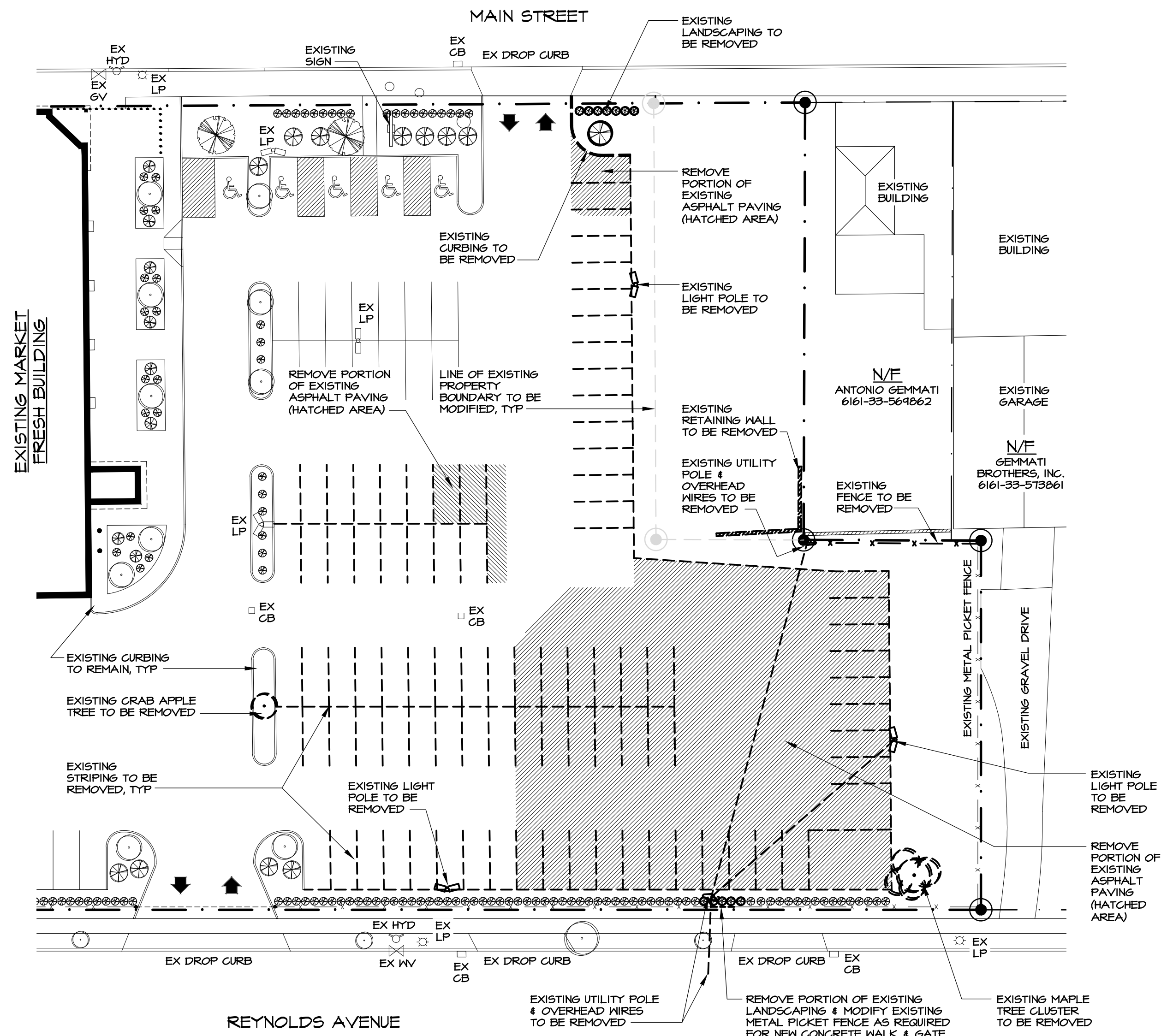
2 **PVC FENCING**
PB-2 SCALE: 1/4" = 1'-0"



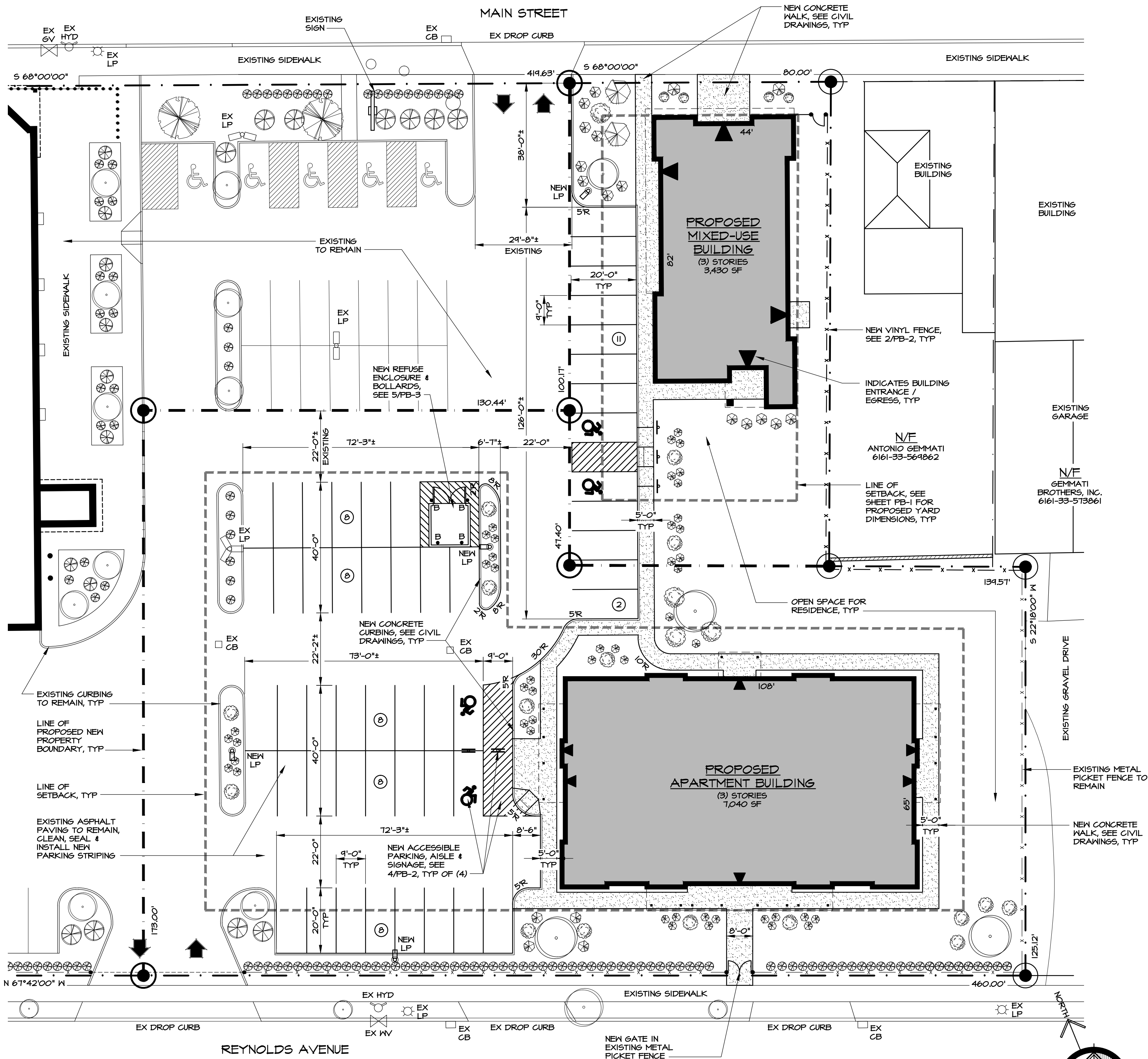
3 **SIGN DETAILS**
PB-2 SCALE: 1/4" = 1'-0"



4 **PARKING STRIPING DETAILS**
PB-2 SCALE: 1/8" = 1'-0"



5 **PARTIAL SITE REMOVALS PLAN**
PB-2 SCALE: 1" = 30'-0"



1 **ENLARGED PROPOSED SITE PLAN**
PB-2 SCALE: 1" = 20'-0"

project no.	09-33.23
date	31 JAN 2024
drawn by	BP
description	
revision	

MARKET fresh

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

willingham

313 Main Street
Poughkeepsie, NY 12601
845-450-0290
www.willinghamarchitects.com

MAURI ARCHITECTS PC

73 WASHINGTON STREET
POUGHKEEPSIE, NY 12601
845-450-0290
mauri-architects.com

PB-2

PERMIT TO:

PERMIT TO:

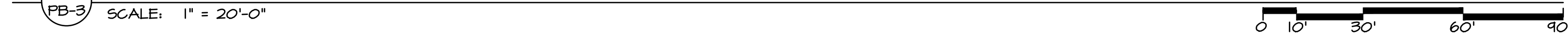
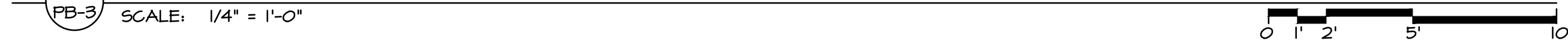
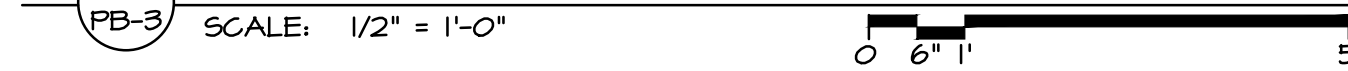
REGISTERED ARCHITECT
MARIN T. DIEBING
033240
STATE OF NEW YORK

[illegible]

PLANTING NOTES

1. ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. INSTALL NEED BLOCK OR EQUAL BELOW MULCH BED.
3. LIME BEDS SHALL BE SEED BEDS FERTILIZED AND PROTECTED WITH OAT OR WHEAT STRAW.
4. PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.
5. SEEDING SHALL HAVE A MINIMUM 90% GERMINATION MIXTURE AS FOLLOWS:
KENTUCKY BLUE GRASS - 40% BY WEIGHT OF TOTAL SEED
PERENNIAL RYEGRASS - 35% BY WEIGHT OF TOTAL SEED
RED FESCUE - 25% BY WEIGHT OF TOTAL SEED

1. ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. INSTALL WEED BLOCK OR EQUAL BELOW MULCH BED.
3. LAWN AREAS SHALL BE SEEDED, FERTILIZED AND PROTECTED WITH OAT OR WHEAT STRAW.
4. PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.
5. SEEDING SHALL HAVE A MINIMUM, 90% GERMINATION MIXTURE AS FOLLOWS:
KENTUCKY BLUE GRASS - 40% BY WEIGHT OF TOTAL SEED
PERENNIAL RYEGRASS - 35% BY WEIGHT OF TOTAL SEED
RED FESCUE - 25% BY WEIGHT OF TOTAL SEED



Page 79 of 80

revision	date	description



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

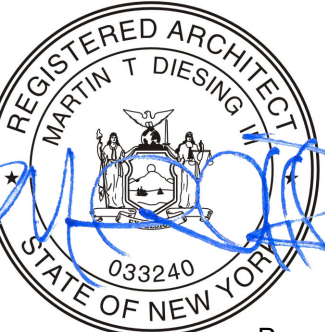
willingham



MAURI ARCHITECTS PC
13 WASHINGTON STREET
POUGHKEEPSIE, NY 12601 845-480-0290 mauri-architects.com

sheet no.
PB-4

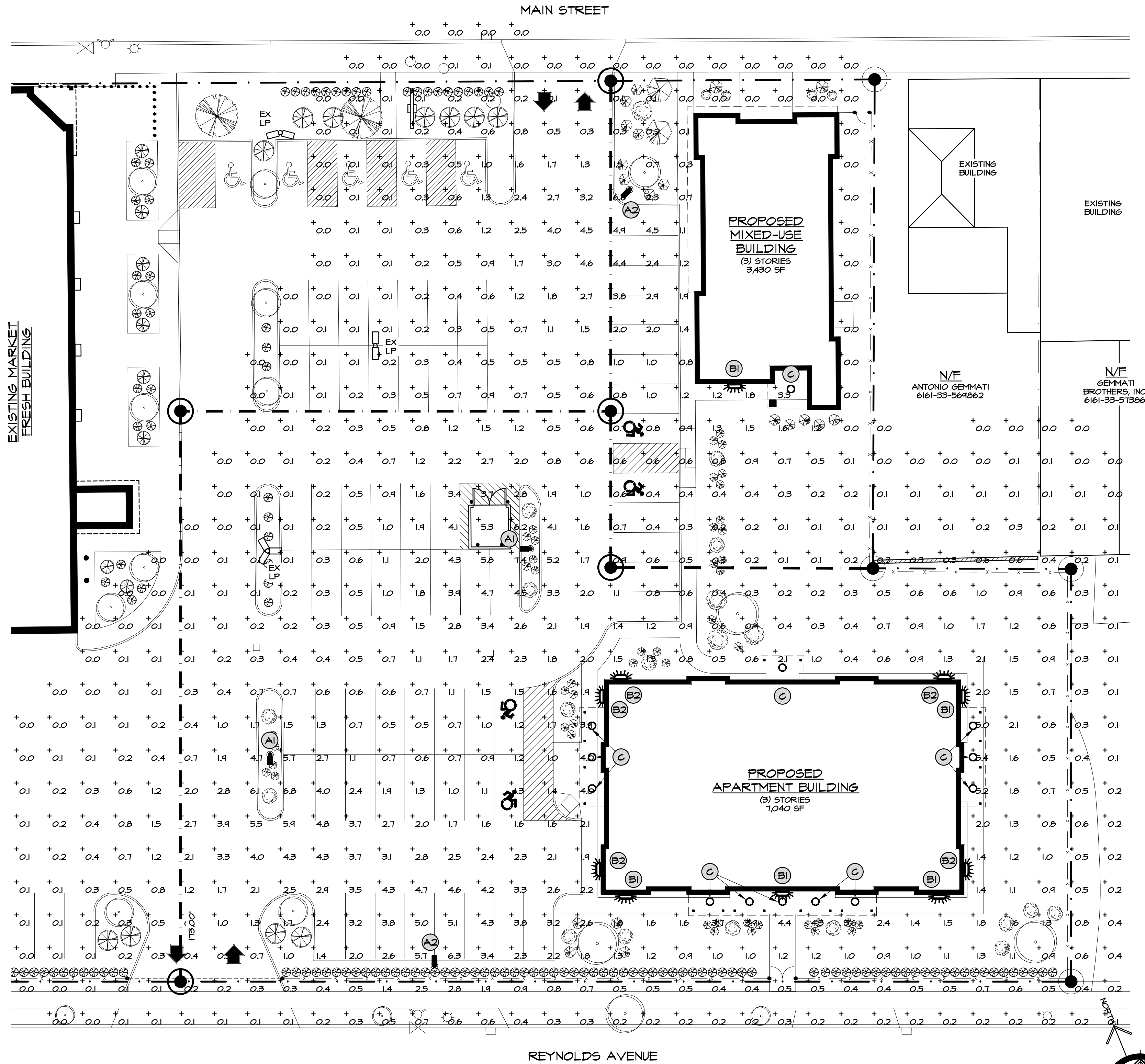
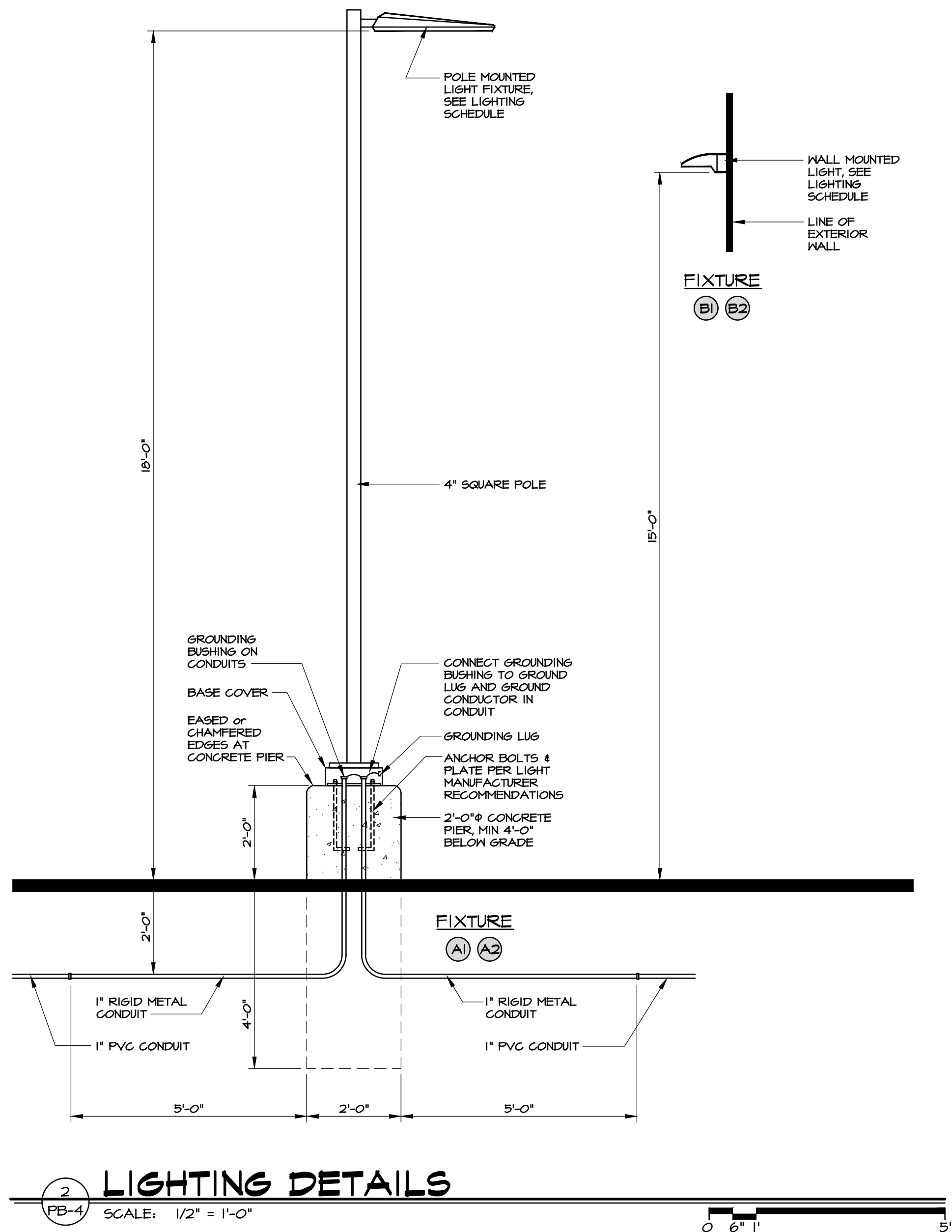
PURSUANT TO SECTION 645 (b) OF
THE REGULATION OF THE
COMMISSIONER OF EDUCATION
AUTHORIZED ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW



LIGHTING STATISTICS					
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PAVED AREAS	2.0 fc	7.4 fc	0.2 fc	37.0 : 1	10.0 : 1

LIGHTING SCHEDULE						
KEY	QTY	TYPE	HEIGHT	LUMENS	B-U-G	CATALOG NO.
A1	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	18'-0" AF6	15321	B2 - U0 - G3	BEC5xA-NL-T4-P80-30K
A2	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	18'-0" AF6	12022	B2 - U0 - G2	BEC5xA-NL-T4H5-P80-30K
B1	5	HOLOPHONE, WALL MOUNT LED	15'-0" AF6	2887	B1 - U0 - G1	HLWPCS-PI0-30K-120-T2M
B2	5	HOLOPHONE, WALL MOUNT LED	15'-0" AF6	2474	B1 - U0 - G1	HLWPCS-PI0-30K-120-TFTM
C	5	LITHONIA LIGHTING, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	10'-0" AF6	1032	---	WF6-LED-30K

LIGHTING NOTES
1. FIXTURES, POLES AND ACCESSORIES FINISHES TO BE BLACK.

