City of Poughkeepsie
Planning Board
Meeting Agenda

Virtual https://attendee.gotowebinar.com/register/6661849011421571595
Tuesday, September 21, 2021
7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 17, 2021 Meeting Minutes

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

1. 584 MAIN STREET: MIXED USE CONVERSION AND EXPANSION
Application for Site Plan Review relative to the proposed conversion of the existing building at 584 Main Street, including construction of an addition, from a used furniture store to a mixed use building containing office space and thirty (30) dwelling units. Owner: Hooker 21 LLC; Applicant: Wulf Lueckerath/Mark Lehman; Consultant: Liscum, McCormack, VanVoorhis; Zoned: Main Street Commercial (C-2A) District; Grid #6161-24-439917; File #2021-013

2. 58 PARKER AVENUE: OFFICE AND OPEN SPACE
Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-045

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **316 MAIN STREET: RESIDENTIAL NEW CONSTRUCTION**
Application for Site Plan review relative to the proposed demolition of an existing one-story building and construction of a six-story mixed-use building with eighty (80) residential units and 21,705 SF of commercial space. Applicant / Owner: 316 Main Street LLC (Eric Baxter); Consultant: MASS Design Group; Zoned Poughkeepsie Innovation District – Historic Core (PID-HC) Subdistrict; Grid #6162-77-091064; File #2021-003

2. **27 HIGH STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT**
Application for Site Plan Review relative to the proposed 67 unit multifamily development at 27 High Street, including the conversion of the existing vacant building and construction of a new building, Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Zoned Medium High Density Residence (R-4) District; Grid #6162-62-192294; File #2021-018

3. **MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT**
Application for site plan review relative to the proposed multifamily residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoning District: Planned Residential District (PRD); File #2021-029

4. **135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION**
Application for Site Plan Review and Subdivision relative to the proposed subdivision of the property at 135 Main Street into two lots of record with construction of a new building containing 72 dwelling units on the new lot. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

5. **278 – 282 MAIN STREET: MIXED USE CONVERSION**
Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

6. 134-136 SOUTH AVENUE: MIXED USE NEW CONSTRUCTION

Application for Site Plan Review relative to the proposed demolition of an existing structure and construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments with eleven (11) one-bedroom units and four (4) two-bedroom units. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zoning District: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-050

CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
MEETING OF AUGUST 17, 2021

Present
Robert S. Levine, Esq
Rosaura Andujar-McNeil
Nicholas DeLucia
Robert Mallory
Sean O'Donnell
Anne Saylor

Staff present:
Paul Hesse, Community Development Coordinator

After all members introduced themselves, the meeting was called to order with pledge of allegiance.

The minutes from the July 20, 2021 meeting were approved unanimously on a motion from Robert Mallory.

The following announcements were made:

- **114 SMITH STREET –** withdrawn application, no public hearing
- **35 MAIN STREET –** review postponed until September
- **HIGHVIEW II / MILTON STREET –** review postponed until September
- **584 MAIN STREET –** public hearing scheduled for September

WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
319, 325, 327-329, AND 331 MAIN STREET & 302, 304, 306 AND 310 MILL STREET
On a motion from Anne Saylor, the public hearing was October 19, 2021.

27 HIGH STREET: RESIDENTIAL CONVERSION AND NEW CONSTRUCTION
Application for Site Plan Review relative to the proposed multifamily development of 67 units at 27 High Street, including the conversion of the existing vacant building and construction of a new building; Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Grid #6162-62-192294; Zoned: Medium High Density Residence (R-4) District; File #2021-015

Robert Levine, Esq, recused himself. Anne Saylor assumed the duties of the chair.

Appearing on behalf of the application was Kelly Libolt. She summarized changes to the plan since the July Planning Board meeting. Chris Kroner of MASS Design appeared on behalf of the City for architectural comments.

The Planning Board provided feedback relative to the architectural options. The majority of the Board members chose option 2. A garage door elevation will be provided in the next submission.

On a motion by Sean O'Donnell, the Board authorized staff to begin working on drafting a Negative Declaration pursuant to SEQR.

On a motion by Robert Mallory, passed unanimously, the public hearing was opened. Joann Decker expressed her concern about parking. On a motion by Robert Mallory, passed unanimously, the Board closed the public hearing .

85 MARKET STREET: MULTIFAMILY RESIDENTIAL CONVERSION
Application for site plan/special permit review relative to the conversion of the vacant office building at 85 Market Street to a multifamily dwelling containing four studios and four one-bedroom units, for a total of eight dwelling units: Owner: JMS 85 Market LLC; Applicant: Stefan Bohdanowucz; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Zoning District: Central Commercial (C-2) District); Grid #6162-77-004001; File #2021-022

Robert Levine, Esq, resumed the duties of the chair.

Appearing on behalf of the application was Kimberly Ryan, architect, from Liscum McCormack VanVoorhis.

On a motion by Anne Saylor, seconded by Robert Mallory, the Planning Board voted unanimously to open the public hearing. There were no comments from the public. On a motion by Anne Saylor, seconded by Robert Mallory, the Board voted unanimously to close public hearing.

If the Board closes the public hearing, it is recommend that the Board consider adopting the following resolution:

After discussion and deliberation, the Planning Board adopted the following resolution:

WHEREAS, the Planning Board has received an application for Site Plan and Special Permit Review for the conversion of the vacant office building at 85 Market Street to a multifamily dwelling containing four studios and four one-bedroom units, for a total of eight dwelling units; and,

WHEREAS, this application for site plan is considered to be Type II under SEQRA requiring no further action; and,

WHEREAS, the action is more fully detailed on drawings dated April 30, 2021, revised June 4, 2021 and in one case (Sheet SP102) July 14, 2021, prepared by Liscum McCormack VanVoorhis;

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed conversion of the building at 85 Market Street to an eight unit multi-family dwelling (with the following conditions, if any):

- Exploration of communal green space with some seating, such as a bench, to lessen the appearance of the asphalt around the building, subject to approval by administration, particularly the Police Department.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 6:0:0

316 MAIN STREET: RESIDENTIAL NEW CONSTRUCTION
Application for Site Plan review relative to the proposed demolition of an existing one-story building and construction of a six-story mixed use building with eighty (80) residential units and 21,705 SF of commercial space. Applicant / Owner: 316 Main Street LLC (Eric Baxter); Consultant: MASS Design Group; Zoned Poughkeepsie Innovation District – Historic Core (PID-HC) Subdistrict; Grid #6162-77-091064; File #2021-003

Robert Levine, Esq, recused himself. Anne Saylor assumed the duties of the chair.

Appearing on behalf of the application were Eric Baxter and MASS Design.

Following the presentation, the Board may adopted the following Negative Declaration in order to permit the ZBA to take action on applications currently before them:

WHEREAS, the Planning Board has received an application relative to the proposed demolition of an existing one-story building and construction of a six-story mixed use building with eighty (80) residential units and 21,705 SF of commercial space at 316 Main Street; and

WHEREAS, this application for site plan is considered to be an Type 1 Action under SEQRA; and

WHEREAS, the applicant submitted a Full EAF which adequately describes the proposed action; and

WHEREAS, the application materials were circulated to all involved agencies on May 3rd, 2021 and all agencies have consented to the Planning Board serving as Lead Agency for the coordinated review; and

WHEREAS, the action is more fully detailed on supplemental information and on plans prepared by Rodney Morrison, PE of LRC Group, dated 2/9/21; and elevations prepared by MASS Design Group dated 8/9//21; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii), as noted in the completed Part 2 and Part 3 Full EAF, and has

determined that there will be no significant adverse environmental impacts and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the File PB#2021-003 as detailed in the application and the above referenced plans.

Motion: Sean O'Donnell
Second: Robert Mallory
Carried: 4:1:0

Pursuant to Section 19-6.1(e)(2)(g) the Board shall act on a site plan within 45 days after the public hearing is closed. As the public hearing was closed on July 20th, the Board shall make a decision to approve, approve with conditions, or deny the application by September 3, 2021 unless the review is extended by mutual consent of the applicant and Board. Once a decision with regards to SEQRA is made, the applicant is required to secure approvals from the ZBA before they can receive a final decision from the Planning Board.

It is recommended that the Planning Board consent to extending review of the application past the 45 day timeline to the next regularly scheduled meeting on September 21, 2021.

Motion: Sean O'Donnell
Second: Robert Mallory
Carried: 5:0:0

278-282 MAIN STREET
Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

Robert Levine resumed the duties of the chair.

Appearing on behalf of the application was Michael DeCordova who made a brief presentation relative to the project.

The Board provided the following feedback to the applicant:

- All lots to be combined into a single lot of record
- Discussion of proposed easement (no easement is proposed);
- Request for material samples physical or photographs, consideration of materials other than corten steel
- Request lighting plan and fixture details
- Request better renderings
- Request landscaping/landscaping details

On a motion by Anne Saylor, seconded by Robert Mallory, the Board unanimously voted to declare itself lead agency for the purposes of SEQR and authorize circulation of the plans for review and comment.

On a motion by Anne Saylor, seconded by Robert Mallory, the Board unanimously voted to request an escrow account of $3,000 be established by the applicant for architectural review services by an architectural consulting firm.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 6:0

58 PARKER AVENUE: OFFICE CONVERSION
Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-045

Appearing on behalf of the application were Jason Camporese and Caroline Alsup, who provided a project overview.

Anne Saylor questioned the mid-block crossing and asked whether a pedestrian activated signal might not be advisable. Rosaura Andujar McNeil referred to some anomalies in the SEQR documentation. Sean O'Donnell refered to landscaping, treatment of the rail spur (how to make it more visible), if this was a joint venture and tiered parking. Nick DeLucia indicated that parking on the north lot was a concern.

The Board declared itself lead agency for the purposes of SEQR and authorize circulation of the plans for review and comment.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 6:0:0

On a motion by Anne Saylor, seconded by Robert Mallory, the Board determined that the matter is of wide public interest and set a public hearing for September 21, 2021.

The Board required that an escrow account of $3,000 be established by the applicant for architectural review services by an architectural consulting firm.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 6:0

SOUTH HAMILTON STREET: REQUEST FOR EXTENSION OF APPROVAL
Request for extension of approval relative to the application for Site Plan Review for Harrington Heights (South Hamilton Street) for the proposed construction of twenty-four (24), two-bedroom townhouse-style condominium units on a vacant parcel of land formerly known as 100 South Hamilton Street. Owner/Applicant: Steven Reifler; Consultant: KARC Planning Consultants (Kelly Libolt); Grid #:6161-30-151783; Zoned: Medium High-Density Residence (R-4) District; File #2019-052

As a ministerial act, this is a Type 2 Action not subject to further review under SEQR.

The Board adopted the following resolution:

At the Planning Board meeting of August 18, 2020, the Board granted site plan approval for the above referenced project. Although a building permit was issued for removal of trees on the site following the Planning Board's approval, the building permit for the construction of the condominiums has not been issued. Therefore, it may be that the approval will become null and void on August 18, 2021, unless extended by the Board pursuant to the provisions of Section 19-6.1(3)(a).

Section 19-6.1(3)(a) states "The approval of a site plan by the Planning Board shall be valid for a period of one year from the date thereof for purposes of obtaining a zoning and building permit. Failure to obtain such a permit within the time period shall cause the approval to become null and void. Upon application, for good cause shown, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year from the date the original approval expires."

Under the provisions of section 19-6.1(3)(a) as outlined above, it is recommended that the Board consider extending the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until August 18, 2022, to obtain a building permit.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants the extension of the site plan approval for South Hamilton Street, File #2019-052, to August 18, 2022.

Motion: Rosaura Andujar-McNeil
Second: Robert Mallory
Carried: 5:0:0

The meeting adjourned at 9:41pm.

PB#2021-13

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
MAR 25 2021
BY
CK # 8019
$585.00

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 584 MAIN STREET

II. **PROPERTY OWNER:** HOOKER 21, LLC (J. ALLEN BRITVAN)
ADDRESS: PO BOX 55

THORNWOOD, NY 10594 (state and zip code)

PHONE NUMBER: 914-456-9100 (include area code)

III. **NAME OF APPLICANT:** (Contract Vendee) WULF LUECKERATH / MARK LEHMANN

ADDRESS: 1397 SECOND AVENUE
SUITE 170
NEW YORK, NY 10021 (state and zip code)

PHONE NUMBER: 917-678-5966 (include area code)

EMAIL ADDRESS: wlueckerath@yahoo.com

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

IV. **CONSULTANT:** LISCUM, MCCORMACK VANVOORHIS (ARCHITECT)

ADDRESS: 181 CHURCH STREET

POUGHKEEPSIE, NY 12601 (state and zip code)

PHONE NUMBER: 845-452-2268 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): GROUND FLOOR COMMERCIAL & RESIDENCES; partial GF RESIDENTIAL, 2nd & 3rd FL RESIDENCES

VI. **ZONING DISTRICT:** C-2A, MAIN STREET COMMERCIAL DISTRICT

OFFICE USE ONLY
CODE: PLSF
ID # 299100
FEE: $585.00
Total, from:
$500, plus
$ _____
($150 per 1000 square feet of floor area), plus
$ 36.00
($35 per number of required parking spaces), plus
$ 49.00
($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: X (yes) _____ (no)

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

Alteration: X (yes) _____ (no)

Cost of Construction: $ 3,500,000.—

LOT AND BULK INFORMATION:

Lot area: 0.2 (acres) 8,860 (square feet)

Building Footprint: 0 (proposed square feet for new construction)

5,995 (existing square feet for change of use/expansion)

2,225 (additional proposed square feet for expansion)

8,220 (total building footprint, square feet)

Lot Coverage: 93.7% (percentage, building coverage only)

Gross Floor Area: 0 (proposed square feet for new construction)

17,985 (existing square feet for change of use/expansion)

6,675 (additional proposed square feet for expansion)

24,660 (total gross floor area, square feet)

Building Height: 3 (stories) 30.5' (feet)

Floor Area Ratio: 2.03 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: ~~49~~ 51

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

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

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

* 10 on-site parking spaces to be located at 618 MAIN STR (Pete's Famous Restaurant)

If yes, name all such municipal facilities: 17 Palmer Avenue; East-West Arterial (between Lexington Ave & Manitou Ave)

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

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

X (Yes) _____ (No)

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): 618 MAIN STR (Petes Famous Restaurant) - 10 on-site parking spaces (pls. see attached letter).

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple Residence Rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 6

Number of one (1) bedroom units: 24

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

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: TBD

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____ TBD
(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): _____ TBD

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

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: _____ N/A

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: N/A

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):

Occupancy of existing & expanded new addition of rear building portion. No basement occupancy.

XVII. APPLICANT CERTIFICATION

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

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

Signature of Applicant

3/17/21
Date

MEMORANDUM

To: City of Poughkeepsie Planning Board

From: 584 Main Street LLC

Date: September 5, 2021

Re: 584 Main Street, Poughkeepsie, NY 12601

INTRODUCTION

As owners of 584 Main Street we are seeking to convert the currently vacant, dilapidated commercial building into a newly gut-renovated, mixed-use building consisting of 30 residential apartments and 2,500 SF of ground floor commercial space.

STATUS

As part of the approval process we secured approval from the Zoning Board of Appeals on 8/10/21 for the full expansion of the site to build those 30 apartments and two ground-floor commercial spaces. We also engaged EnviroClean and they successfully removed the 1,000-gallon underground oil tank. They tested the site and it came back clean (close-out letter available).

SITE PLAN and ELEVATION REVISIONS

Here are the revisions we made to the site plan of 584 Main Street;

- Revised site plan by Cronin Engineering incorporating City of Poughkeepsie Civil Engineer comments.
- Updated property elevations and floorplans by our architect, Liscum McCormack VanVoorhis LLP. We incorporated ideas / suggestions from previous planning board meeting and comments from County Planning and the Board's architectural consultant (MAAD Architects).
- Additions / updates include: clapboard siding, LED gooseneck light fixture and number of light fixtures along northern and western facade, shutter style, canopy above residential door entrances, and interior garbage room.
- Existing wood mural to be re-installed (east elevation).
- Samples of Gray Slate colorway and clapboard siding by James Hardie to be provided at meeting.

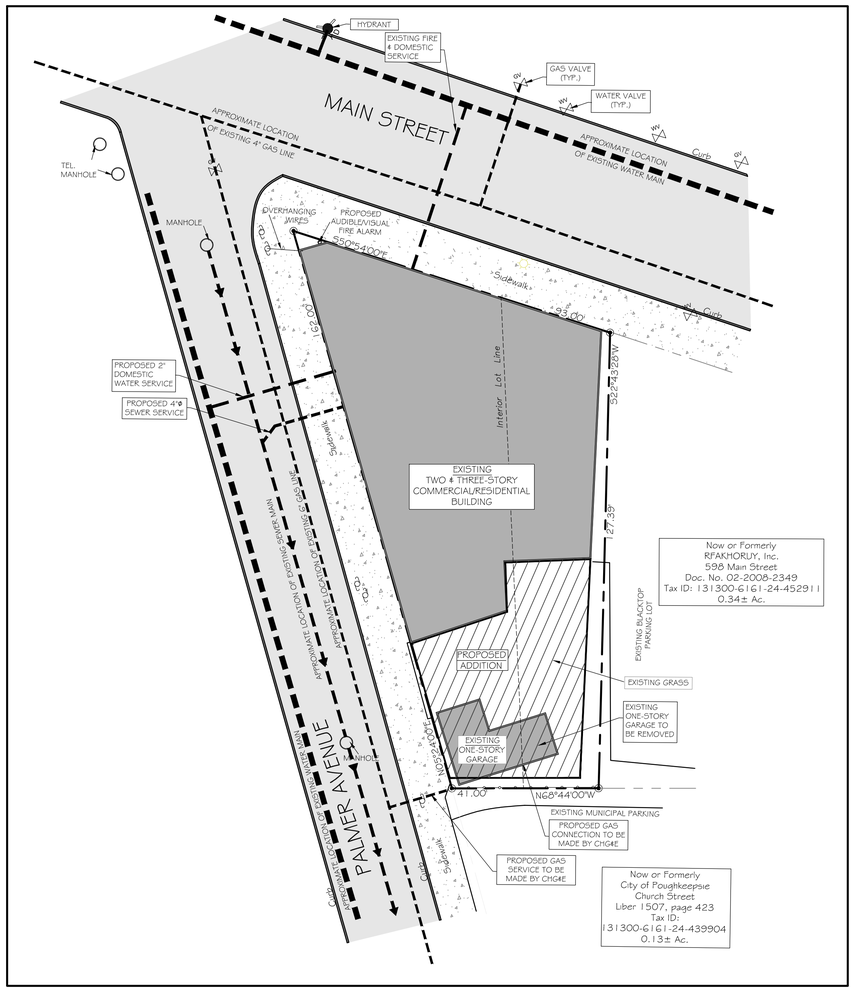
Thank you for your consideration.

584 Main Street LLC

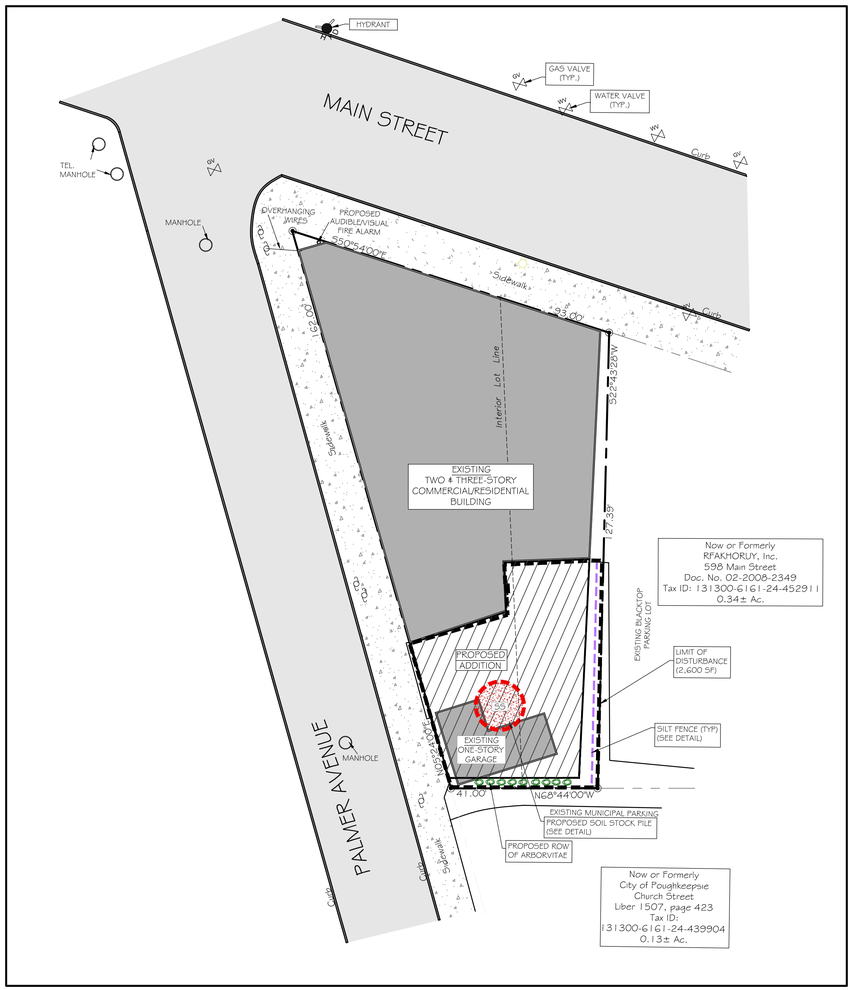
SITE DEVELOPMENT PLAN
FOR 584 MAIN STREET

CITY OF POUGHKEEPSIE

DUTCHESS COUNTY, NEW YORK



UTILITY PLAN



EROSION & SEDIMENT CONTROL PLAN

ENGINEER'S NOTES TO OWNER/CONTRACTOR

1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS REQUIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)-962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING, P.E. P.C. MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
11. CRONIN ENGINEERING, P.E. P.C. MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE VILLAGE OF CROTON-ON-HUDSON. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL CITY CODES AND THE NEW YORK STATE RESIDENTIAL BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE BUILDING DEPARTMENT.

EROSION CONTROL NOTES

1) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2) TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3) THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4) ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED,FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5) ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6) ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7) THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL
8) AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
9) SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
10) SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
11) ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

GENERAL NOTES

1. SURVEY INFORMATION SHOWN HEREON IS BASED ON A MAP PREPARED BY SPENCER S. HALL LAND SURVEYOR, DATED MAY 5, 2021.
2. PARCEL TAX MAP DESIGNATION: SECTION: 131300, BLOCK: 24, LOT: 439917
3. TOTAL AREA OF LOT: 8,878 SQ. FT. (±0.20 ACRES)
4. PARCEL IS LOCATED IN THE CITY OF POUGHKEEPSIE C-2A (MAIN STREET COMMERCIAL) ZONING DISTRICT.
5. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
6. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
SP-1.1	1 OF 2	UTILITY& EROSION CONTROL PLAN	SEPTEMBER 2, 2021	
CD-2.1	2 OF 2	CONSTRUCTION DETAILS	SEPTEMBER 2, 2021	

VICINITY MAP SCALE: 1" = 300'

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20 0 10 20
SCALE: 1" = 20 FT.

OWNER/APPLICANT

584 MAIN STREET LLC
1397 2ND AVENUE, SUITE 170,
NEW YORK, NEW YORK 10021

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER 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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REVISIONS

#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	6161
BLOCK:	24
LOT:	439917
SUBLOT:	-----
DRAWN BY:	SAR
CHECKED:	JA/TCIII
PROJECT:	LUECKERATH-584 MAIN ST
DATE:	SEPTEMBER 2, 2021
JOB #:	210816

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

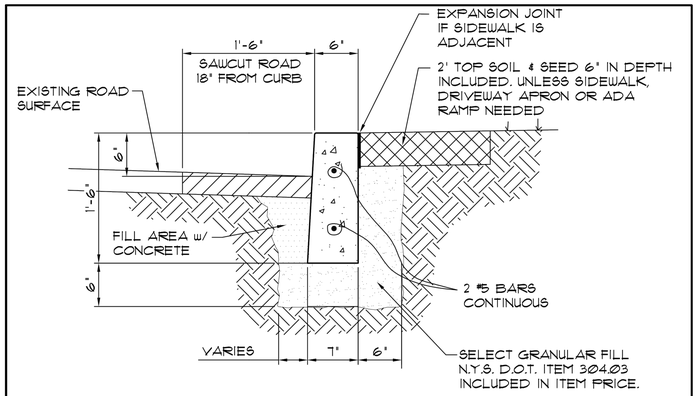
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY & EROSION CONTROL

SITE PLAN FOR COMMERCIAL/ RESIDENTIAL BUILDING

LOCATION:
584 MAIN STREET,
POUGHKEEPSIE , NY

SHEET 1 OF 2 | SP-1.1



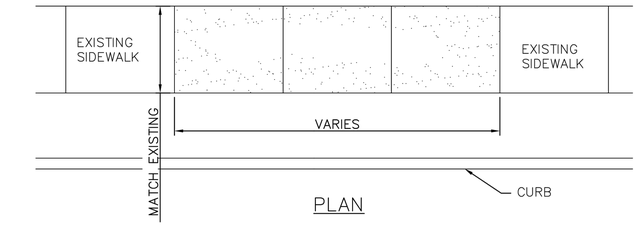
NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

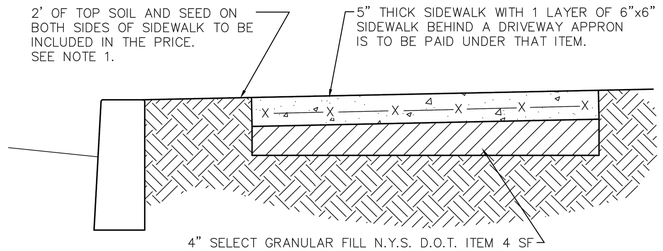
FORMED CURB DETAIL

SCALE: 1"-1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	FORMED CURB DETIAL	1 PAGE NO.



PLAN



SECTION

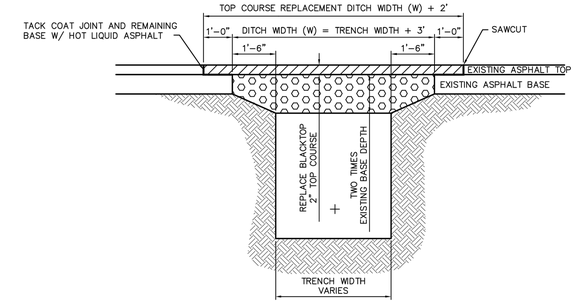
NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

SIDEWALK DETAIL REPLACE & NEW

SCALE: 1"-2'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL	



GENERAL NOTES:

DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. (1 1/2') FROM THE EDGES.

REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE BASE. (MINIMUM THICKNESS OF 8 INCHES).

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED.

ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

TOP COURSE REPLACEMENT SHALL BE MINIMUM OF TWO INCHES (2") OF ASPHALTIC CONCRETE.

FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 2-27-12 SCALE: AS NOTED DRAWN BY: JP	FLEXIBILE PAVEMENT DETAIL	1 PAGE NO.

VICINITY MAP SCALE: 1" = 300'

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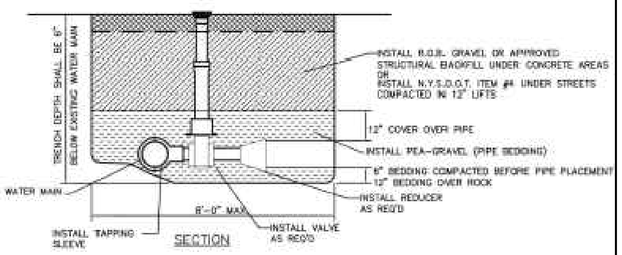
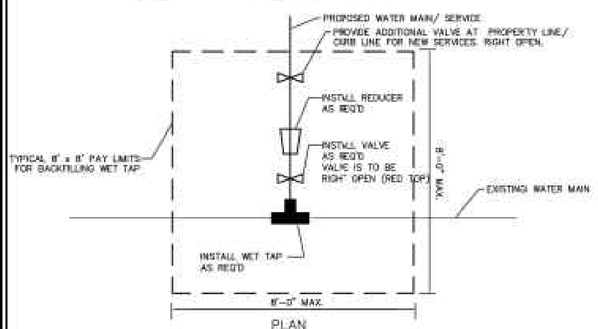
20 0 10 20
SCALE: 1" = 20 FT.

OWNER/APPLICANT

584 MAIN STREET LLC
1397 2ND AVENUE, SUITE 170,
NEW YORK, NEW YORK 10021



SECTION



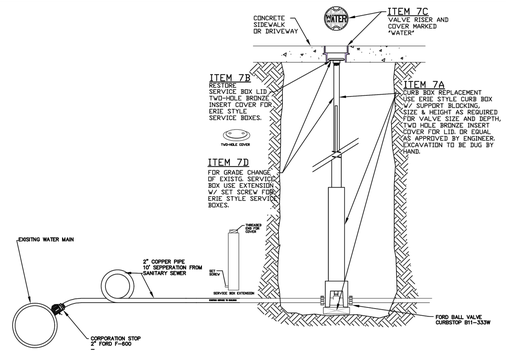
PLAN

NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557).

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

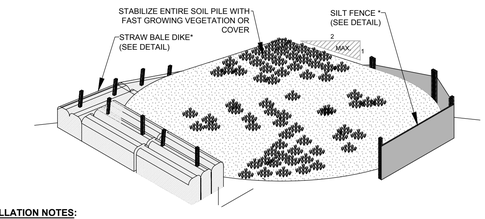
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	TAPPING SLEEVE & VALVE	DATE: 9/15/2014	



CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601

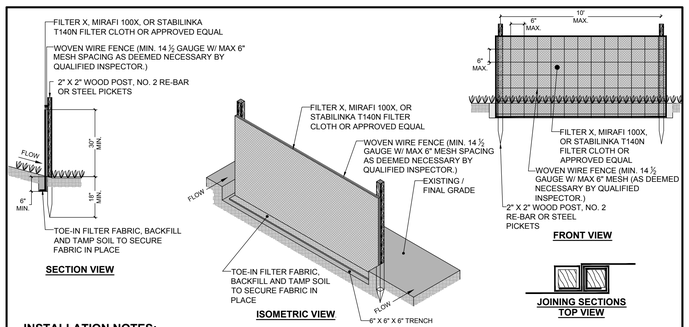


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
2. MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
3. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR STOCKPILE PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

SOIL STOCKPILING CONSTRUCTION N.T.S.



INSTALLATION NOTES:

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

SILT FENCE INSTALLATION N.T.S.