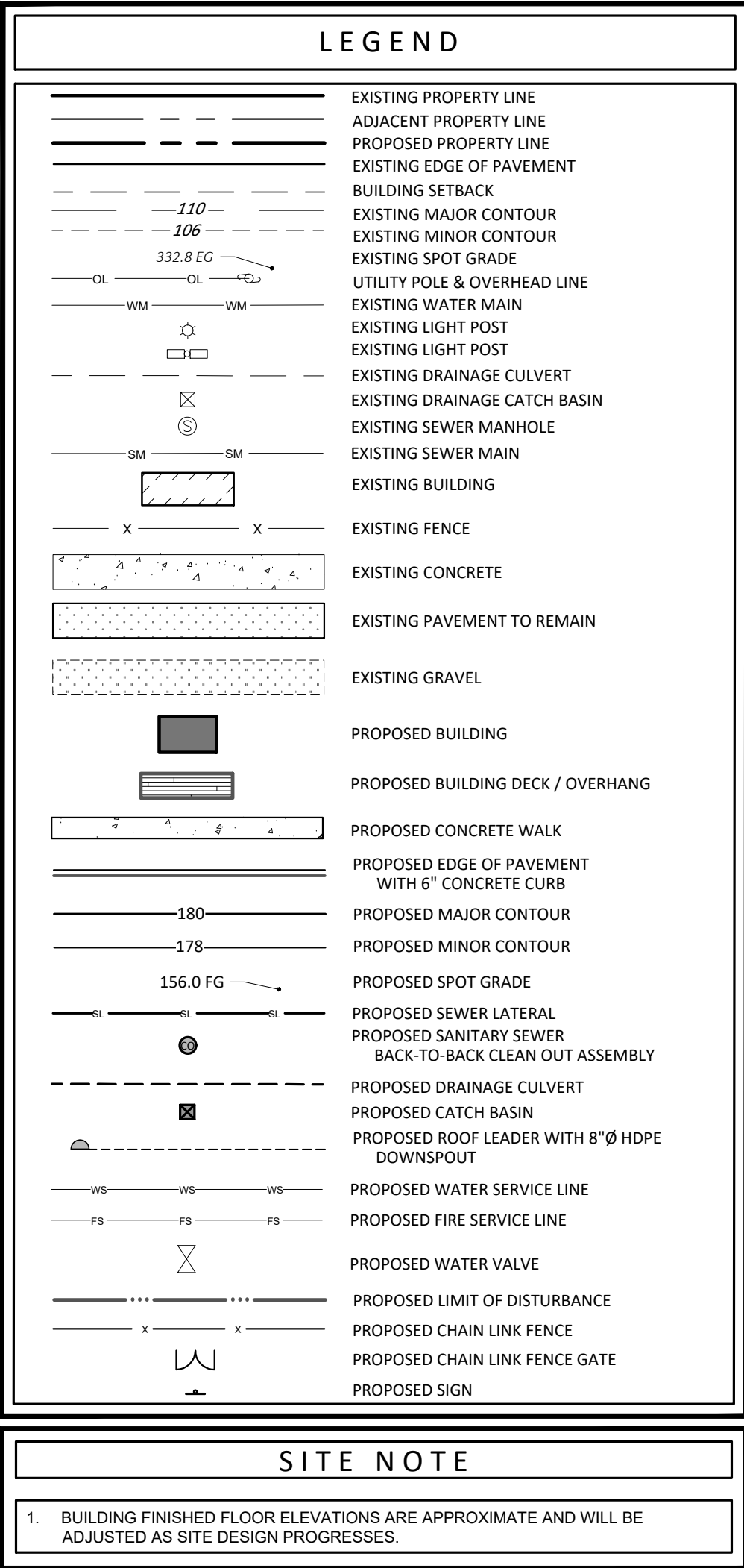


2 LIGHTING DETAILS

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

1 PROPOSED LIGHTING PLAN

SCALE: 1" = 20'-0"



DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-1	

CIVIL PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

CIVIL PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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

willingham
engineering



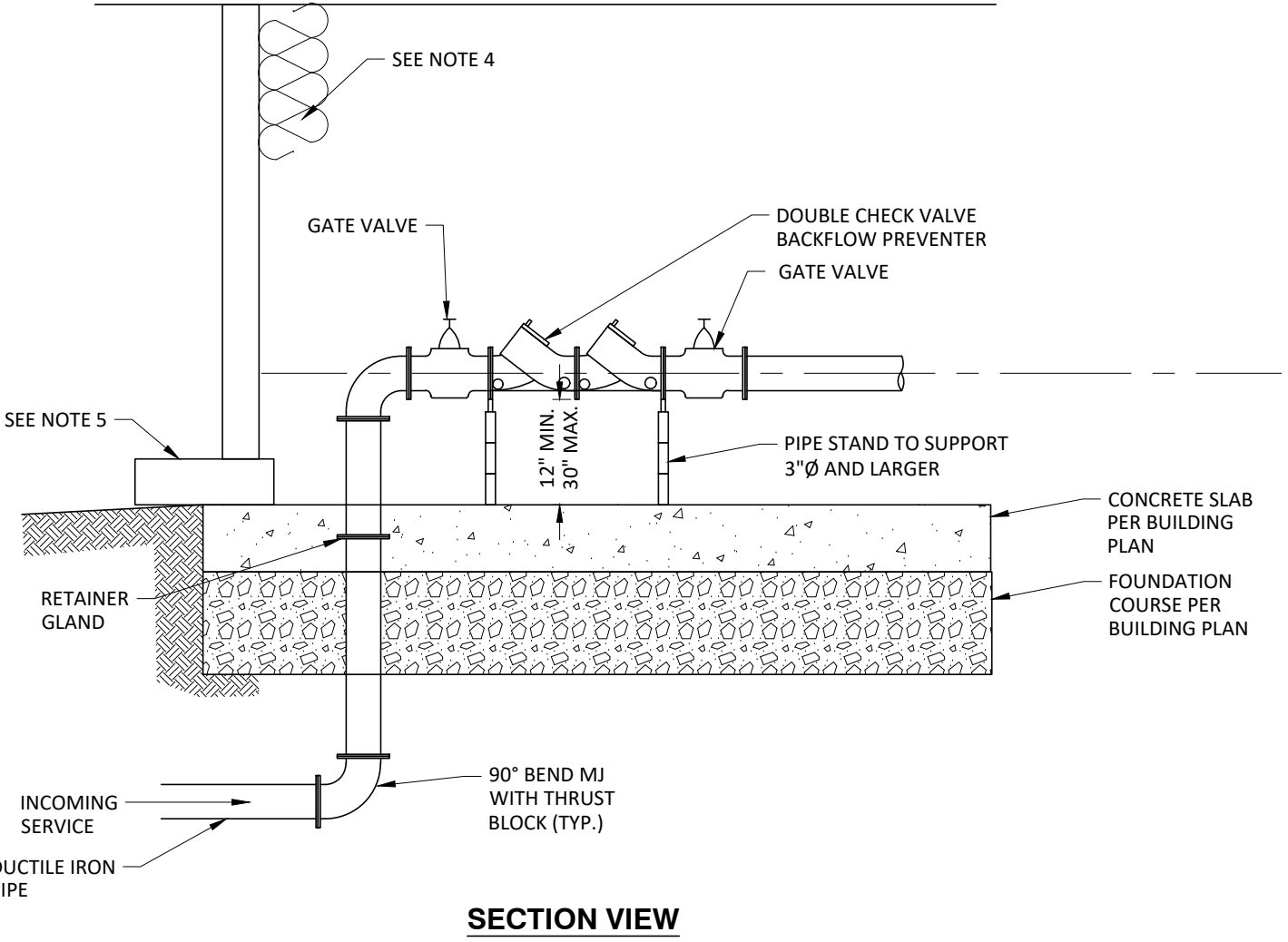
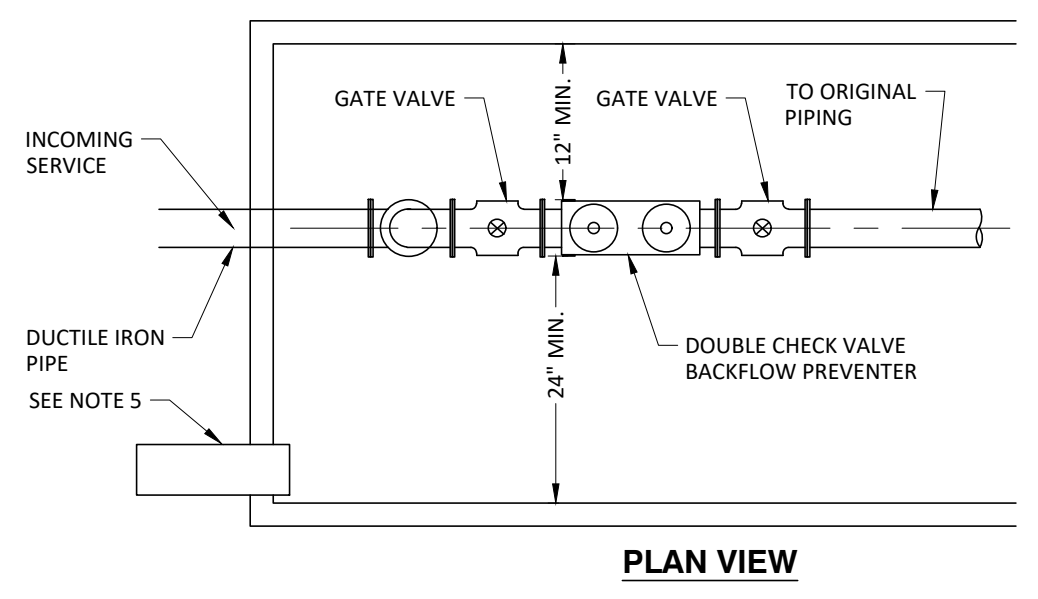
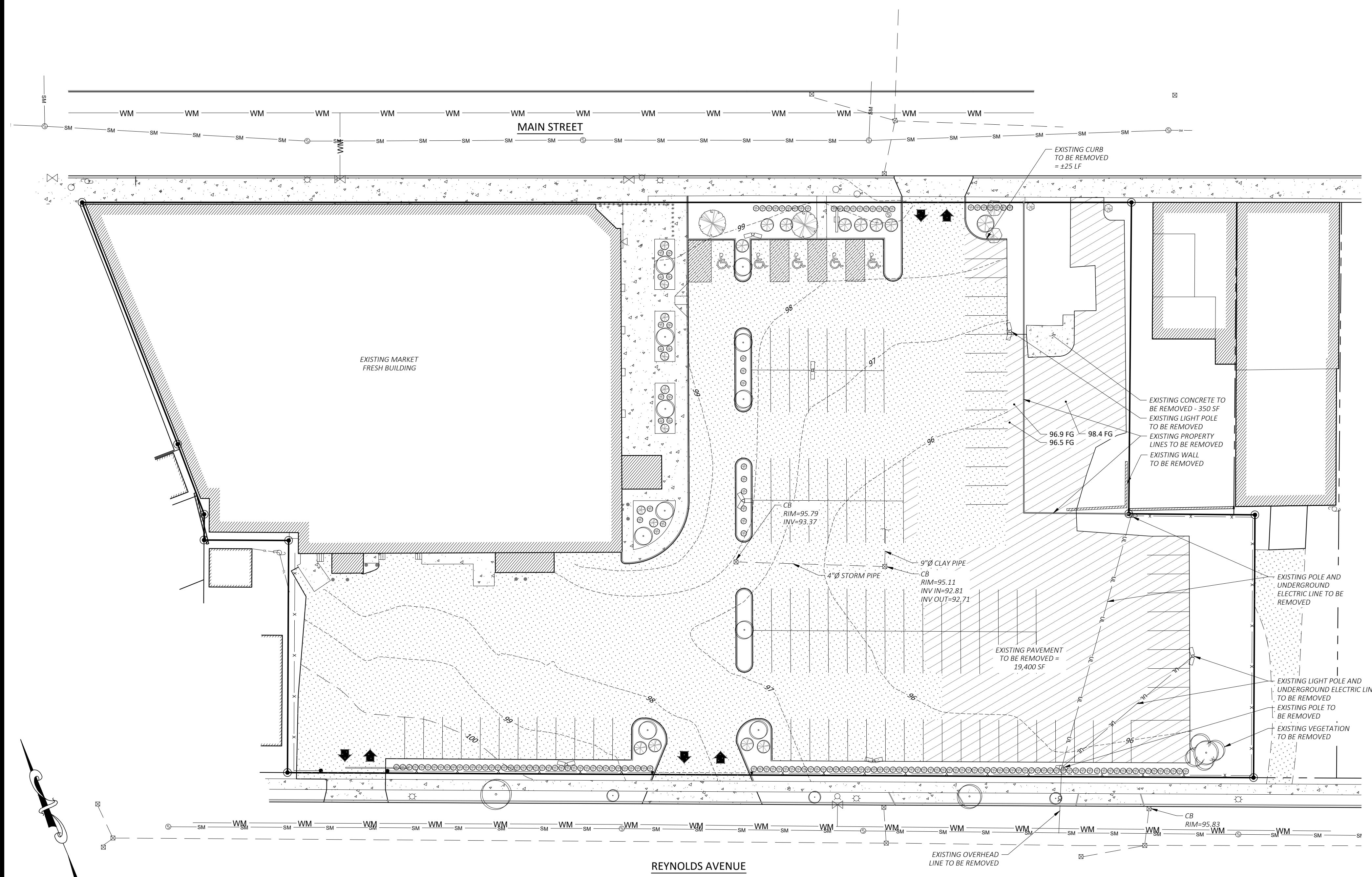
ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (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.

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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
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED



- NOTE:**
- DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED IN A LOCATION APPROVED BY CITY OF Poughkeepsie WATER DEPARTMENT.
 - DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED HORIZONTAL AND PLUMB.
 - ALL CLEARANCES APPLY TO OUTSIDE, IN-BUILDING AND VAULT INSTALLATIONS.
 - INSULATE BUILDING AND/OR HAVE A HEAT SOURCE TO KEEP ENCLOSURE AT 40°.
 - ENCLOSURE SHALL HAVE A BORE SIGHTED DRAIN TO DAYLIGHT.
 - A DOOR OR OTHER APPROVED ACCESS SHALL BE PROVIDED.
 - ALL ASSEMBLIES 3" AND LARGER SHALL BE FLANGED.
 - ALL STRUCTURES MUST COMPLY WITH LOCAL BUILDING CODES.
 - FOR DOUBLE CHECK VALVE ASSEMBLY ON DOMESTIC SERVICE ONLY (NON-FIRE SERVICE) NON-RISING STEM VALVES ARE ACCEPTABLE.