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REVISIONS

#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION:	6161
BLOCK:	24
LOT:	439917
SUBLOT:	-----
DRAWN BY:	SAR
CHECKED:	JA/TCIII
PROJECT:	LUECKERATH-584 MAIN ST
DATE:	SEPTEMBER 2, 2021
JOB #:	210816

TIMOTHY L. CRONIN III, P.E.
LICENSE #062980

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

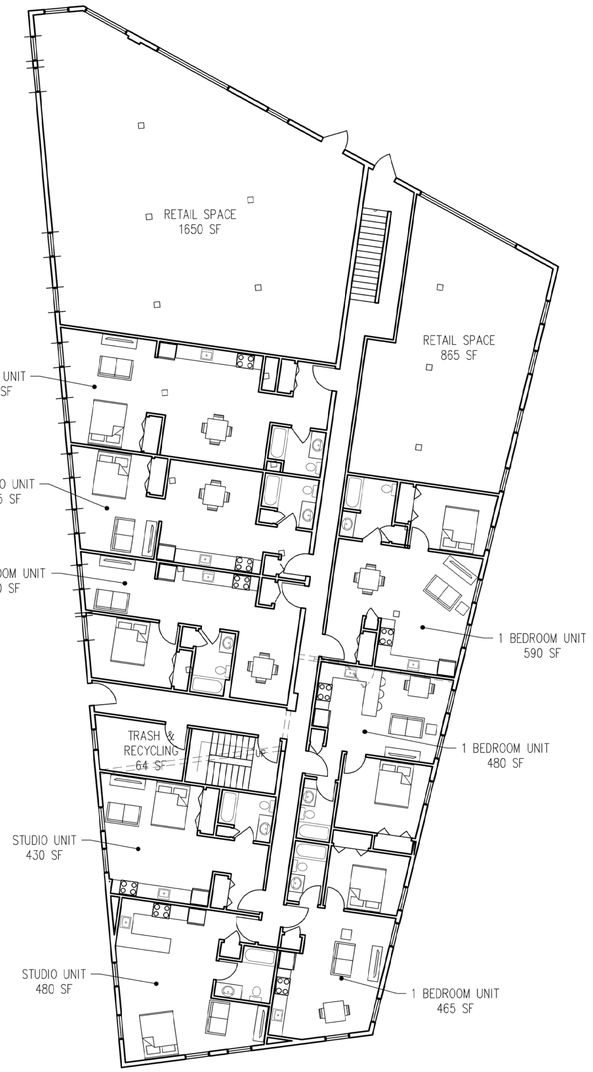
39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

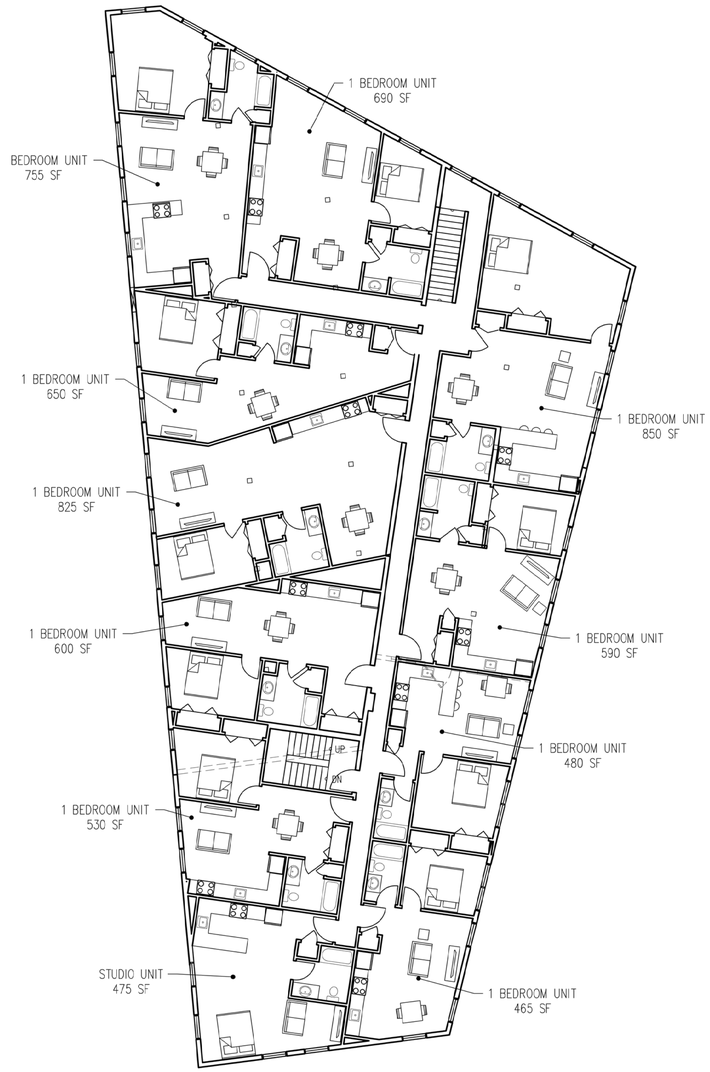
SITE PLAN FOR COMMERCIAL/ RESIDENTIAL BUILDING

LOCATION:
584 MAIN STREET,
POUGHKEEPSIE , NY

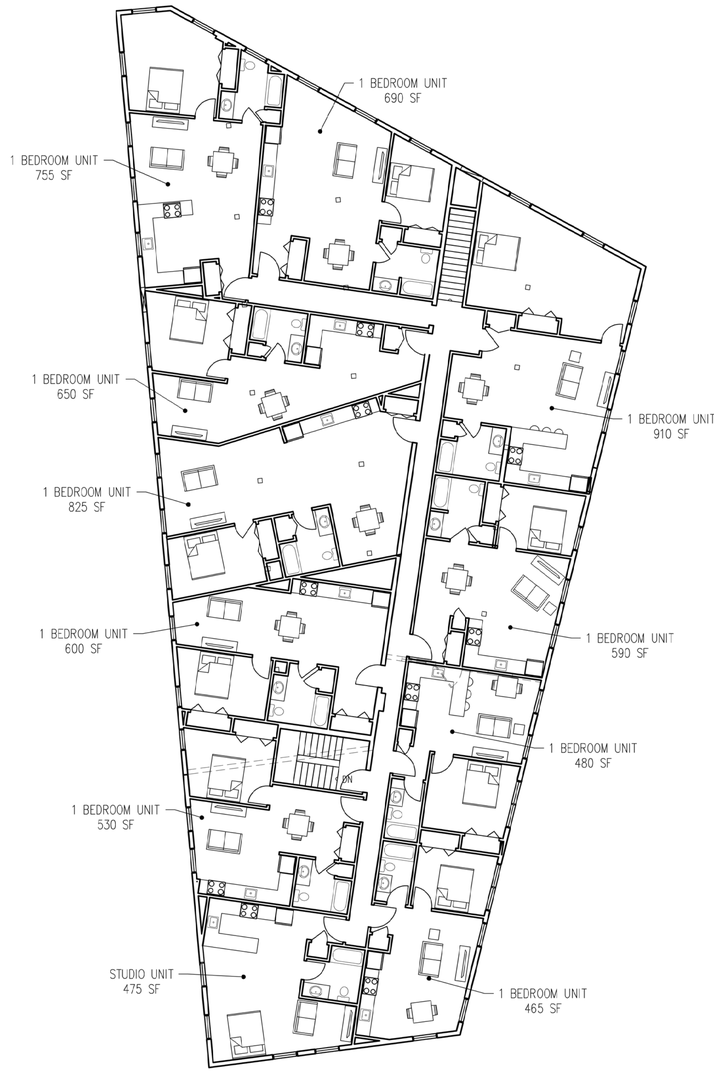
SHEET 2 OF 2 | CD-2.1



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

NEW CONSTRUCTION

EXISTING WALLS

NEW WALLS

EXISTING WALLS TO BE DEMOLISHED

(6) STUDIO UNITS
(24) 1 BEDROOM UNITS
2515 SF RETAIL SPACE

PROJECT NORTH

No.	REVISION/SUBMISSION	DATE
1	-	00/00/00

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
584 MAIN STREET - LUECKERATH
584 MAIN STREET
POUGHKEEPSIE, N.Y. 12601

DRAWING
PROPOSED FIRST, SECOND & THIRD FLOOR PLANS

SEAL

DRAWN BY	PROJECT NUMBER
JP	20044
CHECKED BY	DATE
--	03-25-21

DRAWING NUMBER
A100

FILE P:\0000\JOB 00000 - PROJECT NAME

H–1 | WEST ELEVATION
1/8"=1'-0"

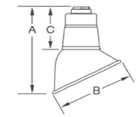
Angled Reflector (AD150)

Abolite® LED Angled Reflector

Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

Prefix	Height (A)	Diameter (B)	Neck (C)
AD150	12" (305mm)	10" (254mm)	5-1/4" (133mm)



10" MATTE BLACK FINISH
3500K COLOR TEMPERTURE
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS

E–1 | SOUTH ELEVATION
1/8"=1'-0"

E–7 | NORTH ELEVATION
1/8"=1'-0"

A–1 | EAST ELEVATION
1/8"=1'-0"

No.	REVISION/SUBMISSION	DATE
1		

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
LEUCKERATH
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

SEAL

DRAWN BY	PROJECT NUMBER
KY	20044
CHECKED BY	DATE
MM	8–30–21

DRAWING NUMBER
A200

FILE P:\2000\JOB # - JOB NAME\

MAAD
Architects

July 7, 2021

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
62 Civic Center Plaza,
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 584 Main Street

Dear Members of the City of Poughkeepsie Planning Board,

MAAD Architects has had the opportunity to review the submission materials provided by the applicant for the proposed alteration / addition to the existing structure located 584 Main Street, Poughkeepsie, NY. Additionally, our office took some time to visit the site to observe both existing structure and the immediately surrounding context. We have subsequently met with the applicant via web conference on June 29th 2021, and participated in an architectural work session at that time. Natalie Quinn, Wulf Lueckerath, Mark Lehman, and myself were in attendance of the web conference. The applicant's architect was not present for the work session. The work session started with a presentation from the applicant of the currently proposed building design. Discussion was had regarding the proposed design, neighboring context, and architectural opportunities that could be investigated in the design process. Review consisted of a focus on the elevations, noting that the provided renderings have inaccuracies and are outdated. Based on our initial review, MAAD has the following preliminary comments.

Site, Scale, and Orientation

1. The existing building currently extends to the lot line both on its Main Street, and Palmer Ave frontages. We understand that the applicant seeks to extend the structure on the south end of the parcel. We feel some form of an extension aids the architecture in terms on creating walkability and continuity on Palmer Ave.
2. Is there opportunity for the building extension leave a bit more open space on the south side, for programmatic features such as possibly bike storage?
3. There does not appear to be space allocated for a screened refuse enclosure on the site. Please clarify how this will be handled.
4. From a massing standpoint, the proposed addition of a third story to the existing two-story portion of the structure feels appropriately scaled with the surrounding context.
5. The floor plans and elevations do not show an entry door for the smaller commercial suite. Please resolve.

Architectural Aesthetic & Detailing

1. The proposed elevations aesthetically have chosen to treat existing structure and new addition the same, in effort to make old and new structure read the same.
2. Has thought been given to the idea of differentiating existing structure vs new addition?
3. Has consideration been given to the possibility of restoring and preserving the existing brick façade?
4. Two window types are shown in the elevations. One with shutters, and the other with arched trim. Please clarify if the non-shuttered windows are existing masonry openings being reused.
5. Please explain thought process behind the window shutters, and clarify if they are functional or just aesthetic.
6. Please show the smaller commercial suite entry design on north elevation.
7. The residential entrance on Palmer Ave is currently void of detailing. Please clarify door detailing and any glazing or architectural features.
8. Is the residential entry door on Palmer Ave seen as a primary entrance, or secondary / egress entrance?

9. Has there been thought of introducing a canopy or some form of rain shelter at residential entries?
10. Please clarify intent for existing mural on east façade. If preserved, please indicate so on elevations.
11. The aesthetic of the west elevation seems to indicate the commercial suite has less depth than what is shown in plan. Consideration should be given to matching the exterior treatment of this area with the floor plan.

Materials

1. Applicant indicated in meeting that horizontal siding system specified will be changed. Please provide new specification.
2. Please provide specification for cornice material, window trim, and corner trim.
3. Please indicate specification and color of shutters.
4. Please clarify materials, colors and specifications proposed for elements on north elevation at lower-level commercial suites.

Site Safety & Lighting

1. We suggest taking another look at proposed lighting on the north façade. Is the quantity of lights proposed needed, and is there an opportunity for a rhythm more consistent with the storefront design?
2. Is additional lighting beyond the two fixtures shown proposed for the west façade?
3. Do the south and east façade have any proposed lighting? Please clarify.
4. Is an exterior camera system proposed?

Site Utilities

1. Please confirm if any exterior HVAC equipment / condensers will be located on or near the building, and if so, any proposed screening.
2. If cooling systems are not included in the project, is the expectation that tenants will install window air conditioners?
3. Please confirm the location and size of the gas meter manifold, as well as electrical meter quantity and location. How do these impact the affected elevation?
4. Are vents anticipated to be protruding from the building's facades?
5. Is there any possibility of a commercial cooking hood being incorporated into the commercial suites? If so, where would supply and exhaust venting be located?

Landscape

1. Is any vegetation or screening of gas / electric meters proposed?
2. Is any vegetation or landscaping proposed?

We look forward to continued conversation and review of further development of the architectural features of this project and wish the applicant much success in the revitalization of this existing important structure.

Regards,

Christopher Mansfield, RA
Principal
cmansfield@maadarch.com

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

July 20, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-203, 584 Main Street Building Addition/Renovation Site Plan
Lot: 439917, Main Street

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 to renovate the existing building and construct a rear addition, to contain ground-floor street-front commercial space and approximately 30 apartments.

COMMENTS

The applicant is proposing to include a new third story on the western portion of the existing building to match the eastern portion, and to build a 3-story addition at the rear of the building. The materials circulated to our department for review contain minimal details; we offer the following comments:

Exterior Lighting: The elevations show 15 regularly-spaced light fixtures mounted along the northern and western facades. The fixtures appear to be located approximately six feet on-center. No spec sheets or photometrics were provided. Given existing street lighting along Main Street, this may be more lighting than is necessary. Instead, the applicant could reduce the number of fixtures and position them to clearly highlight the location of building entrances. We suggest an evenly-distributed average lighting level of 0.1-1.0 footcandle to provide adequate pedestrian lighting, fully-downlit dark-sky compliant fixtures, and a bulb color temperature no higher than 3,000K to ensure the lighting is not too bright or overly stark.

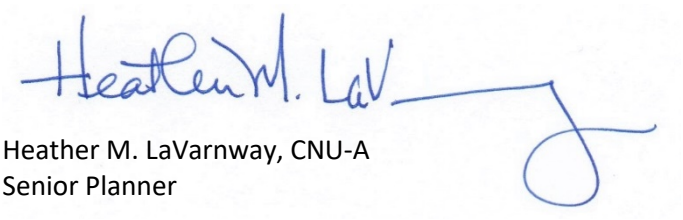
Architecture: According to the floor plans, the first-floor storefront façade along Main Street includes two doors – one public entrance for the larger retail space and one private entrance for the residents of the building. The applicant should indicate where the building entrance will be for the smaller retail space. Has any consideration been given to applying different treatments to the building entrance types – to emphasize the public entrances and de-emphasize the private? Regarding the upper-story windows, the elevations show an alternating approach to the window pattern, with some echoing the existing arched design and others shown as standard double-hungs flanked by shutters. The use of shutters is less common on multi-story urban buildings such as this one. If the shutters are retained, they should be sized to fit the window if closed, and could be functional rather than permanently affixed to the building façade.

Garbage/Recycling and Bicycle Parking: There does not appear to be a garbage/recycling enclosure located anywhere on-site. With 30 residential units proposed, a properly sized enclosure that is accessible to the large trucks used by garbage/recycling services should be included. While a waiver to the vehicle parking requirement has been requested, we encourage the applicant to accommodate bicycle parking.

RECOMMENDATION

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

Eoin Wrafter, AICP, Commissioner
By



Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **4399170000**

Project Name: **584 Main Street Site Plan**

Applicant: **Wulf Lueckerath and Mark Lehman**

Address of Property: **584 Main St, Poughkeepsie, NY 126010000**

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **7/20/2021**

Entered By: **Knauss, Judith**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **7/14/2021**	Notes: **Requested date adjusted to 7/20 as per City.**	☑ Major Project
Date Received: **7/14/2021**		Referral #: **ZR21-203**
Date Requested: **7/20/2021**		
Date Required: **8/12/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **7/20/2021**		

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

584 Main STREET, POUGHKEEPSIE, NY - SPONSORS: WULF LUECKERATH & MARK LEHMAN

Name of Action or Project:
584 MAIN STREET, POUGHKEEPSIE, NY 12601

Project Location (describe, and attach a location map):
584 MAIN STREET/ PALMER AVENUE - PLEASE SEE ATTACHED SITE MAP AND PROPERTY SURVEY

Brief Description of Proposed Action:
COMPLETE RENOVATION OF EXISTING 2-3 STORY VACANT PROPERTY. REMOVE EXISTING DETERIORATED ONE-STORY GARAGE IN THE BACK OF THE PROPERTY AND CONNECT/EXPAND WITH EXISTING 2-3 STORY PROPERTY.

PROPERTY WILL BE CONVERTED INTO A MIXED-USE PROPERTY WITH 29 RESIDENTIAL UNITS AND 2 OR 3 GROUND-FLOOR COMMERCIAL SPACES.

Name of Applicant or Sponsor:	Telephone: 917-678-5966/ 917-453-9948
WULF LUECKERATH & MARK LEHMAN	E-Mail: wlueckerath@thecorinthlangroup.com

Address:
1397 SECOND AVENUE, SUITE 170

City/PO:	State:	Zip Code:
NEW YORK	NY	10021

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

3. a. Total acreage of the site of the proposed action? 0.2 acres
   b. Total acreage to be physically disturbed? 0.03 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.2 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): mixed-use residential/ commercial
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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:			
PROPERTY WILL LOOK TO INCORPORATE ENERGY EFFICIENT WINDOWS AND BLOWN-IN INSULATION. WILL ALSO INCORPORATE SOLAR PANELS ON THE NEW ROOF FOR COMMON AREA ENERGY USAGE.	☐	☑	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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

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

☐ Wetland ☑ Urban ☑ Suburban

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

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

Applicant/sponsor/name: WULF LUECKERATH Date: ~~12/09/2020~~ 02/23/21

Signature: _____ Title: MEMBER

PRINT FORM

ENVIRO CLEAN
OIL TANK SERVICES

P.O. Box 454, Wurtsboro, 12790 – Tel: 845-888-TANK (8265) - www.envirocleantankservices.com

August 5, 2021

Mr. Wulf Lueckerath
P.O. Box 362
Mt. Kisco, NY 12790

Re: 584 Main Street, Poughkeepsie, NY
1000 Gallon #2 Fuel Oil Underground Tank Removal Summary
(Project No. 21-125)

Dear Mr. Lueckerath:

This letter will serve as a summary of our activities at the above noted site and the attachments are included as part of this correspondence. A photo assay of the project is also provided.

On August 4, 2021, Enviro Clean Tank Services LLC (ECTS) mobilized to the subject site to remove a 1000-gallon #2 fuel oil underground storage tank (UST) located at the referenced address. The tank was uncovered, cut open, and cleaned. A vacuum truck was utilized to pump out 730 gallons of liquid waste (see manifest). One drum of tank bottom waste was removed from the tank for disposal (see manifest). No holes were evident in the walls or seams of the tank.

A soil sample was collected from the tank pit and sent to a NYS approved laboratory for analysis (see attached report). No oil was detected in the soil. The tank pit was filled with clean backfill material (see receipt) and the site returned to grade. The tank was subsequently disposed of at a NYS approved recycling facility (see receipt).

Based upon field observations, good condition of the tank, and lack of immediate sensitive receptors, ECTS recommends no further remedial action.

Respectfully,

Larry Roosa
Larry Roosa
Principal

Enc.

CC: City of Poughkeepsie Fire Department

584 Main Street, Poughkeepsie - Job Photos

BEFORE

TANK REMOVAL

BACKFILL

FINAL

Manifest No.: 20645

ADVANCED OIL RECOVERY

oilrecovery@yahoo.com

Toll Free: 877-OLD-OILS (877-653-6457)

NON-HAZARDOUS WASTE SHIPMENT MANIFEST

US EPA ID NO.: PAR000528018

PO Box 864
Milford, PA 18337
Office: (570) 409-6631

Date: 8-4-21

GENERATOR INFORMATION

Generator Name: Enviro Clean	Phone Number:
Address: 584 Main St.	Fax Number:
City, State, Zip: Poughkeepsie NY	Email:
Contact Name:	Job location (if applicable)

DESCRIPTION	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL
Used Oil	680	G		
Used Anti-Freeze				
Waste Water	50	G		
Sludge				
Truck Charge	1	pump truck		
Oil Filter Disposal				
Tank Abandonment/Removal				
Commercial/Residential Pump-Out				
Soil Sample				

Compartment: □ 1 □ 2 □ 3 □ 4	Special instructions:	
	TOTAL:	$

GENERATOR CERTIFICATION

Generator certifies and affirms that all information listed in this document is true and correct to the best of his/her knowledge. Generator also affirms and warrants that any and all material provided to Advanced Oil Recovery, LLC has not been combined, mixed or otherwise blended and/or derived from a listed hazardous waste nor has it been blended, mixed, derived from nor combined in any quantity with materials containing Polychlorinated Biphenyls (PCBs) or any other material defined as hazardous waste, pursuant to applicable laws, including but not limited to 40CFR Part 261. Generator hereby agrees to indemnify and hold Advanced Oil Recovery, LLC harmless for any and all, but not limited to damages, fees and/or costs arising out of or in any way related to false certification of the above warranty, as affirmed by Generator.

Generator's Signature _____ Date 7/4/21

Generator's printed name Sean Delellas

AMOUNT PAID BY:

□Cash □Check

Check No.:_____

Payment received by: _____

Check to be mailed from AOR?

□ Yes □ No

VEHICLE No. 011

DRIVER'S NAME: Mike

DRIVER'S SIGNATURE: _____

WE SINCERELY APPRECIATE YOUR CONTINUED BUSINESS!

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number | 2. Page 1 of | 3. Emergency Response Phone | 4. Waste Tracking Number

5. Generator's Name and Mailing Address

Wulf Lueckerath
584 Main Street
Poughkeepsie, NY

Generator's Site Address (if different than mailing address)

Generator's Phone:

6. Transporter 1 Company Name

Enviro Clean Tank Services (ECTS) | U.S. EPA ID Number NYR000219642

7. Transporter 2 Company Name | U.S. EPA ID Number

8. Designated Facility Name and Site Address

Miller Enviromental
77 Stewart Ave
Newburgh, NY 12550
845-561-1512

U.S. EPA ID Number

Facility's Phone:

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	NO11- Oil Soaked Debris		DM		G	
2.	NO13- Fuel Oil Tank Bottoms	1	DM	55	G	
3.	NO15- Tank Bottoms Other Such as Waste Oil		DM		G	
4.						

13. Special Handling Instructions and Additional Information

For Emergency (845) 532-2157

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name | Signature X | Month 8 | Day 4 | Year 21

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:

Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Sean Delellas | Signature X [signature] | Month 8 | Day 4 | Year 21

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

17b. Alternate Facility (or Generator) | Manifest Reference Number: | U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) | Month | Day | Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in item 17a

Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY TO GENERATOR

PHOENIX
Environmental Laboratories, Inc.

Thursday, August 12, 2021

Attn: Mr. Larry Roosa
Enviro Clean
5 McDonald Rd
Wurtsboro, NY 12790

Project ID: 584 MAIN ST.
SDG ID: GCI93446
Sample ID#s: CI93446

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301

PHOENIX
Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Sample Id Cross Reference

August 12, 2021

SDG I.D.: GCI93446

Project ID: 584 MAIN ST.

Client Id	Lab Id	Matrix
BOTTOM	CI93446	SOIL

PHOENIX
Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

August 12, 2021

FOR: Attn: Mr. Larry Roosa
Enviro Clean
5 McDonald Rd
Wurtsboro, NY 12790

Sample Information		Custody Information		Date	Time
Matrix:	SOIL	Collected by:		08/04/21	13:00
Location Code:	ENVIROCLEAN	Received by:	LB	08/09/21	16:59
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:	21-125				

Laboratory Data

SDG ID: GCI93446
Phoenix ID: CI93446

Project ID: 584 MAIN ST.
Client ID: BOTTOM

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	91		%		08/09/21	AR	SW846-%Solid
Soil Extraction for SVOA PAH	Completed				08/09/21	R/K	SW3546
Volatiles- STARS/CP-51							
1,2,4-Trimethylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
1,3,5-Trimethylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
Benzene	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
Ethylbenzene	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
Isopropylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
m&p-Xylene	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
Methyl t-Butyl Ether (MTBE)	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
Naphthalene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
n-Butylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
n-Propylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
o-Xylene	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
p-Isopropyltoluene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
sec-Butylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
tert-Butylbenzene	ND	1.1	ug/Kg	1	08/11/21	JLI	SW8260C
Toluene	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
Total Xylenes	ND	2.2	ug/Kg	1	08/11/21	JLI	SW8260C
QA/QC Surrogates							
% 1,2-Dichlorobenzene-d4	100		%	1	08/11/21	JLI	70 - 130 %
% Bromofluorobenzene	93		%	1	08/11/21	JLI	70 - 130 %
% Dibromofluoromethane	97		%	1	08/11/21	JLI	70 - 130 %
% Toluene-d8	97		%	1	08/11/21	JLI	70 - 130 %

Project ID: 584 MAIN ST.
Client ID: BOTTOM

Phoenix I.D.: CI93446

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Semivolatiles-STARS/CP-51							
Acenaphthene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Acenaphthylene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Anthracene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Benz(a)anthracene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Benzo(a)pyrene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Benzo(b)fluoranthene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Benzo(ghi)perylene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Benzo(k)fluoranthene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Chrysene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Dibenz(a,h)anthracene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Fluoranthene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Fluorene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Indeno(1,2,3-cd)pyrene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Naphthalene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Phenanthrene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
Pyrene	ND	250	ug/Kg	1	08/10/21	WB	SW8270D
QA/QC Surrogates							
% 2-Fluorobiphenyl	74		%	1	08/10/21	WB	30 - 130 %
% Nitrobenzene-d5	80		%	1	08/10/21	WB	30 - 130 %
% Terphenyl-d14	81		%	1	08/10/21	WB	30 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Phyllis Shiller, Laboratory Director
August 12, 2021
Reviewed and Released by: Rashmi Makol, Project Manager

PHOENIX
Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

QA/QC Report

August 12, 2021

QA/QC Data

SDG I.D.: GCI93446

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 587047 (ug/kg), QC Sample No: CI93462 (CI93446)										
Polynuclear Aromatic HC - Soil										
Acenaphthene	ND	230	96	95	1.0	92	90	2.2	30 - 130	30
Acenaphthylene	ND	230	92	90	2.2	88	86	2.3	40 - 140	30
Anthracene	ND	230	95	94	1.1	90	90	0.0	40 - 140	30
Benz(a)anthracene	ND	230	99	100	1.0	94	96	2.1	40 - 140	30
Benzo(a)pyrene	ND	230	98	98	0.0	92	93	1.1	40 - 140	30
Benzo(b)fluoranthene	ND	230	98	100	2.0	92	97	5.3	40 - 140	30
Benzo(ghi)perylene	ND	230	95	100	5.1	90	91	1.1	40 - 140	30
Benzo(k)fluoranthene	ND	230	95	95	0.0	88	84	4.7	40 - 140	30
Chrysene	ND	230	97	98	1.0	93	94	1.1	40 - 140	30
Dibenz(a,h)anthracene	ND	230	97	100	3.0	93	96	3.2	40 - 140	30
Fluoranthene	ND	230	96	97	1.0	89	89	0.0	40 - 140	30
Fluorene	ND	230	94	93	1.1	92	90	2.2	40 - 140	30
Indeno(1,2,3-cd)pyrene	ND	230	106	109	2.8	101	104	2.9	40 - 140	30
Naphthalene	ND	230	84	87	3.5	86	81	6.0	40 - 140	30
Phenanthrene	ND	230	94	93	1.1	88	90	2.2	40 - 140	30
Pyrene	ND	230	97	96	1.0	90	91	1.1	30 - 130	30
% 2-Fluorobiphenyl	83	%	89	88	1.1	87	83	4.7	30 - 130	30
% Nitrobenzene-d5	85	%	89	91	2.2	90	84	6.9	30 - 130	30
% Terphenyl-d14	83	%	87	87	0.0	83	83	0.0	30 - 130	30
QA/QC Batch 587548 (ug/kg), QC Sample No: CI93440 (CI93446)										
Volatiles - Soil (Low Level)										
1,2,4-Trimethylbenzene	ND	1.0	93	100	7.3	99	98	1.0	70 - 130	30
1,3,5-Trimethylbenzene	ND	1.0	93	100	7.3	101	101	0.0	70 - 130	30
Benzene	ND	1.0	87	93	6.7	94	94	0.0	70 - 130	30
Ethylbenzene	ND	1.0	91	98	7.4	97	98	1.0	70 - 130	30
Isopropylbenzene	ND	1.0	95	102	7.1	105	105	0.0	70 - 130	30
m&p-Xylene	ND	2.0	91	98	7.4	97	97	0.0	70 - 130	30
Methyl t-butyl ether (MTBE)	ND	1.0	104	112	7.4	107	109	1.9	70 - 130	30
Naphthalene	ND	5.0	101	110	8.5	111	111	0.0	70 - 130	30
n-Butylbenzene	ND	1.0	92	97	5.3	92	91	1.1	70 - 130	30
n-Propylbenzene	ND	1.0	92	98	6.3	98	98	0.0	70 - 130	30
o-Xylene	ND	2.0	90	97	7.5	99	100	1.0	70 - 130	30
p-Isopropyltoluene	ND	1.0	96	103	7.0	101	100	1.0	70 - 130	30
sec-Butylbenzene	ND	1.0	103	111	7.5	110	110	0.0	70 - 130	30
tert-Butylbenzene	ND	1.0	93	100	7.3	101	102	1.0	70 - 130	30
Toluene	ND	1.0	86	92	6.7	93	92	1.1	70 - 130	30
% 1,2-dichlorobenzene-d4	101	%	99	99	0.0	98	99	1.0	70 - 130	30
% Bromofluorobenzene	92	%	96	96	0.0	97	98	1.0	70 - 130	30
% Dibromofluoromethane	98	%	99	98	1.0	98	97	1.0	70 - 130	30
% Toluene-d8	97	%	95	95	0.0	96	96	0.0	70 - 130	30

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits

Comment:

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%, 25-160% for Chloroethane-HL and Trichlorofluoromethane-HL.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference

Phyllis Shiller, Laboratory Director
August 12, 2021

Thursday, August 12, 2021

Criteria: NY: CP51S

State: NY

Sample Criteria Exceedances Report

GCI93446 - ENVIROCLEAN

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Comments

August 12, 2021 SDG I.D.: GCI93446

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

NY Temperature Narration

August 12, 2021

SDG I.D.: GCI93446

The samples in this delivery group were received at 2.0°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)

Cooler: Yes ☐ No ☐
Coolant: IPK ☑ ICE ☐ No ☐
Temp 2.0 °C Pg of

PHOENIX
Environmental Laboratories, Inc.

NY/NJ/PA CHAIN OF CUSTODY RECORD

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Email: info@phoenixlabs.com Fax (860) 645-0823
Client Services (860) 645-8726

Contact Options:
☐ Phone:
☐ Fax:
☐ Email:

Customer: ENVIRO CLEAN
Address: PO BOX 454
WOLCOTTVILLE NY 12590

Project: 584 MAIN ST
Report to: ER
Invoice to: ER
QUOTE # :

Project P.O: 21-125

This section MUST be completed with Bottle Quantities.

Client Sample - Information - Identification

Sampler's Signature: [signature] Date: 8/4/2021

Matrix Code:
DW=Drinking Water **GW**=Ground Water **SW**=Surface Water **WW**=Waste Water
RW=Raw Water **SE**=Sediment **SL**=Sludge **S**=Soil **SD**=Solid **W**=Wipe
OIL=Oil **B**=Bulk **L**=Liquid

Analysis Request

PHOENIX USE ONLY SAMPLE #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled	CP 51 VOC - SUCC	GL Amber 8 oz. w/H3PO4	Soil VOA Vials [X] methanol [ ] H2O	GL Soil container (4) oz	GL Soil container ( ) oz	40 ml VOA Vial [ ] As is [ ] HCl	GL Amber 1000ml [ ] As is [ ] H2SO4	PL As is [ ] 250ml [ ] 500ml [ ] 1000ml	PL H2SO4 [ ] 250ml [ ] 500ml	PL NaOH 250ml	PL HNO3 250ml	Bacteria Bottle w/hilo	Bacteria Bottle as is
93446	BOTTOM	S	8/4/21	1PM	X			3	1								

Relinquished by:	Accepted by:	Date:	Time:
WILLY ROOM	[signature]	8/4/21	12:05
[signature]	[signature]	8/9/21	10:59

Comments, Special Requirements or Regulations:

Data Format:
☐ Phoenix Std Report ☐ EQuIS
☐ Excel ☐ NJ Hazsite EDD
☐ PDF ☐ NY EZ EDD (ASP)
☐ GIS/Key ☐ Other

Turnaround:
☐ 1 Day*
☐ 2 Days*
☐ 3 Days*
☑ 5 Days
☐ 10 Days
☐ Other
* SURCHARGE APPLIES

Data Package:
☐ NJ Reduced Deliv. *
☐ Other
☐ NY Enhanced (ASP B) *

NJ
☐ Res. Criteria
☐ Non-Res. Criteria
☐ Impact to GW Soil Cleanup Criteria
☐ Impact to GW soil screen Criteria
☐ GW Criteria

NY
☐ TOGS GW
☑ CP-51 SOIL
☐ 375SCO Unrestricted Soil
☐ 375SCO Residential Soil
☐ 375SCO Residential Restricted Soil
☐ 375SCO Commercial Soil
☐ 375SCO Industrial Soil
☐ Subpart 5 DW

PA
☐ Clean Fill Limits
☐ PA-GW
☐ Reg Fill Limits
☐ PA Soil Restricted
☐ PA Soil non-restricted

State Samples Collected?
NY

NORTHSIDE SUPPLIES

Certified NYS W.B.E. / www.northsidesupplies.net
(845) 454-3731 Fax: (845) 204-9497
Supply Yard Location: 67 Fallkill Ave - Poughkeepsie, NY 12601
Business Office: 501 Salt Point Turnpike, Poughkeepsie, NY 12603

ADS DRAINAGE PRODUCTS

Landscape & Construction Materials

ICE BITE

Snow & Ice Melting Products

To: Enviro Clean

Location: _____

Customer Pickup ☒ Delivery ☐ Phone Order _____

Date & Time: 8/4/21 1:24pm

Cash: ____ Credit Card: X On Account: _____

Check #: _____ Sold By: JC A

QUANTITY	YARDS/TON	DESCRIPTION	UNIT PRICE		AMOUNT	
7 1/2	yard	Quarry Item #4	42	50	315	75
		PAID				

Ticket **No. 75678**

RECEIVED IN GOOD ORDER AND SUBJECT TO CONDITIONS ON REVERSE SIDE:

1 1/2% Service Charge per month on all past due invoices. 18% annually. This will be charged from the first month following due date. Collection costs including reasonable attorney fees, will be charged to the customer.

SUBTOTAL		
TAX		
TOTAL	315	75

COMMERCIAL TICKET

TME IN: 08/04/21 01:16 PM
TME OUT: 08/04/21 01:20 PM
STATUS: PAID
VENDOR: 25200

ENVIRO CLEAN
110 AIRPORT DR.
WAPPINGERS FALLS, NY 12590

PHONE:
FAX:

BARONI
SCRAP METAL LLC

Baroni Scrap Metal, LLC
20 Van Kleeck Drive
Poughkeepsie, NY 12601
Phone 845 471-0820
Fax 845 471-8873
FACILITY # 7121961

TRUCK#:
DESCRIP:
DRIVER:

WEIGHER: AREMER

TOTAL $: **$124.00**
TOTAL LBS: **1,240**

Code	Commodity	Gross	Tare	Contamination	Tare2	Net	U	Price	Total
133	STEEL UNPREPARED	11,040	9,800			1,240	C	10.0000	124.00
		11,040	**9,800**			**1,240**			**124.00**

These weights setforth herein are manually entered.

Notes:

FURNITURE
Main

FURNITURE

The Community Preservation Corporation
480 Bedford Road, Suite 4201
Chappaqua, New York 10514

March 25, 2021

Mr. Mark Lehman
Principal
Rosewalk Properties, LLC
email – mark@rosewalkproperties.com

Re: 584 Main Street, Poughkeepsie

To whom it may concern:

Mr. Mark Lehman and Mr. Wulf Lueckerath have a long-standing relationship with The Community Preservation Corporation (CPC) and are considered highly valued clients. Over the past several years, CPC has financed the rehabilitation of over 10 properties in Poughkeepsie consisting of over 100 apartments and commercial spaces in which Mr. Lehman and Mr. Lueckerath have either substantially improved the quality or newly created safe affordable housing in the core of the City. They have always performed as expected and are currently in good standing with CPC.

CPC is both interested and excited to provide capital for multi-family redevelopment in Poughkeepsie and throughout New York State. CPC has been in discussion with Mr. Lehman and Mr. Lueckerath regarding financing for the redevelopment of 584 Main Street and we are excited to move forward with them once the approvals are in place. Upon notification of planning board approval, CPC will begin the process of loan approval for the redevelopment.

I look forward to working with Mr. Lehman and Mr. Lueckerath on this project as they seek to bring more safe and affordable housing to the City of Poughkeepsie.

Should you have any questions, please feel free to contact me.

Best Regards,

Michael Kroog Digitally signed by Michael Kroog
Date: 2021.03.25 10:00:05 -04'00'

Michael Kroog
Vice President, Mortgage Officer
P – (914) 801-1065
E - mkroog@communityp.com

Hudson River Housing, Inc.

313 Mill Street
Poughkeepsie, NY
(845) 454-5176 (P)
(845) 485-1641 (F)
www.hudsonriverhousing.org

NeighborWorks®
CHARTERED MEMBER

August 28, 2020

Board of Directors

President
Susan Fortunato

Vice-President
Roderick MacLeod

Treasurer
Mary Paden

Secretary
Daria Hanssen

William Carroll
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Richard Keller-Coffey
Jeff Kosmacher
Tim McQueen
Taneisha Means
Tom Pape
Carol Stevens
Lorna Thompson

Executive Director
Christa Hines

Common Council Members
City of Poughkeepsie
Municipal Building, P.O. Box 300
Poughkeepsie, NY 12602

RE: 584 Main Street

Dear Council Members,

Hudson River Housing is once again interested in partnering with Wulf Lueckerath and Mark Lehman to create affordable housing in the City of Poughkeepsie. To date this partnership has created 23 units of housing that are guaranteed to have long term affordability. We look forward the creation of up to 29 more units at 584 Main Street.

Hudson River Housing plans to manage these units for very low-income individuals and families, something that continues to be of great need in the City. In addition, we plan to have a role in the commercial spaces created in this project by incorporating elements of our Workforce Training Programs.

We are in full support of this application to the City of Poughkeepsie Common Council and it is our hope that concessions can be made to help this project move forward. Please don't hesitate to contact me with any questions. Thank you.

Sincerely,

Mary Linge

Mary Linge
Director of Real Estate Development

Corinthian Group, LLC
1397 Second Avenue, Suite 170
New York, NY 10021

Natalie Quinn
Senior Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: ***584 Main Street Parking Waiver***

Dear Ms. Quinn:

Corinthian Group, LLC (the "Buyer" – Wulf Lueckerath & Mark Lehman) is submitting the Planning Board package for 584 Main Street, Poughkeepsie, NY. The Buyer received a "Use Variance" approval from the Zoning Board of Appeals on 03/09/2021 to add Residential and Office uses.

584 Main Street is currently used as a furniture store (Ken's Furniture) and related storage space. The property is in disrepair, with several windows boarded up and material deferred maintenance to both the interior and exterior. Due to the existing conditions, we expect to demolish some of the ancillary structures and build an addition to make the full building three stories.

The existing buildings at 584 Main Street take up almost all of the existing lot. The main structure is located on Main Street and Palmer Avenue with a small one story garage located along Palmer Avenue. There is a small patch of grass with a buried 1,000 gallon oil tank between the 2 structures (oil tank will be removed with new project).

Due to the existing structures located on the lot line on Main Street and Palmer Avenue and the small addition anticipated to-be built to the back of the existing main building, we are asking for a Parking Waiver. There are two municipal parking lots located in close proximity to 584 Main Street. 17 Palmer Avenue (municipal lot) is located right behind our property. The other municipal lot is located on the East-West Arterial, between Lexington Avenue and Manitou Avenue. In addition, we have received written agreement from the owner of Petes Famous Restaurant (618 Main Street) to allow up to 10 on-site parking spaces (please see attached letter).

Thank you,

Wulf Lueckerath
917-678-5966

Pete's Famous Restaurant

618 Main Street
Poughkeepsie, New York 12601

Corinthian Group LLC
1397 Second Avenue, Suite 170
New York, NY 10021

September 16, 2020

Re: ***Parking for 584 Main Street***

Dear Wulf:

We understand that you are in contract to purchase 584 Main Street and seeking approvals from the City of Poughkeepsie for various improvements to such property.

This confirms that we can provide up to ten (10) parking spots at 618 Main Street for use by tenants at 584 Main Street once your entity has purchased 584 Main Street and completed all the renovations there.

We understand that you intend to provide this letter to the City of Poughkeepsie Common Council in support of your applications for approvals.

Sincerely:

PETE'S FAMOUS RESTAURANT

By: _____

Name: James Drivas

Title: Owner

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07-11-2021

PROJECT NAME: 584 Main Street

PROJECT ADDRESS: 584 Main Street

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

☐ **THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.**

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE ~~OR AGENT:~~	DATE:
#717	7-11-21

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1.	Date:	July 19, 2021
2.	Name of Site Plan:	584 Main Street
3.	Address or Location:	584 Main Street
4.	Owner:	Hooker 21, LLC
5.	Engineer/ Architect:	Liscum, McCormack, Vanvoorhis Architects

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. Provided site plan material not sufficient for thorough Engineering review. Please see attached check list to follow as a guide for minimum submission. Engineering plan sheets should be with appropriate engineer scale and at least Arch D (24"x36") size paper. Please feel free to reach out to the department if further clarification is needed.

Joseph T. Kane
Assistant Civil Engineer

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

NEW YORK
ENGINEERING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4192 Fax: (845) 451-4101

Site Plan Review Checklist

Project Name: _____

Address: _____

EXISTING FEATURES					
Number	Description	OK	N/A	City	Def.
1	Survey/Boundary Information				
	- Boundary information				
	- Adjoiners				
	- All existing features i.e. buildings, pavement, trees, etc...				
	- Found monuments				
	- Contours in 1' or 2' intervals				
2	Drainage				
	- Location of nearest storm sewer and existing connections				
	- Invert Elevations of nearest storm sewer				
	- Diameter of connecting and downstream lines				
	- Roof leaders/drop locations				
3	Sanitary Sewer				
	- Location of nearest sanitary sewer and existing connections				
	- Invert Elevations of nearest sanitary sewer				
	- Diameter of connecting and downstream lines				
4	Water Supply				
	- Location of nearest water main with existing service connection				
	- Diameter				
	- Large developments require looped connection w/ 2 feeds				
	- Meter location				
	- Hydrants: Max 300 feet spacing				
5	Street				
	- Traffic features				
	- Entrances/Exits/Access Lanes				
	- Distance from intersection > 75 feet				

*Notes: (Deficiences etc.)

NEW YORK
ENGINEERING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4192 Fax: (845) 451-4101

Site Plan Review Checklist

Project Name: _____

Address: _____

PROPOSED FEATURES					
Number	Description	OK	N/A	City	Def.
6	Engineer/Architect's Stamp				
7	Nature of Alteration - Description				
	- Increased water usage				
	- Increased run-off coefficient				
	- Include City details as required by extent of improvements				
	- Contours in 1' or 2' intervals				
8	Drainage				
	- Stormwater Management System				
	- Connection to existing system or on-site management				
	- Post development runoff does NOT exceed predevelopment runoff				
9	Sanitary Sewer				
	- Show connections complete from building to street main				
5	Water Supply				
	- Show connection complete from building to street main				
	- Large developments require looped connection w/ 2 feeds				
	- Meter location				
	- Water valve required at main and at property/curb line				
6	Street Construction				
	- All utility connections through street must be delineated, hatched and edges shown at sawcut				
	- Show traffic control plan for all connections				
8	Erosion and Sediment Control				
	- Best Management Practices (BMPs)				
	- Silt Fence				
	- Inlet protection				
	- Stabilized Construction Entrance				
9	Subdivision Boundary Information				
	- New subdivisions show new iron rebar monumentation for all new or existing property corners along R.O.W.				
10	Sitework Bond Estimate				
	- Engineer's estimate included for site work (if applicable)				

*Notes: (Deficiences etc.)

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. PROPERTY ADDRESS: 58 Parker Ave
Tax Lots 148369 & 6162-54-12125385

II. PROPERTY OWNER: 1 Civic Center Plaza
ADDRESS: Suite 200
Poughkeepsie
NY, 12601 (state and zip code)

PHONE NUMBER: 845-473-4440 (include area code)

III. NAME OF APPLICANT: Northside Junction, LLC

ADDRESS: same

(state and zip code)

PHONE NUMBER: same (include area code)

EMAIL ADDRESS:

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

IV. CONSULTANT: MASS Design Group

ADDRESS: 289 Main Street, Suite 101
Poughkeepsie
NY, 12601 (state and zip code)

PHONE NUMBER: 857-233-5788 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Adaptive reuse, Rehabilitation and conversion of a former industrial structure to workspace, landscaping, workshop, and parking

VI. ZONING DISTRICT: W-G, G-CM
Walkway-Gateway Overlay District (W-G)
Gateway Commercial Mixed-Use (G-CM)

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

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)

PROJECT INFORMATION

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

Change of use:✓_____ (yes) _____ (no)

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

Alteration:✓_____ (yes) _____ (no)

Cost of Construction: $17,000,000 +/-_____

LOT AND BULK INFORMATION:

Lot area: 3.03 _____ (acres) 131,986.80 _____ (square feet)

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

26,000sf _____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

26,000sf _____ (total building footprint, square feet)

Lot Coverage: 19.6% _____ (percentage, building coverage only)

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

44,000 _____ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

44,000 _____ (total gross floor area, square feet)

Building Height: 2 _____ (stories) 29 _____ (feet)

Floor Area Ratio: 0.33 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 97 _____

B) Number of Off-Street Parking Spaces provided: 82 _____

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

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

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

A) Number of Employees: 67

B) Number of doctors/dentists/medical practitioners: 0

C) Days/Hours of Operation: 7AM - 7PM

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

Caroline M Alsup _____ 8/2/2021 _____

Signature of Applicant Date

9/7/2021

To:
Natalie Quinn
Planning Director
City of Poughkeepsie

From:
Caroline Alsup on behalf of
Northside Junction, LLC
1 Civic Center Plaza, Suite 200,
Poughkeepsie NY 12601

We thank the planning board for their comments during our initial site plan hearing on August 17, 2021 and look forward to further feedback during the September 21, 2021 public hearing.

Below are notes and requested additional information on the drawings.

Note to Department of Engineering and Department of Public Works

This project calls for the creation of a crosswalk at Parker Ave. It also calls to move a utility pole at the west of the 58 Parker property to allow for a relocated curb cut into the parking area. Please reference the drawings for more detail on these items, and we look forward to answering your questions.

Overall Comment Response for City of Poughkeepsie

I. **APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION**

- Date, north arrow, written graphic scale C1.00

Response: A graphic scale has been added to the plan sheet C1.00

II. **EXISTING SITE CONDITIONS**

a. Location, width and purpose of all existing easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within adjacent or otherwise pertaining to the property.

Response: Easements (61 Parker) and notes are included in the existing conditions survey maps. SV1 and SV

b. Approximate boundaries of any areas subject to stormwater overflows

Response: A letter from FEMA regarding floodplain has been provided under separate cover.

III. **PROPOSED SITE IMPROVEMENTS**

a. Location of any fire alarm boxes and/or connections to the city fire alarm system.

Response: The location of the proposed Knox box (fire) is indicated on drawing sheet C1.31

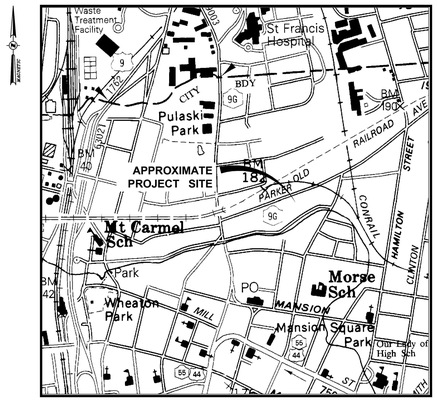
b. A determination of storm water quality requirements based on NYSDEC Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(d) impaired watershed, require full stormwater treatment as per NYSDEC.

Response: A stormwater pollution prevention plan is be prepared in accordance with the NYS DEC SPDES Stormwater General Permit GP-0-020-001

A fence detail was also added to sheet C530 number 24.

DRAWING LIST

		PLANNING BOARD SUBMISSION (08/02/21)	PLANNING BOARD SUBMISSION (09/02/21)
G0.00	COVER	X	X
G0.01	GENERAL NOTES	X	X
G0.02	KEY PLANS + SECTIONS	X	X
SV1A	MAP OF EXISTING CONDITIONS PREPARED FOR SCENIC HUDSON, INC. - 61 PARKER	X	X
SV	MAP OF TOPOGRAPHIC SURVEY PREPARED FOR SCENIC HUDSON, INC. - 58 PARKER	X	X
C1.00	OVERALL SITE PLAN	X	X
C1.20	PRILIMINARY DEMOLITION PLAN - NORTH	X	X
C1.21	PRELIMINARY DEMOLITION PLAN - SOUTH	X	X
C1.30	SITE PLAN - NORTH	X	X
C1.31	SITE PLAN - SOUTH	X	X
C1.40	PRELIMINARY GRADING, DRAINAGE & EROSION SEDIMENT CONTROL PLAN - NORTH	X	X
C1.41	PRELIMINARY GRADING, DRAINAGE & EROSION SEDIMENT CONTROL PLAN - SOUTH	X	X
C1.50	VEHICLE TURNING DIAGRAM	X	X
C1.60	PRELIMINARY UTILITY PLAN - NORTH	X	X
C1.61	PRELIMINARY UTILITY PLAN - SOUTH	X	X
C5.30	SITE DETAILS	X	X
C5.40	STORM AND SANITARY SEWER DETAILS	X	X
C5.50	EROSION & SEDIMENT CONTROL DETAILS	X	X
C5.60	WATER SYSTEM DETAILS	X	X
L1.10	PRELIMINARY MATERIALS PLAN - NORTH	X	X
L1.11	PRELIMINARY MATERIALS PLAN - SOUTH	X	X
L1.50	PRELIMINARY PLANTING SCHEDULE	X	X
L1.51	PRELIMINARY PLANTING PLAN - NORTH	X	X
L1.52	PRELIMINARY PLANTING PLAN - SOUTH	X	X
LT - 01	LANDSCAPE LIGHT LEVEL CALCULATION	X	X
LT - 02	LANDSCAPE LIGHT LEVEL CALCULATION	X	X
LT - 03	LANDSCAPE LIGHT LEVEL CALCULATION	X	X
A1.00	LEVEL 1 PROPOSED PLAN (FALL KILL LEVEL PLAN)	X	X
A1.01	LEVEL 2 PROPOSED PLAN (PARKER AVE PLAN)	X	X
A1.02	LEVEL 3 PROPOSED PLAN (GREEN ROOF PLAN)	X	X
A1.03	ROOF PLAN	X	X
A2.00	BUILDINGS A + B ELEVATIONS	X	X
A2.01	BUILDINGS C + D + E ELEVATIONS	X	X



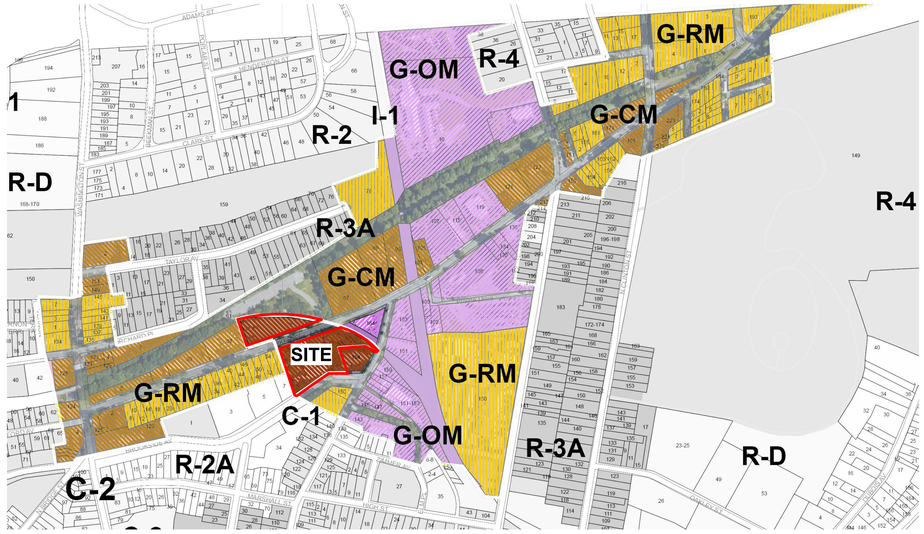
LOCATION MAP
SCALE: 1"=1000'

ADJOINING LOTS

PARCEL	PARCEL ADDRESS	CURRENT USE	ACREAGE
148369	58 parker Ave	Other Storage	2.10 ac
125385	Parker Ave	Parking Lot	0.93 ac
125364	56 Parker Ave	2 Family Res	0.13 ac
128350	7 Brookside	Vacant	0.25 ac
141336	Garden St	Vacant	0.26 ac
154341	Garden St	Vacant	0.38 ac
161347	150 Garden St	1 Family Res	0.13 ac
170367	154 Garden St	Other Storage	0.58 ac
094375	37 Parker Ave	Other Storage	0.78 ac
086384	61 Parker Ave	State Park	5.06 ac
177385	164 Garden St	Other Storage	0.36 ac
163407	67 Parker Ave	Junkyard	1.60 ac

Note:
Above information gathered from Dutchess County Parcel Access on July 30, 2021.

ZONING MAP:



PROJECT DESCRIPTION:

THIS DOCUMENT IS FOR THE PROPOSED SCENIC HUDSON HEADQUARTERS TO BE LOCATED INPOUGHKEEPSIE, NY. THE SCOPE OF WORK INCLUDES A FULL RENOVATION OF THE EXISTING, UNOCCUPIED SPACES LOCATED AT 58 PARKER STREET AND UPGRADE THE EXISTING PARKING LOT AT 61 PARKER.THE EXISTING STRUCTURE AT 58 PARKER STREET IS COMPRISED OF MULTIPLE INTERCONNECTED BUILDINGS THAT PREVIOUSLY FUNCTIONED AS AN INDUSTRIAL SPACE UNTIL APPROXIMATELY 2002. THE EXISTING STRUCTURE CAN BE DESCRIBED WITH FIVE SUB-STRUCTURES (A, B, C, D, AND E) WHICH WILL BE OUTLINED IN THIS DOCUMENT. FOR THE PURPOSES OF THIS DOCUMENT, THE EXISTING BUILDING WILL BE CONSIDERED TWO STORIES IN HEIGHT WITH A PARTIAL BASEMENT BELOW GRADE. THE BUILDING IS APPROXIMATELY 42,800 GROSS SQUARE FEET.

THE PROJECT ENTAILS THE RENOVATION OF THE EXISTING STRUCTURES TO CREATE AN OFFICE/COLLABORATIVE SPACE AS WELL AS A WORKSHOP SPACE FOR SCENIC HUDSON. THEBUILDING WILL PRIMARILY CONTAIN OFFICE/AMENITY SPACES BUTIS EXPECTED TO CONTAIN SMALL ASSEMBLY CONFERENCE/MEETING SPACES AS WELL AS A WORKSHOP AREAFOR VEHICLES.A PORTION OF THE ROOF WILL SERVE AS A DEDICATED ROOFTOP GARDEN WITH THE POTENTIAL FOR ASSEMBLY SEATING.

BULK STANDARDS

DISTRICT: WALKWAY - GATEWAY DISTRICT
SUBDISTRICT: - G-CM - GATEWAY COMMERCIAL MIXED -USE

58 PARKER AVE G-CM SUBDISTRICT*	REQUIRED (MINIMUM)	REQUIRED (MAXIMUM)	EXISTING	PROPOSED
LOT STANDARDS				
LOT AREA	N/A	N/A	3.03 AC	3.03 AC
LOT WIDTH	18 FT	140 FT	580 FT***	580 FT***
LOT DEPTH	75 FT	N/A	225 FT	225 FT
SETBACKS				
FRONT SETBACK	0 FT	12	0	0
SIDE SETBACK	0 FT	12 FT, ONE SIDE ONLY	0.4 FT	5 FT
REAR SETBACK	N/A	N/A	N/A	N/A
FRONTAGE OCCUPANCY	70%	100%	25%	25%
BUILDING STANDARDS				
PRINCIPAL BUILDING HEIGHT	2-3 STORIES	3 STORIES (45 FT)	2 STORIES	2 STORIES
OUT BUILDING	N/A	2 STORIES	2 STORIES	N/A
SETBACK FROM FALL KILL**	30 FT	N/A	> 30 FT	> 30 FT

NOTES:
* Per Table 3.25-2B in Section 19-3.25(8) and Table 3.25-3 in Section 19-3.25(9).
** Per Section 19-4.18(2)a.
***Existing non-comformity.
****Variance required

PARKING REQUIREMENTS

BUILDING	TOTAL BLDG AREA	PROPOSED USE	REQUIRED # OF PARKING (2.5 spaces/1000 SF)	PROPOSED VEHICULAR PARKING	PROPOSED BIKE PARKING
BLDG A	22,010	OFFICE SPACE	55		
BLDG B	13,220	OFFICE SPACE	33		
BLDG C	3,210 (*1)	PARKS MAINTENANCE SHOP	N/A		
BLDG D	3445	OFFICE SPACE	9		
BLDG E	5540 (*1)	OPEN SPACE	N/A		
TOTAL APPLICABLE AREA FOR PARKING COUNTS	38,675				
		TOTAL REQUIRED # OF PARKING SPACES	97		
		TOTAL PROPOSED # OF PARKING SPACES	87 (*2)	82 (*3)	10 (*3)

NOTES
* 1 - OPEN SPACE AND SCENIC HUDSON PARK MAINTENANCE SHOP IS NOT INCLUDED IN PARKING COUNT
* 2 - PARKING RATIOS ACCOUNT FOR A SPEC OFFICE AND SCENIC HUDSON ONLY HAS 66 EMPLOYEES
* 3 - TWO BICYCLES MAY BE USED TO REDUCE THE REQUIRED PARKING BY ONE PARKING SPACE

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

FILE NO:

PROJECT NAME: SCENIC HUDSON

PROJECT LOCATION: 58 PARKER AVENUE

APPLICANT: NORTHSIDE JUNCTION, LLC

OFFICIALLY APPROVED at the Planning Board

meeting held the ____ day of _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE HAS REVIEWED THIS MAP, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

NAME (TITLE) DATE

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

Fire Chief Date

Police Chief Date

Building Inspector Date

City Engineer Date

Commissioner of Public Works Date

GENERAL NOTE:
THE SITE IS SUBJECT TO AN ENVIRONMENTAL EASEMENT, AND ANY SITE REDEVELOPMENT, USE, AND MONITORING ACTIVITIES MUST COMPLY WITH THE NYSDEC-APPROVED SITE MANAGEMENT PLAN (SMP). THE SITE REMEDY INCLUDES IMPACTED SOIL THAT IS BENEATH A 2-FOOT SOIL COVER OR PAVEMENT SECTION AND THE NEED TO ASSESS AND ADDRESS SOIL VAPOR MITIGATION FOR BUILDING CONSTRUCTION. INTERIOR OF BERMS HAVE BEEN DESIGN WITH 2-FOOT SOIL COVER AS PUBLIC ACCESS IS ANTICIPATED AND EXTERIOR OF BERM FACING CSX ACCESS HAS BEEN DESIGNED WITH NO PUBLIC ACCESS AND A 1-FOOT OF ENGINEERED MATERIAL FOR PLANTING THE LIVING WALL.

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect
MASS DESIGN GROUP
289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant
STOSS
54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering
CHAZEN
21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer
SILMAN
32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer
TRANSSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer
VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

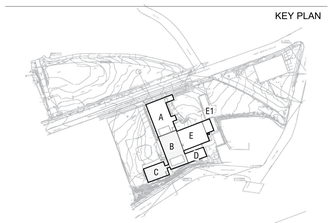
FP AND Code Consultant
HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

OWNER:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA, STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

09/02/21

COVER

G0.00
As indicated

DEMOLITION NOTES:

1. 58 PARKER AVENUE IS IDENTIFIED AS A BROWNFIELD SITE SUBJECT TO A NYSDEC BROWNFIELD CLEANUP AGREEMENT. ALL REMEDIAL AND SITE EXCAVATION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE BROWNFIELD CLEANUP AGREEMENT AND REMEDIAL ACTION WORK PLAN.
2. REFER TO REQUIREMENTS OUTLINED IN THE MATERIALS MANAGEMENT, HEALTH AND SAFETY, AND EROSION & SEDIMENT CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
3. CONFORM TO APPLICABLE CODE FOR SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DISCONTINUING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND DRAINAGE.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. 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.
23. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL DUST CONTROL AND/OR MONITORING ORDINANCES, IF ANY EXIST.

STRIPING REMOVAL NOTES:

1. REMOVAL OF EXISTING PAVEMENT STRIPING SHALL BE ACCOMPLISHED EITHER BY WATERBLASTING OR DRY SANDBLASTING. THE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT THE FINISHED PAVEMENT IS NOT DAMAGE OR LEFT IN A PATTERN THAT WILL MISLEAD OR MISDIRECT THE MOTORISTS. WHEN THESE OPERATIONS ARE COMPLETED THE PAVEMENT SURFACE SHALL FIRST BE POWER BROOMED AND THEN BLOWN OFF WITH COMPRESSED AIR TO REMOVE RESIDUE AND DEBRIS RESULTING FROM THE WORK. ALL SUCH DEBRIS THAT REMAINS ON THE ROADWAY, INCLUDING BROKEN PARTS FROM CLEANING EQUIPMENT, SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL AND STATE GUIDELINES.
2. THE CONTRACTOR SHALL CONDUCT THE REMOVAL AND CLEANING WORK IN SUCH A MANNER AS TO MINIMIZE AIRBORNE DUST AND SMALLER DEBRIS, SO AS TO PREVENT A HAZARD TO MOTOR VEHICLE OPERATION OR NUISANCE TO PROPERTY OWNERS.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 1' MIN AWAY.
4. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
5. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
8. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY. ADJACENT PROPERTY OWNED BY THE DEVELOPER MAY BE BE USED FOR EQUIPMENT STORAGE DURING CONSTRUCTION OF THE PROPERTY.
9. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
2. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.

ROCK REMOVAL NOTES:

ROCK REMOVAL BY MECHANICAL MEANS ONLY, IS ANTICIPATED FOR THE INSTALLATION OF THE PROPOSED WORK. BLASTING IS NOT PERMITTED.

PAVING NOTES:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED 2017. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-50 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED 2017; SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 — TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS, NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
4. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
5. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN THE TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
13. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
14. REDUCE PRESSURE ZONE VALVE TO BE PROVIDED ON FIRE SUPPLY AND DOUBLE CHECK VALVE ON DOMESTIC SUPPLY AT EACH LOCATION WHERE WATER LINE ENTERS THE BUILDING. BACKFLOW ASSEMBLIES SHALL BE LISTED IN UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.
15. ALL BACKFLOW PREVENTION AND METER PITS SHALL BE LOCATED INSIDE THE NEW BUILDING.
16. CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN OF THE PROPOSED IMPROVEMENTS BY A LICENSED LAND SURVEYOR. IT SHALL INCLUDE BUT NOT BE LIMITED TO BUILDINGS, ROADWAYS, WALLS, UTILITIES (INCLUDING INVERTS, RIMS, PIPE SIZE AND DIMENSIONS), SIDEWALKS, ROADWAY RAMPS, CURBING, PARKING LOTS (INCLUDING STRIPING), LANDSCAPE AREAS, ETC. HARDCOPY AND ELECTRONIC COPIES SHALL BE PROVIDED TO OWNER AND PROJECT ENGINEER.
17. UNDERGROUND ELECTRIC SHOWN ON THIS PLAN FOR REFERENCE ONLY. REFER TO MEP PLANS.

CITY OF POUGHKEEPSIE PLANNING BOARD - SANITARY & SEWER NOTES.

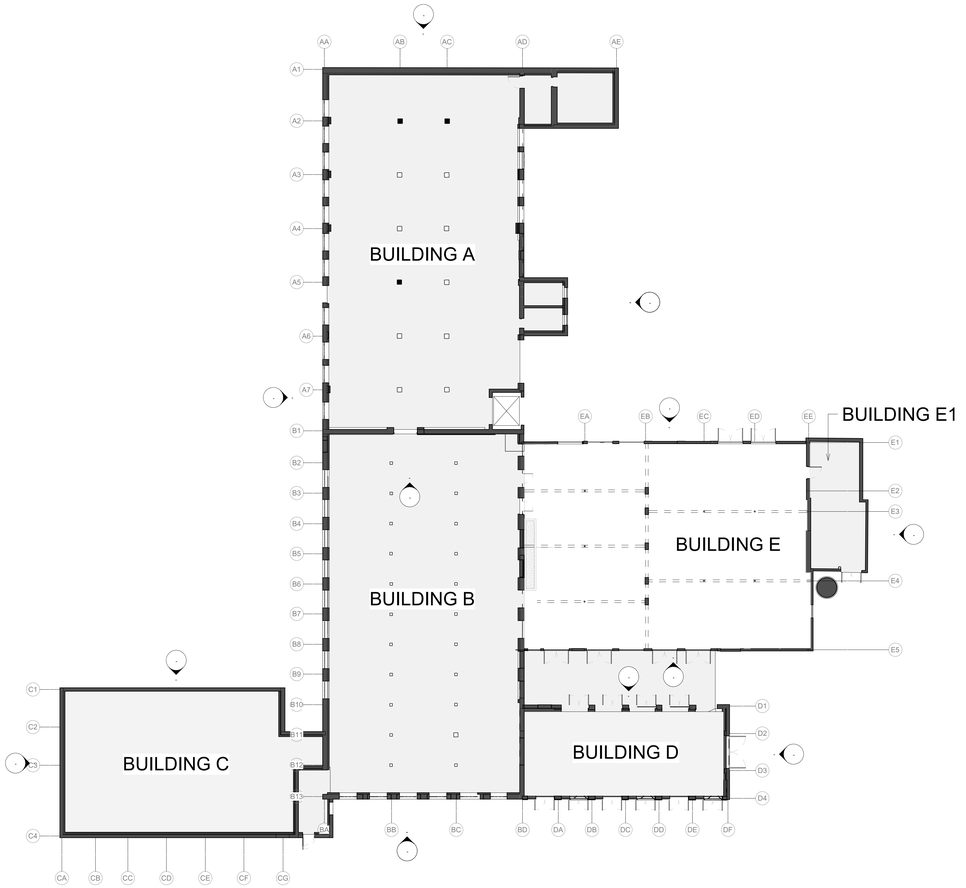
1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FOUNDATION DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS THE LOCAL SEWER AUTHORITY (COUNTY SANITARY DISTRICT).
2. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.
3. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. ALL CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
4. CITY SANITARY SEWER MAINS ARE TO BE POLYVNYL CHLORIDE (PVC) SDR-21. PROJECT SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
5. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE MUNICIPAL SEWER DEPARTMENT.
6. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHERE THIS IS NOT POSSIBLE, THE SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-21 PRESSURE RATED PIPE, AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE MUNICIPAL SEWER DEPARTMENT.
7. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND, CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
8. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPAL SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE IN ACCORDANCE WITH THIS SHEET, DETAIL 1.
9. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM NOMINAL 24" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8-INCHES IN HEIGHT.
10. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
11. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE MUNICIPAL SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
12. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
13. THREE AS-BUILT DRAWINGS PREPARED BY A LICENSED NYS SURVEYOR, WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE TOWN.