1
CP-2
BACKFLOW PREVENTION DEVICE - GREATER THAN 2"Ø PIPE
SCALE: N.T.S.

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

REV	DATE	DESCRIPTION

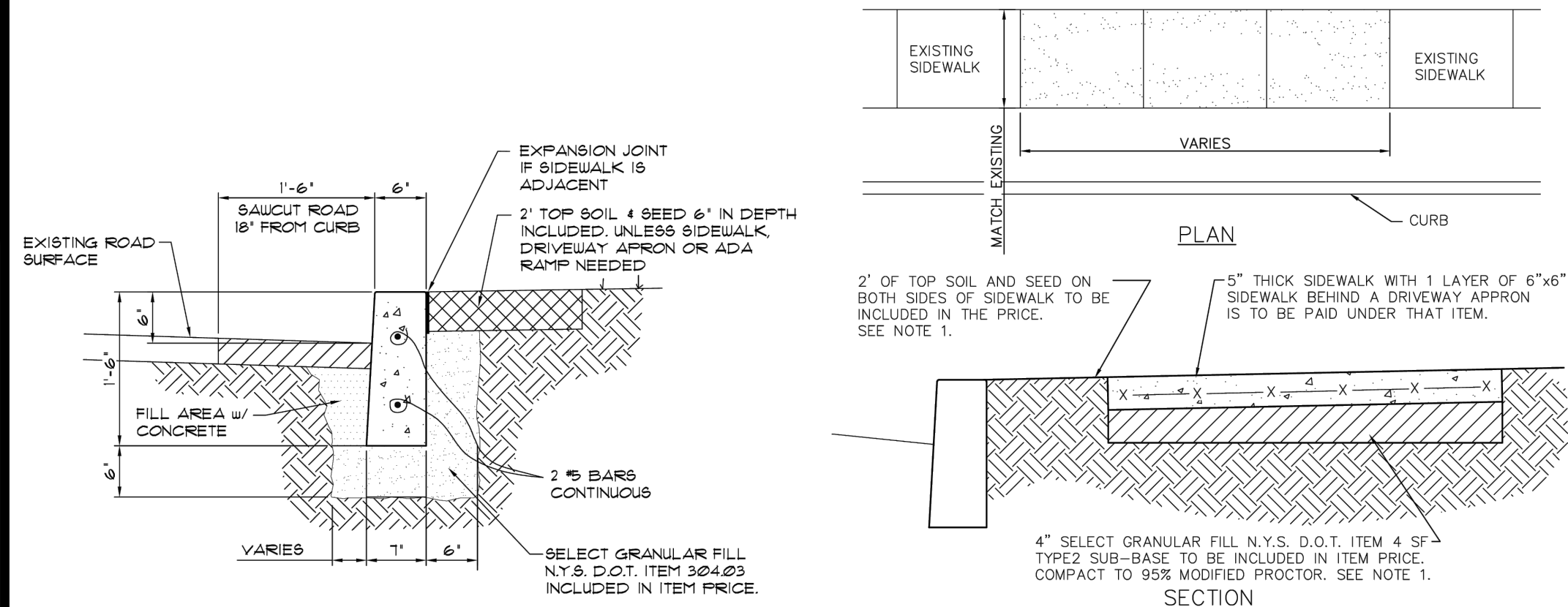
EXISTING CONDITIONS AND DEMOLITION PLAN

MARKET FRESH APARTMENTS

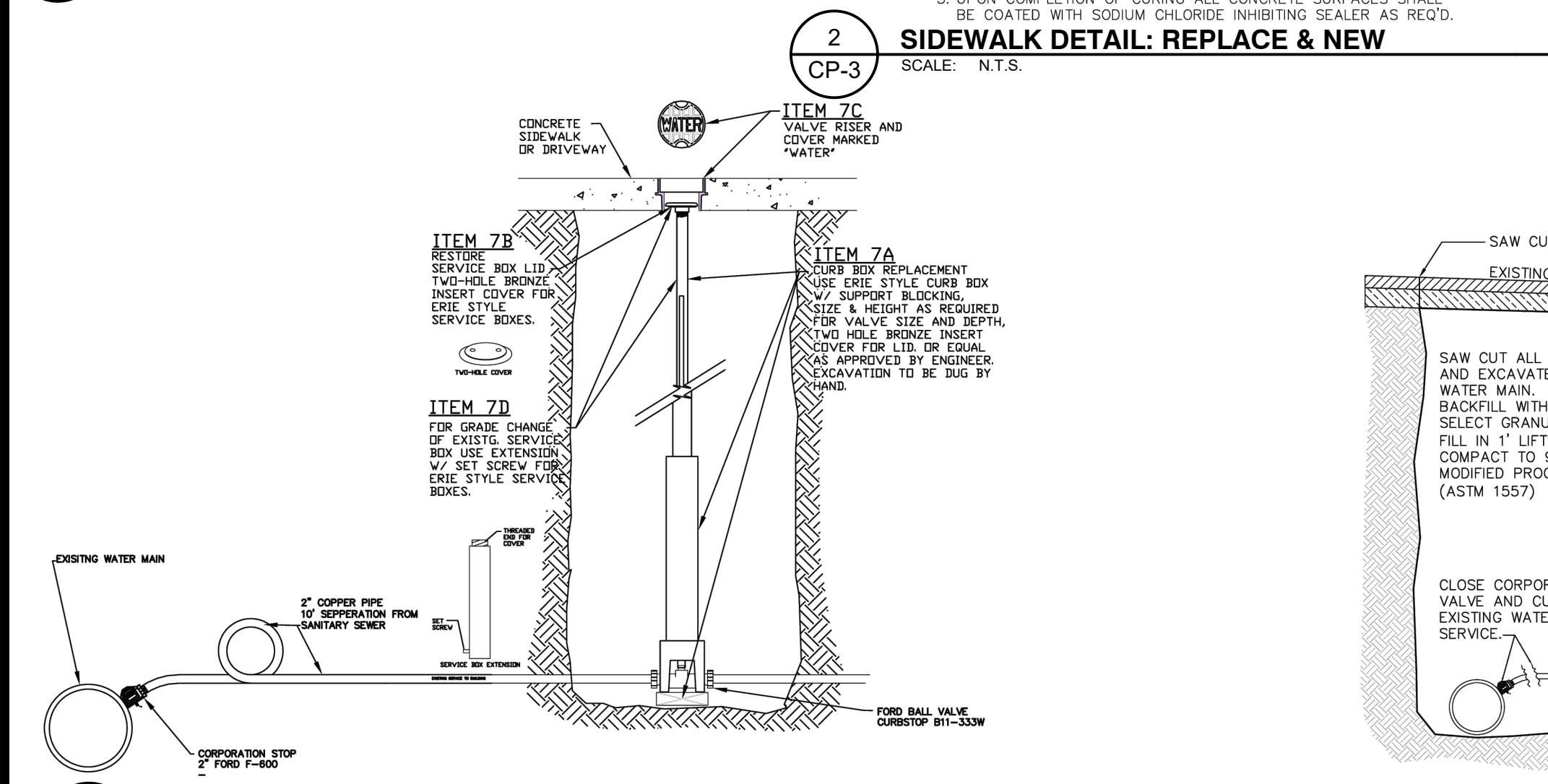
654 MAIN STREET

CITY OF Poughkeepsie, Dutchess County, New York

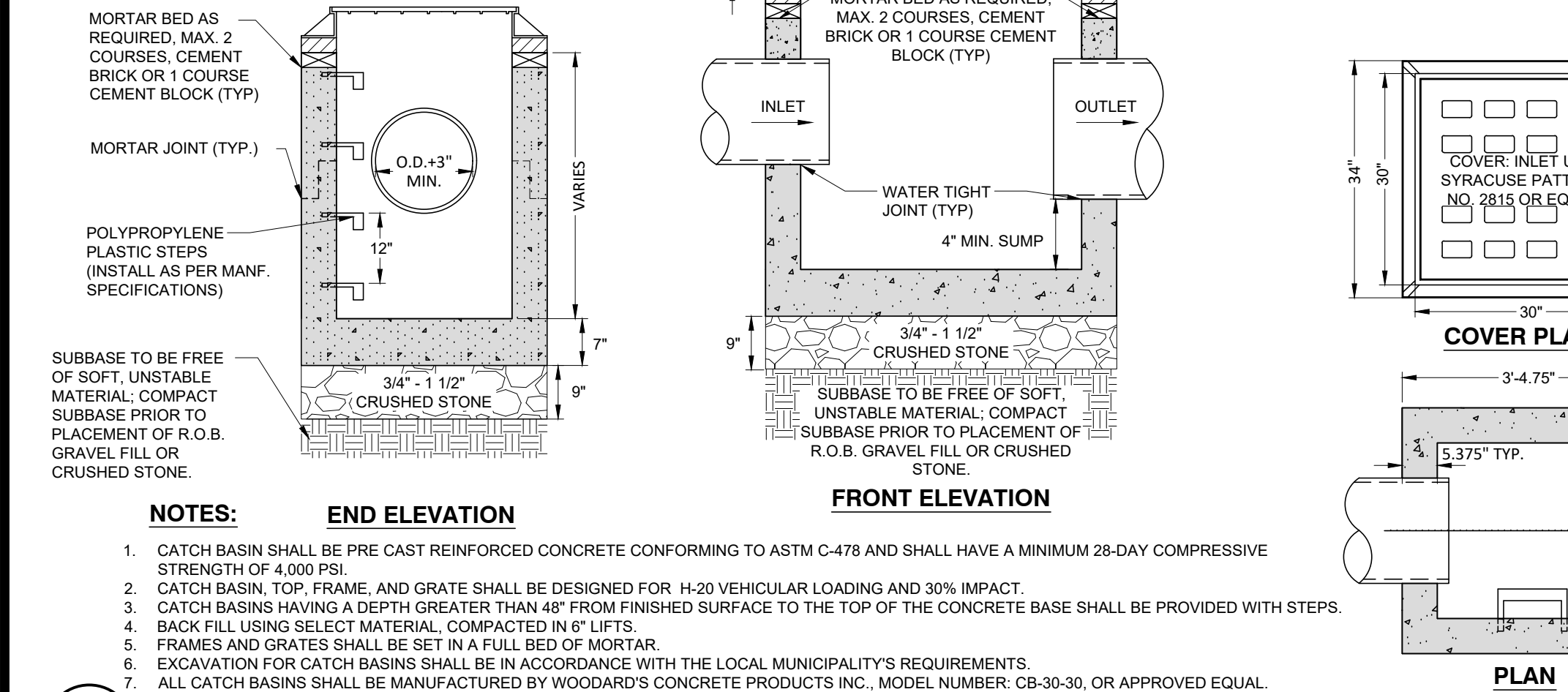
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-2	



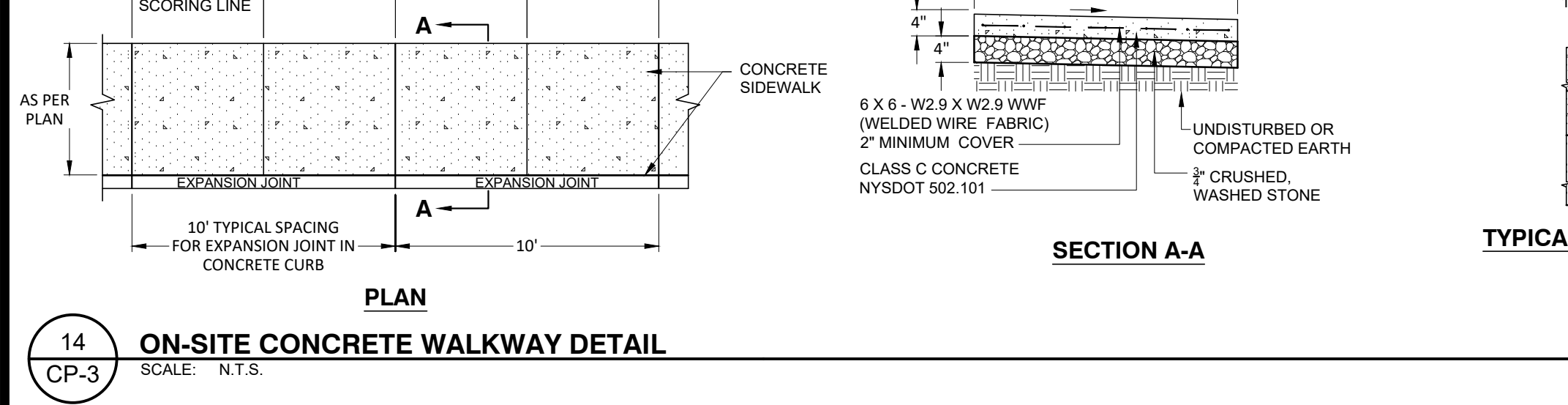
1 FORMED CURB DETAIL
SCALE: N.T.S.



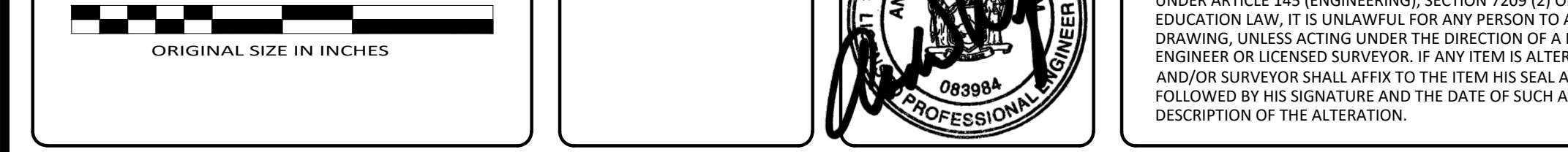
2 SIDEWALK DETAIL: REPLACE & NEW
SCALE: N.T.S.



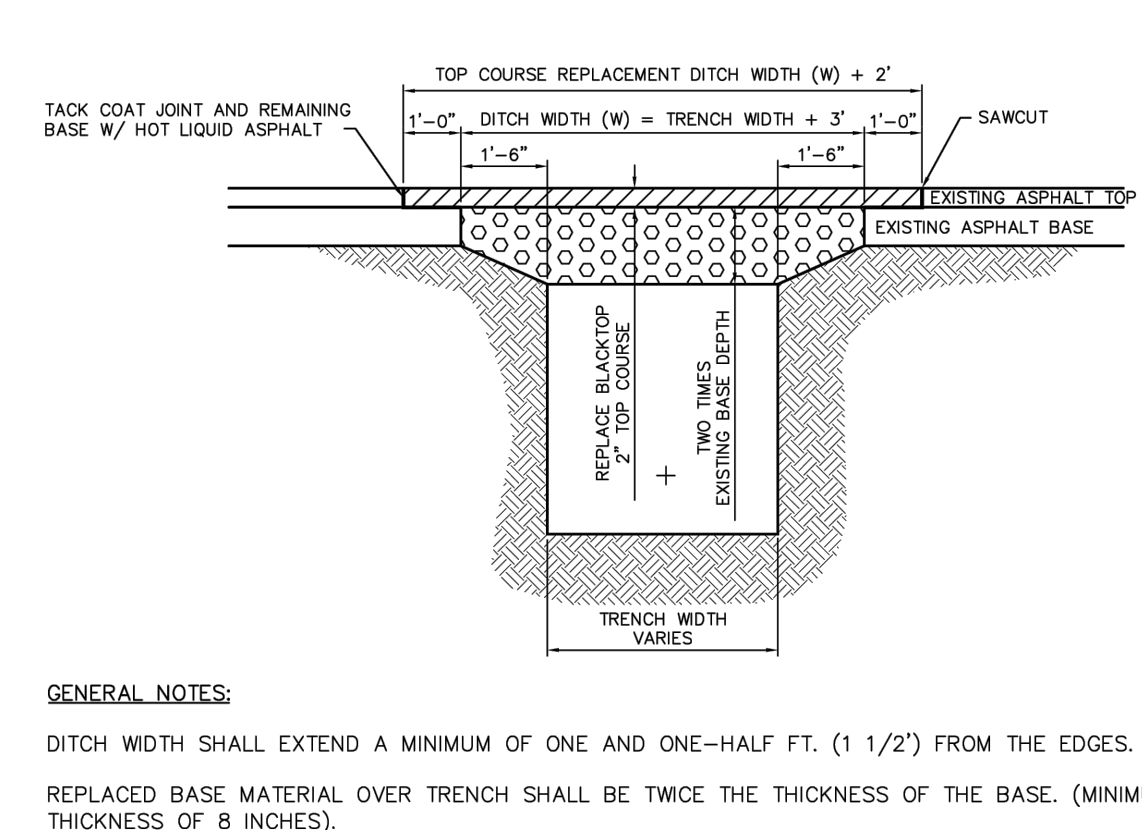
3 FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



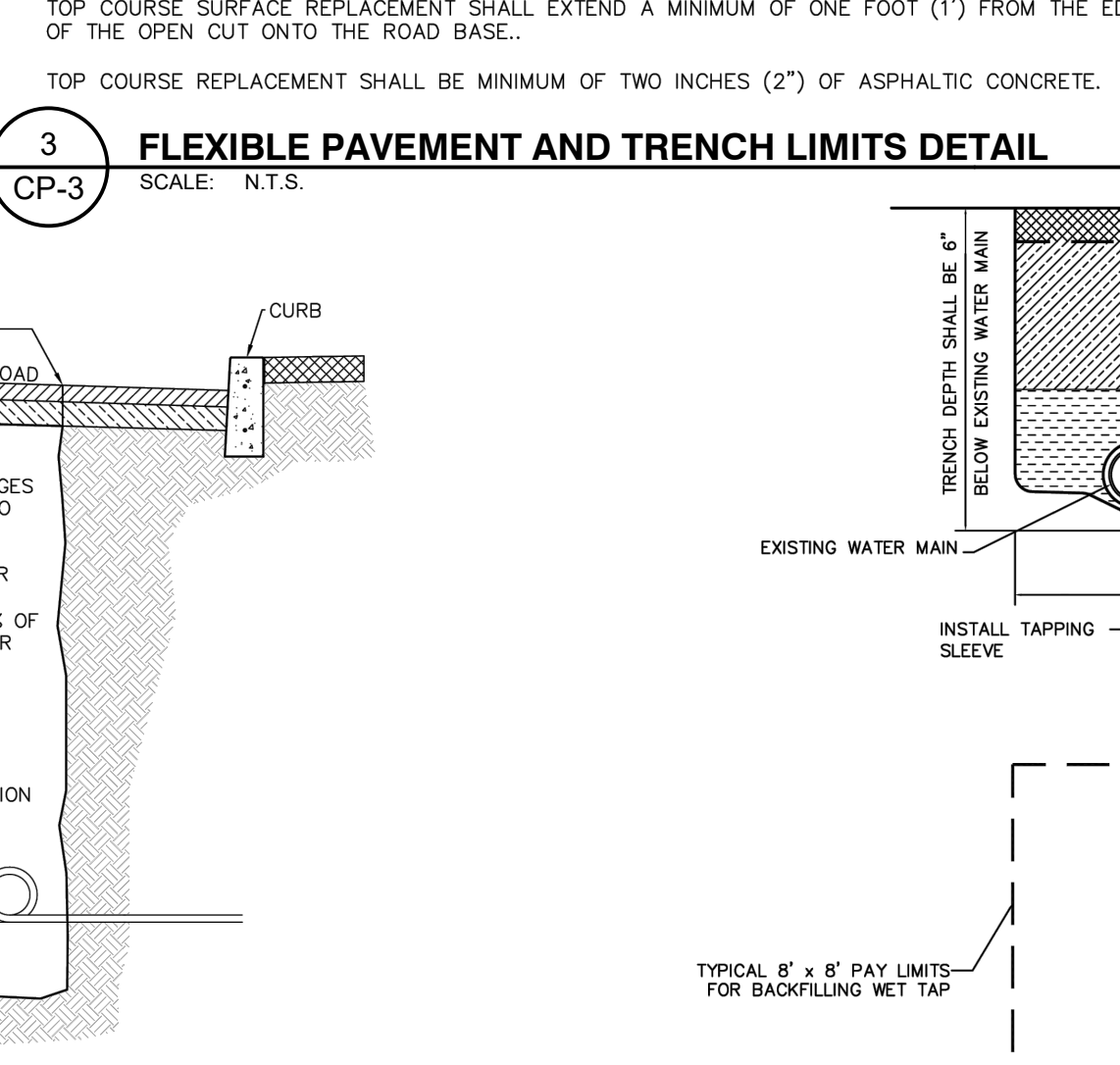
4 RIGID PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