WATER NOTES:

1. USE RESTRAINED JOINT PIPE AND FITTINGS FOR PROPER RESTRAINT OF WATER MAIN PIPE.
2. ALL WATER LINES SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE ENGINEER.
3. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION).
4. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.5 TIMES (AS REFERENCED ABOVE) THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 4.2 OF SAID AWWA SPECIFICATION.
5. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C 651 (AS REFERENCED ABOVE), AS DIRECTED BY ENGINEER.
6. THE WATER MAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
7. ALL BURIED PIPE FITTINGS AND APPURTENANCES SHALL BE RESTRAINED WITH AN APPROVED DUCTILE IRON RESTRAINED JOINT SYSTEM. ALL BENDS, TEES, CROSSES AND DEAD ENDS SHALL BE "TYTON" PUSH-ON FITTINGS PROVIDED WITH "FIELD LOK 350" JOINT RESTRAINT RUBBER GASKET AS MANUFACTURED BY "U.S. PIPE" OR MECHANICAL JOINT FITTINGS PROVIDED WITH "MEGALUG" JOINT RESTRAINT AS MANUFACTURED BY "EBAA IRON". ALL VALVES FOR UNDERGROUND SERVICE SHALL BE PROVIDED WITH MJ END CONNECTIONS AND RESTRAINED WITH "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT AND RODDING.
8. ALL PUSH-ON PIPE JOINTS ALONG LENGTHS OF PIPE TO BE RESTRAINED ON EITHER SIDE OF FITTINGS SHALL BE PROVIDED WITH "FIELD LOK 350" JOINT RESTRAINT GASKET.
9. PIPE BEND FITTINGS SHOWN ON THE DRAWINGS ARE INDICATIVE OF PROBABLE DIRECTIONAL CHANGES IN THE PROPOSED WATER MAIN ALIGNMENT. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, EITHER SHOWN OR FIELD REQUIRED, AS PART OF THE CONTRACTOR'S CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL BRASS WEDGES ACROSS ALL PIPE JOINTS TO ENSURE ELECTRICAL CONDUCTIVITY. THE LOCATION AND THE NUMBER OF WEDGES TO BE PROVIDED SHALL BE ACCORDING TO THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFICATIONS.
11. SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS, SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND AFTER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.
12. TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HOURS APART SHALL BE COLLECTED AS SPECIFIED IN AWWA STANDARD C-651. IF EXAMINATION DETERMINES THAT THE WATER IS UNFIT FOR CONSUMPTION, THE DISINFECTION PROCESS SHALL BE REPEATED AT THE CONTRACTOR'S EXPENSE UNTIL POTABLE SAMPLES ARE ACHIEVED.
13. MATERIALS USED IN CONSTRUCTION THAT WILL CONTACT POTABLE WATER SHALL BE ANSI/NSF 61 CERTIFIED OR EQUIVALENT.

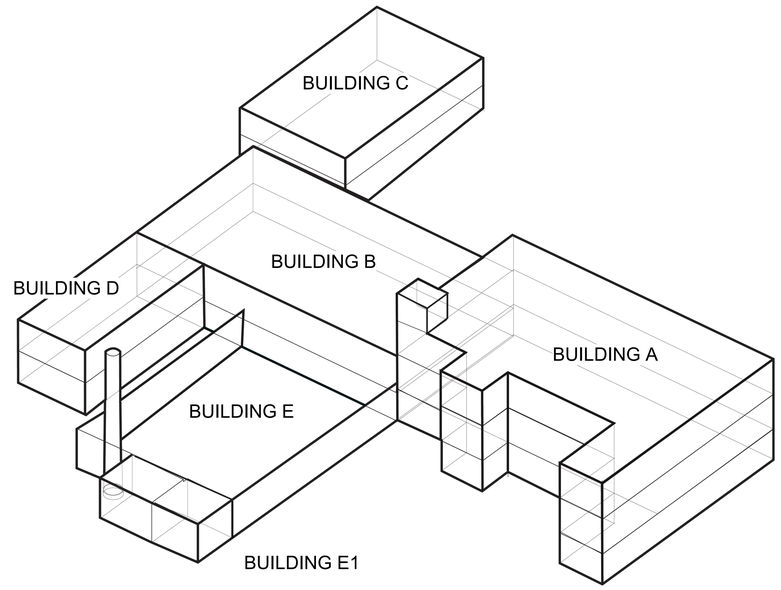
TESTING GRAVITY SEWER SYSTEM:

1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS.
3. EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. IN NO EXCEPTION ALLOWED IN ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED TEST RUN THAN THE TEST INDICATING ZERO LEAKAGE.
4. LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
5. AN ADD TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
6. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING SHALL BE PERFORMED ON SOME SECTION NOT SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
7. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CONFIRMED BY SHINING LIGHT BETWEEN AND ON LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
8. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHALL BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
9. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY) ALL ANY ALTERNATIVE METHOD OF TESTING SHALL BE SUBMITTED. LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
10. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED FOR PERIOD AS SPECIFIED BY AUTHORITY. LOW PRESSURE AIR TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
11. IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF LEAKAGE, REPAIR AND SHALL PROVIDE CORRECTIVE REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS SHALL BE BORNE BY CONTRACTOR, THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.
12. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL PIPE HOLES ARE PLUGGED, AND VALVE/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE

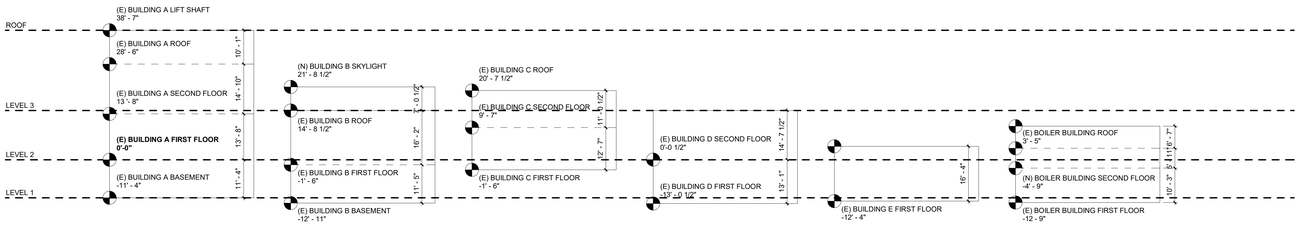


NOTE: ALL GRIDLINES ARE (E) UNLESS OTHERWISE NOTED

3 GRIDLINE KEY
1/16" = 1'-0"



1 BUILDING AXON
1/32" = 1'-0"



2 KEY SECTION
1/16" = 1'-0"

BUILDING A FIRST LEVEL FINISHED FLOOR = PROJECT 0' - 0" =171.57'

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21

NOTES

Architect
MASS DESIGN GROUP
289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant
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THIRD FLOOR
BOSTON MA 02127

Civil Engineering
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Structural Engineer
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SUITE 203
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SCHWINGHAMMER
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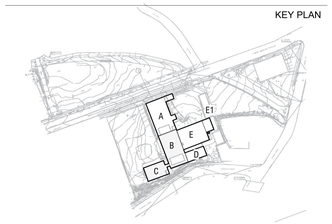
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



LEGEND:

EXISTING CONDITIONS:

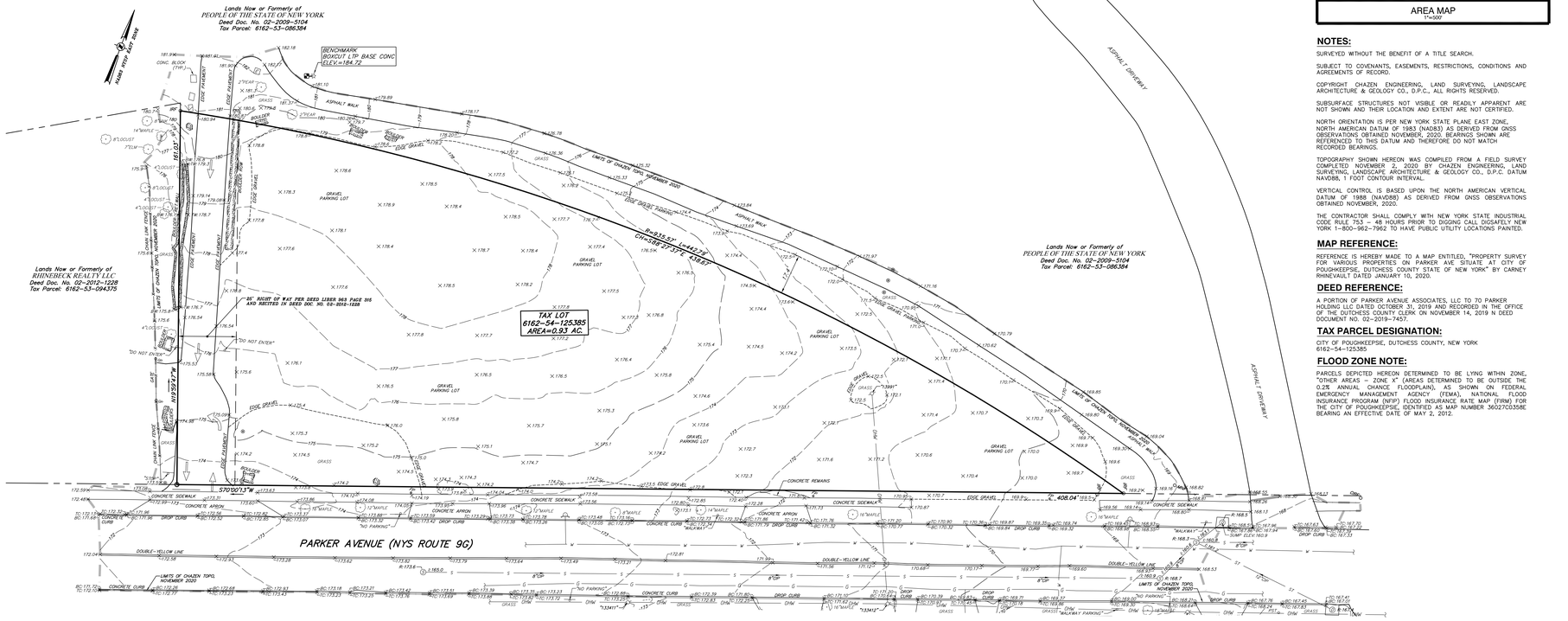
- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- 110 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- X 290.3 EXISTING SPOT GRADE
- CONC CURB EXISTING CURB/GUTTER
- Y Y EXISTING FENCE
- OHW EXISTING OVERHEAD WIRES
- ST EXISTING UNDERGROUND STORM LINE
- S EXISTING UNDERGROUND SANITARY SEWER LINE

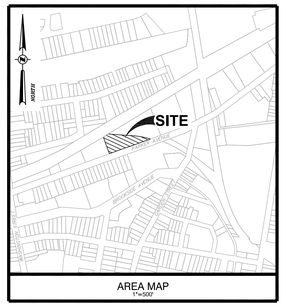
SYMBOLS:

- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FLAGPOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING CAPPED IRON ROD FOUND
- EXISTING IRON ROD FOUND
- EXISTING MAGNETIC NAIL FOUND
- EXISTING CROSSCUT FOUND
- EXISTING BENCHMARK
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN ROUND
- EXISTING ROOF DRAIN LEADER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING ELECTRIC BOX
- EXISTING GAS STRUCTURE
- EXISTING HYDRANT
- EXISTING AUTO SPKLR. HYDRANT
- EXISTING WATER VALVE

ABBREVIATIONS:

X.BC 209.3	EXISTING SPOT GRADE BOTTOM CURB
X.TC 209.3	EXISTING SPOT GRADE TOP CURB
X.BW 209.3	EXISTING SPOT BOTTOM WALL
X.TW 209.3	EXISTING SPOT TOP WALL
X.R 216.3	EXISTING RIM ELEVATION
X.I 190.3	EXISTING INVERT ELEVATION





NOTES:

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SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) AS DERIVED FROM GNSS OBSERVATIONS OBTAINED NOVEMBER, 2020. BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE DO NOT MATCH RECORDED BEARINGS.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED NOVEMBER 2, 2020 BY CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C. DATUM NAVD88, 1 FOOT CONTOUR INTERVAL.

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM GNSS OBSERVATIONS OBTAINED NOVEMBER, 2020.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 – 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A MAP ENTITLED, "PROPERTY SURVEY FOR VARIOUS PROPERTIES ON PARKER AVE SITUATE AT CITY OF POUGHKEEPSIE, DUTCHESS COUNTY STATE OF NEW YORK" BY CARNEY RHINEVAULT DATED JANUARY 10, 2020.

DEED REFERENCE:

A PORTION OF PARKER AVENUE ASSOCIATES, LLC TO 70 PARKER HOLDING LLC DATED OCTOBER 31, 2019 AND RECORDED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON NOVEMBER 14, 2019 N DEED DOCUMENT NO. 02-2019-7457.

TAX PARCEL DESIGNATION:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
6162-54-125385

FLOOD ZONE NOTE:

PARCELS DEPICTED HEREON DETERMINED TO BE LYING WITHIN ZONE, "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0358E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

20 0 20
SCALE IN FEET
1"=20'

0 1 2 3
ORIGINAL SCALE IN INCHES

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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED NOVEMBER 2, 2020 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND COMPLIES WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STEVEN J. ALEX, L.S. #50016

CHAZEN ENGINEERING, LAND SURVEYING,
LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

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- Glens Falls, NY
- Troy, NY
- Poughkeepsie, NY
- White Plains, NY
- New York City, NY

Hudson Valley Office
21 Fox Street
Poughkeepsie, New York 12601

rev.	date	description

61 PARKER AVENUE PARKING LOT

MAP OF EXISTING CONDITIONS PREPARED FOR SCENIC HUDSON, INC.

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed FJM	checked JMT
date 11/19/20	scale 1"=20'
project no. 82013.00	
sheet no. **SV1**	

SVY-7033

Drawing Name: Z:\projects\82000-82099\82013.00 Scenic Hudson Fall Kill Flooding Hazard\SVY\dwg\05_SV1A_82105-00_61-PARKER-AVE.dwg
Xref's Attached: XBASE-SVY_82013-00
Date Printed: Aug 02, 2021, 3:57pm

No.	Description	Date
0.	100% Schematic Design	4/29/21
1.	Planning Board Submission	8/3/21

ISSUED

NOTES

Architect
MASS DESIGN GROUP
334 BOYLSTON STREET
SUITE 400
BOSTON MA 02116

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54 OLD COLONY AVENUE,
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Sustainability Engineer
TRANSSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer
VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

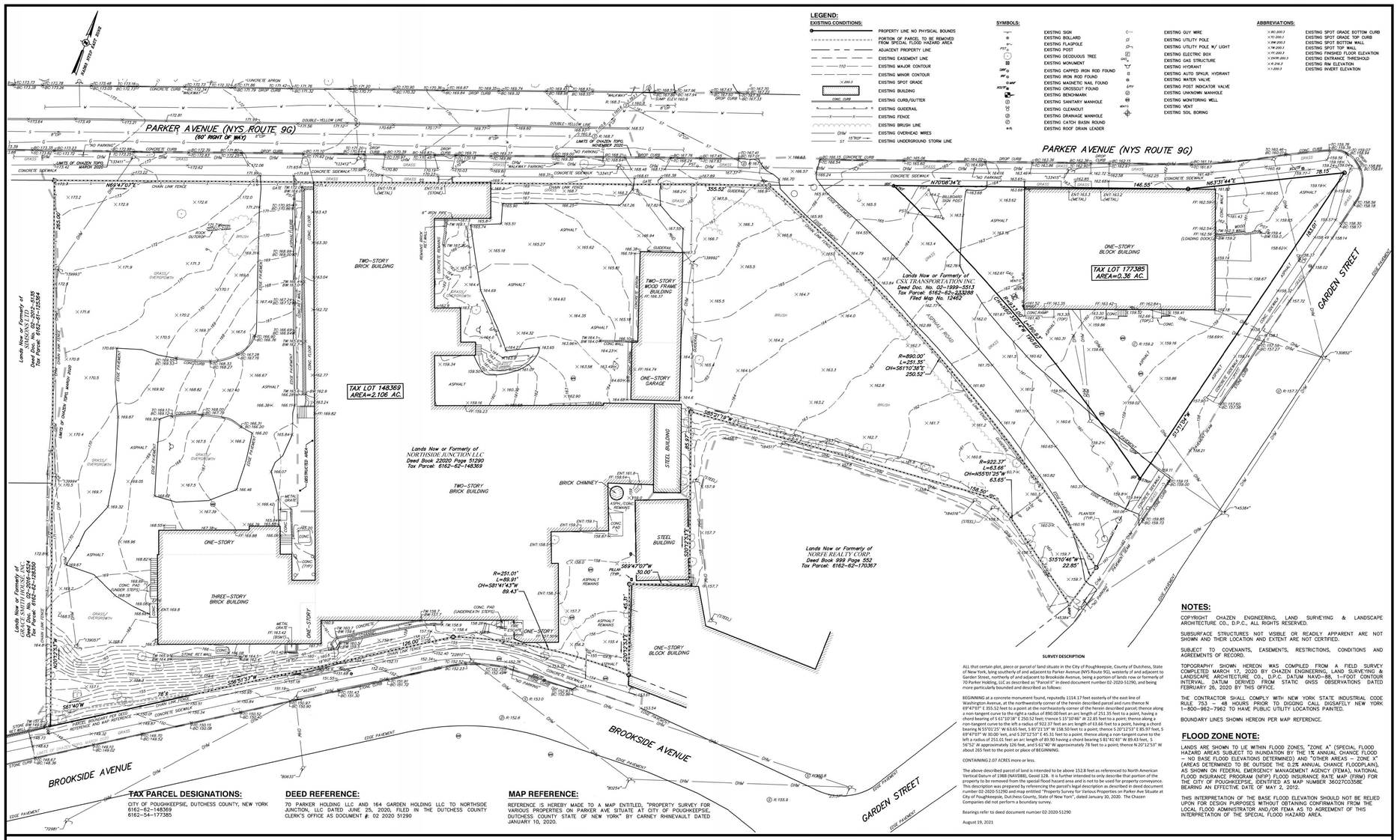
FP AND Code Consultant
HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- PORTION OF PARCEL TO BE REMOVED FROM SPECIAL FLOOD HAZARD AREA
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- 110 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- X 200.3 EXISTING SPOT GRADE
- EXISTING BUILDING
- CONC CURB EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING BRUSH LINE
- OHW EXISTING OVERHEAD WIRES
- 15"RCP EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FLAGPOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING MONUMENT
- EXISTING CAPPED IRON ROD FOUND
- EXISTING IRON ROD FOUND
- EXISTING MAGNETIC NAIL FOUND
- EXISTING CROSSCUT FOUND
- EXISTING BENCHMARK
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN ROUND
- EXISTING ROOF DRAIN LEADER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING ELECTRIC BOX
- EXISTING GAS STRUCTURE
- EXISTING HYDRANT
- EXISTING AUTO SPKLR. HYDRANT
- EXISTING WATER VALVE
- EXISTING POST INDICATOR VALVE
- EXISTING UNKNOWN MANHOLE
- EXISTING MONITORING WELL
- EXISTING VENT
- EXISTING SOIL BORING

ABBREVIATIONS:

- BC:200.3 EXISTING SPOT GRADE BOTTOM CURB
- TC:200.3 EXISTING SPOT GRADE TOP CURB
- BW:200.3 EXISTING SPOT BOTTOM WALL
- TW:200.3 EXISTING SPOT TOP WALL
- FF:200.3 EXISTING FINISHED FLOOR ELEVATION
- ENTR:200.3 EXISTING ENTRANCE THRESHOLD
- R:216.3 EXISTING RIM ELEVATION
- I:200.3 EXISTING INVERT ELEVATION

TAX PARCEL DESIGNATIONS:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
6162-62-148369
6162-54-177385

DEED REFERENCE:

70 PARKER HOLDING LLC AND 164 GARDEN HOLDING LLC TO NORTHSIDE JUNCTION, LLC DATED JUNE 25, 2020, FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENT # 02 2020 51290

MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A MAP ENTITLED, "PROPERTY SURVEY FOR VARIOUS PROPERTIES ON PARKER AVE SITUATE AT CITY OF POUGHKEEPSIE, DUTCHESS COUNTY STATE OF NEW YORK" BY CARNEY RHINEVAULT DATED JANUARY 10, 2020.

SURVEY DESCRIPTION

ALL that certain plot, piece or parcel of land situate in the City of Poughkeepsie, County of Dutchess, State of New York, lying southerly of and adjacent to Parker Avenue (NYS Route 9G), westerly of and adjacent to Garden Street, northerly of and adjacent to Brookside Avenue, being a portion of lands now or formerly of 70 Parker Holding, LLC as described as "Parcel II" in deed document number 02-2020-51290, and being more particularly bounded and described as follows:

BEGINNING at a concrete monument found, reputedly 1114.17 feet easterly of the east line of Washington Avenue, at the northwesterly corner of the herein described parcel and runs thence N 69°47'07" E 355.52 feet to a point at the northeasterly corner of the herein described parcel; thence along a non-tangent curve to the right a radius of 890.00 feet an arc length of 251.35 feet to a point, having a chord bearing of S 61°10'38" E 250.52 feet; thence S 15°10'46" W 22.85 feet to a point; thence along a non-tangent curve to the left a radius of 922.37 feet an arc length of 63.66 feet to a point, having a chord bearing N 55°01'25" W 63.65 feet, S 85°21'18" W 158.50 feet to a point; thence S 20°12'53" E 85.97 feet, S 69°47'07" W 30.00' feet, and S 20°12'53" E 45.31 feet to a point; thence along a non-tangent curve to the left a radius of 251.01 feet an arc length of 89.90 having a chord bearing S 81°41'43" W 89.43 feet, S 56°52' W approximately 126 feet, and S 61°40' W approximately 78 feet to a point; thence N 20°12'53" W about 265 feet to the point or place of BEGINNING.

CONTAINING 2.07 ACRES more or less.

The above described parcel of land is intended to be above 152.8 feet as referenced to North American Vertical Datum of 1988 (NAVD88), Geoid 12B. It is further intended to only describe that portion of the property to be removed from the special flood hazard area and is not to be used for property conveyance. This description was prepared by referencing the parcel's legal description as described in deed document number 02-2020-51290 and map entitled "Property Survey for Various Properties on Parker Ave Situate at City of Poughkeepsie, Dutchess County, State of New York", dated January 10, 2020. The Chazen Companies did not perform a boundary survey.

Bearings refer to deed document number 02-2020-51290

August 19, 2021

NOTES:

COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., ALL RIGHTS RESERVED.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED MARCH 17, 2020 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. DATUM NAVD-88, 1-FOOT CONTOUR INTERVAL. DATUM DERIVED FROM STATIC GNSS OBSERVATIONS DATED FEBRUARY 26, 2020 BY THIS OFFICE.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 – 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

BOUNDARY LINES SHOWN HEREON PER MAP REFERENCE.

FLOOD ZONE NOTE:

LANDS ARE SHOWN TO LIE WITHIN FLOOD ZONES, "ZONE A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED) AND "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0358E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREA.

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C., IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT) AND THE ALTERATION IS NOTED IN A DESCRIPTION BLOCK IS ALTERED, HAS ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION 'ALTERED BY' FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED MARCH 17, 2020 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARDS OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK — BRUCE G. WELLS — 049928 — LICENSED LAND SURVEYOR — 09/18/2020

BRUCE G. WELLS, L.S. #49928

CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.
THE Chazen COMPANIES® Proud to be Employee Owned
www.chazencompanies.com
(888) 539-9073
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601
Office Locations: Glens Falls, NY; Latham, NY; Poughkeepsie, NY; White Plains, NY; New York City, NY

rev.	date	description
2	08/18/2021	ADDED DESCRIPTION
1	07/30/2021	GENERAL REVISIONS

58 PARK AVENUE & 164 GARDEN STREET

PORTION OF LANDS NOW OR FORMERLY OF NORTHSIDE JUNCTION LLC TO BE REMOVED FROM SPECIAL FLOOD HAZARD AREA

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
FJM	JMT
date	scale
04/24/20	1"=20'
project no.	
8	2013.00
sheet no.	
SV2	

FEMA ISSUED A LETTER OF MAP AMENDMENT DETERMINING THAT THE METES AND BOUNDS DESCRIPTION AS SHOWN HERE ON OF THE PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, AN AREA INUNDATED BY THE FLOOD HAVING A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR (BASE FLOOD). CASE NUMBER 21-02-1125A

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect
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289 MAIN STREET
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POUGHKEEPSIE NY 12601

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BOSTON MA 02127

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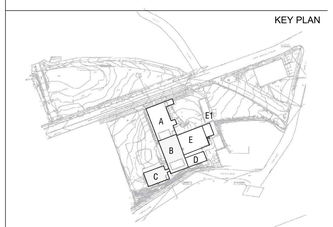
NORWELL MA 02061

Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

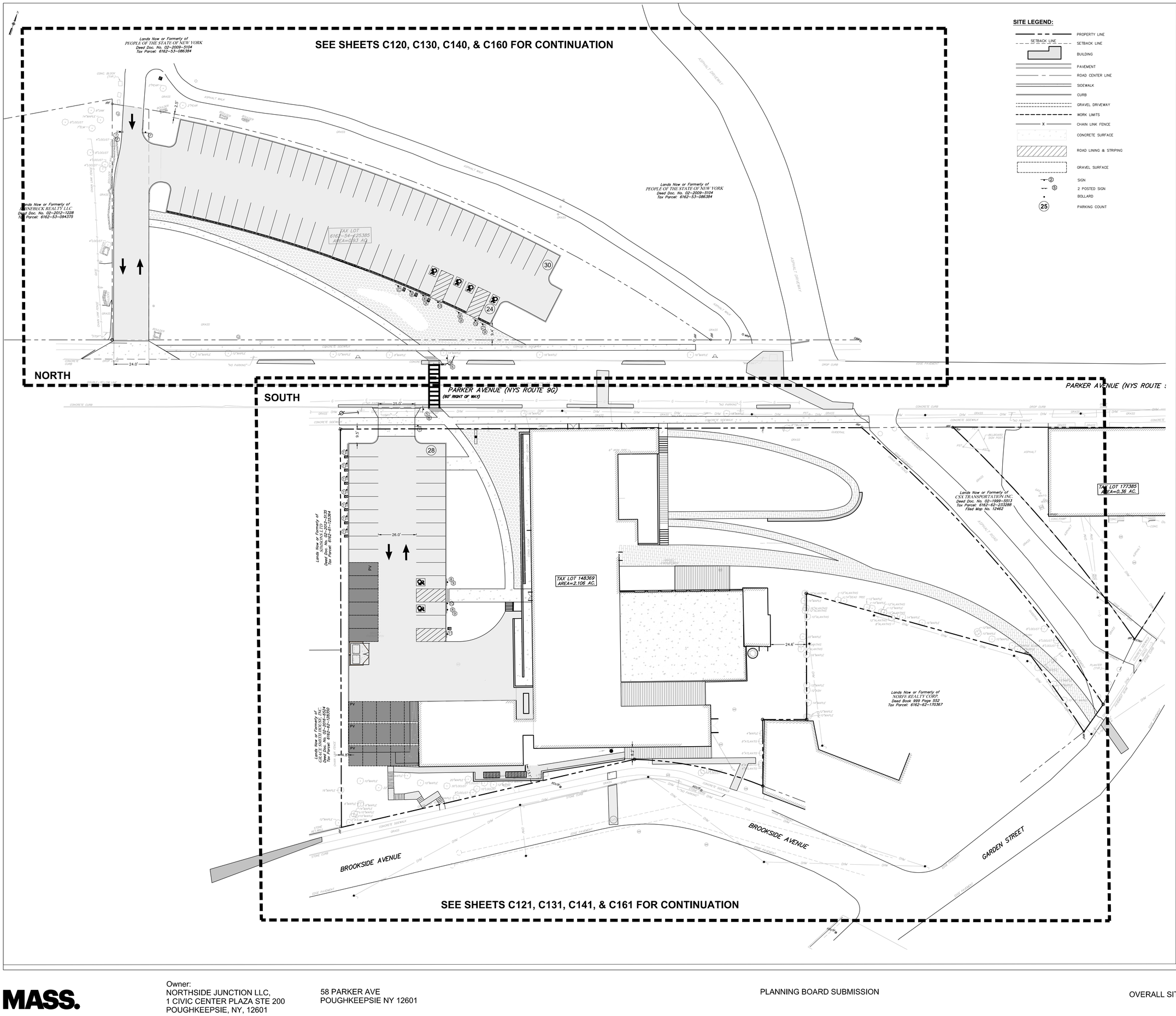
PLANNING BOARD SUBMISSION

EXISTING CONDITIONS - SOUTH

TRUE NORTH

SV

AS NOTED



REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect

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262 MARTIN AVE
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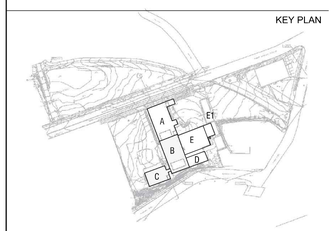
STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

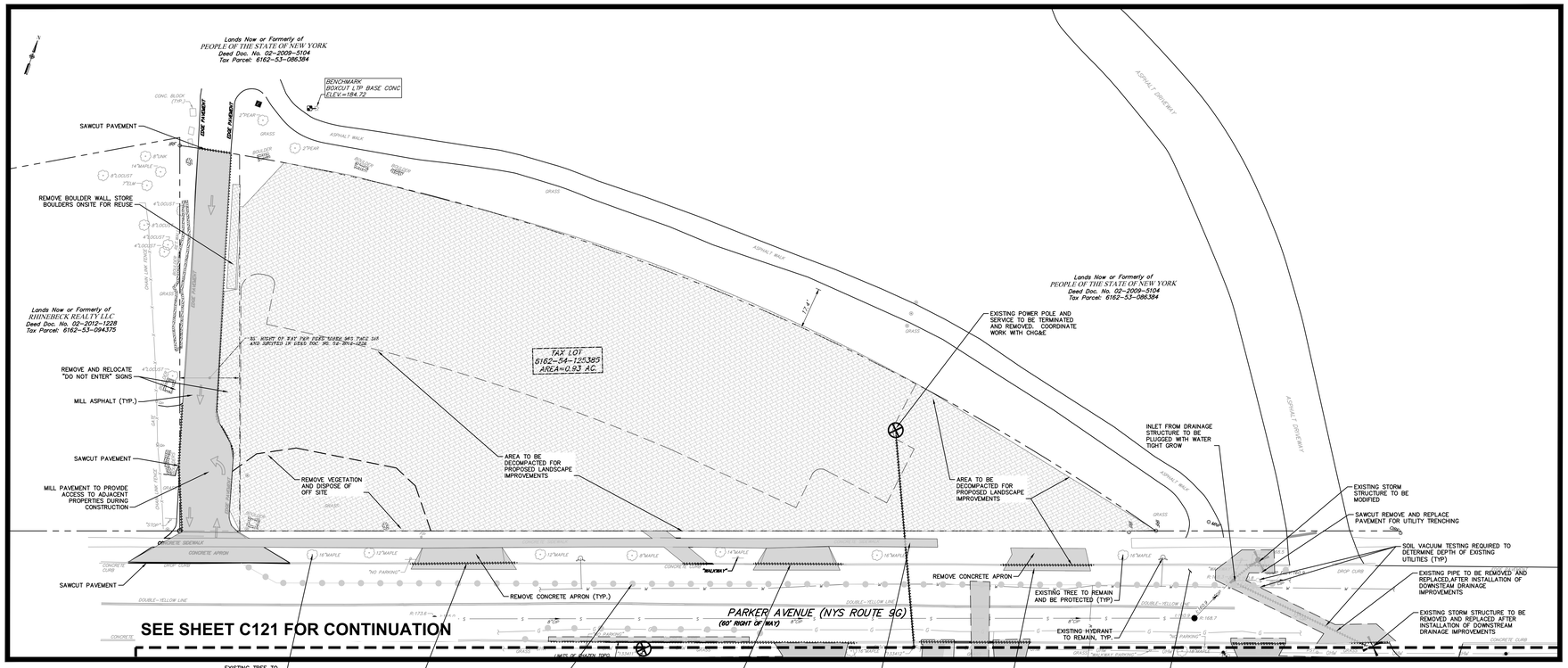
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

OVERALL SITE PLAN

TRUE NORTH

C1.00
1"=20'



1 **DEMOLITION PLAN**
SCALE: 1"=20'

DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- N.I.C. — NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

CONCRETE RECYCLING NOTES:

1. CONCRETE IDENTIFIED TO BE REMOVED SHALL BE RECYCLED ON-SITE, VIA CRUSHING AND SCREENING (CONFORMING TO NYSDOT SUBBASE TYPE 2), AND REUSED AS AN AGGREGATE SUBBASE FOR SIDEWALK AND CURBING ON-SITE.

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

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Acoustic Consultant
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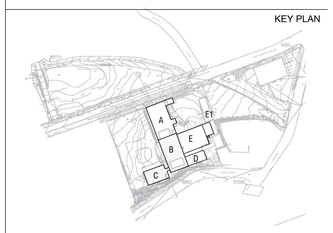
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

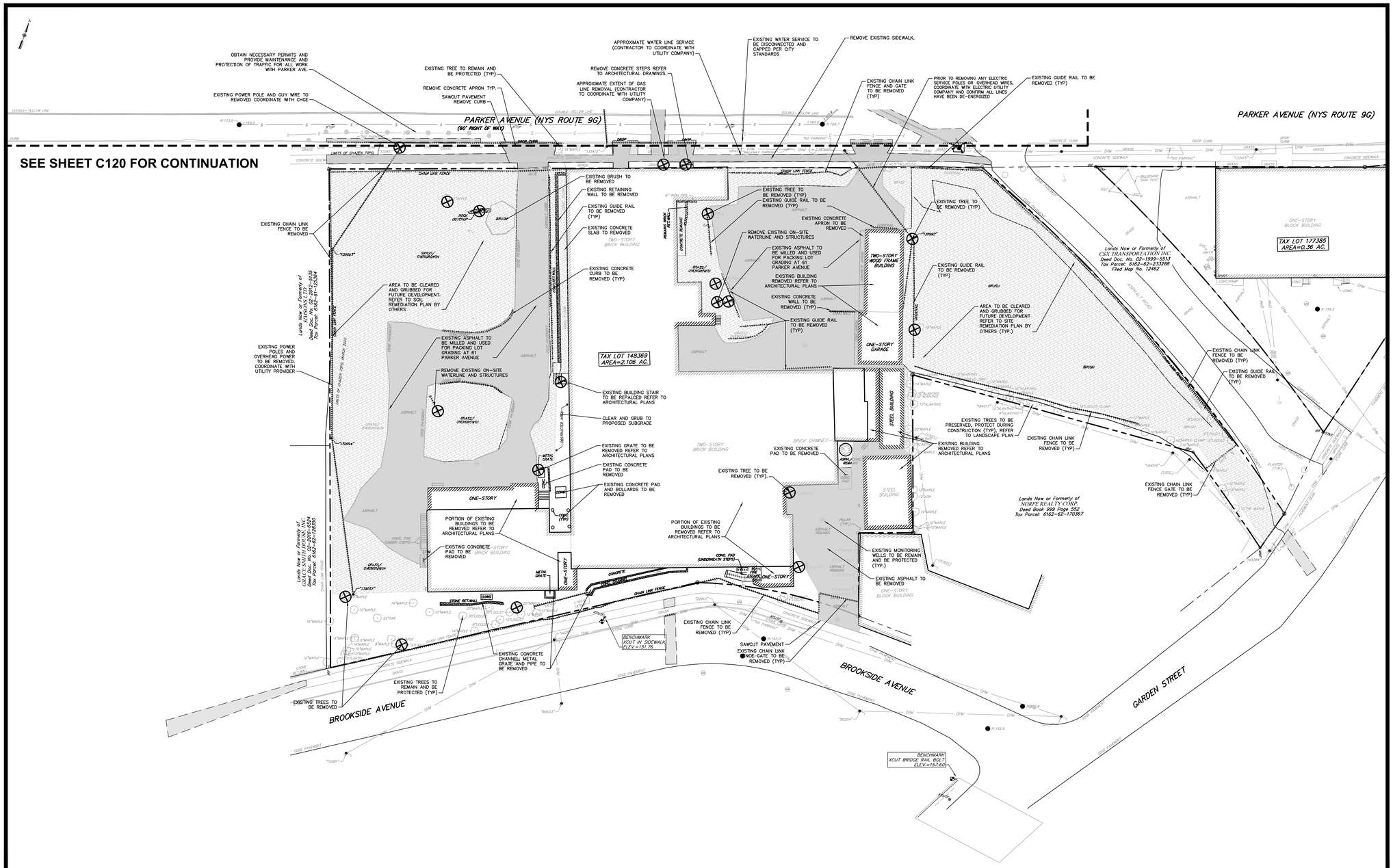
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

PRELIMINARY
DEMOLITION PLAN

TRUE NORTH

C1.20
AS NOTED



1 **DEMOLITION PLAN**
SCALE: 1"=20'

DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- N.I.C. NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

CONCRETE RECYCLING NOTES:

1. CONCRETE IDENTIFIED TO BE REMOVED SHALL BE RECYCLED ON-SITE, VIA CRUSHING AND SCREENING (CONFORMING TO NYSDOT SUBBASE TYPE 2), AND REUSED AS AN AGGREGATE SUBBASE FOR SIDEWALK AND CURBING ON-SITE.

GENERAL NOTE:
THE SITE IS SUBJECT TO AN ENVIRONMENTAL EASEMENT, AND ANY SITE REDEVELOPMENT, USE, AND MONITORING ACTIVITIES MUST COMPLY WITH THE NYSDEC-APPROVED SITE MANAGEMENT PLAN (SMP). THE SITE REMEDY INCLUDES IMPACTED SOIL THAT IS BENEATH A 2-FOOT SOIL COVER OR PAVEMENT SECTION AND THE NEED TO ASSESS AND ADDRESS SOIL VAPOR MITIGATION FOR BUILDING CONSTRUCTION. INTERIOR OF BERMS HAVE BEEN DESIGN WITH 2-FOOT SOIL COVER AS PUBLIC ACCESS IS ANTICIPATED AND EXTERIOR OF BERM FACING CSX ACCESS HAS BEEN DESIGNED WITH NO PUBLIC ACCESS AND A 1-FOOT OF ENGINEERED MATERIAL FOR PLANTING THE LIVING WALL.

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

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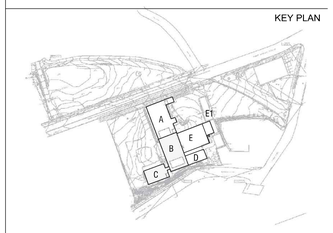

MASS.

Owner:
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POUGHKEEPSIE, NY, 12601

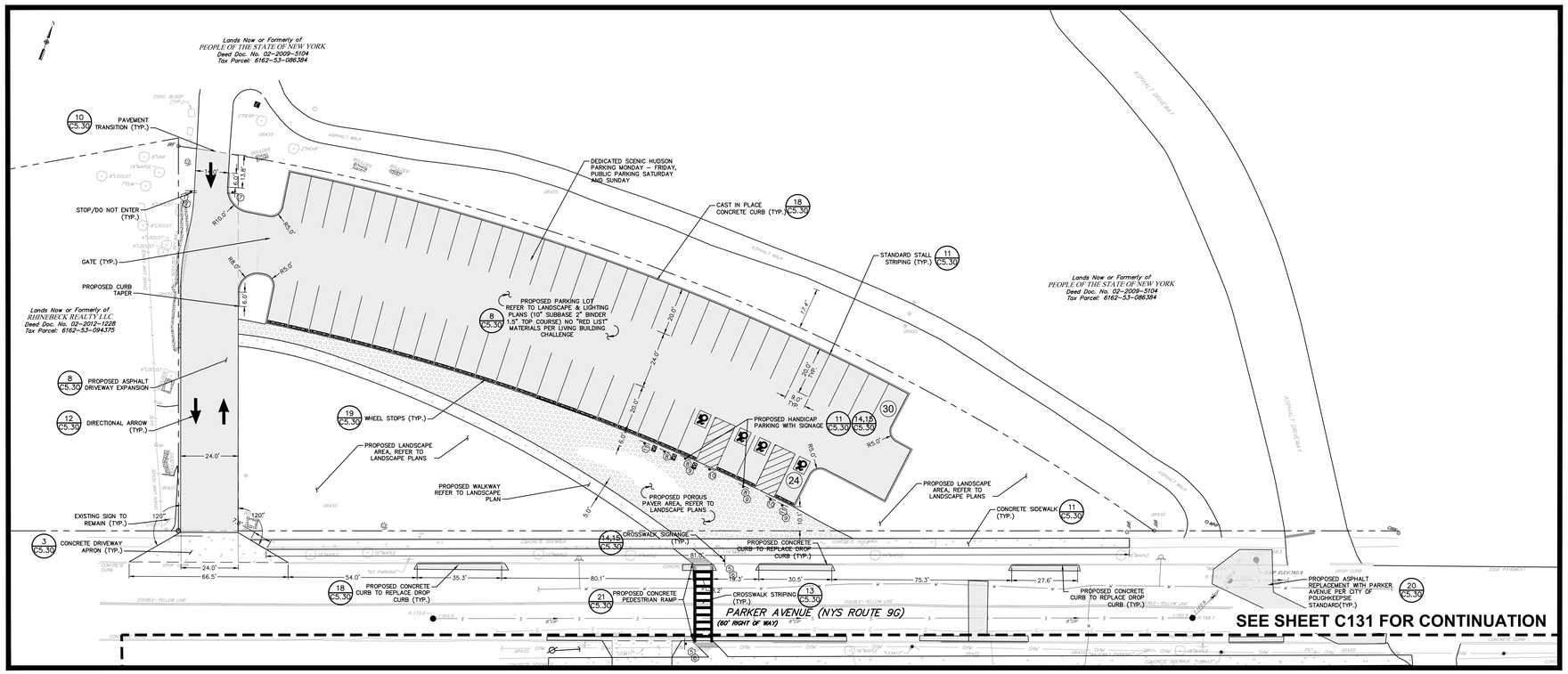
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

PRELIMINARY
DEMOLITION PLAN

TRUE NORTH

C1.21
AS NOTED



1 **SITE PLAN**
SCALE: 1"=20'

1. 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 THE PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA."

TREE PROTECTION NOTES:
1. 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.
2. FENCING SHALL NOT CROSS PUBLIC SIDEWALKS.
3. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- ROAD CENTER LINE
- SIDEWALK
- CURB
- GRAVEL DRIVEWAY
- WORK LIMITS
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- GRAVEL SURFACE
- SIGN
- 2 POSTED SIGN
- BOLLARD
- PARKING COUNT

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect
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Lighting Consultant
SCHWINGHAMMER
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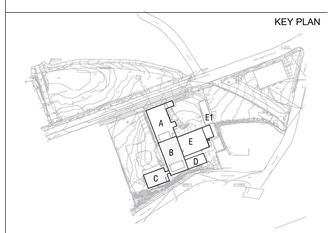
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



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Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

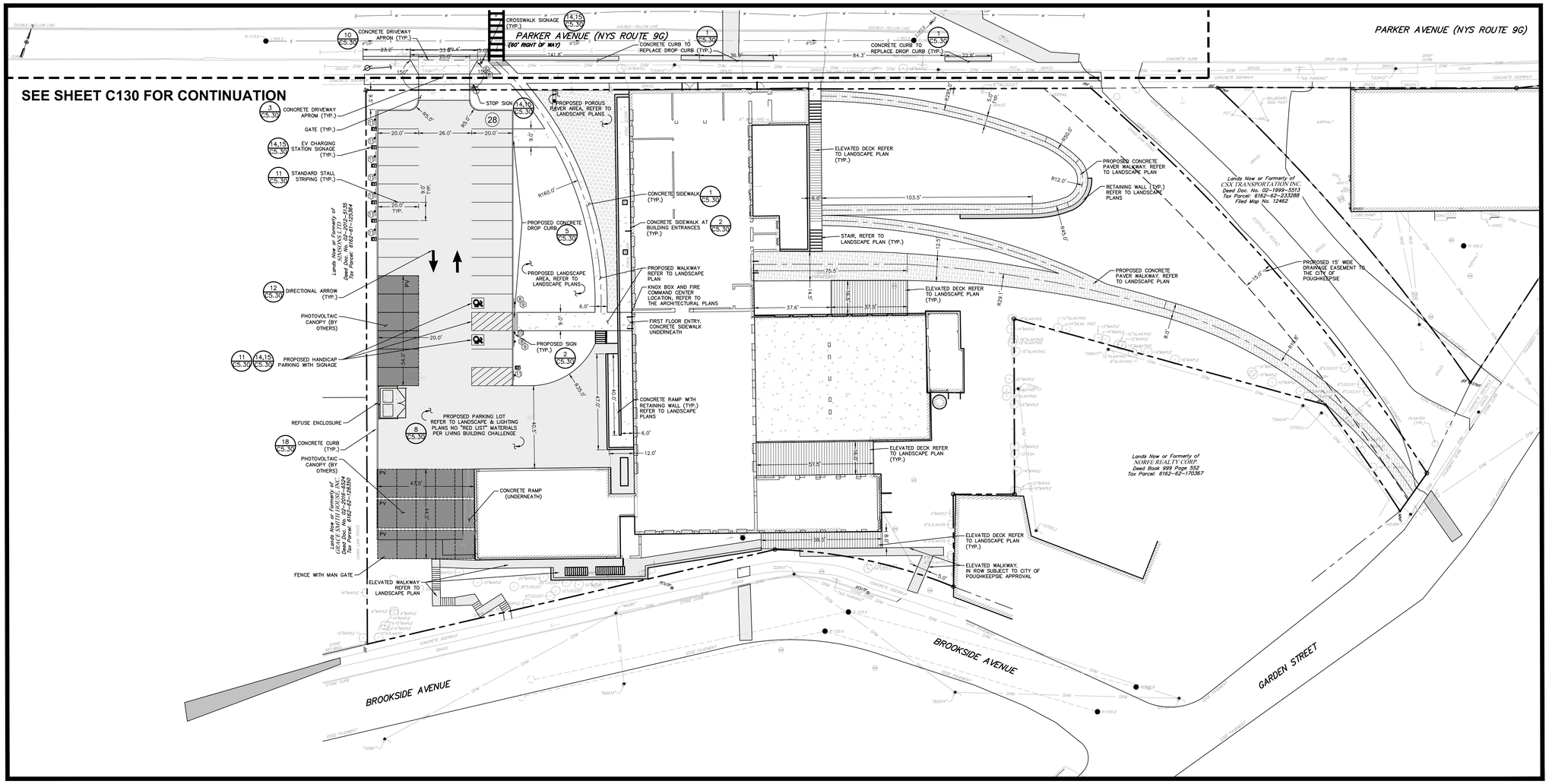
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

SITE PLAN - NORTH

TRUE NORTH

C1.30
AS NOTED



1 **SITE PLAN**
SCALE: 1"=20'

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- ROAD CENTER LINE
- SIDEWALK
- CURB
- GRAVEL DRIVEWAY
- WORK LIMITS
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- GRAVEL SURFACE
- SIGN
- 2 POSTED SIGN
- BOLLARD
- PARKING COUNT

TREE PROTECTION NOTES:

1. 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.
2. FENCING SHALL NOT CROSS PUBLIC SIDEWALKS.
3. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

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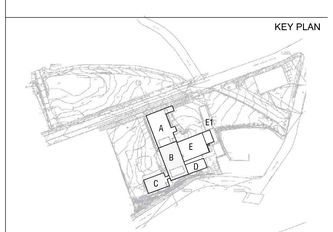

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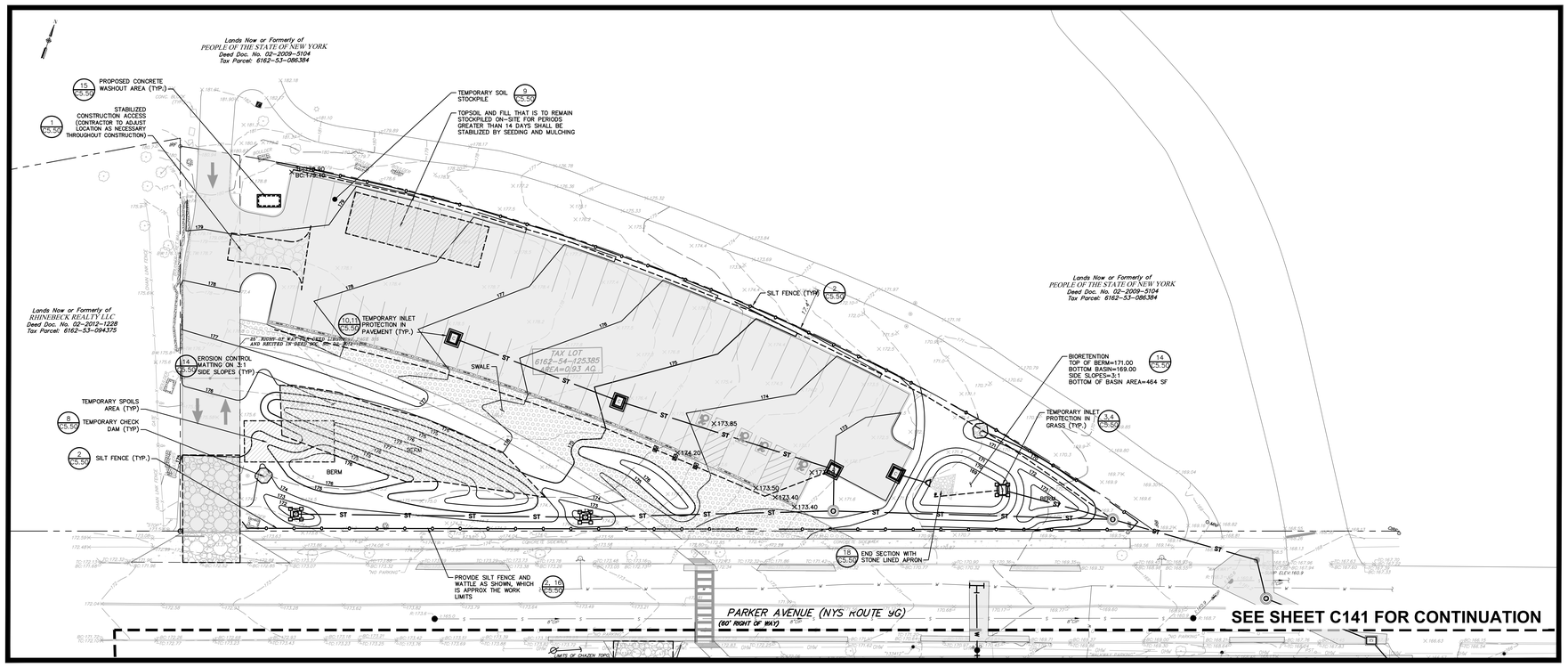
PLANNING BOARD SUBMISSION

SITE PLAN - SOUTH

TRUE NORTH

C1.31
AS NOTED



1 **GRADING AND EROSION & SEDIMENT CONTROL PLAN**
SCALE: 1"=20'

GRADING & DRAINAGE LEGEND:

- PROPERTY LINE
- BUILDING
- PAVEMENT
- XXX — 10 FT CONTOUR
- XXX — 2 FT CONTOUR
- XXX.X — SPOT GRADE
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- SOIL BORING
- TEST PIT
- WORK LIMIT LINE

ABBREVIATIONS:

TF	TOP OF FRAME
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB
INV	INVERT

EROSION CONTROL LEGEND:

- SILT FENCE
- FIBER LOG
- CHECK DAM WITH DITCH FLOW DIRECTION
- TEMPORARY DIVERSION SWALE
- STRAW BALE DIKE / FIBER ROLL
- FILTER FABRIC DROP INLET PROTECTION
- CATCH BASIN GRATE DROP INLET PROTECTION
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- SPOILS STORAGE AREA
- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASH OUT AREA
- TREE PROTECTION

GENERAL NOTE:
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REV No.	Description	ISSUE Date
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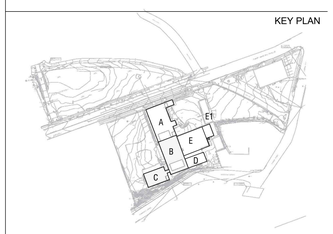

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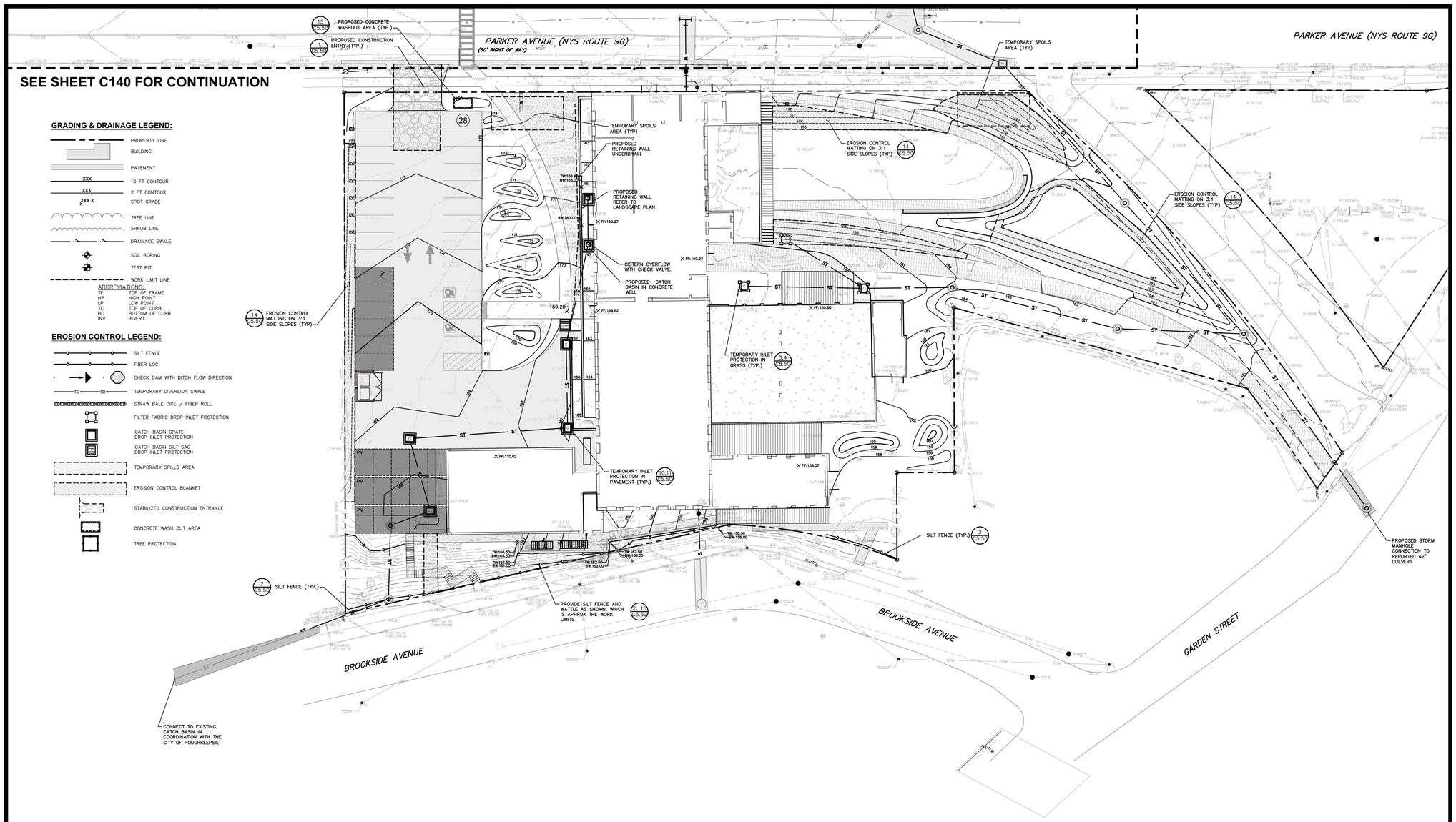
PLANNING BOARD SUBMISSION

PRELIMINARY GRADING AND EROSION & SEDIMENT CONTROL PLAN NORTH

TRUE NORTH

C1.40
AS NOTED



1 **PRELIMINARY GRADING AND EROSION & SEDIMENT CONTROL PLAN**
SCALE: 1"=20'

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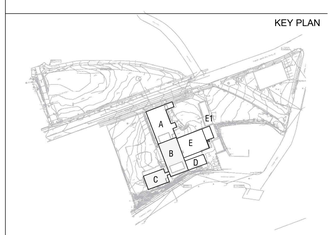

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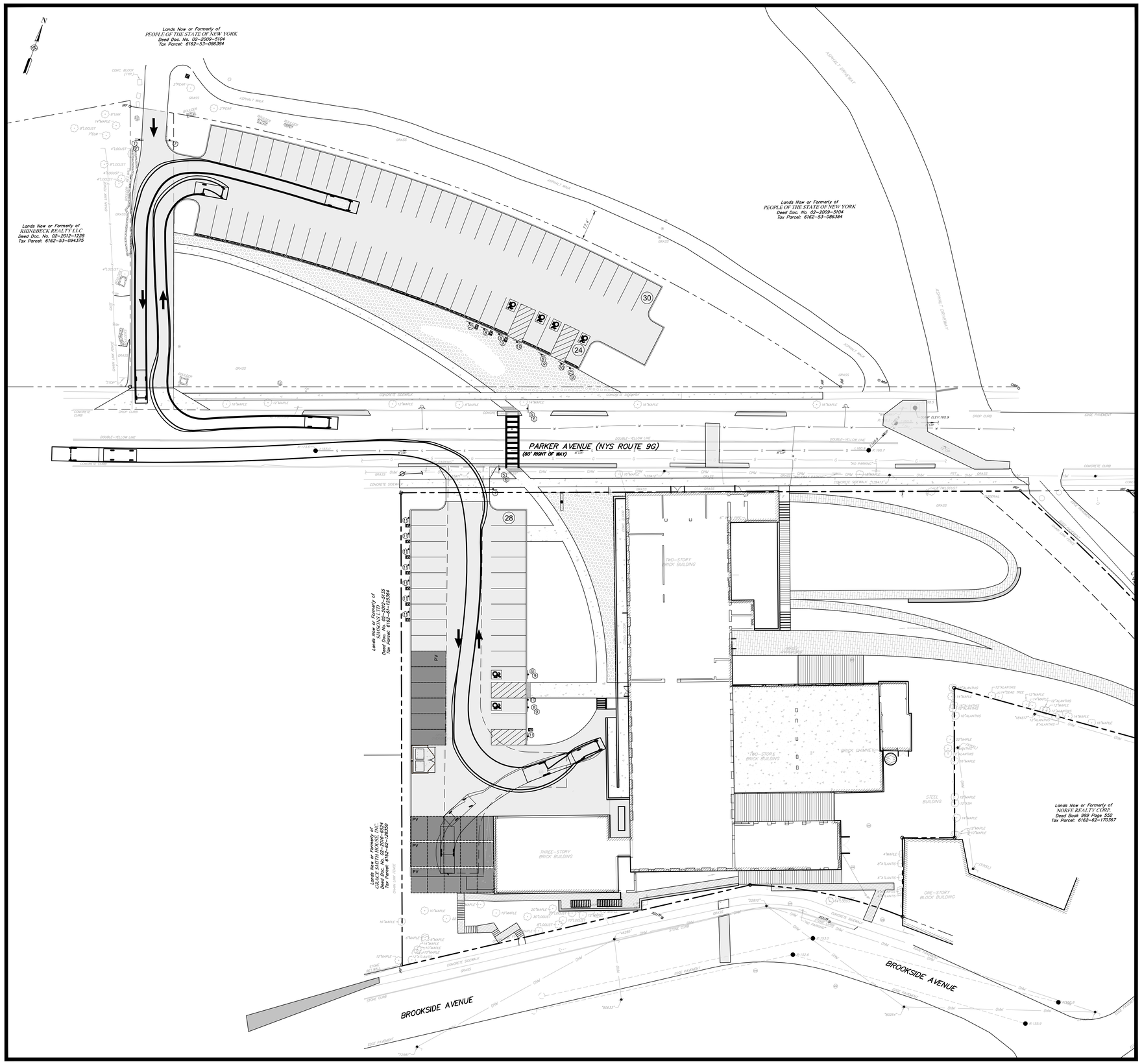
PLANNING BOARD SUBMISSION

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN SOUTH

TRUE NORTH

C1.41
AS NOTED



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- CONCRETE SURFACE
- ROAD LINING & STRIPING
- GRAVEL SURFACE
- SIGN
- 2 POSTED SIGN
- BOLLARD
- PARKING COUNT

1 **TURNING MOVEMENT DIAGRAM**
SCALE: 1"=20'

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
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NOTES

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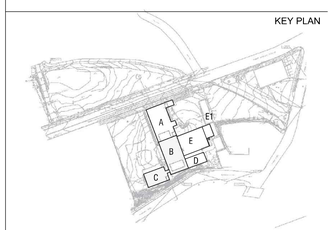

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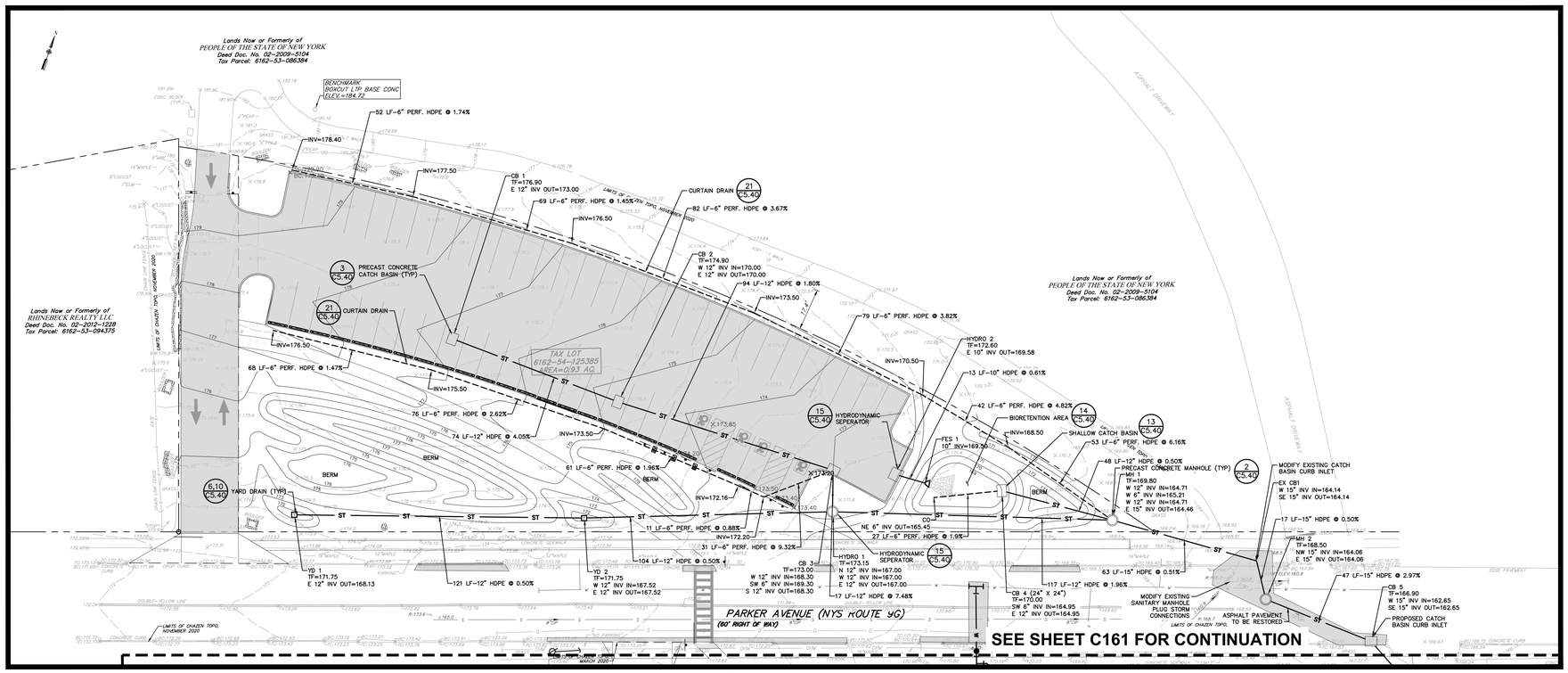
PLANNING BOARD SUBMISSION

VEHICLE TURNING DIAGRAM

TRUE NORTH

C1.50
AS NOTED



1 **UTILITY PLAN**
SCALE: 1"=20'

UTILITY LEGEND:

- PROPERTY LINE
- BUILDING
- OHW — OVERHEAD WIRES
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- G — GAS LINE
- SIZE & TYPE — CULVERT W/ END SECTION
- CATCH BASIN
- DRAINAGE MANHOLE
- CLEANOUT
- HYDRANT
- WATER SHUT OFF VALVE
- WATER VALVE
- REDUCER
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- SANITARY MANHOLE
- TSP — TRAFFIC SIGNAL POLE
- UTILITY POLE
- GAS VALVE

GENERAL NOTE:
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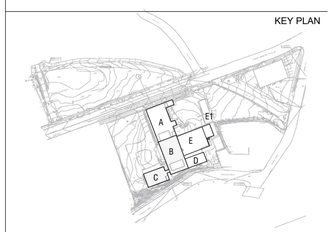

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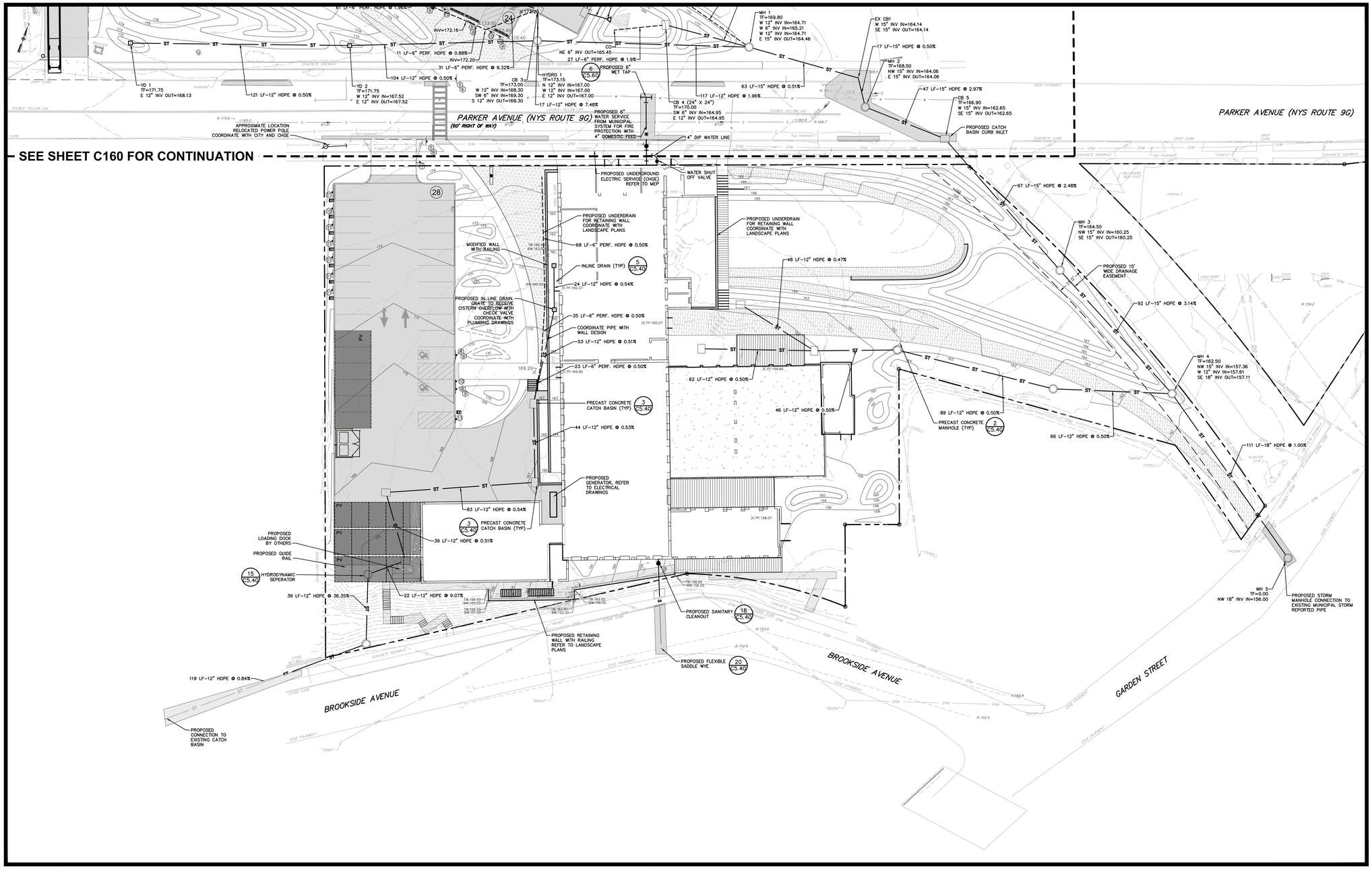
PLANNING BOARD SUBMISSION

PRELIMINARY
UTILITY PLAN - NORTH

TRUE NORTH

C1.60
AS NOTED



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- HYDRANT
- WELL
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- WATER VALVE
- REDUCER
- LIGHT POLE
- LIGHT WALL PACK
- LIGHTED BOLLARD
- POST AND LUMINAIRE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL CONTROL BOX
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ GUY WIRE
- GAS VALVE
- ELECTRIC MANHOLE

2 **UTILITY PLAN**
SCALE: 1"=20'

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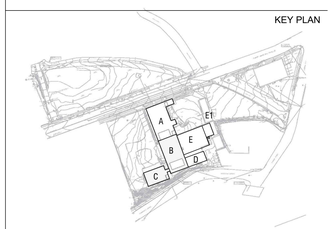

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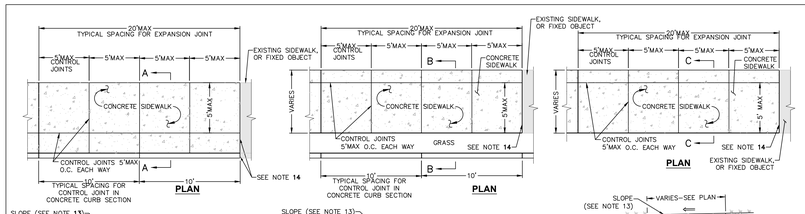
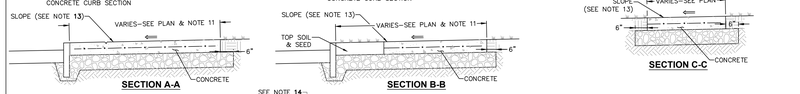
PLANNING BOARD SUBMISSION

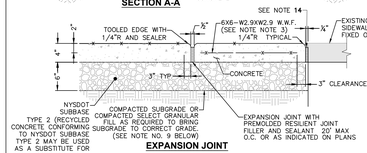
PRELIMINARY
UTILITY PLAN - SOUTH

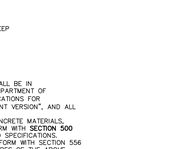
TRUE NORTH

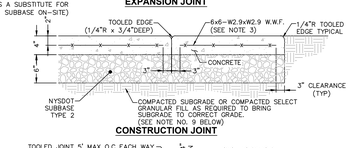
C1.61
AS NOTED

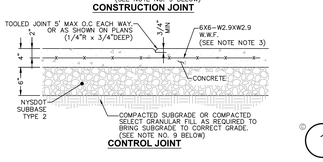






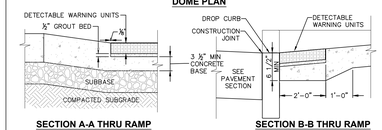






NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE **4,500** CONCRETE, CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH **SECTION 500** OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH **"SUREBOND" 1100 RESIN-BASED, WATER EMULSION CONCRETE CURING COMPOUND,** OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
10. ALL WORK SHALL CONFORM WITH **SECTION 608**–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009, OR LATEST EDITION.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% MAX. UNLESS OTHERWISE NOTED ON PLAN.
14. INSTALL EXPANSION JOINT WITH PREMOLDED RESILIENT JOINT FILLER & SEALANT AT ALL EXISTING SIDEWALKS, CURBS, FIXED OBJECTS, ETC., INCLUDING THOSE PLACED ON PREVIOUS DAYS.