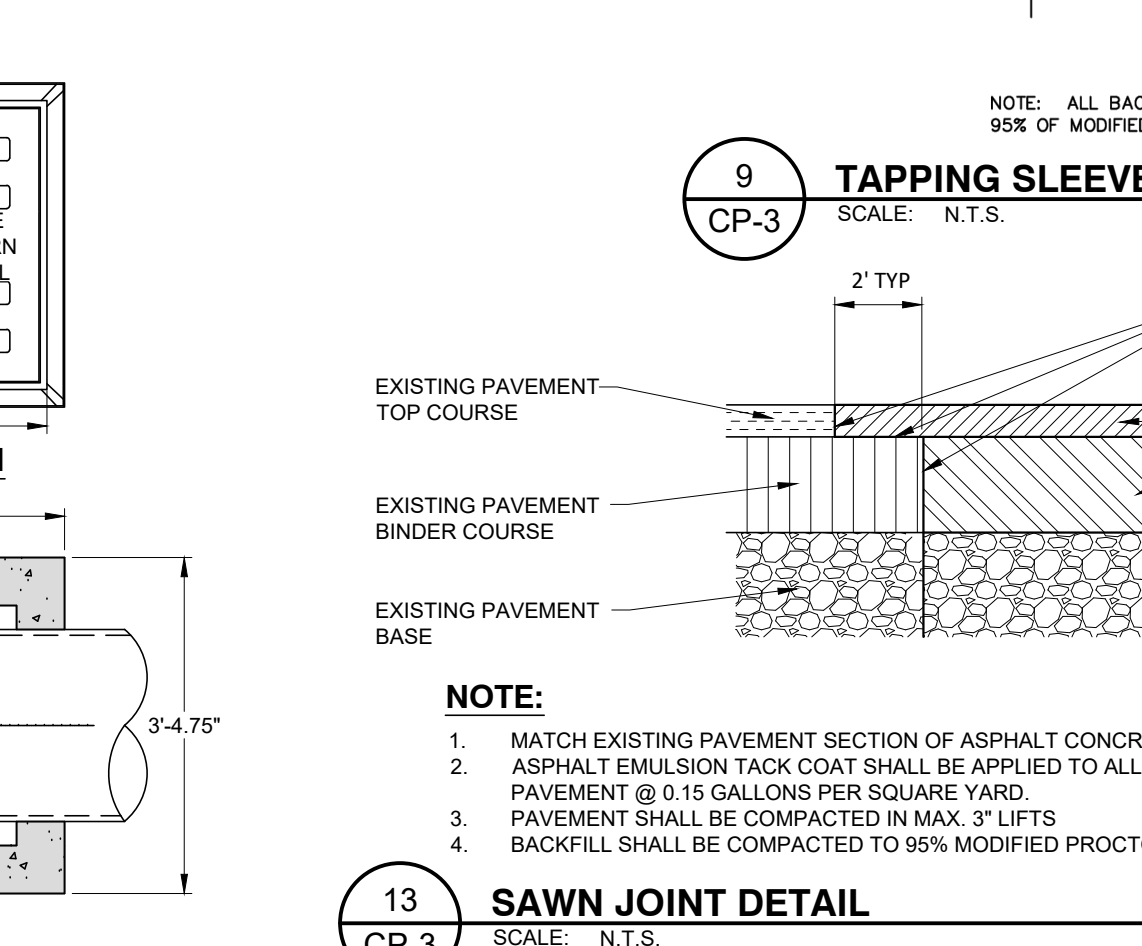
5 TRENCH AND PAVEMENT DETAIL
SCALE: N.T.S.



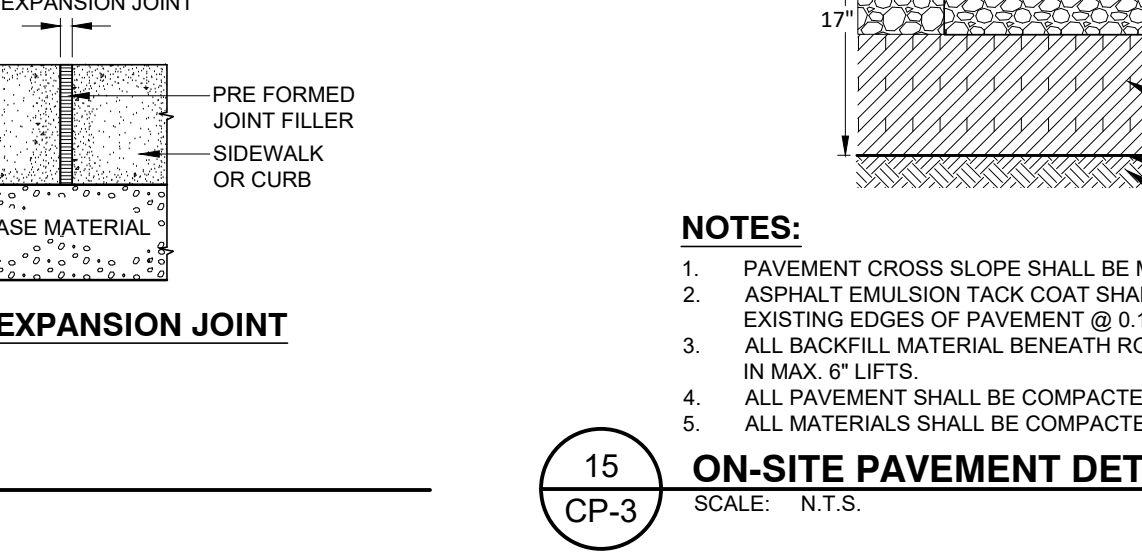
6 RESIDENTIAL SANITARY CLEAN OUT DETAIL
SCALE: N.T.S.



7 CURB BOX AND WATER SERVICE CONNECTION
SCALE: N.T.S.



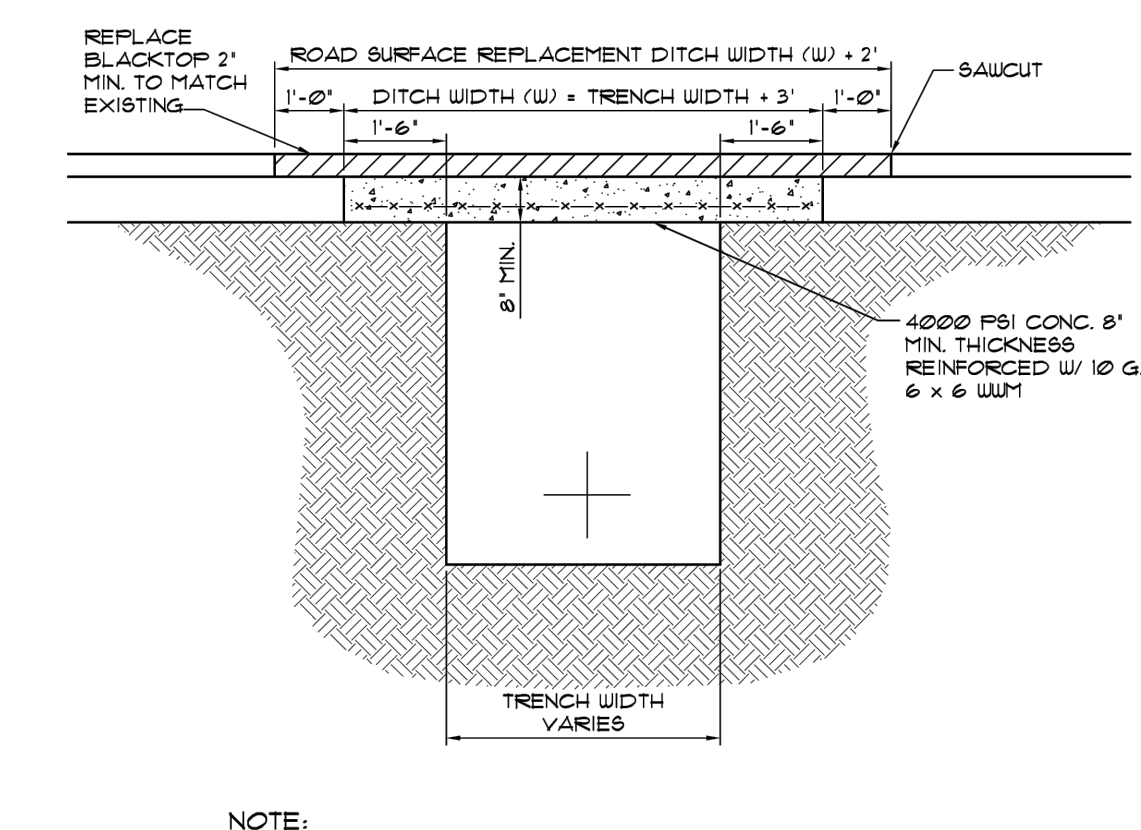
8 WATER SERVICE DISCONNECT AT MAIN DETAIL
SCALE: N.T.S.



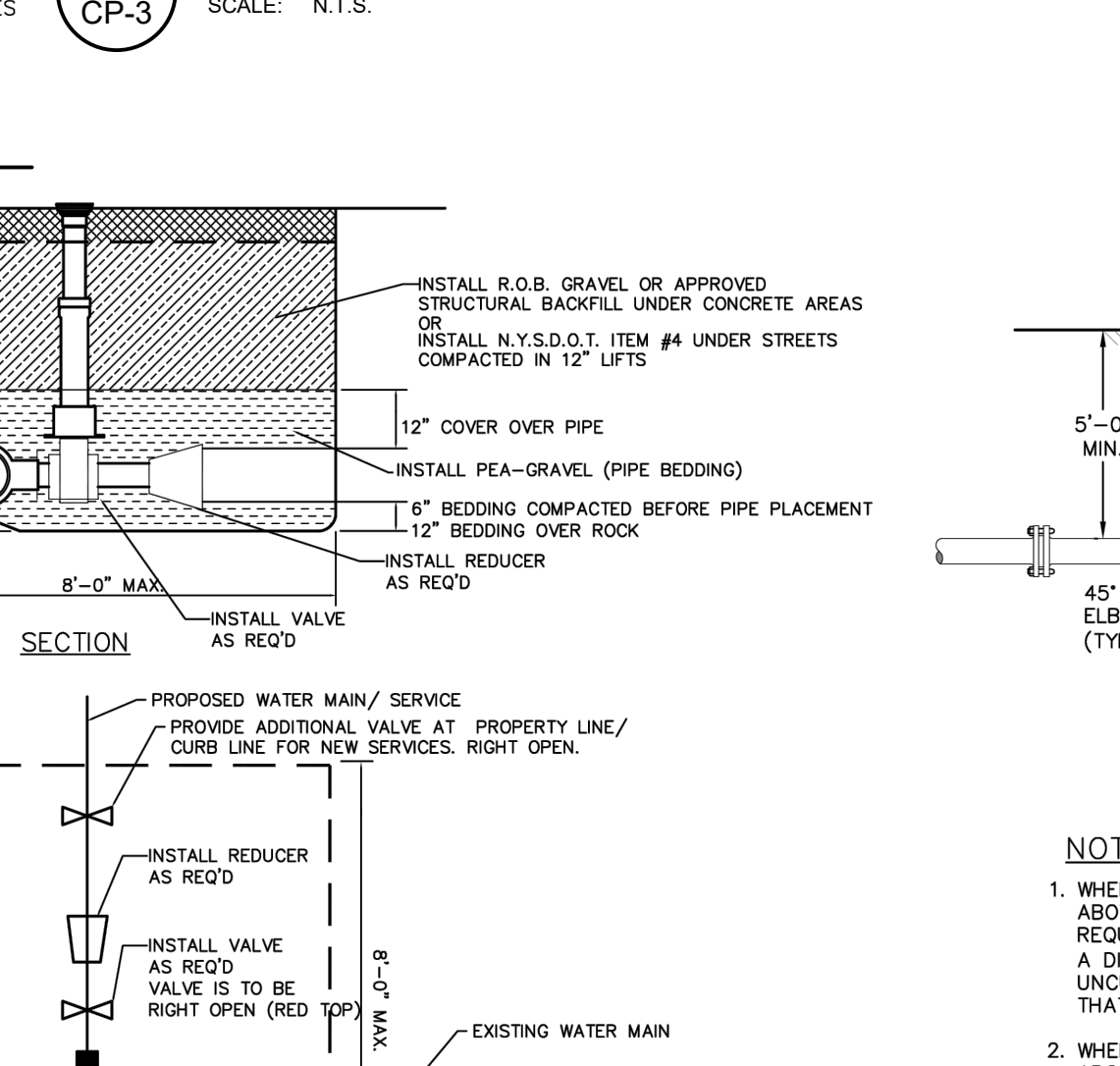
9 TAPPING SLEEVE & VALVE DETAIL
SCALE: N.T.S.



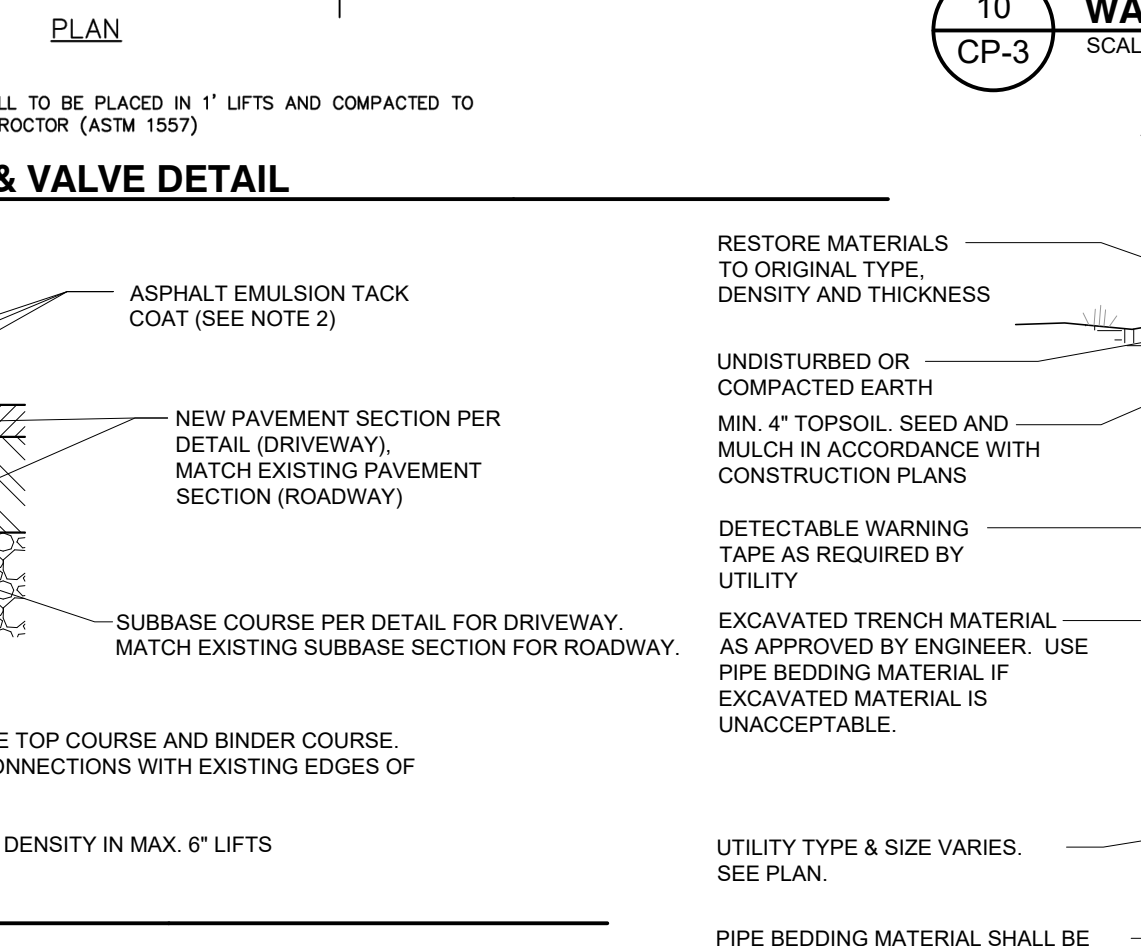
10 WATERLINE OFFSET DETAIL
SCALE: N.T.S.



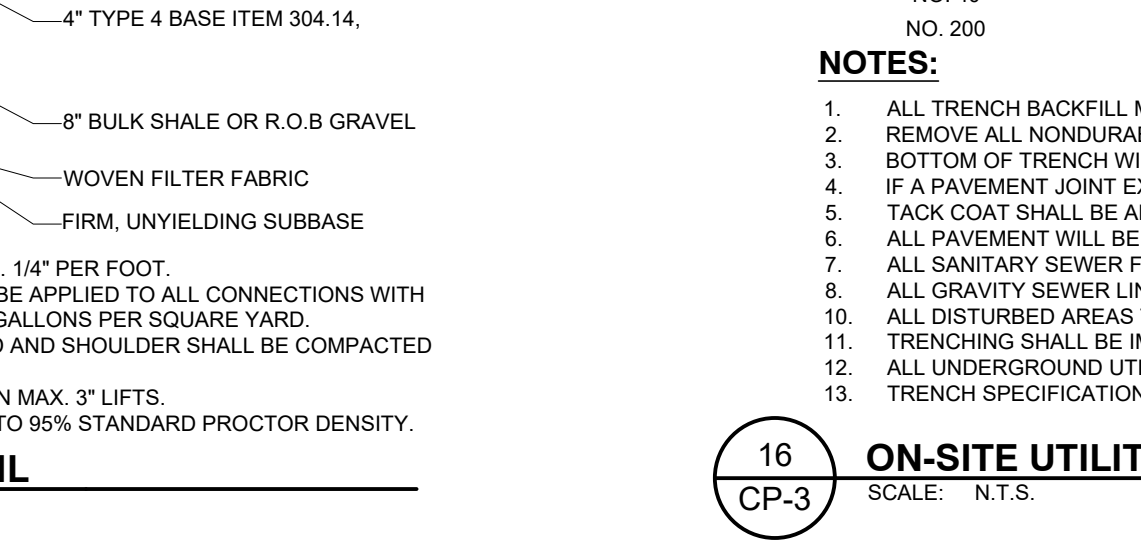
11 DRIVEWAY RAMPS & ADA RAMP DETAIL
SCALE: N.T.S.



12 PRECAST CATCH BASIN (30"x30")
SCALE: N.T.S.



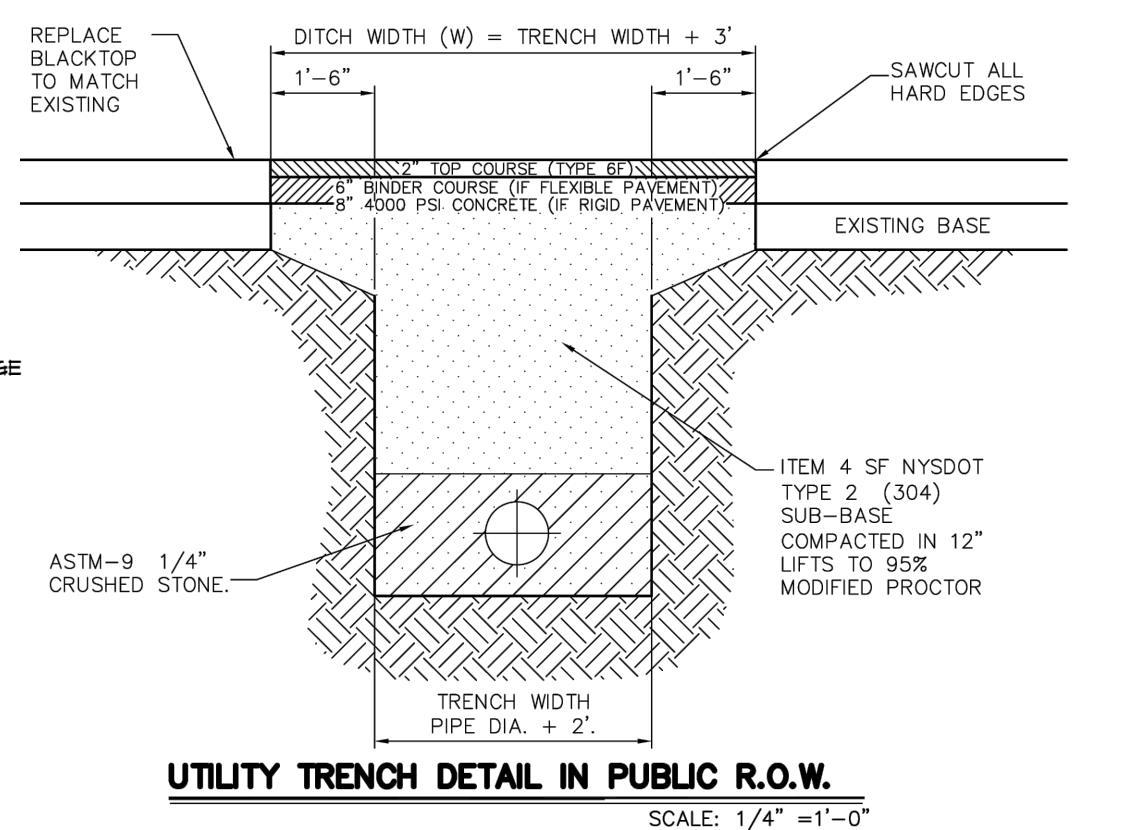
13 SAWN JOINT DETAIL
SCALE: N.T.S.



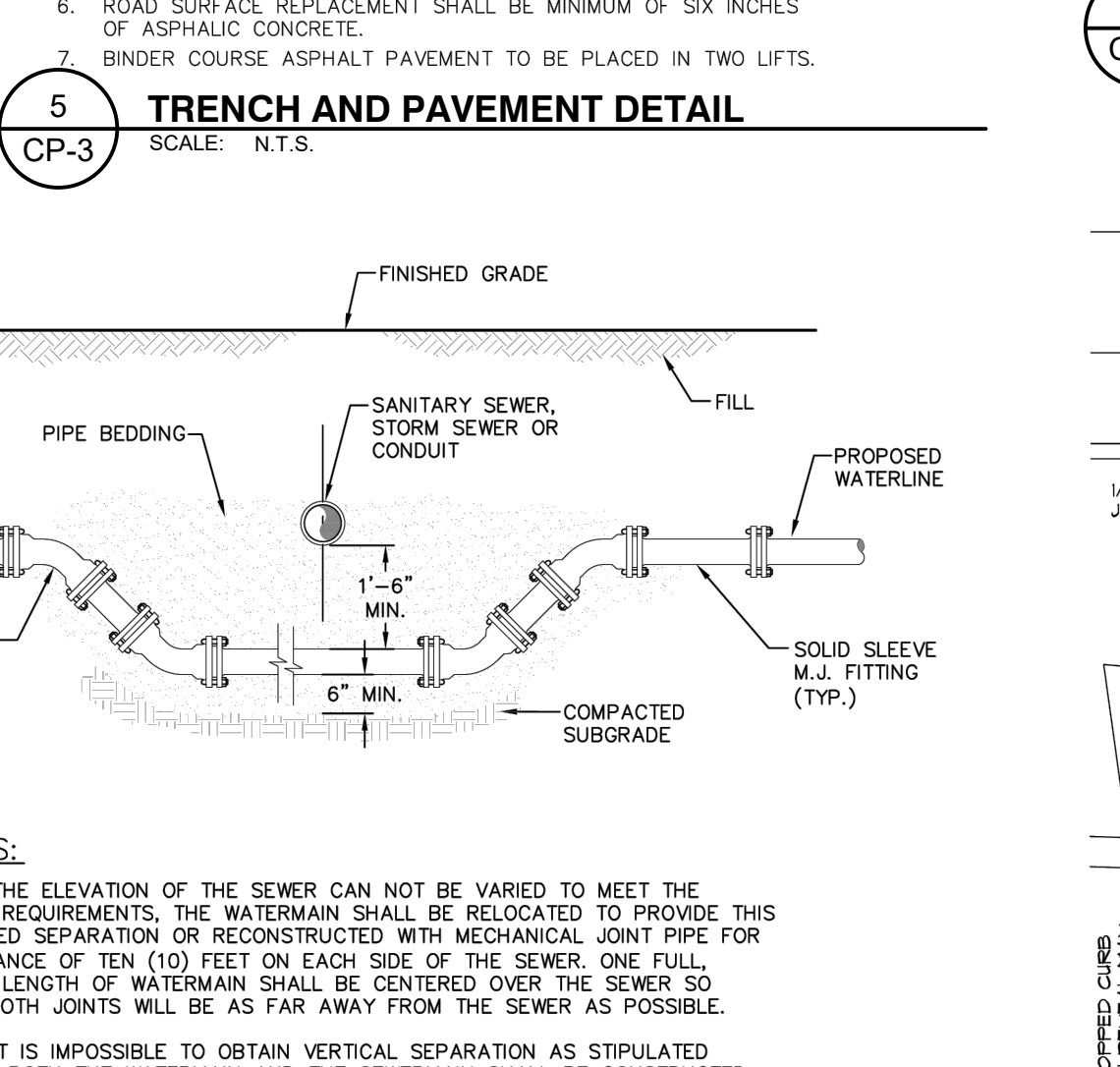
14 ON-SITE PAVEMENT DETAIL
SCALE: N.T.S.



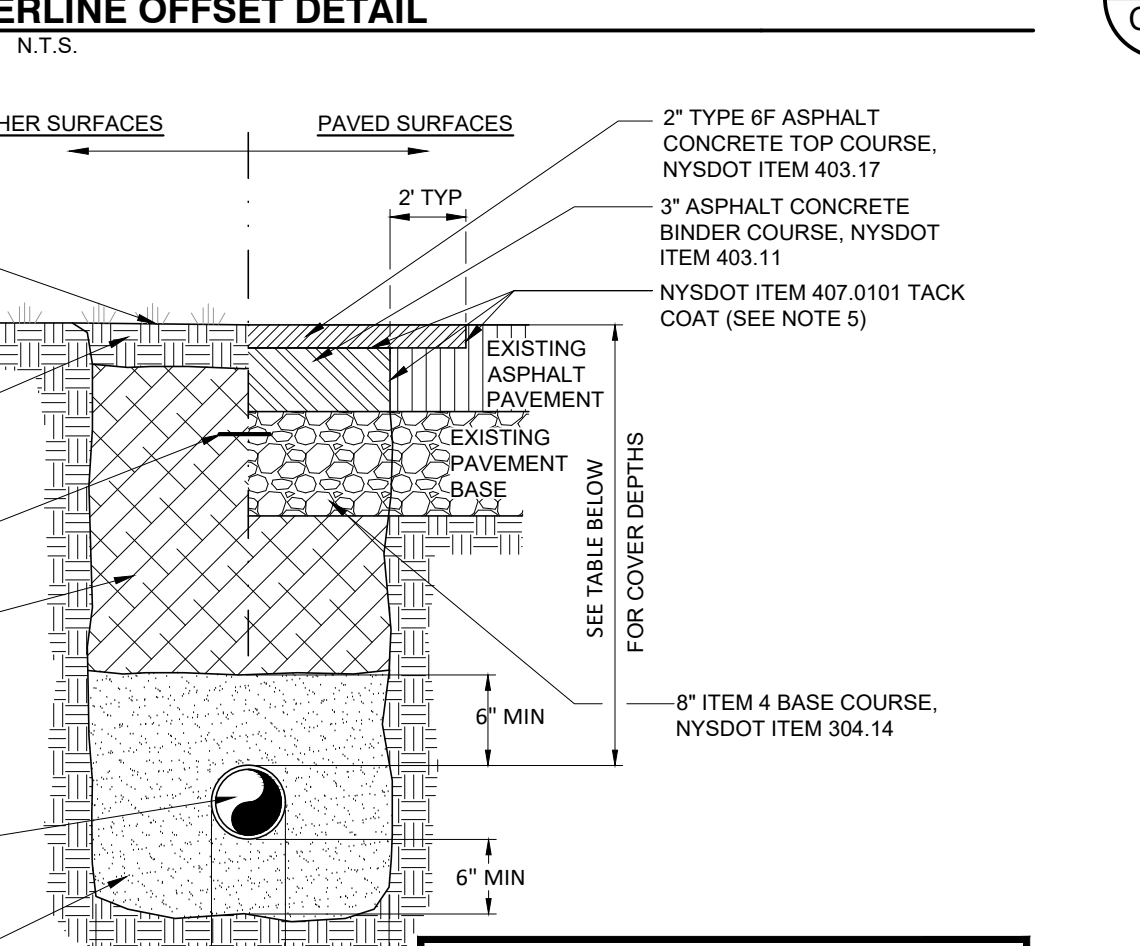
15 ON-SITE UTILITY TRENCH DETAIL
SCALE: N.T.S.



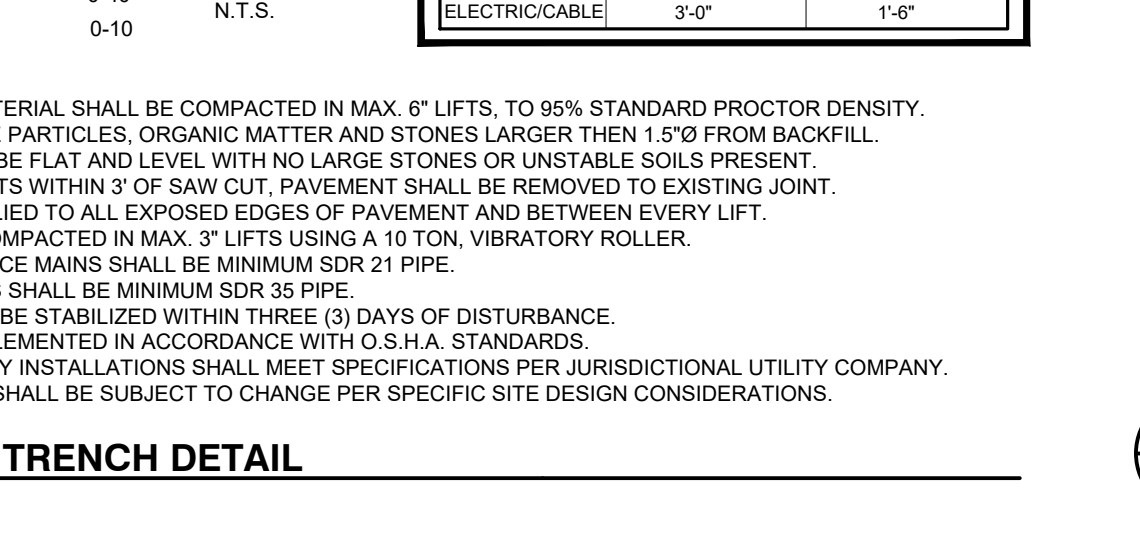
16 STANDARD DROP CONNECTION TO SANITARY MANHOLE DETAIL
SCALE: N.T.S.



17 UTILITY COVER TABLE
SCALE: N.T.S.



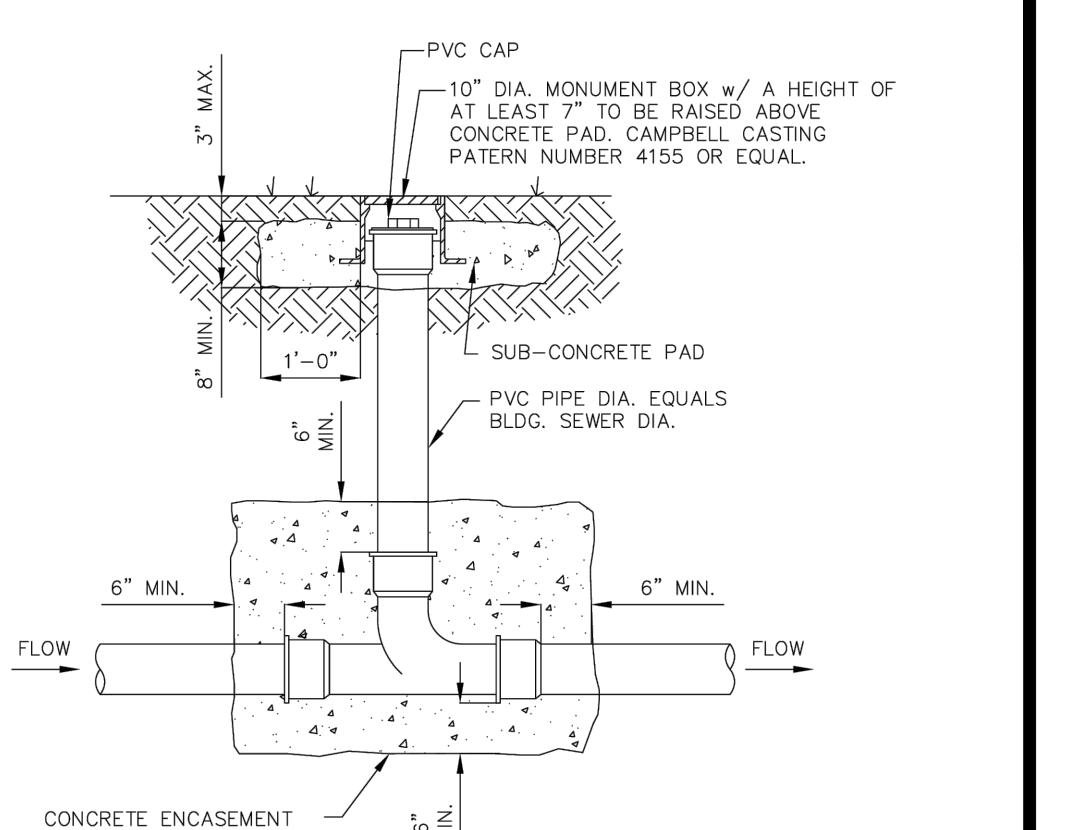
18 UTILITY COVER TABLE
SCALE: N.T.S.