① **CONCRETE SIDEWALK DETAIL**
SCALE: NOT TO SCALE

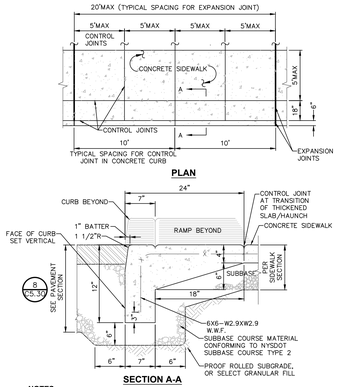


SECTION A-A THRU RAMP **SECTION B-B THRU RAMP**

NOTES:
1. COORDINATE W/ OWNER FOR COLOR.
2. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
3. MATERIALS: UNIT SHALL BE 24-INCH DETECTABLE WARNING ADA PAVERS, DOME STRAIGHT ROW SPACING PATTERN ADA-2 OR ADA-3, ADA COMPLIANT WARNING PAVER AS MANUFACTURED BY WAUSAU TILE OR CAST IRON, CAST IN PLACE ADA COMPLIANT WARNING PLATE A MANUFACTURED BY TUFTILE OR EQUAL.

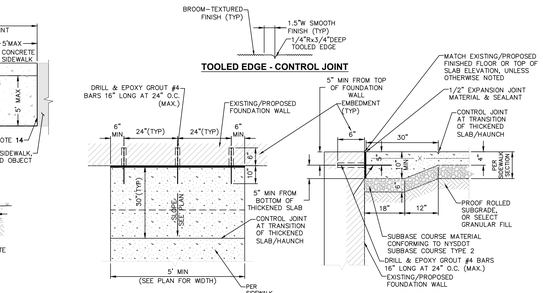
ALTERNATE NOTE 2: SEE SPECIFICATION SECTION 3300000X FOR DETECTABLE WARNING ADA PAVERS.

⑥ **DETECTABLE WARNING UNITS FOR RAMPS**
SCALE: NOT TO SCALE



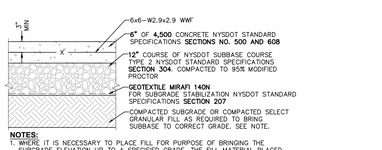
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

⑦ **INTEGRAL CONCRETE CURB & SIDEWALK @ DROP CURB**
SCALE: NOT TO SCALE



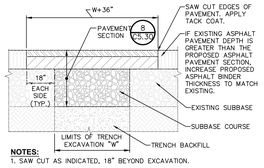
NOTE:
1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

② **CONCRETE SIDEWALK AT BUILDING ENTRANCES**
SCALE: NOT TO SCALE



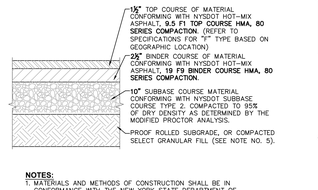
NOTES:
1. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**– EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

③ **CONCRETE DRIVEWAY APRON DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
3. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

⑨ **TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT**
SCALE: NOT TO SCALE



NOTES:
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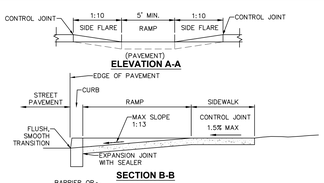
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

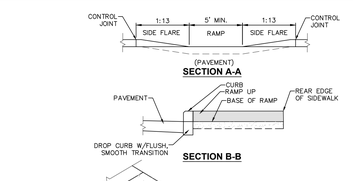
⑧ **PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE

⑩ **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE THIS DIMENSION IS LESS THAN 4'-0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

④ **PEDESTRIAN RAMP WITH FLARED SLOPES**
SCALE: NOT TO SCALE



NOTES:
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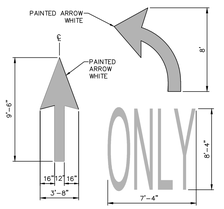
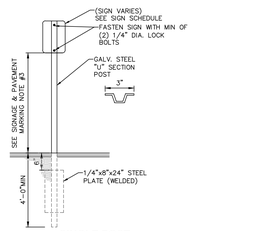
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

⑤ **PEDESTRIAN RAMP SECTION - DROP CURB**
SCALE: NOT TO SCALE



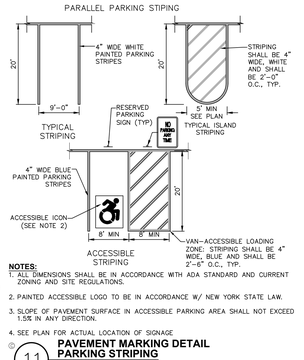
⑫ **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



⑭ **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

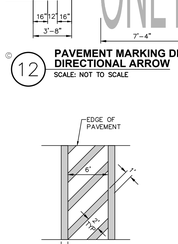
STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
NO PARKING ZONE WARNINGS – WHITE OR AOBE
PARKING DIVIDERS – WHITE OR AOBE.
WALKING LINES – WHITE OR AOBE
ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**



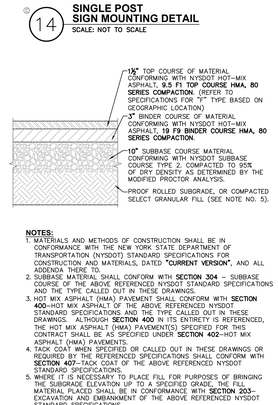
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

⑪ **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE



NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE

⑬ **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE



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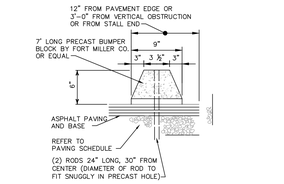
⑳ **ON-SITE PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE

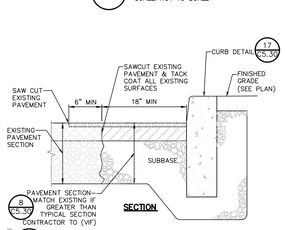
MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①	STOP	R1–1	30"x30"	RED	WHITE	14 25.30
②	ALL WAY	R1–4	18"x6"	RED	WHITE	14 25.30
③	ONE WAY	R6–1L	36"x12"	BLACK	WHITE	14 25.30
④	ONE WAY	R6–1R	36"x12"	BLACK	WHITE	14 25.30
⑤		W11–2	24"x24"	YELLOW/ FYG	BLACK	14 25.30
⑥		W16–7P	24"x12"	YELLOW/ FYG	BLACK	14 25.30
⑦	DO NOT ENTER	R5–1	30"x30"	RED	WHITE	14 25.30
⑧	WRONG WAY	NY R7–8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	14 25.30
⑨	VAN ACCESSIBLE	R7–8P	12"x6"	WHITE	BLUE	14 25.30
⑩	NO PARKING ANY TIME	R7–1	12"x18"	WHITE	RED	14 25.30
⑪	ELECTRIC VEHICLE CHARGING STATION	AS SHOWN	12"x18"	WHITE	GREEN	14 25.30

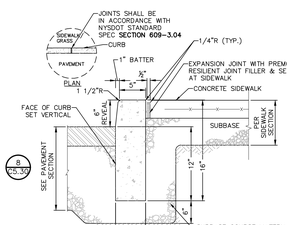
⑮ **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE



⑲ **PRECAST CONCRETE WHEEL STOP**
SCALE: NOT TO SCALE

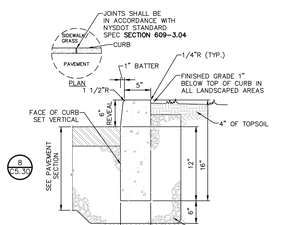


⑯ **CURB REPLACEMENT DETAIL**
SCALE: NOT TO SCALE



NOTES
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

⑰ **CAST IN PLACE CONCRETE CURB AT SIDEWALK**
SCALE: NOT TO SCALE



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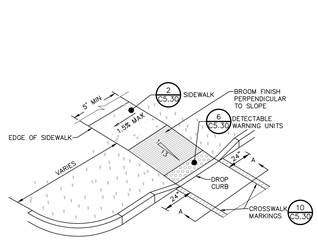
⑱ **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE



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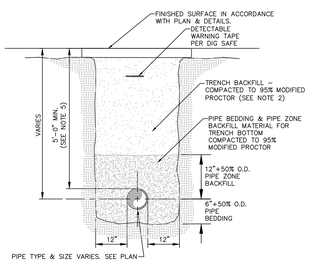
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

㉑ **PEDESTRIAN RAMP SECTION - DROP



PIPE TYPE & SIZE VARIES. SEE PLAN

NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

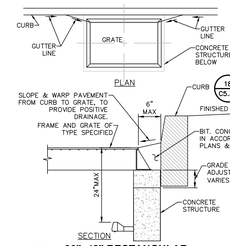
SIEVE DESIGNATION	% PASSING
3/4	100%
NO. 40	0–70%
NO. 200	0–10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

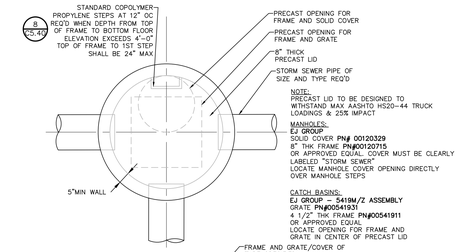
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



7 30"x48" RECTANGULAR STRUCTUREREPLACEMENT AT CURB
SCALE: NOT TO SCALE



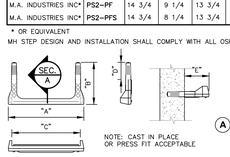
8 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

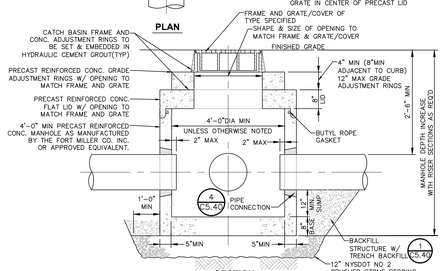
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2–PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2–PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

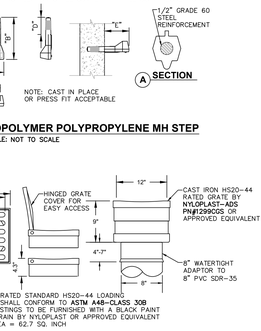


2 PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



NOTES

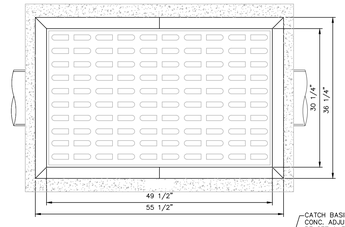
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20–44 VEHICULAR LOADING & 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ASTM C478



NOTES:

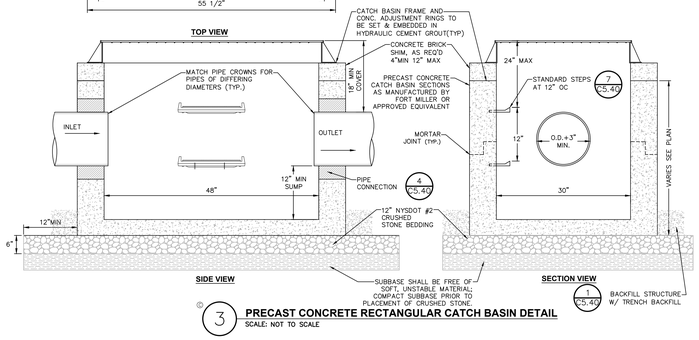
1. SIGN SHALL BE ALUMINUM IN ACCORDANCE WITH NYSDOT STANDARD SPECS SECTION 730.
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. ANY REFERENCE TO EXISTING STORMWATER PRACTICE SIGNS SHALL BE REPLACED BY THE GOVERNING HOA.
4. CONTRACTOR SHALL ERECT SIGN THE IMMEDIATE VICINITY (NOT IN) OF EACH STORMWATER MANAGEMENT PRACTICE.
5. BACKGROUND COLOR OF SIGN SHALL BE MUTCD BROWN, THE LEGEND AND BORDER SHALL BE MUTCD WHITE.
6. LETTERING OF THE SIGN SHALL BE SIZED SO THAT SIGN IS LEGIBLE.
7. NAMES AND SPDES PERMIT NUMBER SHALL BE OBTAINED BY CONTRACTOR FROM PLANS AND ISSUED SPDES CONSTRUCTION PERMIT.

11 STORMWATER MANAGEMENT PRACTICE PERMANENT SIGN
SCALE: NOT TO SCALE

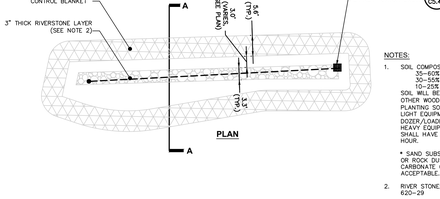


NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20–44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.



3 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE



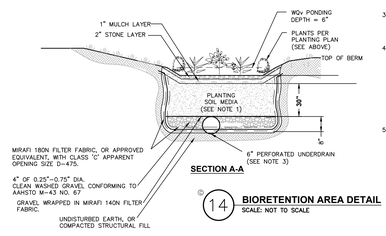
NOTES:

1. SOIL COMPOSITION:
   35–60% SAND*
   30–55% SILT
   10–25% CLAY
   SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER WITH MARSH TRACKS). DO NOT USE HEAVY EQUIPMENT WITHIN BIORETENTION AREAS. THE SOIL SHALL HAVE A PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR.

   * SAND SUBSTITUTION SUCH AS DIABASE, GRAYSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
2. RIVER STONE; SHALL CONFORM TO NYSDOT SECTION 620–29
3. UNDERDRAIN PIPING TO BE IN ACCORDANCE WITH ASTM D1785 OR AASHTO M–278. PIPE TO HAVE 3/8" PERFORATIONS AT 6 INCHES ON CENTER, 4 HOLES PER ROW.
4. SOIL FOR EACH BIORETENTION AREA SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE**	5.2 – 7.0
ORGANIC MATTER	1.5–4%
MAGNESUM	35 LBS/ACRE
PHOSPHORUS	75 LBS/ACRE
POTASSIUM	85 LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

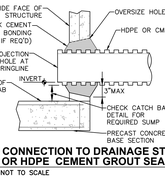
   ** IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR WITH IRON SULFATE PLUS SULFUR (LOWER PH).
5. BIORETENTION AREA TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION; ONCE UPSTREAM AREA IS STABILIZED, SILT FENCE TO BE REMOVED AS APPROVED BY PROJECT ENGINEER.



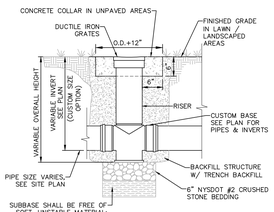
14 BIORETENTION AREA DETAIL
SCALE: NOT TO SCALE

STORM SEWER NOTES:

1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.



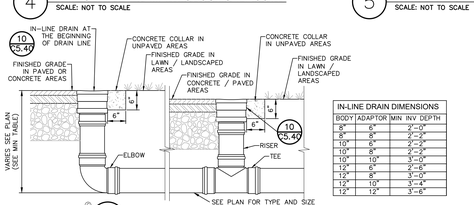
4 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE



NOTE:

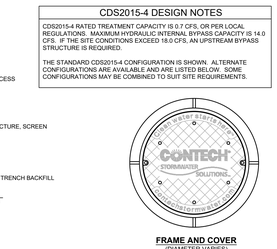
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

5 NYOPLAST IN-LINE DRAIN BASIN
SCALE: NOT TO SCALE



IN-LINE DRAIN DIMENSIONS			
BODY	ADAPTOR MIN	INV	DEPTH
8"	6"		2'–0"
8"	8"		2'–3"
10"	6"		2'–3"
10"	8"		2'–3"
10"	10"		3'–0"
12"	6"		3'–6"
12"	8"		3'–0"
12"	10"		3'–4"
12"	12"		3'–6"

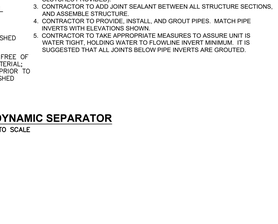
6 YARD IN-LINE DRAIN
SCALE: NOT TO SCALE



CDS2015-4 DESIGN NOTES

CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 18.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES

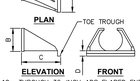
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE: www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO H520 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. HYDRO 1 SHALL HAVE AN OPEN GRATE. HYDRO 2 AND HYDRO 3 SHALL HAVE SOLID GRATES.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

TYPICAL HDPE END SECTION

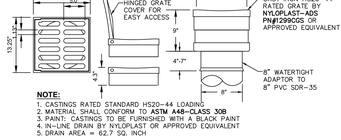
PIPE DIA.	END SECTION DIMENSIONS A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"



NOTES:

1. SCOPE: THIS SPECIFICATION DESCRIBES 12– THROUGH 36–INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C. CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING RODS SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

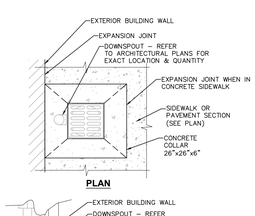
9 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



NOTE:

1. CASTINGS RATED STANDARD HS20–44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48–CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN–LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

10 12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

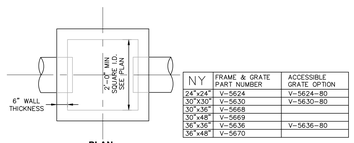


CONNECTION OPTIONS

NOTE:

1. CONTRACTOR TO ADJUST IN–LINE DRAINS AS NECESSARY TO CORRESPOND W/ DOWN SPOUTS ON ARCHITECTURAL PLANS.
2. SEE PLAN FOR TOP OF FRAME(TF) & INVERT INFORMATION.
3. SEE PLAN FOR CONNECTION OPTIONS

12 12" IN-LINE DRAIN IN CONCRETE SIDEWALK & PAVED AREAS
SCALE: NOT TO SCALE



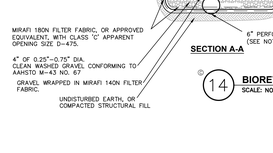
NOTE
ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM C478

NOTES:

1. CATCH BASIN INLET BASINS SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20–44 VEHICULAR LOADING + 25% IMPACT AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL NOT HAVE A DEPTH GREATER THAN 60" FROM FINISHED SURFACE.
3. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
4. MAX STORM SEWER PIPE FOR SHALLOW 2' CATCH BASIN IS 15"

NY	FRAME & GRATE PART NUMBER	ACCESSIBLE GRATE OPTION
24"x24"	V–5624	V–5624–80
30"x30"	V–5630	V–5630–80
30"x36"	V–5668	
30"x48"	V–5669	
36"x36"	V–5636	V–5636–80
36"x48"	V–5670	

13 PRECAST CONCRETE SHALLOW CATCH BASIN DETAIL
SCALE: NOT TO SCALE



NOTES:
IF 18" VERTICAL SEPARATION CAN NOT BE ACHIEVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS, CONTRACTOR SHALL CONSTRUCT EITHER OF THE FOLLOWING OPTIONS:

1. CONSTRUCT SEWER OF PVC WATERWORKS GRADE PRESSURE PIPE MATERIAL 10' ON EACH SIDE OF THE WATER MAIN AND TEST TO 150PSI TO ASSURE TIGHTNESS.
2. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. THE CARRIER PIPE SHALL BE OF MATERIAL APPROVED FOR THE USE IN WATER MAIN CONSTRUCTION.

16 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

NOTES:

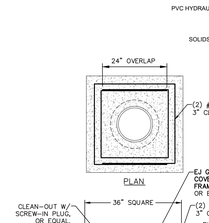
1. SEWER PIPE FITTINGS TO BE ASTM D–3033 OR D–3034
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

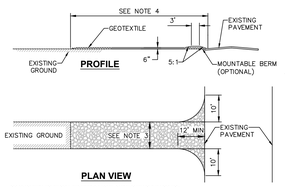
18 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE

NOTES:

1. PIPE AND FITTINGS TO MATCH SERVICE LINE PER PLAN.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM DRAINAGE SYSTEM.

17 CLEAN OUT - TRAFFIC AREAS
SCALE: NOT TO SCALE

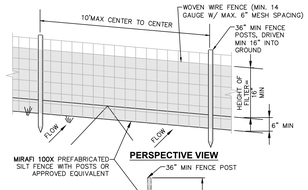

x" GASKETED SADDLE WYE BY NDS OR
EXISTING x" SEWER MAIN
STAINLESS STEEL BAND CLAMPS
INLET TO COUPLE W/6–INCH SDR 35 PVCPIPE
NOTES:
1. CORE HOLE USING MASONRY BIT IN UPPER 1/4 OF SEWER MAIN.
2.



PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOOT (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
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 ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

1 STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE: NOT TO SCALE

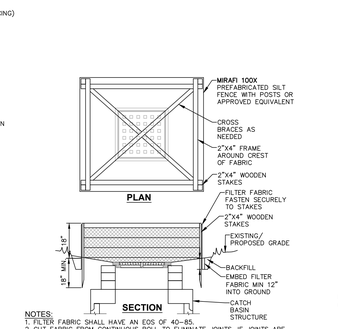


SECTION

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

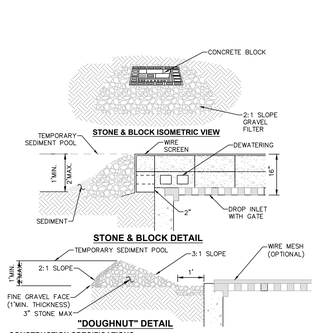
SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2 SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE



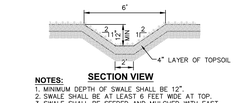
NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND 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"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

3 TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL
SCALE: NOT TO SCALE



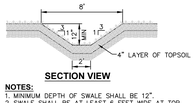
CONSTRUCTION SPECIFICATIONS:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE FABRIC OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE NYSDOT #4 CRUSHED STONE FILLING PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
5. MAXIMUM DRAINAGE AREA IS 1 ACRE.
6. MAXIMUM DRAINAGE AREA IS 1 ACRE.

4 CATCH BASIN STONE AND BLOCK INLET PROTECTION DETAIL
SCALE: NOT TO SCALE



NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 12".
2. SWALE SHALL BE AT LEAST 6 FEET WIDE AT TOP.
3. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS. TO 25 LBS. PER 1,000 SF.
4. SLOPE OF SWALE SHALL BE MINIMUM 2%

5 TEMPORARY GRASS LINED DIVERSION SWALE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 12".
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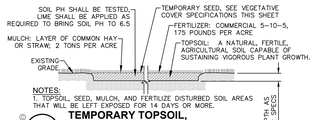
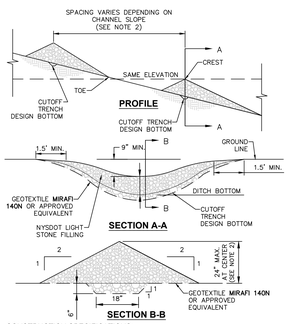
3. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS. TO 25 LBS. PER 1,000 SF.
4. SLOPE OF SWALE SHALL BE MINIMUM 2%

6 PERMANENT GRASS LINED DIVERSION SWALE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

7 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE

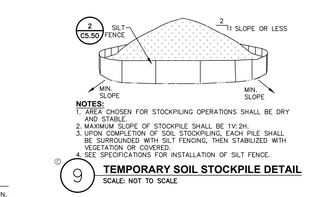


CONSTRUCTION SPECIFICATIONS:
1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS IN ACCORDANCE W/ THE FOLLOWING:
   CHECK DAM SPACING INCREMENT 2'–6" DEEP DITCH/SWALE W/ 1'–8" HIGH CHECK DAM (SPACING = MAXIMUM DAM SPACING (FT) / DITCH OR SWALE SLOPE (%))

SLOPE:	SPACING:	SLOPE:	SPACING:
0.5%	300'	6%	29'
1%	175'	7%	25'
2%	87'	8%	21'
3%	58'	9%	19'
4%	44'	10%	17'
5%	35'		

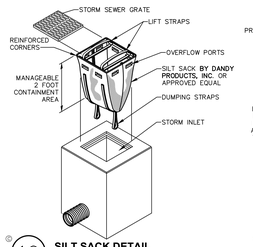
   CONTRACTOR TO ADJUST SPACING ACCORDINGLY BASED ON ACTUAL DEPTH & SLOPE OF DITCH.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAM ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES.

8 STONE CHECK DAM DETAIL
SCALE: NOT TO SCALE

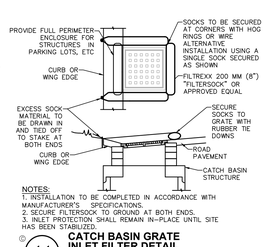


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

9 TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE

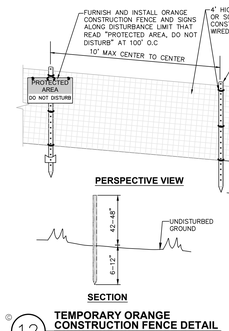


10 SILT SACK DETAIL
SCALE: NOT TO SCALE

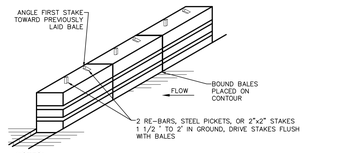


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE FILTERSOCK TO GROUND AT BOTH ENDS.
3. INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

11 CATCH BASIN GRATE INLET FILTER DETAIL
SCALE: NOT TO SCALE



12 TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL
SCALE: NOT TO SCALE

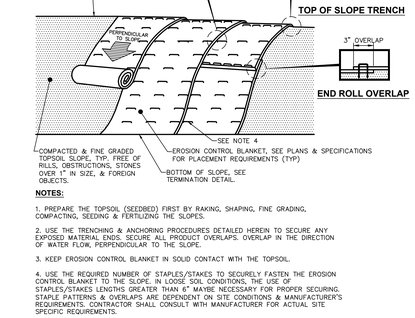


NOTES:
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4)INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. HAY OR STRAW BALE DIKES SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. HAY OR STRAW BALE DIKES SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING TO A HAY OR STRAW BALE DIKE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
<4:1	100

9. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A HAY OR STRAW BALE DIKE SHALL NOT EXCEED 0.25 ACRES PER 100 FEET OF DIKE FOR SLOPES < 25%.

13 HAY OR STRAW BALE DIKE DETAIL
SCALE: NTS



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.

3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.

4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

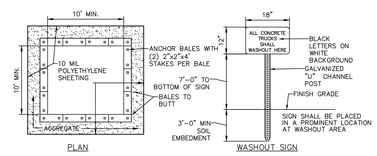
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

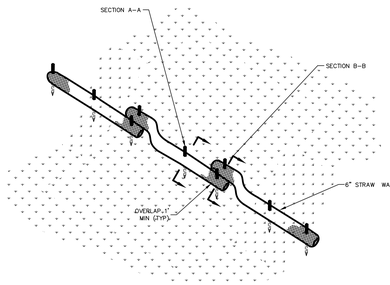
END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

14 EROSION CONTROL BLANKET INSTALLATION DETAIL
SCALE: NTS



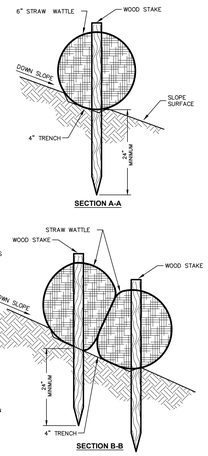
NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

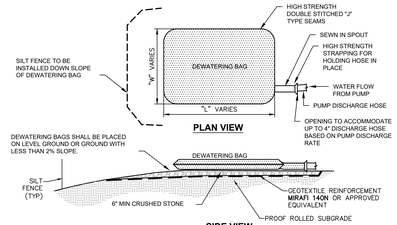
15 CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE



STRAW WATTLE NOTES:
1. PLACE STRAW WATTLES AS INDICATED ON PLANS.
2. DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR TO PLACE ROLLS IN. START BUILDING TRENCHES AND INSTALL ROLLS FROM THE TOP OF THE SLOPE WORKING DOWN. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR. LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

16 STRAW WATTLE DETAIL
SCALE: NOT TO SCALE



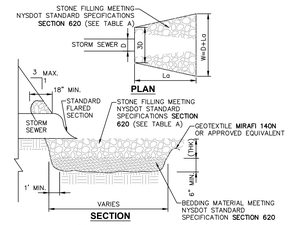


NOTES:
1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL, RICHMOND, VIRGINIA (800–448–3636), OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

17 SEDIMENT COLLECTION DEWATERING BAG DETAIL
SCALE: NOT TO SCALE

STONE APRON SIZING REQUIREMENT - TABLE "A"

CULVERT DIA. (D)	CULVERT SLOPE, %	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH(FT) (La)
12"	< 8	LIGHT	6"	9"	18	10
	8–10	MEDIUM	9"–12"	14"–18"	24	10



18 END SECTION WITH STONE LINED APRON DETAIL
SCALE: NOT TO SCALE

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect
MASS DESIGN GROUP
289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant
STOSS
54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering
CHAZEN
21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer
SILMAN
32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer
TRANSSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer
VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

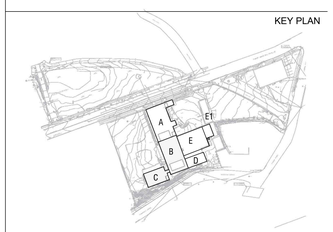
FP AND Code Consultant
HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

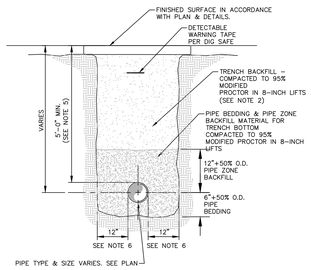
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

EROSION & SEDIMENT CONTROL DETAILS

TRUE NORTH

C5.50
AS NOTED



PIPE TYPE & SIZE VARIES. SEE PLAN

NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

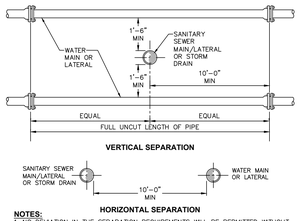
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.
6. WIDTH DIFFERS WHERE WATER LINE IS PLACED IN ROCK BELOW FIVE-FEET. REFER TO TECHNICAL SPECIFICATIONS.

① **PIPE TRENCH DETAIL (TYPICAL)**
SCALE: NOT TO SCALE



NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

② **SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**
SCALE: NOT TO SCALE

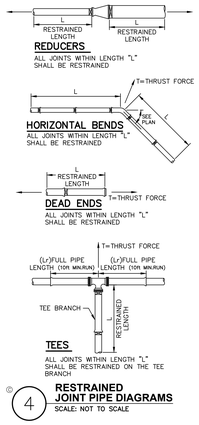
SCHEDULE OF JOINT RESTRAINT– (PVC OR POLYWRAPPED DIP)
(LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L")

PIPE SIZE (INCHES)	FITTING TYPE 90°	45°	22½	11¼	TEE	VALVE	DEAD END	REDUCER 24"	18"	16"	14"	12"	10"	8"	6"	4"
30"	241	100	48	24	202	206	206	72	130	145	159					
24"	196	82	39	20	163	166	166		72	91	108	123	136			
18"	149	62	30	15	122	125	125			26	49	68	85	99		
16"	134	56	27	14	109	112	112				26	48	67	82	95	
14"	118	49	24	12	95	98	98					26	47	64	79	89
12"	102	43	21	11	82	85	85						25	45	62	74
10"	86	36	17	9	68	71	71							25	44	58
8"	71	30	15	7	56	59	59								25	43
6"	54	22	11	6	41	44	44									23
4"	38	16	8	4	28	31	31									

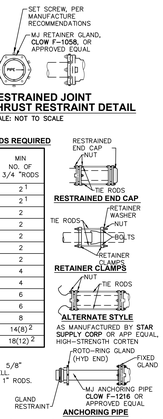
NOTES:

1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:
   A. BEDDING TYPE 2 – FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
   B. SOIL TYPE CLAY 1 – CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL–ML] :
      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.
   C. PIPE TABLE CALCULATION IS BASED ON PVC OR POLYWRAPPED DIP
   D. DEPTH TO TOP OF PIPE 5'–0" MINIMUM
   E. MAXIMUM OPERATING PRESSURE OF 150 PSI
   F. FACTOR OF SAFETY OF 1.5
2. FOR END PLUGS, USE RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND,OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE THRUST BLOCK DETAIL)
6. TEE FITTINGS: PIPE SIZE SHOWN FOR THE TEE IS THE SIZE OF THE RUN. THE RESTRAINED LENGTH SHOWN IS FOR THE BRANCH. THE VALUE OF THE RESTRAINED LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN THE RUN. THE VALUE OF THE L=×USED IN THE TABLE IS TO FEET. (L=× TOTAL LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.)

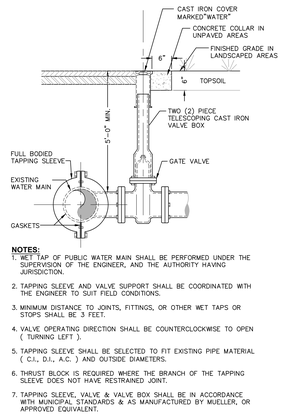
③ **JOINT RESTRAINT SCHEDULE AND NOTES**
SCALE: NOT TO SCALE



④ **RESTRAINED JOINT PIPE DIAGRAMS**
SCALE: NOT TO SCALE



⑤ **JOINT RESTRAINT OPTIONS**
SCALE: NOT TO SCALE



NOTES:

1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY MUELLER, OR APPROVED EQUIVALENT.

⑥ **TAPPING SLEEVE AND VALVE DETAIL**
SCALE: NOT TO SCALE

BEARING AREA (B) AND THRUST (R) SHALL BE DETERMINED BASED UPON THE SIZE OF PIPE 2.

TEE WITH PLUG

REQUIRED BEARING AREAS –B (SQFT) FOR BEARING BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22 1/2 ° 11 1/4 ° BEND	BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE

*BEARING AREA (B) = bxh

NOTES:

1. CONCRETE SHALL NOT TO OVERLAP ANY JOINT.
2. THRUST BLOCKS SHALL BE CONFIGURED IN A MANNER THAT DOES NOT INTERFERE WITH REMOVAL OR INSTALLATION OF ANY JOINTING COMPONENTS.
3. FOR REDUCERS, USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.
4. BEARING SURFACE SHALL, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE THAT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY.
5. BLOCK HEIGHT (h) SHALL BE EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, (HT), BUT NOT LESS THAN THE PIPE DIAMETER (D).
6. BLOCK HEIGHT (h) SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE HEIGHT.
7. VALVES FOR TEES APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
8. REQUIRED BEARING AREAS ARE DEVELOPED TO RESIST THRUSTS RESULTING FROM 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. REQUIRED BEARING AREAS ARE BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. IN RESPONSE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS REQUIRED MAY BE MODIFIED BY THE ENGINEER.

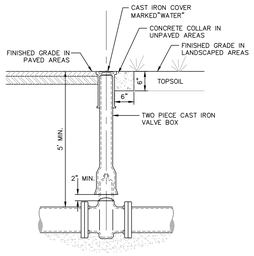
SOIL	BEARING STRENGTH Sa (LB/SQ FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

9. IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE ENGINEER.
10. CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE USED SEE SCHEDULE OF JOINT RESTRAINED PIPE.)

⑦ **CONCRETE THRUST BLOCK DETAILS**
SCALE: NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

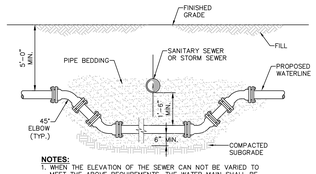
1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST PITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND,OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
5. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.



NOTES:

1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. RESTRAIN VALVE WITH MEGALUG CONNECTION.
4. DIRECT BURY VALVE SHALL BE MODEL A-2360 RESILIENT WEDGE GATE VALVE WITH MECHANICAL JOINT ENDS AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUIVALENT. VALVE SHALL COMPLY WITH AWWA C-509 AND NSF/ANSI 61 STANDARDS.
5. VALVE BOX SHALL BE 2-PIECE SUDING TYPE WITH 5 1/4" SHAFT EXTENSION SERIES 6850 AS MANUFACTURED BY TYLER/UNION OR APPROVED EQUIVALENT.

⑧ **TYPICAL GATE VALVE DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

⑨ **WATERLINE OFFSET DETAIL**
SCALE: NOT TO SCALE

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

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Structural Engineer
SILMAN
32 OLD SLIP
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Sustainability Engineer
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MEP Engineer
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FP AND Code Consultant
HOWE ENGINEERS
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Lighting Consultant
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant
WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN

MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

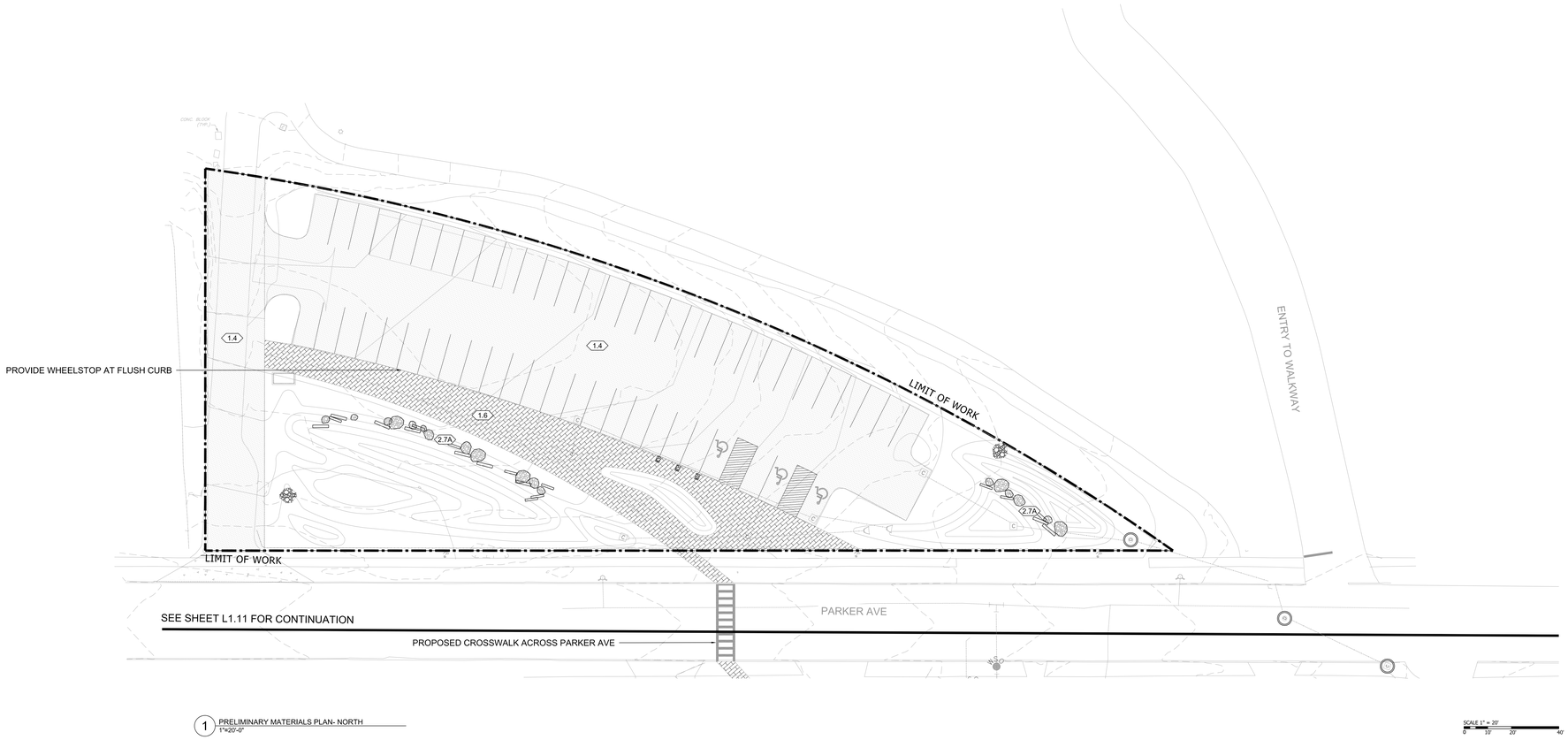
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

WATER SYSTEM DETAILS

TRUE NORTH

C5.60
AS NOTED



1 PRELIMINARY MATERIALS PLAN- NORTH
1"=20'-0"

SCALE 1" = 20'
0 10' 20' 40'

MATERIALS LEGEND

EXISTING UTILITIES
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- LIGHT POLE

BOUNDARIES
- LIMIT OF WORK/ PROPERTY LINE

SURFACES & EDGES
- 1.1 NOT USED
- 1.2 NOT USED
- 1.3 METAL GRATING
- 1.4 PARKING LOT PAVING
- 1.5 PERMEABLE PAVING
- 1.6 LINEAR PAVING UNIT
- 1.7 WOOD DECKING
- 1.8 STANDARD CITY CONCRETE SIDEWALK
- 1.9 POURED IN PLACE CONCRETE

FURNISHING / SITE FEATURES
- 2.1A RECLAIMED TIMBER SEATING
- 2.1B RECLAIMED CONCRETE SEATING
- 2.2 CUSTOM RECLAIMED WOOD BLEACHER SEATING
- 2.3 MOVABLE TABLE AND CHAIR
- 2.4 OVERHEAD PHOTOVOLTAIC PANEL
- 2.5 ELECTRIC VEHICLE CHARGING STATION
- 2.6 NOT USED
- 2.7A ASSORTED RUBBLE PIECES, LARGE

REVISIONS

No.	Description	Date
001	PLANNING BOARD	08/02/2021

NOTES

Architect
MASS DESIGN GROUP
334 BOYLSTON STREET
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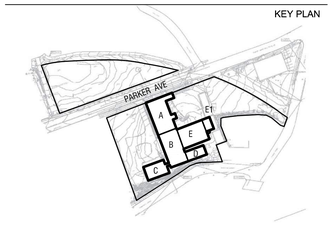

MASS.

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POUGHKEEPSIE, NY, 12601

58 PARKER AVE
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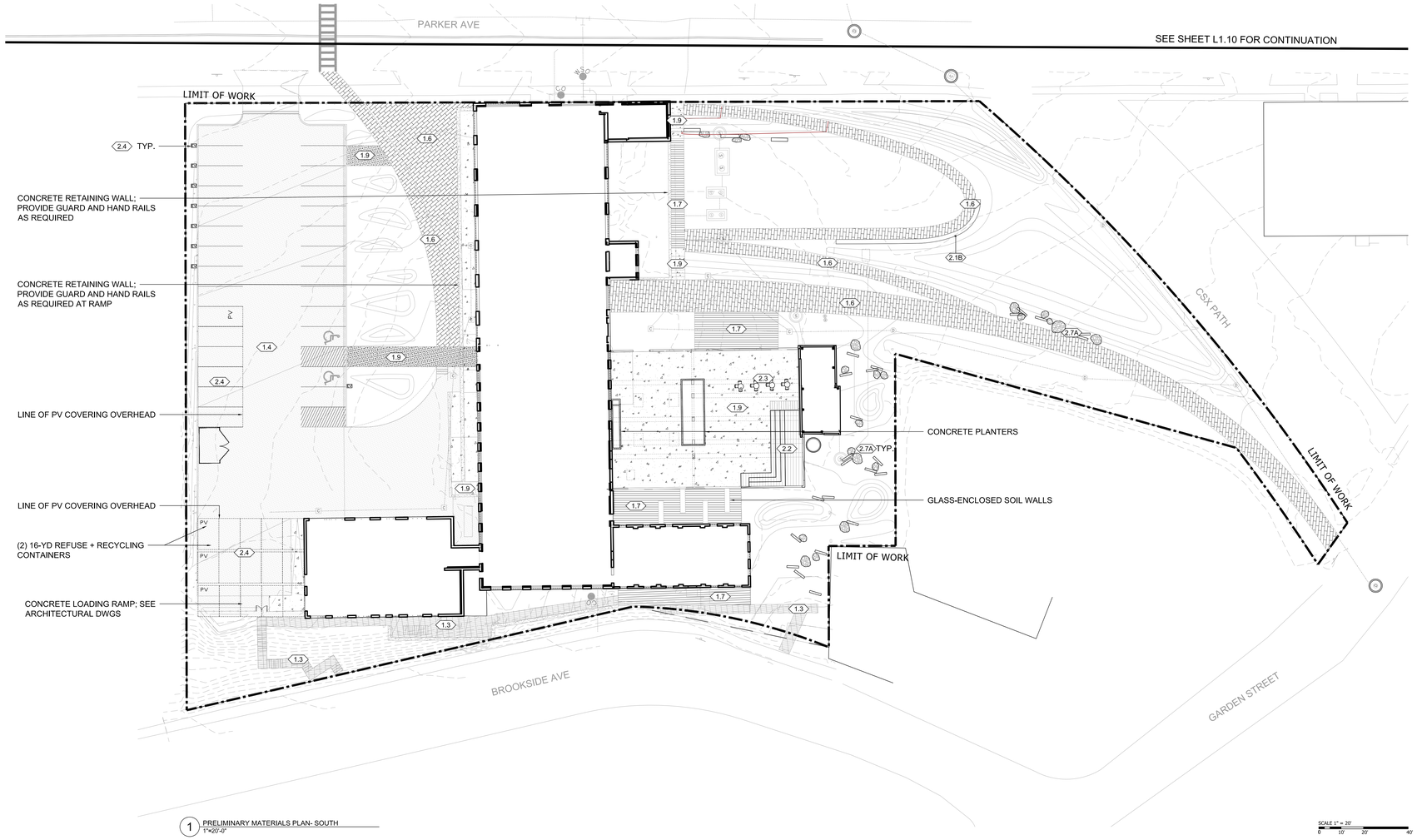
PLANNING BOARD SUBMISSION

02 AUGUST 2021

MATERIALS PLAN-
NORTH

TRUE NORTH

L1.10
1:20



1 PRELIMINARY MATERIALS PLAN- SOUTH
1"=20'-0"

SCALE 1" = 20'
0 10' 20' 40'

MATERIALS LEGEND

EXISTING UTILITIES
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- LIGHT POLE

BOUNDARIES
- LIMIT OF WORK/ PROPERTY LINE

SURFACES & EDGES
- 1.1 NOT USED
- 1.2 NOT USED
- 1.3 METAL GRATING
- 1.4 PARKING LOT PAVING
- 1.5 PERMEABLE PAVING
- 1.6 LINEAR PAVING UNIT
- 1.7 WOOD DECKING
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- 2.7A ASSORTED RUBBLE PIECES, LARGE

REVISIONS

No.	Description	Date
001	PLANNING BOARD	08/02/2021

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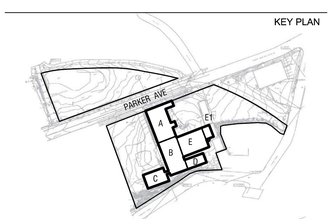

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58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

02 AUGUST 2021

MATERIALS PLAN- SOUTH

TRUE NORTH

L1.11
1:20

EXISTING TREE

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
	-	-	-	-	-	EXISTING TREE TO BE PROTECTED IN PLACE
	-	-	-	-	-	EXISTING TREE TO BE REMOVED

TREE / LARGE SHRUB

WEST PARKING LOT

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
	CED	7	*Cedrus deodara*	DEODAR CEDAR	4" CAL.	SINGLE STEM, BALL AND BURLAP
	COF	12	*Cornus florida*	FLOWERING DOGWOOD	4" CAL.	SINGLE STEM, BALL AND BURLAP
	PRV	11	*Prunus virginiana*	CHOKECHERRY	4" CAL.	SINGLE STEM, BALL AND BURLAP
	THO	8	*Thuja occidentalis*	AMERICAN ARBORVITAE	12' HT.	SINGLE STEM, BALL AND BURLAP

UPPER TERRACE

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
	AMA	4	*Amelanchier arborea*	DOWNY SERVICEBERRY	12' HT.	MULTI STEM, BALL AND BURLAP
	AML	4	*Amelanchier laevis*	SMOOTH SERVICEBERRY	12' HT.	MULTI STEM, BALL AND BURLAP
	CAO	4	*Carya ovata*	SHAGBARK HICKORY	4" CAL.	SINGLE STEM, LIMBED UP BY 5', BALL AND BURLAP
	CRC	6	*Crataegus crus-galli var. inermis*	THORNLESS COCKSPUR HAWTHORN	4" CAL.	SINGLE STEM, BALL AND BURLAP
	JUV	1	*Juniperus virginiana*	EASTERN RED CEDAR	12' HT.	SINGLE STEM, LIMBED UP BY 5', BALL AND BURLAP
	QUC	4	*Quercus coccinea*	SCARLET OAK	4" CAL.	SINGLE STEM, BALL AND BURLAP
	THO	1	*Thuja occidentalis*	AMERICAN ARBORBITAE	12' HT.	SINGLE STEM, BALL AND BURLAP

LOWER TERRACE

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
	BEA	12	*Betula alleghaniensis*	YELLOW BIRCH	4" CAL.	SINGLE STEM, BALL AND BURLAP
	CEC	17	*Cercis canadensis*	EASTERN REDBUD	4" CAL.	SINGLE STEM, BALL AND BURLAP
	GYD	5	*Gymnocladus dioicus* 'Espresso'	'ESPRESSO' KENTUCKY COFFEETREE	4" CAL.	SINGLE STEM, MALE TREE, SEEDLESS, BALL AND BURLAP
	JUV	4	*Juniperus virginiana*	EASTERN RED CEDAR	12' HT.	SINGLE STEM, LIMBED UP BY 5', BALL AND BURLAP
	LAL	11	*Larix laricina*	TAMARACK	12' HT.	SINGLE STEM, BALL AND BURLAP
	THO	2	*Thuja occidentalis*	AMERICAN ARBORBITAE	12' HT.	SINGLE STEM, BALL AND BURLAP

SHRUB / GRASS / FERN / GROUNDCOVER

NORTH PARKING LOT

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	RHA	5	*Rhus aromatica* 'Gro-Low'	FRAGRANT SUMAC	3 GAL	PER PLANS	SHRUB
	VIA	12	*Viburnum acerifolium*	MAPLELEAF VIBURNUM	3 GAL	PER PLANS	SHRUB
	AST	930	*Asclepias tuberosa*	BUTTERFLY WEED	1 GAL	24" O.C.	
	HEH	930	*Heliopsis helianthoides* var. *scabra* 'Sommersonne'	OX EYE	1 GAL	12" O.C.	
	IOL	930	*Ionactis linariifolia*	STIFF ASTER	1 GAL	10" O.C.	
	JUH	930	*Juniperus horizontalis* 'Mother Lode'	CREEPING JUNIPER	1 GAL	8" O.C.	
	POA	930	*Polystichum acrostichoides*	CHRISTMAS FERN	1 GAL	12" O.C.	
	SCS	930	*Schizachyrium scoparium*	LITTLE BLUESTEM	1 GAL	24" O.C.	
	SPH	930	*Sporobolus heterolepis*	PRAIRIE DROPSEED	1 GAL	24" O.C.	

WEST PARKING LOT

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	COS	650	*Cornus sericea* 'Cardinal'	RED TWIG DOGWOOD	3 GAL	24" O.C	SHRUB
	ACM	650	*Achillea millefolium*	COMMON YARROW	1 GAL	12" O.C.	
	DET	650	*Deschampsia cespitosa*	INTERRUPTED FERN	1 GAL	12" O.C.	
	PYT	650	*Pycnanthemum tenuifolium*	NARROWLEAF MOUNTAIN MINT	1 GAL	12" O.C.	
	SPH	650	*Sporobolus heterolepis*	PRAIRIE DROPSEED	1 GAL	24" O.C.	
	CAP	650	*Carex pensylvanica*	OAK SEDGE	4" POT	8" O.C.	NO-MOW GRASS
	CAR	650	*Carex rosea*	ROSY SEDGE	4" POT	8" O.C.	NO-MOW GRASS
	SEED MIX	3,000 SF	*Festuca spp.*	FINE FESCUE AND VIOLET WOOD SORREL	–	–	MIXED SEEDING OF FESTUCA SPP. AND OXALIS VIOLACEA, 10 POUNDS PER 1000 SQ. FT; NO-MOW GRASS

UPPER TERRACE

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	ACM	680	*Achillea millefolium*	COMMON YARROW	1 GAL	12" O.C.	
	IOL	680	*Ionactis linariifolia*	STIFF ASTER	1 GAL	10" O.C.	
	PYT	680	*Pycnanthemum tenuifolium*	NARROWLEAF MOUNTAIN MINT	1 GAL	24" O.C.	
	RAP	680	*Ratibida pinnata*	YELLOW CONEFLOWER	1 GAL	12" O.C.	
	SOE	680	*Solidago erecta*	SLENDER GOLDENROD	1 GAL	12" O.C.	
	TRO	680	*Tradescantia ohiensis*	OHIO SPIDERWORT	1 GAL	12" O.C.	
	SPH	680	*Sporobolus heterolepis*	PRAIRIE DROPSEED	1 GAL	24" O.C.	
	CAP	680	*Carex pensylvanica*	OAK SEDGE	4" POT	8" O.C.	NO-MOW GRASS
	CAR	680	*Carex rosea*	ROSY SEDGE	4" POT	8" O.C.	NO-MOW GRASS
	SEED MIX	3,000 SF	*Festuca spp.*	FINE FESCUE AND VIOLET WOOD SORREL	–	–	MIXED SEEDING OF FESTUCA SPP. AND OXALIS VIOLACEA, 10 POUNDS PER 1000 SQ. FT; NO-MOW GRASS
	SOD	4,980 SF	FINE FESCUE				SEE SPECIFICATIONS FOR MORE DETIALS

LOWER TERRACE - ENTRY GARDEN

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	ANC	260	*Anemone canadensis*	CANADA ANEMONE	1 GAL	6" O.C	SHRUB
	AST	260	*Asclepias tuberosa*	BUTTERFLY WEED	1 GAL	24" O.C	
	ADP	260	*Echinacea pallida*	PALE PURPLE CONEFLOWER	1 GAL	12" O.C	
	DEP	260	*Veronicastrum virginicum '*	CULVER'S ROOT	1 GAL	24" O.C	
	SPH	260	*Sporobolus heterolepis*	PRAIRIE DROPSEED	1 GAL	24" O.C	

LOWER TERRACE - DEBRIS GARDEN

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	ASC	430	*Asarum canadense*	WILD GINGER	1 GAL	6" O.C	
	DEC	430	*Deschampsia cespitosa*	TUFTED-HAIR GRASS	1 GAL	12" O.C	
	DEP	430	*Dennstaedtia punctilobula*	HAY-SCENTED FERN	1 GAL	18" O.C	
	POA	430	*Polystichum acrostichoides*	CHRISTMAS FERN	1 GAL	12" O.C	
	SPH	430	*Sporobolus heterolepis*	PRAIRIE DROPSEED	1 GAL	24" O.C	
	SEED MIX	1,400 SF	*Festuca spp.*	FINE FESCUE AND VIOLET WOOD SORREL	–	–	MIXED SEEDING OF FESTUCA SPP. AND OXALIS VIOLACEA, 10 POUNDS PER 1000 SQ. FT; NO-MOW GRASS

LOWER TERRACE - WET GARDEN

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	ASS	90	*Asclepias syriaca*	COMMON MILKWEED	1 GAL	24" O.C	
	VID	90	*Eutrochium purpureum*	JOE PYE WEED	1 GAL	24" O.C	
	ADP	90	*Eutrochium fistulosum*	HOLLOW JOE PYE WEED	1 GAL	24" O.C	
	IRV	90	*Iris versicolor*	NORTHERN BLUEFLAG	1 GAL	12" O.C	
	MDB	90	*Monarda didyma* 'Blue Moon'	BEE BALM	1 GAL	12" O.C	
	VVC	90	*Veronicastrum virginicum* 'Cupid'	CULVER'S ROOT	1 GAL	24" O.C	
	VVL	90	*Veronicastrum virginicum* 'Lavendelturm'	CULVER'S ROOT	1 GAL	24" O.C	
	SON	90	*Sorghastrum nutans*	INDIAN GRASS	1 GAL	24" O.C	

CONSTRUCTED WETLAND

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
	ACC	250	*Acorus calamus*	SWEET FLAG	1 GAL	12" O.C.	
	ELP	250	*Eleocharis palustris*	SPIKERUSH	1 GAL	12" O.C.	
	PEV	250	*Peltandra virginica*	ARROW ARUM	1 GAL	18" O.C.	
	SAC	250	*Saururus cernuus*	LIZARD'S TAIL	1 GAL	12" O.C.	
	TYL	250	*Typha latifolia*	BROADLEAF CATTAIL	1 GAL	12" O.C.	

REVISIONS

No.	Description	Date
001	PLANNING BOARD	08/02/2021

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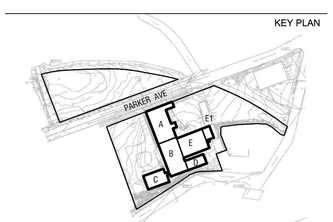
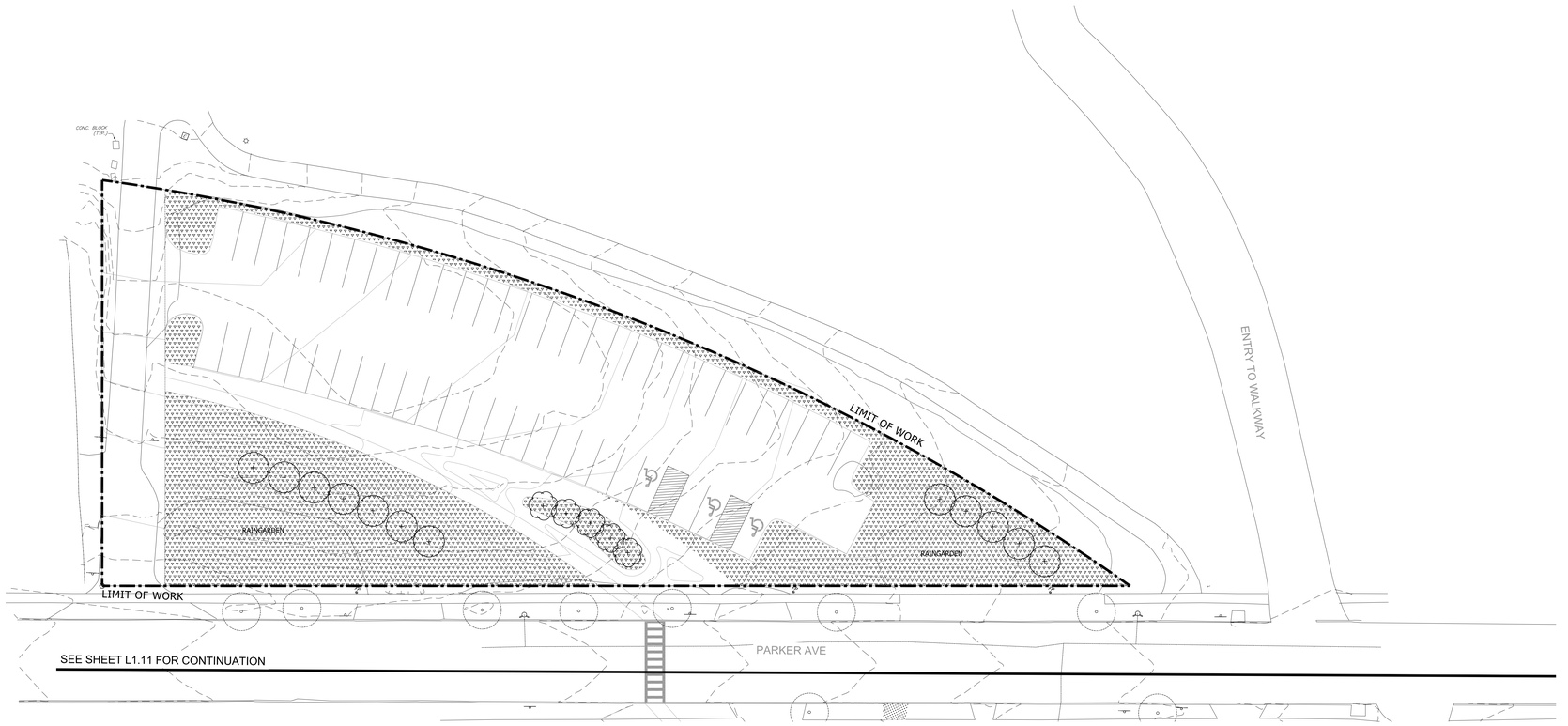
KEY PLAN





1 PRELIMINARY PLANTING PLAN- NORTH
1"=20'-0"

SCALE 1" = 20'
0 10' 20' 40'

PLANTING GENERAL REQUIREMENTS

- ALL PLANTING SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PLANT MATERIALS AND LOCATIONS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONSTRUCTION MANAGER SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS IN ADVANCE FOR INSPECTION.
- PRIOR TO VEGETATIVE STABILIZATION, TOPSOIL SHALL BE APPLIED FOR ALL DISTURBED AREAS. THIS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
- IF THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE MOISTURE CONTENT IS INCREASED OR REDUCED TO ACCEPTABLE LEVELS AND THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED.
- ACTUAL PLANTING SHALL BE PERFORMED DURING THOSE PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICE AS APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ONLY INSTALL AS MANY PLANTS PER DAY AS CAN BE PLANTED AND WATERED ON THE SAME DAY.
- ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS.
- PLANT MATERIAL QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. VERIFY COUNT AND PROVIDE NUMBER TO FULFILL INTENT OF DRAWINGS PRIOR TO ORDERING FROM NURSERIES.
- PROTECTION OF EXISTING STREET TREES, SHRUBS AND GROUNDCOVER: SEE THE DEMOLITION AND TREE PROTECTION PLAN L-030.

DEEP WATER LEACHING

- FILL IN ALL DEPRESSIONS, VOIDS, EROSION SCARS, OR SETTLED TRENCHES. FINISH GRADES BY DEEP LEACHING WITH CONDITIONED SOIL, LEAVING A FINAL GRADE SMOOTH AND EVEN.

FINAL GRADES

- MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADES.
- ALL UNDULATIONS AND IRREGULARITIES IN THE PLANTING SURFACES RESULTING FROM TILLAGE, ROTOTILLING, AND ALL OTHER OPERATIONS SHALL BE LEVELED AND FLOATED OUT BEFORE PLANTING.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT AND AVOID DAMAGE TO SPRINKLER HEADS, IRRIGATION LINES, AND OTHER UNDERGROUND UTILITIES DURING GRADING AND PLANTING OPERATIONS.
- CONTRACTOR SHALL COORDINATE ALL DRAINAGE WORK WITH ALL OTHER TRADES, ESTABLISHED SITE DRAINAGE SHALL BE MAINTAINED BY CONTRACTOR DURING ALL PHASES OF LANDSCAPE CONSTRUCTION.
- FINAL FINISH GRADES SHALL INSURE POSITIVE DRAINAGE OF THE SITE WITH ALL SURFACE DRAINAGE AWAY FROM BUILDINGS AND WALLS AND TOWARD DRAINS AND CATCH BASINS.
- FINAL GRADES SHALL BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS WILL BE ALLOWED TO BEGIN.