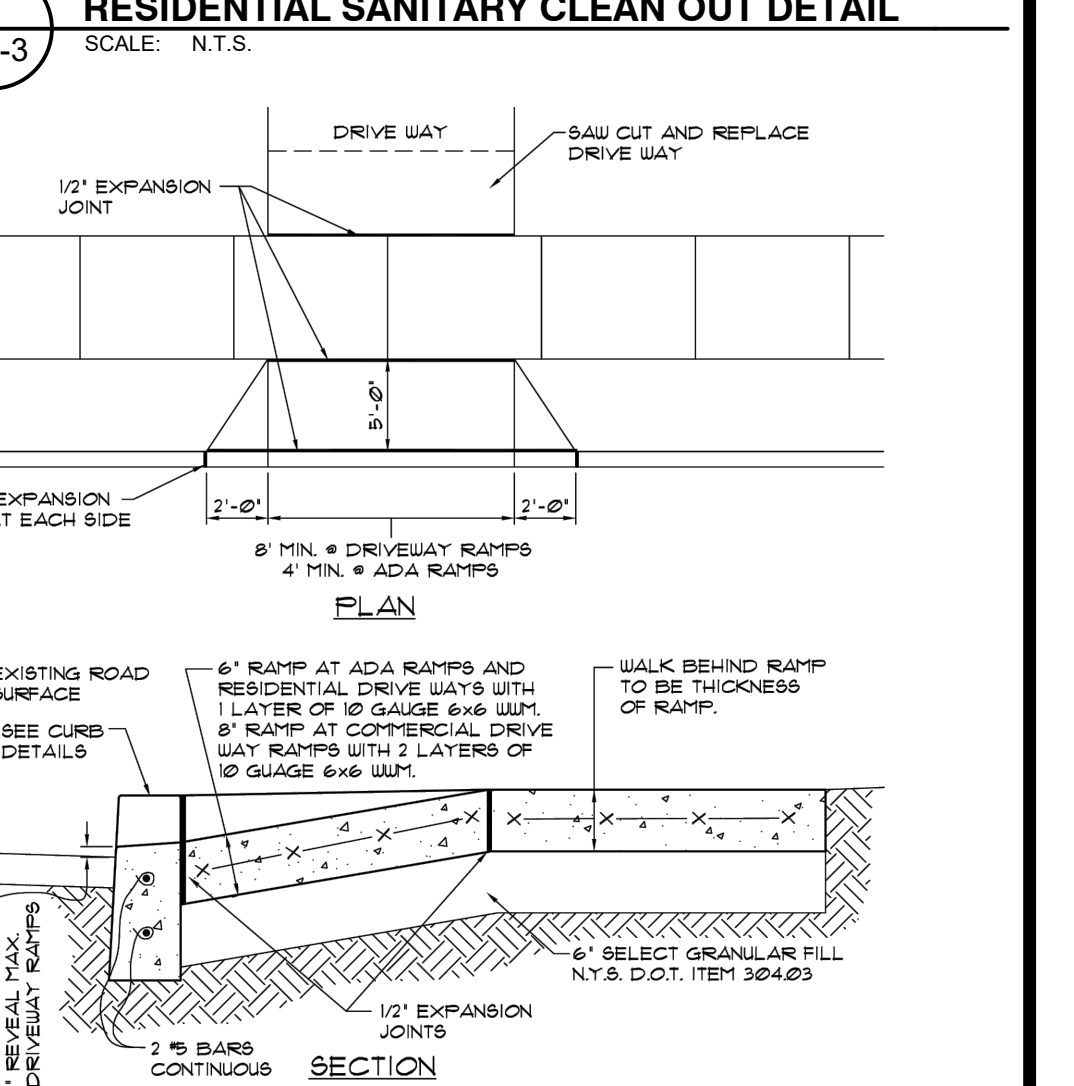
19 UTILITY COVER TABLE
SCALE: N.T.S.



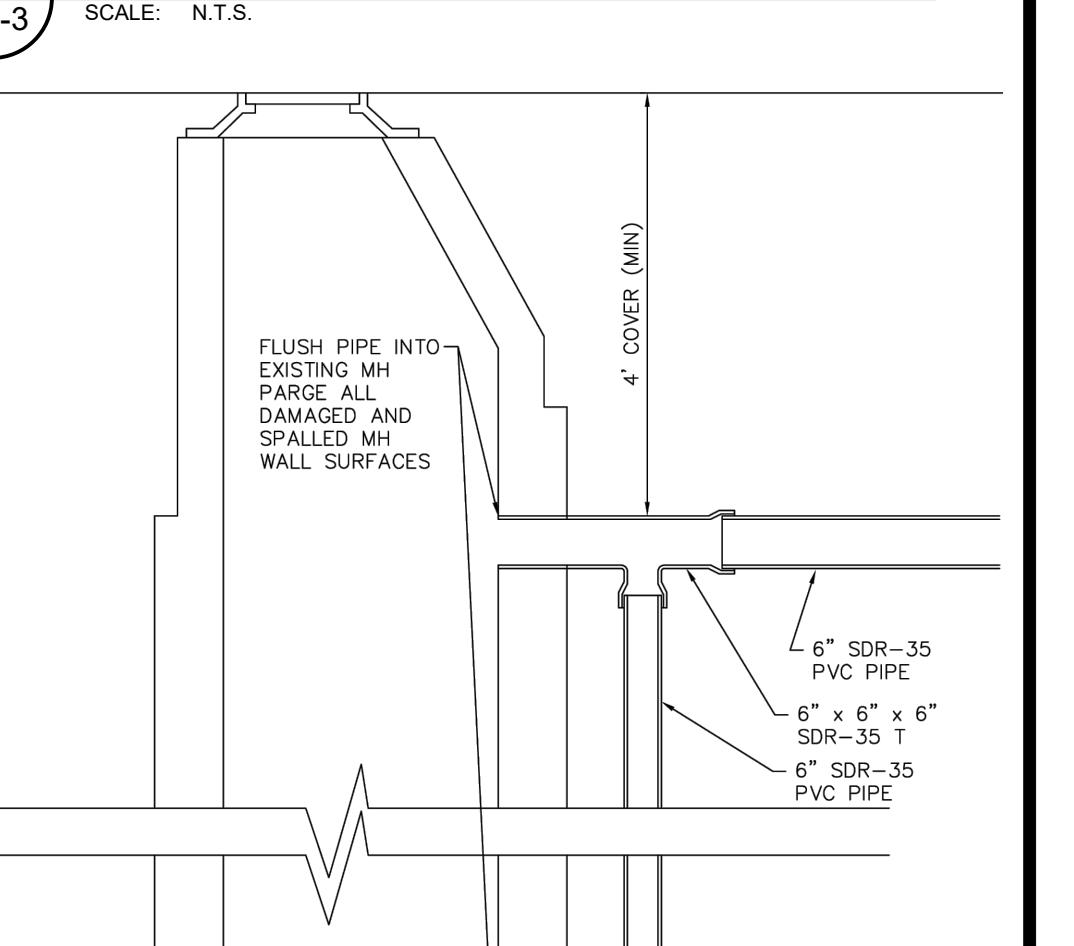
20 UTILITY COVER TABLE
SCALE: N.T.S.



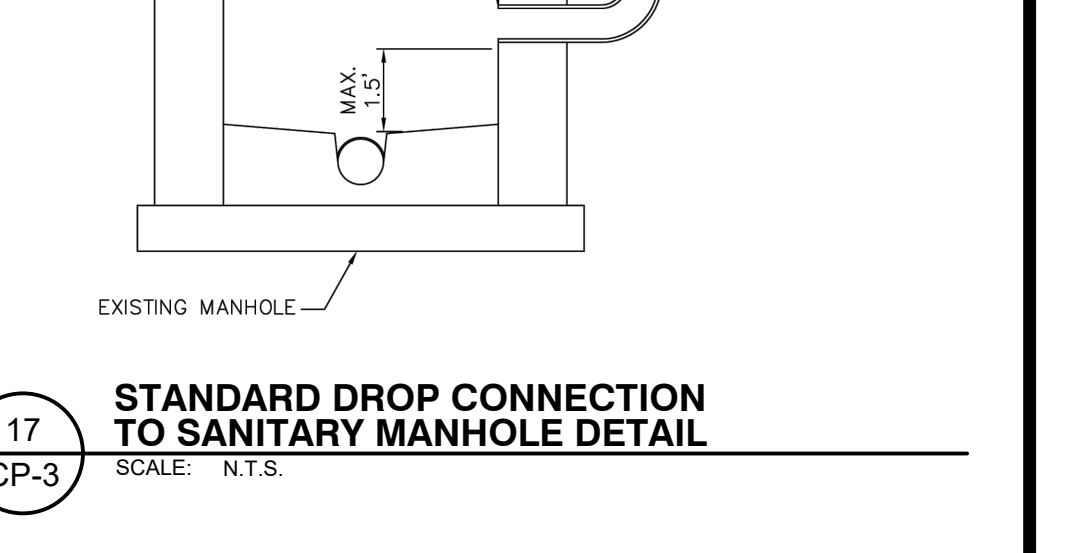
21 UTILITY COVER TABLE
SCALE: N.T.S.



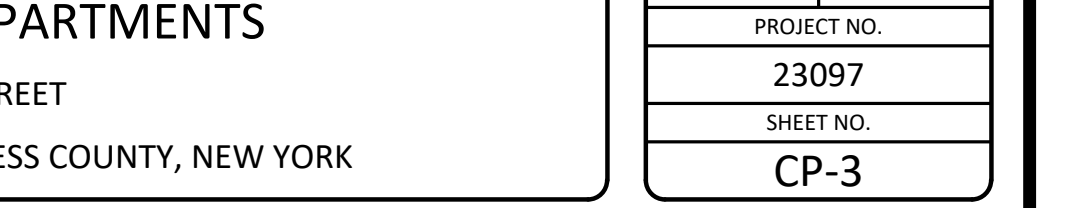
22 UTILITY COVER TABLE
SCALE: N.T.S.



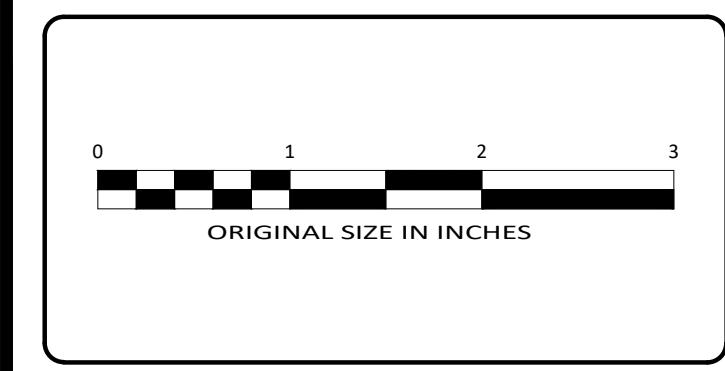
23 UTILITY COVER TABLE
SCALE: N.T.S.



24 UTILITY COVER TABLE
SCALE: N.T.S.



25 UTILITY COVER TABLE
SCALE: N.T.S.



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REV	DATE	DESCRIPTION

SITE DETAILS

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	AS NOTED
PROJECT NO.	23097
SHEET NO.	CP-3

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-collapse: collapse;"> <tr> <td style="width: 60%;">Ur (Urban Land)</td> <td style="width: 20%; text-align: right;">100 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> <td></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> <td></td> </tr> </table>		Ur (Urban Land)	100 %		_____	_____ %		_____	_____ %										
Ur (Urban Land)	100 %																		
_____	_____ %																		
_____	_____ %																		
d. What is the average depth to the water table on the project site? Average: _____ 2 +/- feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">100 % of site</td> <td></td> </tr> </table>		☐ Well Drained:	_____ % of site		☐ Moderately Well Drained:	_____ % of site		☒ Poorly Drained	100 % of site										
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 30%; text-align: right;">100 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></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-collapse: collapse;"> <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-collapse: collapse;"> <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-collapse: collapse;"> <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-collapse: collapse;"> <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.

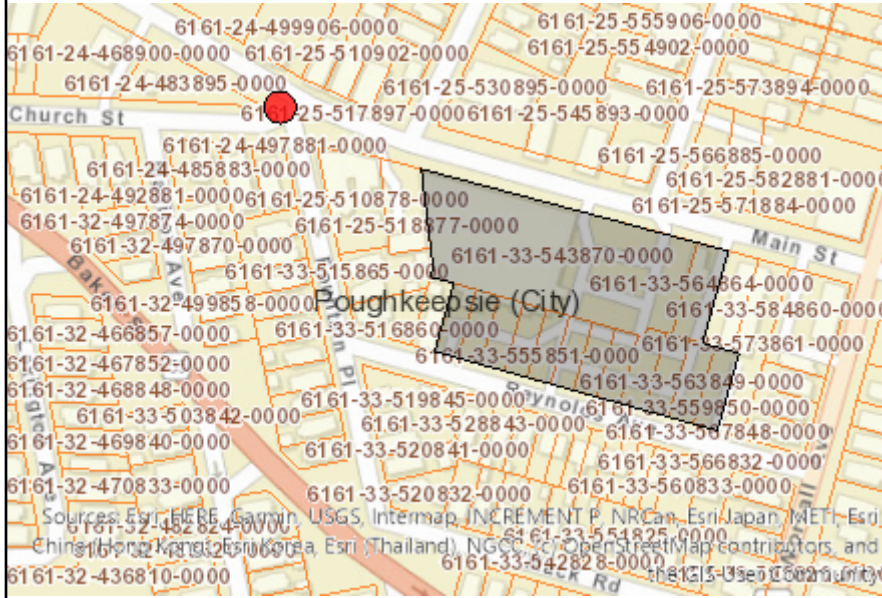
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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

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): Construction of a new three story mixed-use building on Main Street with ground level retail space and seven apartment units. Construction of a second three story building facing Reynolds Avenue containing twenty-eight apartment units. The project will be developed mostly within an existing under-utilized parking lot for an existing on-site grocery store which will remain. The proposal also includes new lighting, landscaping and parking area improvements. Several parcels will be combined and reconfigured into three new parcels, one each for the existing grocery store, Main Street mixed-use building and the Reynolds Avenue multi-family 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	Dutchess County Planning	
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

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: N/A vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ 420,000 kWh ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local grid / utility company - Central Hudson Gas & Electric Corp. iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <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

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ 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. Identify Facilities: Poughkeepsie High and Middle Schools, Smith School Early Learning Center _____	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ 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. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	☐ Yes ☒ No
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. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ 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. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

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-collapse: collapse;"> <tr> <td style="width: 60%;">Ur (Urban Land)</td> <td style="width: 20%; text-align: right;">100 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> <td></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> <td></td> </tr> </table>		Ur (Urban Land)	100 %		_____	%		_____	%										
Ur (Urban Land)	100 %																		
_____	%																		
_____	%																		
d. What is the average depth to the water table on the project site? Average: _____ 2 +/- feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">100% of site</td> <td></td> </tr> </table>		☐ Well Drained:	_____ % of site		☐ Moderately Well Drained:	_____ % of site		☒ Poorly Drained	100% of site										
☐ Well Drained:	_____ % of site																		
☐ Moderately Well Drained:	_____ % of site																		
☒ Poorly Drained	100% of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 30%; text-align: right;">100 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☒ 0-10%:	100 % of site		☐ 10-15%:	_____ % of site		☐ 15% or greater:	_____ % of site										
☒ 0-10%:	100 % of site																		
☐ 10-15%:	_____ % of site																		
☐ 15% or greater:	_____ % of site																		
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____																			
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <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-collapse: collapse;"> <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-collapse: collapse;"> <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)	_____	
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																		
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• 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: <table style="width: 100%; border-collapse: collapse;"> <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 miles.</u>	
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.

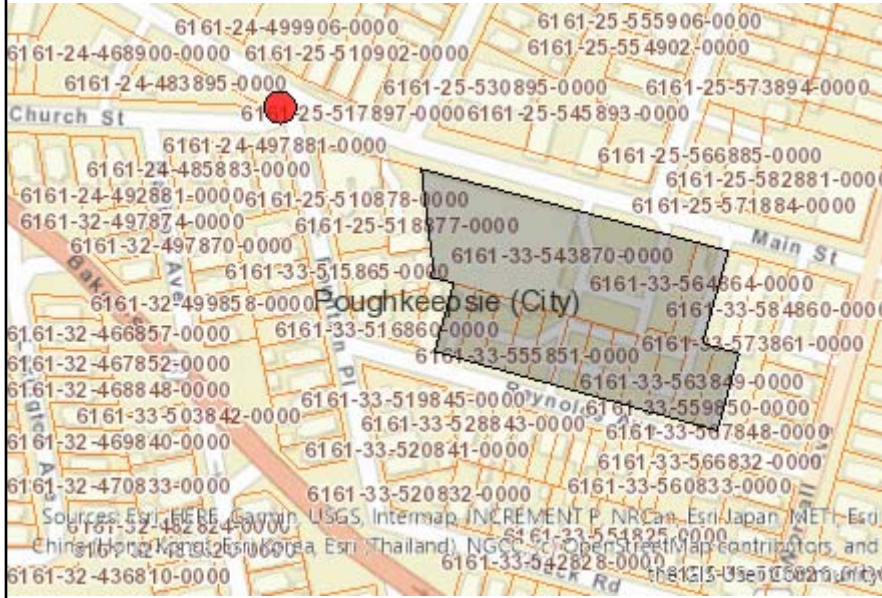
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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 5 April 24

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



**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: May 16, 2024
ADDRESS: 654 Main St

☒ 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

5/16/2024

Date



THE CITY OF POUGHKEEPSIE

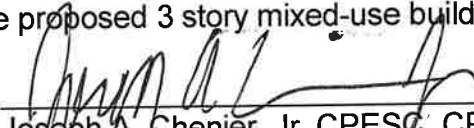
DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: May 9, 2024
2. Name of Site Plan: Proposed Lot Line Adjustment and Commercial / Multi-Family
3. Address or Location: 654 Main Street
4. Owner: EFDS Realty Corp
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 development. Provide documentation from design professional to verify. Include discussion of fire flow.
 2. Verify existing water utility is acceptable for proposed development. Flow data is available from the fire department. Provide documentation from a design professional to confirm. Include a discussion of domestic and fire flows.
 3. Verify water service for the former Pickwick Pub has been abandoned at the main.
 4. Provide monumentation of property corners along City ROW.
 5. Provide invert elevations for storm and sanitary sewer structures and pipe diameters on Main Street and Reynolds Road.
 6. Show roof leaders on site plan and discharge locations.
 7. Show water main pipe diameters on Main Street and Reynolds Road.
 8. Show fire hydrant at 699 Main Street on site plan.
 9. New sanitary sewer service connections are shown to manholes. This is not typically permitted. Connections should be made to the main with a wye connection or tapping saddle.
 10. Replace the damaged sidewalk at Main Street adjacent to the former Pickwick Pub (698 Main Street).
 11. Formally abandon curb cuts at former Pickwick Pub and on Reynolds Avenue. They should be replaced with full reveal curb and appropriately graded sidewalk at Main Street and topsoil/seed at Reynolds Avenue.
 12. Verify water service to Pickwick Pub was abandoned at the main per the detail on CP-3.
 13. Show existing parking lot drainage complete to discharge location. Verify drainage discharges to storm sewer. The parking lot catch basin shown southeast of the grocery store appears to be filled with concrete. Please verify and revise the site plan accordingly.

14. If existing site drainage is found to cross proposed property lines an utility agreement will be needed.
15. Post development stormwater runoff rates shall not exceed predevelopment. Provide brief stormwater report to validate. Green infrastructure and pretreatment are encouraged. Hoods at catch basins to prevent floatables from discharging to the City MS4 are required at a minimum.
16. Indicate pavement edges for utility connections are to be sawcut.
17. The parking lot crosses property boundaries and there appears to be no physical delineation. Is an agreement or easement in place for shared lots. Has an access agreement been granted for the parking spaces adjacent to the proposed 3 story mixed-use building.



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



BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 4-23-24

PROJECT ADDRESS: 654 Main St/698 main St/Reynolds Ave

PROJECT NAME: Property Subdivision

OWNER: EFDS Realty Corp

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 45 Reade Pl, Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** Vassar Brothers Medical Center /Nuvance Health
ADDRESS: 45 Reade Place

Poughkeepsie

NY 12601 (state and zip code)

PHONE NUMBER: 845 224-7234 (include area code)

III. **NAME OF APPLICANT:** Vassar Brothers Medical Center

ADDRESS: 45 Reade Place

Poughkeepsie

NY 12601 (state and zip code)

PHONE NUMBER: 845-224-7234 (include area code)

EMAIL ADDRESS: Michael.Zolnick@nuvancehealth.com

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

IV. **CONSULTANT:** LaBella Associates,

ADDRESS: 21 Fox Street

Poughkeepsie

NY 12601 (state and zip code)

PHONE NUMBER: 8454861525 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Amendment to
approved site plan for expansion of existing hospital

VI. **ZONING DISTRICT:** Hospital-Medical (H-M)

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: ^X _____ (yes) _____ (no)

Alteration: ^X _____ (yes) _____ (no)

Cost of Construction: \$ _____

(Existing = Approved vs Proposed Amended Site Plan)

LOT AND BULK INFORMATION:

Lot area: 24.66 (acres) 1,074,190 (square feet) (project area for purpose of FEAF, excluding NYSDOT area - see Figure 3)

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

326,718 (existing square feet for change of use/expansion)

13,570 (additional proposed square feet for expansion)

340,288 (total building footprint, square feet)

Lot Coverage: 31% (percentage, building coverage only)

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

1,383,499 (existing square feet for change of use/expansion)

13,570 (Existing bldg no longer demolished) (additional proposed square feet for expansion)

1,397,069 (total gross floor area, square feet)

Building Height: 8 plus 1 partially below grade for parking (stories) 273.5 (feet)

Floor Area Ratio: 1.3 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 1,147

B) Number of Off-Street Parking Spaces provided: 2,426 plus 7 ambulance spaces

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

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

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ____ Yes ____ No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

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

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

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

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

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

A) Specify: Hospital

B) Number of shifts (if any): 2 (7:00 to 7:00)

C) Number of employees: 25 additional for am shift and 18 additional for pm shift
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): 0

E) Number of seats in largest assembly space: N/A

F) Number of classrooms (schools): N/A

G) Number of rental units (hotels, motels, etc.) N/A

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

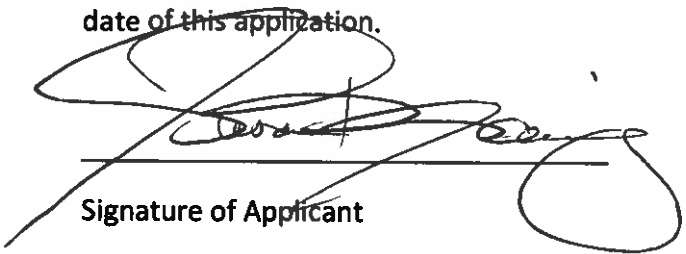
I) Days/Hours of Operation: 24 hours, 7 days a week

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

XVII. APPLICANT CERTIFICATION

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

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


Signature of Applicant

2/28/2024
Date

February 28, 2024

Ms. Anne Saylor
Planning Board Chairman
City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

RE: Vassar Brothers Medical Center

Chairman Saylor:

Vassar Brothers Medical Center (VBMC) is seeking amended site plan approval to retain the existing 13,570 square foot Intensive Care Unit (ICU), located at 45 Reade Place on Tax Parcel 131300-6061-43-843721-0000. The existing ICU was proposed to be demolished as part of the previously approved New Patient Pavilion (Pavilion) project approved on May 24, 2016. Subsequently, VBMC received amended site plan approval on June 20, 2017 to add an additional eighth story consisting of 56,459 GSF to the previously-approved Pavilion building, which included and additional 66 new medical/surgical beds to the facility. Although the eight story was erected, these beds have not yet been installed. VBMC would like to relocate 12 of those 66 beds back to the ICU and convert it into a 12 bed Post-operative Recovery Center (PRC). Adjustments to site access, and water and stormwater infrastructure will also be required to accommodate this change.

In addition, as part of this site plan application, the City of Poughkeepsie Engineering (COPE) office has requested VBMC in concert with the COPE address outstanding easements and maintenance agreements associated with sanitary and water infrastructure along Reade Place, and clarify ownership and operation of water, sanitary, and drainage facilities along Livingston, Lincoln, and Reade Place. The Applicant is currently working in conjunction with the COPE to address these requests. It should be noted the project areas are not served by the water, sanitary sewer, and drainage facilities where the COPE has questions.

Please find enclosed the following materials:

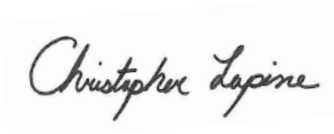
- 6 copies of:
 - Full Size Plan set
- 6 copies of:
 - Technical Memo Prepared by LaBella Associates for the Amended Site Plan
- Digital submission:
 - All of the above

This office understands that the City of Poughkeepsie Planning Department will provide the Applicant the fees and escrow, once they had the opportunity to review the plans.

The Applicant respectfully requests to be on the agenda for the March 26, 2024 Planning Board meeting. I can be reached at 845-486-1478 or clapine@labellapc.com with any questions.



Sincerely,

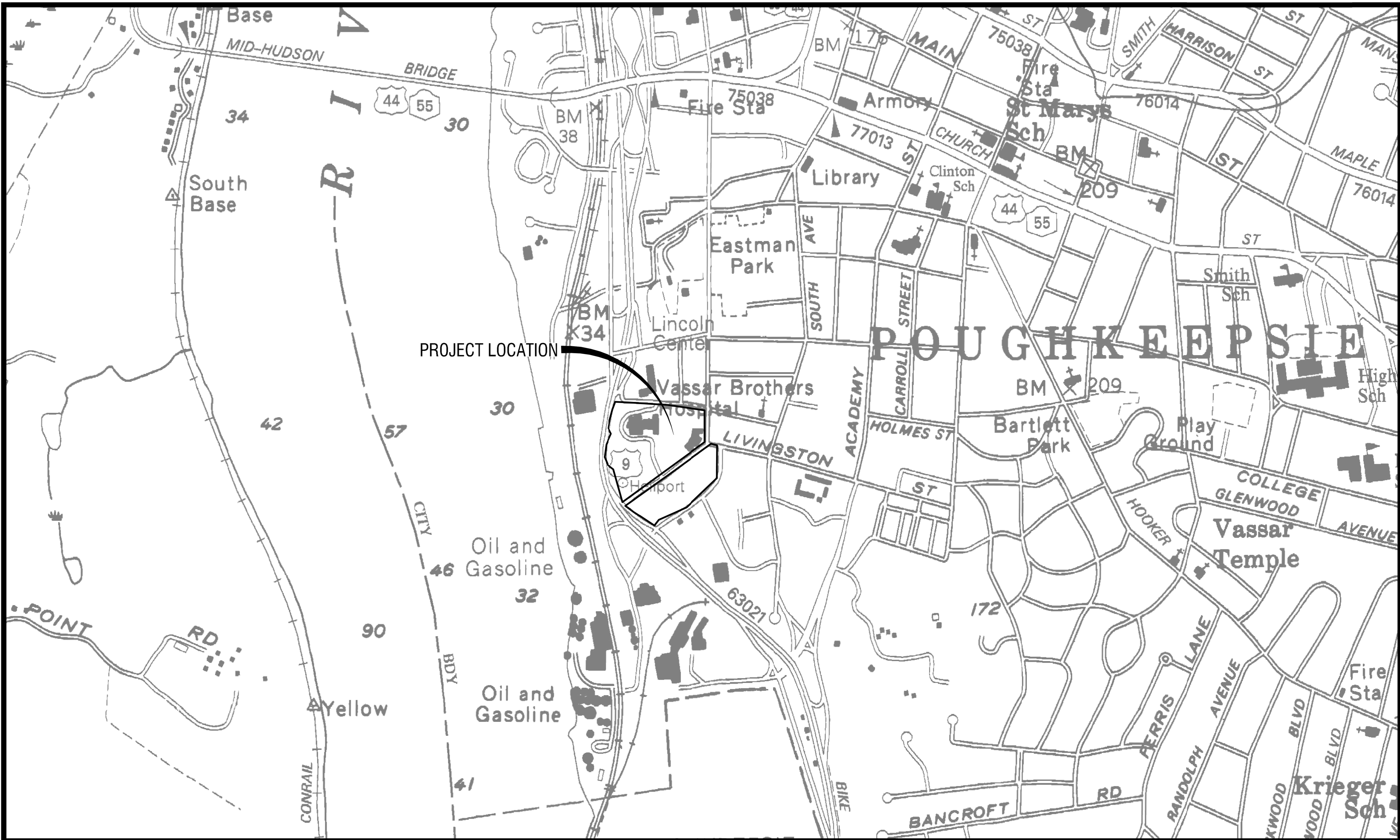


Christopher Lapine
Sr. Civil Engineer / Regional Leader
LaBella Associates

VASSAR BROTHERS MEDICAL CENTER EXPANSION

**45 READE PLACE
POUGHKEEPSIE, NY 12601**

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	0	G001	2/28/24	COVER SHEET
2	0	V001	2/28/24	AS-BUILT PLAN
3	0	C110	2/28/24	APPROVED SITE PLAN
4	0	C111	2/28/24	SITE PLAN
5	0	C510	2/28/24	SITE DETAILS AND WATER PROFILE



LOCATION MA
N.T.S.



LaBella
Powered by partnership.

21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellapc.com

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Nuvance Health
100 Reserve Road, Danbury, CT 06810

Vassar Brothers Medical Center Expansion

45 Reade Place, Poughkeepsie, NY 1260

NO.	DATE:	DESCRIPTION:
Revisions		
PROJECT NUMBER:		2232127
DRAWN BY:		CMR
REVIEWED BY:		CPL
ISSUED FOR:		PLANNING BOARD SUBMISSION
DATE:		02/28/24
DRAWING NAME:		

COVER SHEET

DRAWING NUMBER:



UDIG-NY
CASE NUMBER STARTS HERE

STANDARD SHEET LAST REVISED 1/1/2022

G001



1 of 1

MEMORANDUM

To: City of Poughkeepsie, Planning Board

From: Caren LoBrutto, Senior Planner, LaBella Associates

Date: February 28, 2024

Re: Vassar Brothers Medical Center – Amended Site Plan Approval

Summary

Vassar Brothers Medical Center (VBMC) is seeking amended site plan approval to reappropriate the 13,570 square foot (SF), one-story Intensive Care Unit (ICU), located at 45 Reade Place on Tax Parcel 131300-6061-43-843721-0000, into a Post-operative Recovery Center (PRC) to provide 12 recovery rooms/beds for post-operative recovery from same-day surgery (no overnight stays). The ICU was included in the previously approved New Patient Pavilion (Pavilion) project approved on May 24, 2016, which was for 359 beds.¹ As part of that approval, the ICU was proposed to be demolished to make way for a new access drive and the extension and looping of a watermain to service the Pavilion. However, the ICU was not demolished, and the access was refined to accommodate it. Subsequently, VBMC received amended site plan approval on June 20, 2017 to add an additional eighth (above-ground) story consisting of 56,459 GSF to the previously-approved Pavilion building. The additional floor added 66 new medical/surgical beds to the facility. Although the 8th floor was erected, the additional 66 beds have not been installed yet. Now, as part of the currently proposed amendment, VBMC would like to relocate 12 of those 66 beds back to the former ICU. No additional employees are proposed. The space allocated to 12 beds in the Pavilion's 8th story would be re-allocated to other medical related uses, not beds. With the preservation of the ICU, water and stormwater infrastructure design will be modified to accommodate the existing ICU. This will include the continued use of the new connection point to Livingston Street.

The purpose of this Technical Memorandum is to evaluate whether the proposed amendment would affect the analysis completed under SEQR by the City of Poughkeepsie on May 17, 2016. In particular, the analysis focuses on whether new impacts would occur due to the modification and/or whether any new permits or approvals not previously identified would be required for the modified Project.

LaBella's conclusion is that the minor modifications to the proposed project results in a plan that is consistent with the previously issued Negative Declaration because it does not result in new impacts. Finally, no new permits or approvals not previously identified by other agencies are required.

¹ A State Environmental Quality Review (SEQR) Determination of Non-Significance (Negative Declaration) was issued for the original project on May 17, 2016.

To arrive at this conclusion, we reviewed the previously prepared Full Environmental Assessment Forms (Parts 1 and 2) and narrative and other project documentation, with particular attention to the extensive list of questions in the Full Environmental Assessment Form Part 2. Based on our review, the modification would not change the original response to any of these questions, which are the basis for the Lead Agency's Determination of Significance under SEQRA.

1. Impact on Land

The proposed amendment will result in an increase to impervious coverage above what was previously approved (approximately 8,860 SF) due to the preservation of the ICU. No new building construction is proposed, and the proposed lot coverage continues to comply with zoning. Therefore, the proposed amendment does not result in new significant adverse impacts.

2. Impact on Geological Features

There are no geological features (e.g., unique geologic features or National Natural Landmarks) located on the site.

3. Impacts on Surface Water

There are no surface water features (e.g., no wetlands, streams) located on the site. The increase in impervious coverage will require a modification to the existing onsite drainage system. Additional detention will be provided to ensure that the overall watershed associated with the ICU does not generate a post-development discharge rate greater than what had existed prior to the Pavilion development. Therefore, the proposed amendment does not result in new significant adverse impacts to surface waters.

4. Impact on Groundwater

The proposed modifications will not change the project's impact on groundwater. The project continues to use municipal water supply and sanitary infrastructure, with no change to total water demand or wastewater generation.

5. Impact on Flooding

There are no floodplains located on the site.

6. Impacts on Air

Similar to the original proposed project, the amended design will not result in significant adverse impacts to air quality as it does not require a state-regulated air emission source.

7. Impact on Plants and Animals

No building construction is proposed. The water line infrastructure connection point will be modified requiring work within the property with no clearing required. Accordingly, no significant adverse impacts will occur.

8. Impact on Agricultural Resources

There are no agricultural resources located on the site.

9. Impact on Aesthetic Resources

There are no proposed changes to the building's exterior. Therefore, the proposed amendment does not result in new significant adverse impacts.

10. Impact on Historic and Archeological Resources

No building construction is proposed. The water line infrastructure connection point will be modified requiring work within the property. Accordingly, no significant adverse impacts will occur.

11. Impact on Open Space and Recreation

The project site is located on private land that is not used by the community as a recreational or open space resource.

12. Impact on Critical Environmental Areas

The project does not include a Critical Environmental Area (CEA).

13. Impact on Transportation

The preservation of the ICU for 12 beds will not result in additional traffic as these beds are being relocated from the approved Pavilion project and utilize the same parking facilities. Furthermore, there are no new employees proposed. No changes in access are proposed. Accordingly, no significant adverse impacts will occur.

14. Impact on Energy

The proposed modifications will have no impact on energy resources. All prior analysis remains valid.

15. Impact on Noise, Odor, and Light

No changes are proposed to the lighting. Therefore, there will be no significant adverse impacts related to light, noise and odor.

16. Impact on Human Health

The proposed amendment will not result in increased risks or hazards to human health. Therefore, no significant adverse impacts will occur.

17. Consistency with Community Plans

The proposed amendment will not change the project's impact on community plans because the project continues to be consistent with public policy.

18. Consistency with Community Character

The proposed project modifications will not change the project's impact on community character because it is a permitted use in the Hospital – Medical (H-M) Zoning District and requires no variances.

Conclusion

Therefore, based on the above, it is our opinion that the conclusions of the SEQRA review carried out by the City of Poughkeepsie are not changed and the proposed amendment will not result in significant adverse impacts to environmental resources.

Sincerely,



Caren LoBrutto
Senior Planner



**THE CITY OF POUGHKEEPSIE
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: May 6, 2024
ADDRESS: 45 Reade Pl

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

☐ The site plan is acceptable and will be signed with the following conditions:



Joseph Franco, Fire Chief

5/6/2024

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: 45 Reade Pl

PROJECT NAME: Vassar ICU

OWNER: Nuvance Health

ENGINEER/ARCHITECT: LaBella Associates



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

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #1

1. Date: April 18, 2024
2. Name of Site Plan: VBMC – Retaining ICU Building
3. Address or Location: 45 Reade Place
4. Owner: VBMC/ Nuvance Health
5. Engineer/ Architect: LaBella Associates – Christopher Lapine
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. Provide sanitary sewer loading/ flow analysis associated with retaining the ICU building.
2. Provide brief stormwater report for stormwater flows generated by retaining the ICU building. Include discussion of roof leaders. Verify post-development flows do not to exceed pre-development flows.
3. Show on site plan all discharge locations and connection of storm sewer from building to main.
4. Show on site plan location of water meter and backflow prevention device.
5. Show on site plan additional water valve on back side of curb on new water service. Valve to be red top, right open.

UTILITY EASEMENT AND MAINTENANCE AGREEMENTS:

Please see attached maps for manhole (MH) number references.

SANITARY:

1. **Reade MH 1638, 1635, 1634, 1633. Engineering is not aware of any modifications or changes in maintenance responsibility for the VBMC owned portion of the Reade Place east of Young Street. Please advise if VBMC will be responsible for this section of sewer. If not, a maintenance easement will be needed (if not already prepared).**
2. **Livingston MH 1514, 1513, 1512, 1512A. Please confirm these structures and sewer mains were abandoned and method of abandonment.**
3. **Livingston MH 1682, 1681, 1680, 1689, 1690, 1691, 1692, 1693 (abandoned?). Please confirm these structures and sewer mains were abandoned and method of abandonment.**

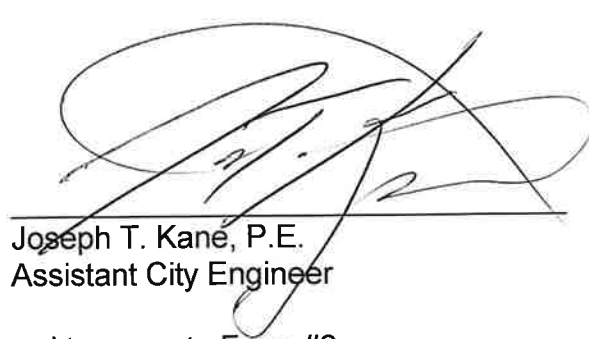
WATER:

1. *Reade from Young to NBnd Columbia ramp. Please advise if VBMC will be responsible for this section of water main. Provide any applicable agreement. If City is responsible for maintenance, a maintenance easement will be needed (if not already prepared).*
2. *Livingston from Lincoln to abandoned NYDOT ramp. Please advise if VBMC will be responsible for this section of water main. If City is responsible for maintenance, a maintenance easement will be needed (please confirm a maintenance easement is in place).*
3. *Fox from entry road to old Livingston intersection. Please advise if VBMC will be responsible for this section of water main. If City is responsible for maintenance, a maintenance easement will be likely be needed for the northern section outside of NYSDOT Right of Way (if not already prepared).*

AS-BUILT PLAN

The City Engineering Department has reviewed the as-built plan provided on 12/9. Please revise and resubmit the plan as indicated below.

1. The plan does not include the entire campus. It does not include Reade Place to the north referenced above or the connection point for the new water main at Livingston Street and Lincoln Avenue intersection. Please revise to include the entire campus.
2. Please provide a table detailing the ownership and maintenance responsibility for sanitary sewer, water, and stormwater utilities on the VBMC campus. The table should indicate the responsibility party for maintenance and the limits of maintenance responsibility.
3. The plan should differentiate between VBMC owned streets and City owned streets. Please indicate on plan and include a table of street takings with legal descriptions.
4. Please revise the as-built plan to include water connection detail at the connection to the City system at Livingston Street and Lincoln Avenue and at Fox Street near Route 9 ramp.
5. Indicate on as-built where all new storm sewers discharge. This includes surface lot at 34 Livingston Street, Livingston Street (east side) and loading dock area. Indicate which City or NYSDOT structure they discharge too.
6. Please provide In AutoCAD format. We will use to update the City basemaps



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

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

VASSAR BROS. HOSPITAL; nov. 2023

Ownership of maint obligations

As new construction and easement descriptions have been submitted due to realignment of trunk sewer, there are still questions regarding the responsibility of the City for utilities on this property.

Reade was supposedly deeded over but there is no statement of such in any field books that would be utilized when needed to identify limits if they exist, water was also of concern but never clarified.

Livingston now has the same situation with utilities as when Vassar calls for assistance it is not clear how far the City should go in accomplishing needed work, as it arises.

SANITARY:

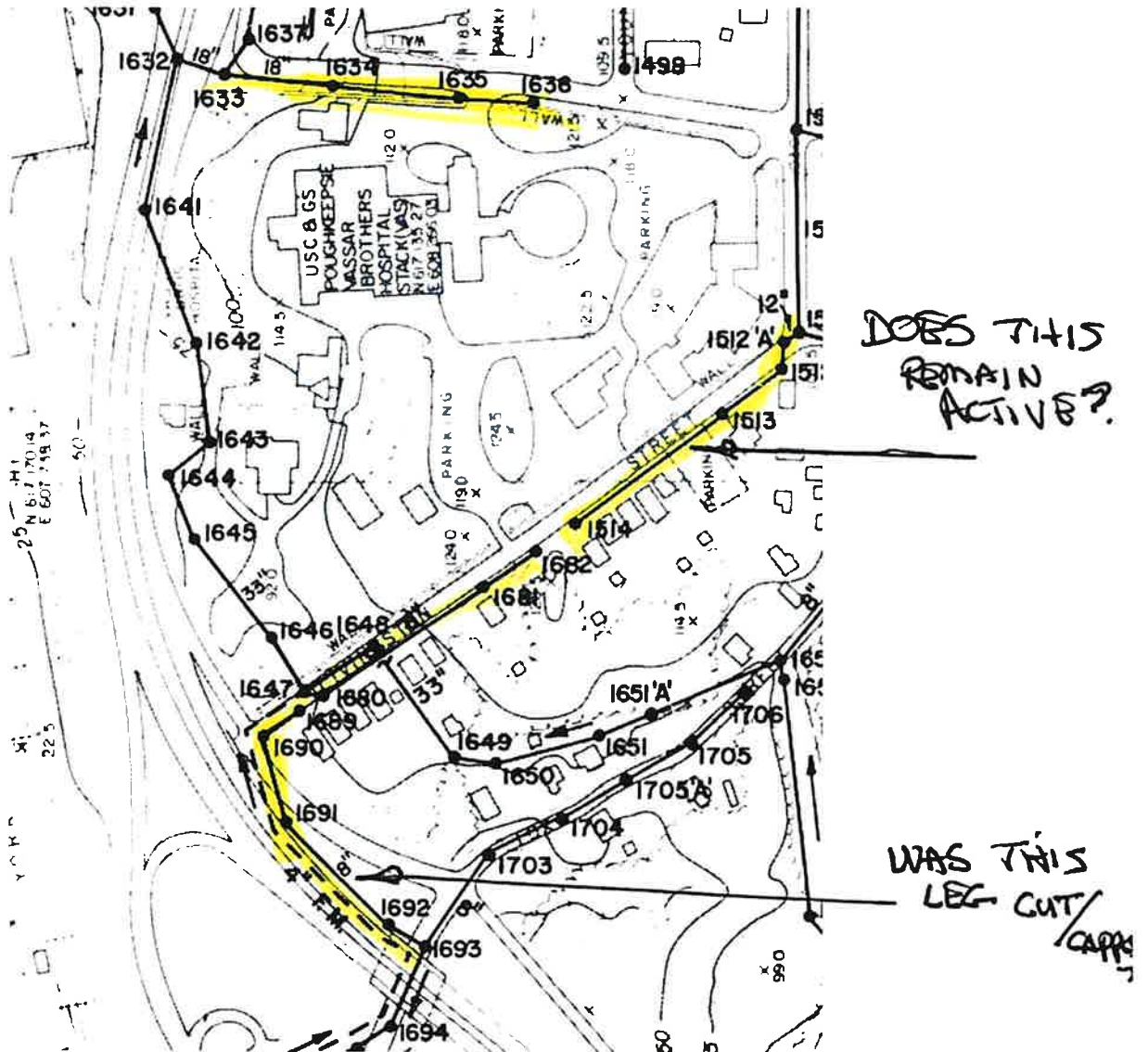
- READE mh 1638, 1635, 1634, 1633
- Livingston mh 1514, 1513, 1512, 1512A
- Livingston mh 1682, 1681, 1680, 1689, 1690, 1691, 1692, 1693 (abandoned?)

WATER:

- READE from Young to NBnd Columbia ramp
- Livingston from Lincoln to abandoned NYDOT ramp
- Fox from entry road to old Livingston intersection

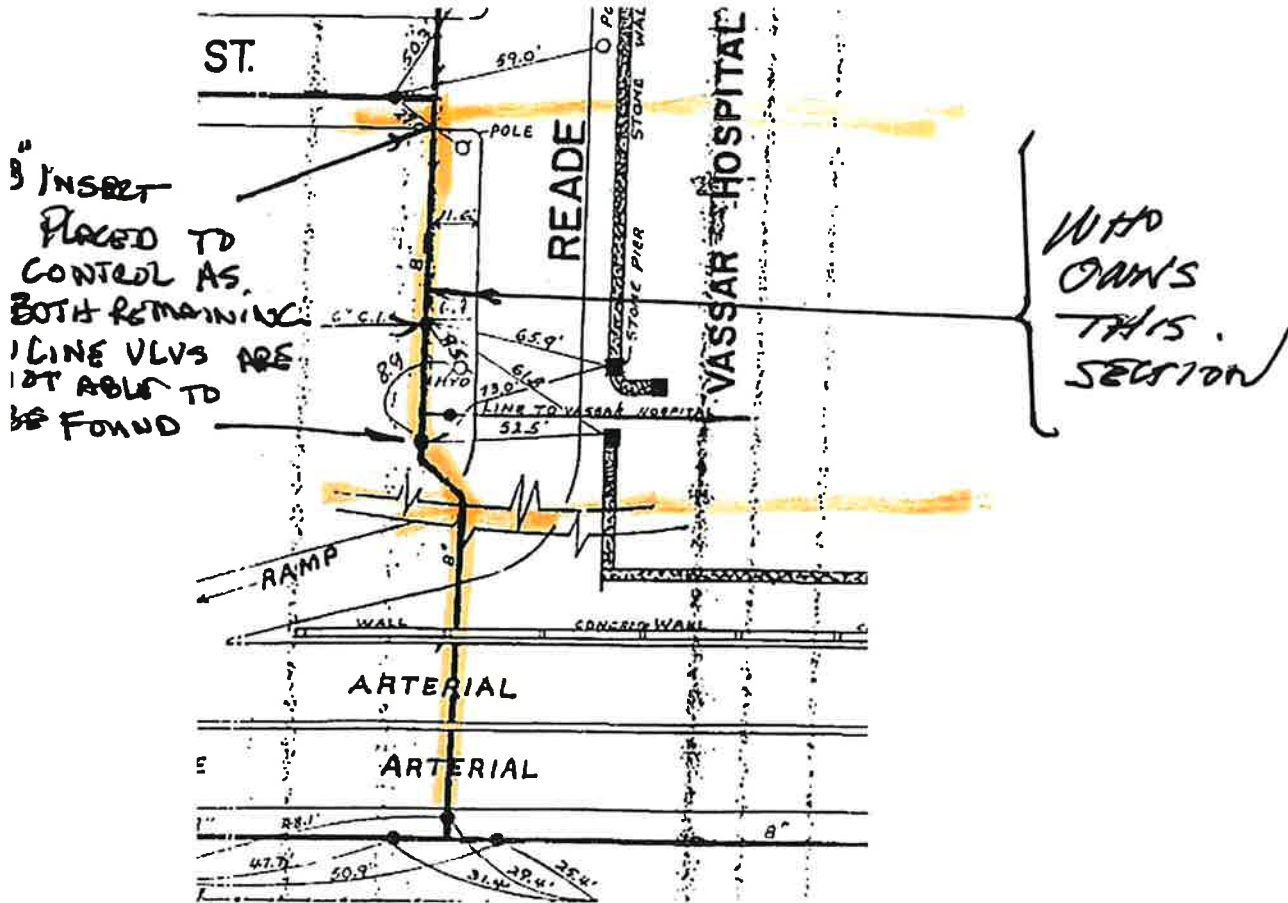
SANITARY:

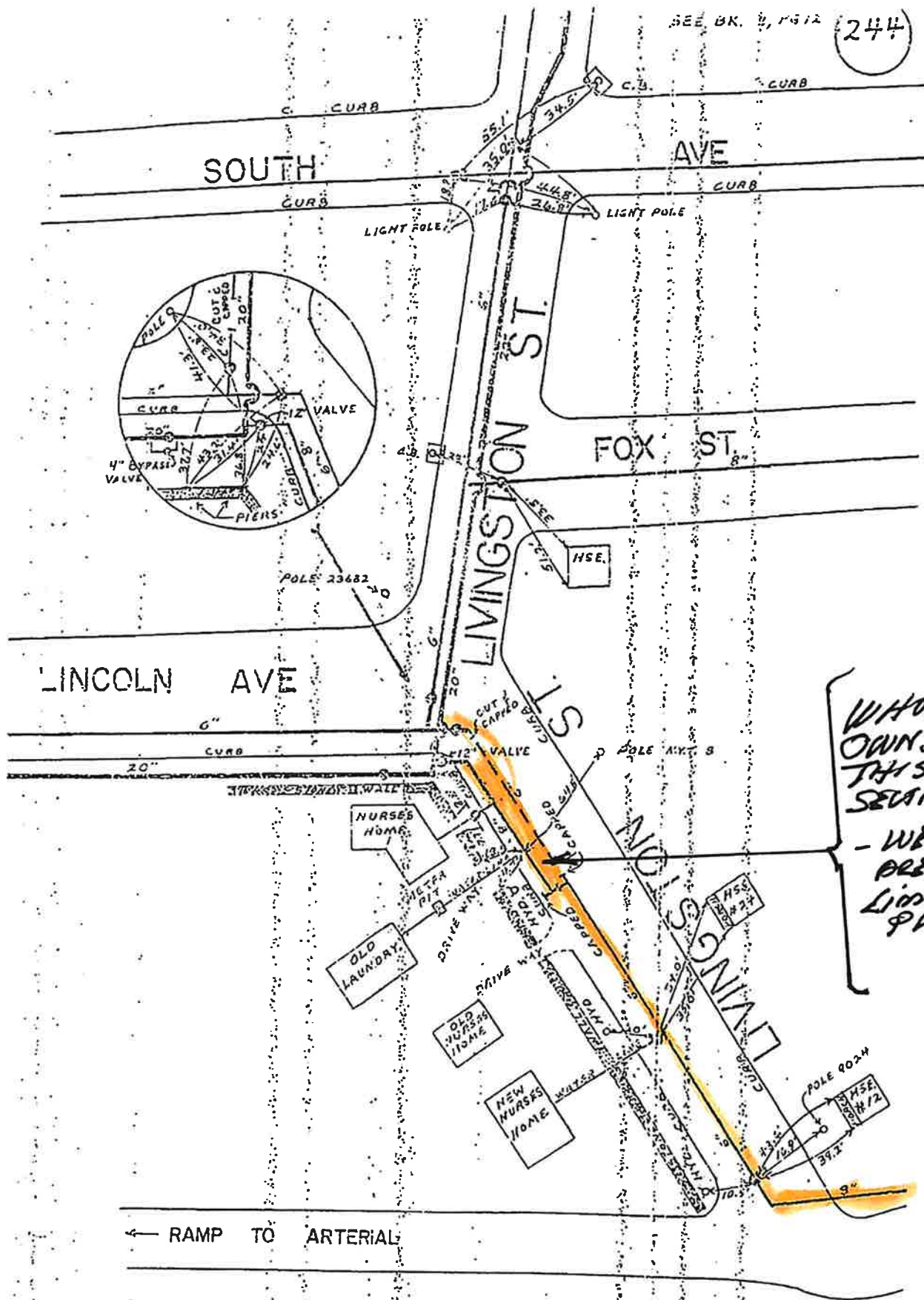
- READE mh 1638, 1635, 1634, 1633
- Livingston mh 1514, 1513, 1512, 1512A
- Livingston mh 1682, 1681, 1680, 1689, 1690, 1691, 1692, 1693 (abandoned?)

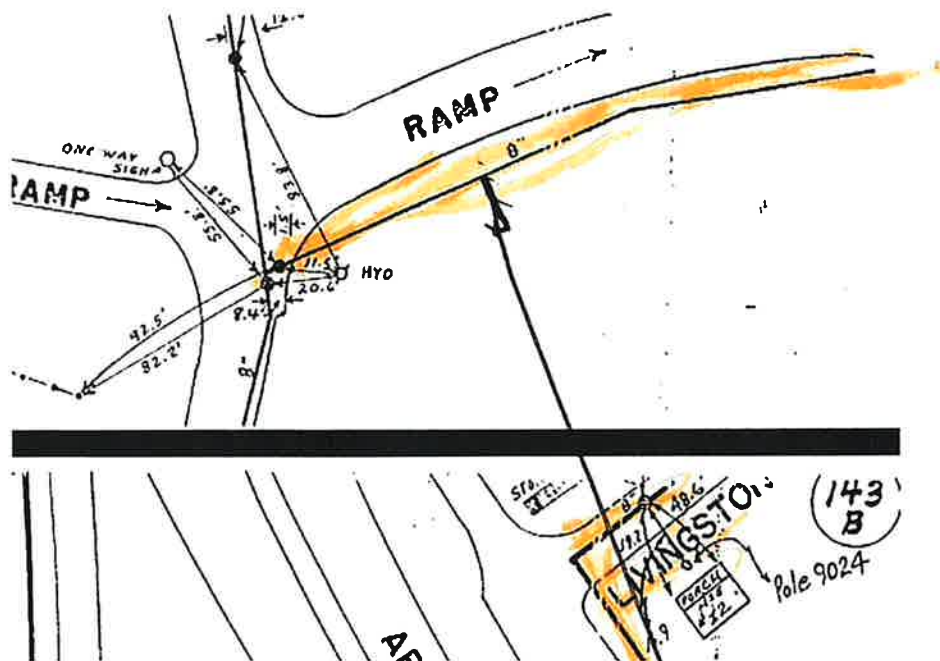


WATER:

- READE from Young to NBnd Columbia ramp
- Livingston from Lincoln to abandoned NYDOT ramp
- Fox from entry road to old Livingston intersection







WHO OWNS
THIS
SECTION?
CLARIFY
LIMITS OF
RESPONSIBILITY

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): **8437210004, 8437210001, 8437210000, 8437210002**

Project Name: **Vassar Brothers Medical Center Expansion Amended Plan**

Applicant: **Vassar Brothers Medical Center**

Address of Property: **Dyson Building Offices, Poughkeepsie, NY**

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 #: ZR24-080	
Date Requested:			
Date Required: 4/12/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 3/28/2024			