PERCOLATION TESTING AND DRAINAGE

- PER THE SPECIFICATIONS, SOIL PERCOLATION TEST SHALL BE PERFORMED BY FILLING TREE PLANTING PITS (SEE PLANS FOR APPROPRIATE SIZE OF THE TREE PIT) WITH WATER, WAITING 12 HOURS AND THEN COMPLETELY REFILLING. IF ALL THE WATER IS NOT ABSORBED WITH 12 HOURS OF THE SECOND FILLING IT HAS FAILED THE TEST. UPON FAILURE, CONTACT LANDSCAPE ARCHITECT FOR REMEDIAL MEASURES.
- BID PRICE SHALL BE BASED ON TREE PLANTING PIT DETAILS SHOW ON THE PLANS AND PER THE SPECIFICATIONS.

WEED CONTROL

- PRIOR TO PLANTING, ERADICATE WEEDS WITHIN THE LIMITS OF WORK IN THE FOLLOWING ORDER:

A. IRRIGATE TWICE EACH DAY FOR APPROXIMATELY 5 TO 10 MINUTES EACH WATERING TIME (AS APPROPRIATE TO SITE CONDITIONS) FOR A PERIOD OF 30 CALENDAR DAYS.
B. APPLY POST EMERGENT HERBICIDE (SUCH AS ROUND-UP PRO) AS APPROVED BY THE OWNER AND PER STATE LICENSED PEST CONTROL ADVISOR AND ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. TAKE CARE TO PROTECT EXISTING PLANT MATERIAL AND HARDSCAPE TO REMAIN AS SHOWN ON THE PLANS.
C. WAIT THE REQUIRED PERIOD FOR THE HERBICIDE TO TAKE EFFECT (APPROXIMATELY 7-14 DAYS).
D. PHYSICALLY REMOVE WEEDS DEAD OR ALIVE WITHIN THE LIMITS.

SOIL CONDITIONING AND FERTILIZING

- CLEAN, GRUB AND ROTOTILL ALL PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES REMOVING ALL WEEDS, DEBRIS, ROCKS OR OTHER DELETERIOUS MATTER 1 INCH DIAMETER OR LARGER FROM THE SITE (UNLESS SPECIFIED OTHERWISE). THEN BLEND IN SOIL AMENDMENTS PER THE SPECIFICATIONS AND BASED ON THE SOILS REPORT.

GENERAL PLANTING

- PRUNING SHALL NOT BE DONE EXCEPT BY A CERTIFIED ARBORIST AT APPROVAL OF THE LANDSCAPE ARCHITECT.
- PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, NOTIFY THE OWNER. EXPENSE FOR REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXCAVATED HOLES SHALL HAVE VERTICAL SIDES WITH A ROUGHENED SURFACE AD SHALL BE OF THE MINIMUM SIZES INDICATED ON THE DRAWINGS. HOLES SHALL BE IN ALL CASES LARGE ENOUGH TO PERMIT HANDLING AND TO THE SPECIFICATIONS AND PLANS FOR SPECIAL CONDITIONS SUCH AS STRUCTURAL SOIL.

TREES, SHRUBS, AND VINES

- EACH TREE AND SHRUB SHALL BE PLACED IN THE CENTER OF THE HOLE AND SHALL BE SET PLUMB AND HELD RIGID IN POSITION UNTIL THE PLANTING BACKFILL HAS BEEN TAMPED DOWN AROUND EACH ROOTBALL.
- ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY ARE 2 INCHES HIGHER THAN SURROUNDING FINISH GRADE UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATIONS.
- ALL PLANTS SHALL BE THOROUGHLY WATERED INTO THE FULL DEPTH OF EACH PLANTING HOLE IMMEDIATELY AFTER PLANTING.
- TREES LARGER THAN 24 INCH BOX (2.5" CALIPER) SHALL BE SPOTTED AND PLANTED WITH A CRANE. ALL BOX TREES SHALL BE STAKED PER THE DETAILS UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATIONS.
- INJURED ROOTS SHALL BE PRUNED TO CLEAN ENDS BEFORE PLANTING WITH CLEAN, SHARP TOOLS. THE LEADER OF TREES SHALL NOT BE CUT BACK.
- TREES 2" OR GREATER IN CALIPER SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED OR STABLED WITH DEADMAN TREE ANCHORING SYSTEM. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. CONTRACTORS WILL ADVISE THEIR CLIENTS TO REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 2"-3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH OR LEAF COMPOST.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL OR COMPOST AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

PLANTING MAINTENANCE PERIOD

- LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, NOXIOUS GRASS AND ALL OTHER UNDESIRED VEGETATIVE GROWTH AND DEBRIS.
- PLANT MATERIALS SHALL BE KEPT IN A HEALTHY OPTIMUM GROWING CONDITION AND IN A VISUALLY PLEASING APPEARANCE BY WATERING PRUNING, MOWING, FERTILIZING, RESTAKING, PEST AND DISEASE CONTROLLING, SPRAYING, WEEDING, CLEAN-UP AND ANY MAINTENANCE OPERATION NECESSARY TO INSURE A HEALTHY, VIGOROUS STAND OF PLANTS AT THE TIME OF FINAL INSPECTION.
- SEE SPECIFICATIONS FOR APPLICATION RATES FOR POST PLANTING FERTILIZER.
- CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE OF THE PLANTING AND/OR IRRIGATED AREAS SHOWN ON THE PLANS FOR THE INITIAL 180 DAY MAINTENANCE PERIOD.

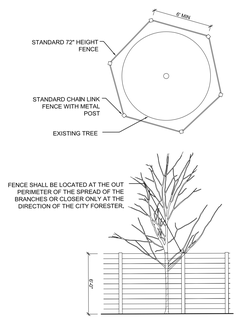
PLANT AVAILABILITY

- THE ACT OF PROVIDING A BID FOR THIS PROJECT ESTABLISHES THE CONTRACTORS UNDERSTANDING THAT THE PLANTS SPECIFIED HEREIN MAY BE UNUSUAL AND MORE DIFFICULT TO LOCATE THAN THE INDUSTRY STANDARD AND THAT THE CONTRACTOR AGREES TO THE FOLLOWING.

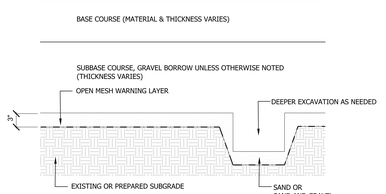
A. WITHIN TWENTY-ONE (21) DAYS AFTER AWARD OF THE CONTRACT CONTRACTOR SHALL SUBMIT A PLANT LIST WITH NURSERY SOURCES, PLANT QUANTITIES AND PLANT SIZES; PLANT LIST SHALL INDICATE ALL UNAVAILABLE PLANS AND WHICH NURSERIES WERE CONTACTED DURING CONTRACTORS SEARCH (LANDSCAPE ARCHITECT SHALL SUGGEST PLANT SUBSTITUTION BASED UPON INFORMATION IN CONTRACTOR SUBMITTAL)

B. UPON ACCEPTANCE OF CONTRACTOR PLANT LIST BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL SECURE PLANTS WITHIN FIVE (5) DAYS AND ARRANGE FOR DELIVERY FROM NURSERIES.

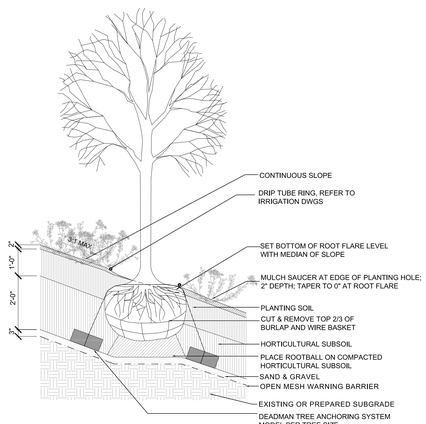
- PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE SEVERAL FEET BEYOND. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.



2 TREE PROTECTION FENCE
3/16"=1'-0"



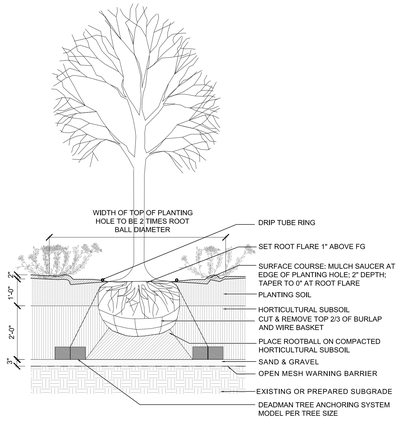
3 ENVIRONMENTAL MITIGATION DETAIL- FOR REFERENCE ONLY
1"=1'-0"



AT TRACK 4 COMMERCIAL USE APPLICATIONS, PROVIDE MIN. 1'-0" CLEAN FILL OVER MESH BARRIER AND EXISTING SOILS

AT TRACK 4 RESIDENTIAL USE APPLICATIONS, PROVIDE MIN. 2'-0" CLEAN FILL OVER MESH BARRIER AND EXISTING SOILS

4 TREE PLANTING ON SLOPE
1/2" = 1'-0"



AT TRACK 4 COMMERCIAL USE APPLICATIONS, PROVIDE MIN. 1'-0" CLEAN FILL OVER MESH BARRIER AND EXISTING SOILS

AT TRACK 4 RESIDENTIAL USE APPLICATIONS, PROVIDE MIN. 2'-0" CLEAN FILL OVER MESH BARRIER AND EXISTING SOILS

5 TREE PLANTING, TYPICAL
1/2"=1'-0"

PLANTING LEGEND

EXISTING PLANTINGS
- (E) TREE, PROTECT IN PLACE
- (E) TREE TO BE REMOVED

WEST PARKING LOT
- CED *Cedrus deodara* DEODAR CEDAR
- COF *Cornus florida* FLOWERING DOGWOOD
- PRV *Prunus virginiana* CHOKECHERRY
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

UPPER TERRACE
- AMA *Amelanchier arborea* DOWNY SERVICEBERRY
- AML *Amelanchier laevis* SMOOTH SERVICEBERRY
- CAO *Carya ovata* SHAGBARK HICKORY
- CRC *Crataegus crus-galli var., inermis* SHAGBARK HICKORY
- JUV *Juniperus virginiana* EASTERN RED CEDAR
- QUC *Quercus coccinea* SCARLET OAK
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

LOWER TERRACE
- BEA *Betula alleghaniensis* YELLOW BIRCH
- CEC *Cercis canadensis* EASTERN REDBUD
- GYD *Gymnocladus dioicus 'Espresso'* KENTUCKY COFFEETREE
- JUV *Juniperus virginiana* EASTERN RED CEDAR
- LAL *Larix laricina* TAMARACK
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

SHRUB / GRASS / FERN / GROUNDCOVER
- NORTH PARKING LOT
- WEST PARKING LOT
- UPPER TERRACE
- LOWER TERRACE - ENTRY GARDEN
- LOWER TERRACE - DEBRIS GARDEN
- LOWER TERRACE - WET GARDEN
- SOD
- CONSTRUCTED WETLAND

BOUNDARIES
- UNIT OF WORK/ PROPERTY LINE

REVISIONS

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001	PLANNING BOARD	08/02/2021

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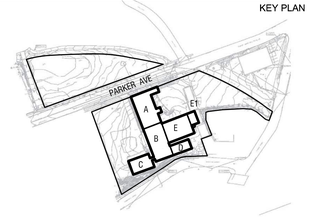
STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

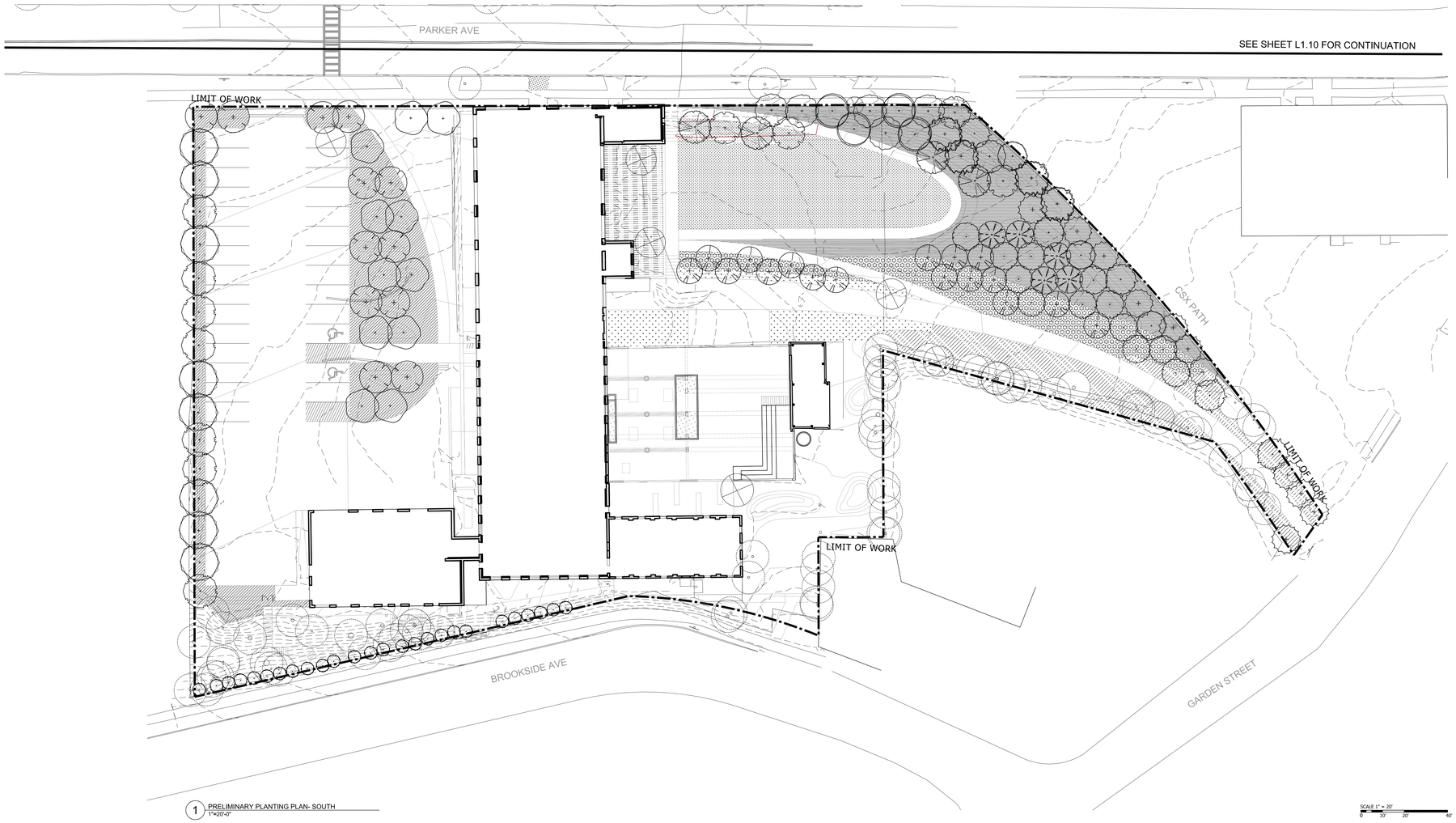
PLANNING BOARD SUBMISSION

02 AUGUST 2021

PLANTING PLAN- NORTH

TRUE NORTH

L1.51
1:20



1 PRELIMINARY PLANTING PLAN- SOUTH
1"=20'-0"

SCALE 1" = 20'
0 10' 20' 40'

PLANTING LEGEND

EXISTING PLANTINGS
- (E) TREE, PROTECT IN PLACE
- (E) TREE TO BE REMOVED

WEST PARKING LOT
- CED *Cedrus deodara* CEODAR CEDAR
- COF *Cornus florida* FLOWERING DOGWOOD
- PRV *Prunus virginiana* CHOKECHERRY
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

UPPER TERRACE
- AMA *Amelanchier arborea* DOWNY SERVICEBERRY
- AML *Amelanchier laevis* SMOOTH SERVICEBERRY
- CAO *Carya ovata* SHAGBARK HICKORY
- CRC *Crataegus crus-galli var., inermis* SHAGBARK HICKORY
- JUV *Juniperus virginiana* EASTERN RED CEDAR
- QUC *Quercus coccinea* SCARLET OAK
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

LOWER TERRACE
- BEA *Betula alleghaniensis* YELLOW BIRCH
- CEC *Cercis canadensis* EASTERN REDBUD
- GYD *Gymnocladus dioicus 'Espresso'* KENTUCKY COFFEETREE
- JUV *Juniperus virginiana* EASTERN RED CEDAR
- LAL *Larix laricina* TAMARACK
- THO *Thuja occidentalis* AMERICAN ARBORVITAE

SHRUB / GRASS / FERN / GROUNDCOVER
- NORTH PARKING LOT
- WEST PARKING LOT
- UPPER TERRACE
- LOWER TERRACE - ENTRY GARDEN
- LOWER TERRACE - DEBRIS GARDEN
- LOWER TERRACE - WET GARDEN
- SOD
- CONSTRUCTED WETLAND

BOUNDARIES
- LIMIT OF WORK/ PROPERTY LINE

REVISIONS

No.	Description	Date
001	PLANNING BOARD	08/02/2021

NOTES

Architect

MASS DESIGN GROUP

334 BOYLSTON STREET
SUITE 400
BOSTON MA 02116

Landscape Consultant

STOSS

54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering

CHAZEN

21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer

SILMAN

32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer

TRANSSOLAR KLIMA ENGINEERING

200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer

VANDERWEIL ENGINEERS

1001 6TH AVE
NEW YORK NY 10018

FP AND Code Consultant

HOWE ENGINEERS

101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant

SCHWINGHAMMER

335 W 38TH STREET #1
NEW YORK NY 10018

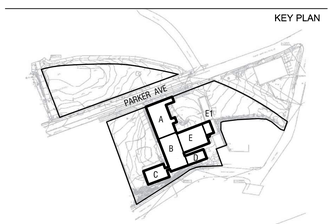
Acoustic Consultant

WSDG

262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

Owner:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

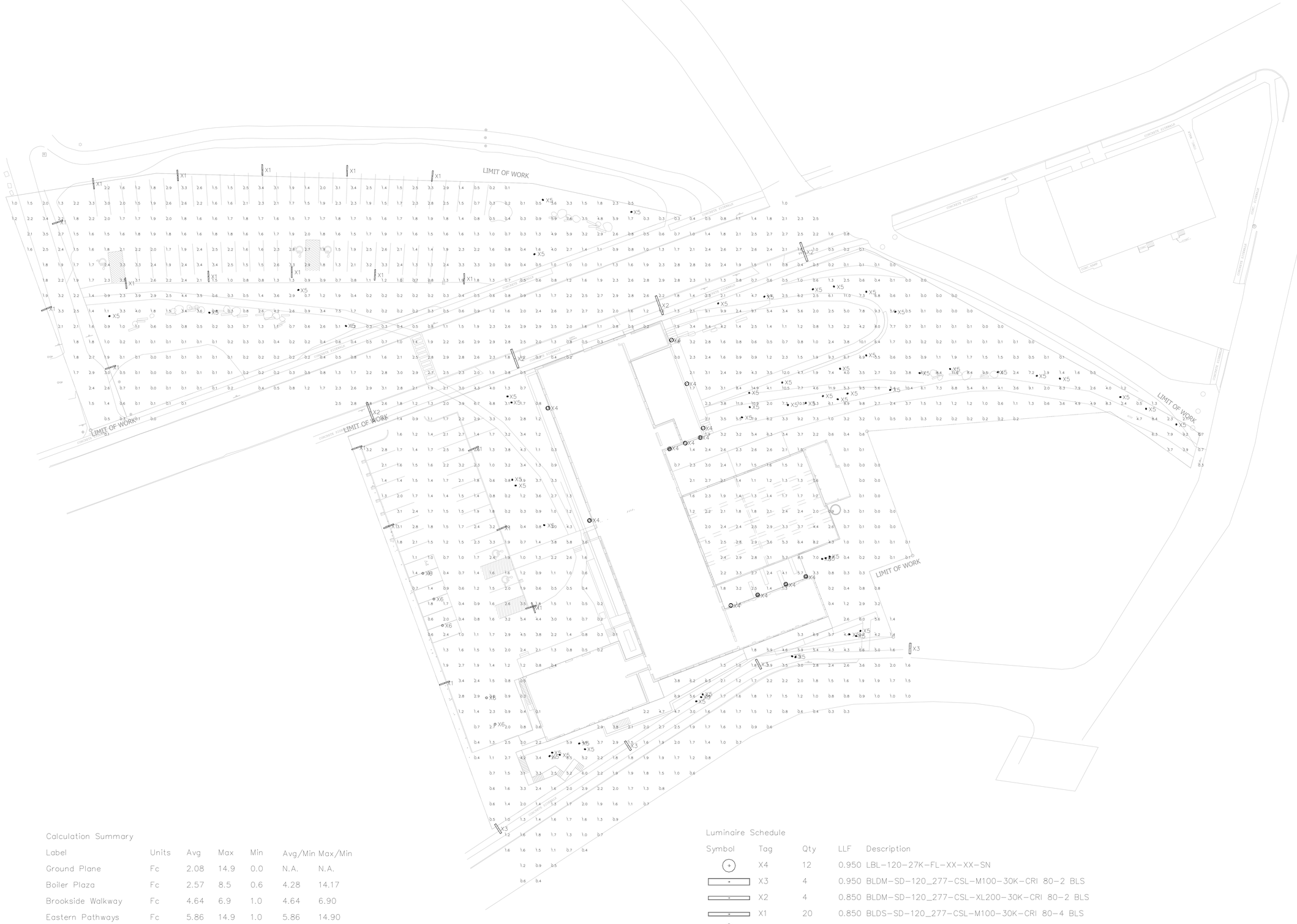
PLANNING BOARD SUBMISSION

02 AUGUST 2021

PLANTING PLAN- SOUTH

TRUE NORTH

L1.52
1:20


LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONC. CURB
CONC. CURB
CONC. CURB

Type X1 - Rectangular LED Head mounted on a 12' pole - Type IV optics & 10,000 lm board

Specification Sheet — **lumenblade** Small BLDS

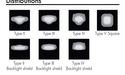
Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Side and front views

Bottom view
L120 or L140 (3 boards) shown

Distributions



Colors and Color Temperatures

Control

ON/OFF 0-10V

Motion detector options

Rating

IP66 (optical chamber)

Certifications

Description

The Lumenpulse Lumenblade Small is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The Lumenblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.

Features

Mounting	Side mounting
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square
1.5G Vibration Rated	Meets 1.5G ANSI C136.31 - 2010 vibration standard for Roadway applications
Options	Corrosion-resistant coating for hostile environments, Surge protector, 5-pin receptacles with and without starting cap, 7-pin receptacles with and without starting cap, Motion detector
Pole Mounting Adaptor	Straight pole and Mueller pole adaptor (round and square poles) 4 in Lumentech pole adaptor (square and round poles) 6 in
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 4000lm (1 board) / Maximum 12000lm (3 boards)
Efficacy	Up to 95 lm/W (Type 5 square, 4000K, 680 lumen output)
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L95 57,000 hrs (reported, Ta 25 °C [77 °F]) L70 > 120,000 hrs (projected, Ta 25 °C [77 °F])

Specification Sheet — **lumenblade** Small BLDS

Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Extruded aluminum 6000 alloy series
Lens Material	Clearsite lens
Surface Finish	Super Durable resistant exterior polyester powder coating meets AAMA 2604-98 requirements (5 years Florida exposure), a Corrosion resistant finish (CRC) pre-finish is available to meet ASTM-B 117 & ASTM D-1654 (salt spray resistance) and ASTM D-2247 requirements (humidity resistance).
Weight	1 board: 10 lbs, 2 boards: 12.5 lbs, 3 boards: 15 lbs, Refer to Fixture Weights Table in complete specification sheet for fixture weights with motion detector installed and double configurations

Electrical and control

Voltage	120 volts, 208 volts, 240 volts, 277 volts, 347 volts, 480 volts
Control	On/Off control, 0-10V dimming

Environmental

Storage Temperature	-40°C [-40 °F] to 50°C [122 °F] (device must reach start-up temperature value before operating)
Operating Temperature	-40°C [-40 °F] to 50°C [122 °F]
Start-up Temperature	-25°C [-13 °F] to 50°C [122 °F]
Ingress Protection Rating	IP66 (optical chamber), Wet location rated
Environment	Dry / damp / wet location

Specification Sheet — **lumenblade** Small BLDS

Photometric information

Type II, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	2,921	78	1 0 1	35
S60	4,122	75	1 0 1	55
M80	6,401	82	1 0 1	78
M100	8,570	75	2 0 2	115
L120	9,540	80	2 0 2	120
L140	10,849*	78	2* 0* 2*	140

Type III, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,196	89	1 0 1	35
S60	4,670	85	1 0 1	55
M80	7,252	93	2 0 2	78
M100	9,710	84	2 0 2	115
L120	10,816	90	2 0 2	120
L140	12,291*	88	2* 0* 2*	140

Type IV, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	2,663	74	1 0 1	35
S60	3,890	71	1 0 1	55
M80	6,042	77	2 0 2	78
M100	8,091	70	2 0 2	115
L120	9,012	75	2 0 2	120
L140	10,241*	73	2* 0* 2*	140

Type V square, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,282	91	2 0 1	35
S60	4,797	87	3 0 1	55
M80	7,448	95	3 0 1	78
M100	9,972	87	3 0 2	115
L120	11,109	93	4 0 2	120
L140	12,623*	90	4* 0* 2*	140

*Photometric performance is measured in compliance with IESNA LM-79-08. Due to rapid and continous advance in LED technology, photometric information is subject to change without notice.

Specification Sheet — **lumenblade** Small BLDS

How to order

Housing	Mounting	Voltage	Lens [1]	Output (nominal lumens)	Color and Color Temperature	Color Rendering	Distributions	Finish	Control	Options	Pole Mounting Adaptor [14]
BLDS Lumenblade Small	S0 Side Mounting	120 120 volts 208 208 volts 240 240 volts 277 277 volts 347 347 volts 480 480 volts	CSL Clearsite lens	S40 4000lm (1 board), 5000lm (2 boards), 6000lm (3 boards) [3,5,9,12] S60 6000lm (1 board), 7500lm (2 boards), 9000lm (3 boards) M80 8000lm (1 board), 10000lm (2 boards), 12000lm (3 boards) M100 10000lm (1 board), 12500lm (2 boards), 15000lm (3 boards) [11] L120 12000lm (2 boards), 15000lm (3 boards) L140 14000lm (2 boards), 17500lm (3 boards)	22K 2200K [7] 27K 2700K [7] 30K 3000K 35K 3500K 40K 4000K 57K 5700K	CRI 70 CRI 70+ [7] CRI 80 CRI 80+ [7]	2 Type II 3N5 Type II Backlight shield 3N7 Type II Backlight shield 3 Type III 3N5 Type III Backlight shield 3N7 Type III Backlight shield 4 Type IV 4N5 Type IV Backlight shield 4N7 Type IV Backlight shield 5S Type V square 5N5 Type V square Backlight shield 5N7 Type V square Backlight shield	BK Black BKT Black Textured BZ Bronze BZT Bronze Textured WH White WHT White Textured MATX Textured material GRAPX Textured graphite GRNTX Textured green WHTX Textured white CC Custom color (Specify RAL/NCS/Sherwin Williams color)	DIM 0-10V dimming [13]	C8C Corrosion-resistant coating for hostile environments [13] SPR5 5-pin receptacle [13] SPR5 EC 5-pin receptacle with dimming cap [13] SPR7 7-pin receptacle [13] SPR7 EC 7-pin receptacle with dimming cap [13] MD10N Motion detector 10ft, factory set dimming level (narrow lens) [13] MD10W Motion detector 10ft, factory set dimming level (wide lens) [13] MD30N Motion detector 30ft, factory set dimming level (narrow lens) [13] MD30W Motion detector 30ft, factory set dimming level (wide lens) [13] MDPN Motion detector, factory set dimming level (narrow lens) [13] MDPW Motion detector, factory set dimming level (wide lens) [13]	SPA4S Square pole adaptor for 4in pole SPA5S Square pole adaptor for 5in pole SPA6S Square pole adaptor for 6in pole SPA8S Square pole adaptor for 8in pole SPA4 Square pole adaptor for 4in pole SPA5 Square pole adaptor for 5in pole SPA6 Square pole adaptor for 6in pole SPA8 Square pole adaptor for 8in pole RPA4S Round pole adaptor for 4in pole RPA5S Round pole adaptor for 5in pole RPA6S Round pole adaptor for 6in pole RPA8S Round pole adaptor for 8in pole SPA4T Square pole adaptor for 4in pole tenon SPA5T Square pole adaptor for 5in pole tenon SPA6T Square pole adaptor for 6in pole tenon SPA8T Square pole adaptor for 8in pole tenon

Notes:

1. Product comes in a single fixture only (S1) configurations. For double configuration (S2R), a second product code must be completed.
2. Consult factory for full-flats lens option. Available for S60lm (2 board), S80lm (2 board), M100lm (2 board) and T120lm (2 board) outputs.
3. Control selected for options code C1 is for Schréder/Fulham.
4. Available up to 277V.
5. Available up to 347V.
6. Wiring within a 2-way recessed wiring compartment.
7. Wiring within a 2-step recessed wiring compartment.
8. Specify RAL number followed by "TX" for textured finish (ex: RAL9010TX) or 3016 for Satellite finish (ex: RAL9010TX). Textured finish is available in matte finish only. Satellite finish is available in 3016 for Satellite finish (ex: RAL9010TX). Textured and Satellite finishes are not recommended for the durability of aluminum. If a finish is not specified with the RAL number (ex: RAL9010), a glossy finish will be provided. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Finish color matching results may vary.
9. Changes apply for 4in. color. Consult factory for details.
10. Longer lead times can be required for custom RAL color finishes.
11. Dim control can be used on M120 (on/off control) for status required.
12. Use only when exposed to salt spray and harsh chemicals. Re-lubricant is not required for normal outdoor exposure.
13. Only one option can be selected per fixture, cannot be combined with motion detector options.
14. The motion detector programming can be modified on site. A remote is required, order separately. See Remote section in the specification sheet for details.
15. Consult Pole mounting Adaptor section for standard available configurations.

Type X2 - Rectangular LED Head mounted to existing wood poles on Parker Ave. - Type II optics & 20,000 lm board

Specification Sheet — **lumenblade** Medium BLDM

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Side and front views

Bottom view
XL180 or XL200 (4 boards) shown

Distributions

Colors and Color Temperatures

Control

ON/OFF 0-10V

Motion detector options

Rating

IP66 (optical chamber)

Certifications

Description

The Lumenpulse Lumenblade Medium is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The Lumenblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.

Features

Mounting	Side mounting
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square
1.5G Vibration Rated	Meets 1.5G ANSI C136.31 - 2010 vibration standard for Roadway applications
Options	Corrosion-resistant coating for hostile environments, Surge protector, 5-pin receptacles with and without starting cap, 7-pin receptacles with and without starting cap, Motion detector
Pole Mounting Adaptor	Straight pole and Mueller pole adaptor (round and square poles) 4 in Lumentech pole adaptor (square and round poles) 6 in
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 4000lm (1 board) / Maximum 20000lm (4 boards)
Efficacy	Up to 107 lm/W (Type 5 square, 4000K, M80 lumen output)
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L95 57,000 hrs (reported, Ta 25 °C [77 °F]) L70 > 120,000 hrs (projected, Ta 25 °C [77 °F])

Specification Sheet — **lumenblade** Medium BLDM

Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Extruded aluminum 6000 alloy series
Lens Material	Clearsite lens
Surface Finish	Super Durable resistant exterior polyester powder coating meets AAMA 2604-98 requirements (5 years Florida exposure), a Corrosion resistant finish (CRC) pre-finish is available to meet ASTM-B 117 & ASTM D-1654 (salt spray resistance) and ASTM D-2247 requirements (humidity resistance).
Weight	1 board: 12.5 lbs, 2 boards: 16 lbs, 3 boards: 21 lbs, 4 boards: 25 lbs, Refer to Fixture Weights Table in complete specification sheet for fixture weights with motion detector installed and double configurations

Electrical and control

Voltage	120 volts, 208 volts, 240 volts, 277 volts, 347 volts, 480 volts
Control	On/Off control, 0-10V dimming

Environmental

Storage Temperature	-40°C [-40 °F] to 50°C [122 °F] (device must reach start-up temperature value before operating)
Operating Temperature	-40°C [-40 °F] to 50°C [122 °F]
Start-up Temperature	-25°C [-13 °F] to 50°C [122 °F]
Ingress Protection Rating	IP66 (optical chamber), Wet location rated
Environment	Dry / damp / wet location

Specification Sheet — **lumenblade** Medium BLDM

Photometric information

Type II, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,236	90	1 0 1	36
S60	4,758	87	1 0 1	55
M80	7,423	95	2 0 2	78
M100	9,897	86	2 0 2	115
L120	11,039	92	2 0 2	120
L140	12,561	90	3 0 3	140
L160	14,274	79	3 0 3	180
XL180	17,890	87	3 0 3	205
XL200	19,032*	79	3* 0* 3*	240

Type III, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,496	97	1 0 1	36
S60	5,141	94	1 0 1	55
M80	8,019	103	2 0 2	78
M100	10,693	93	2 0 2	115
L120	11,926	99	2 0 2	120
L140	13,571	97	3 0 3	140
L160	15,422	86	3 0 3	180
XL180	19,329	94	3 0 3	205
XL200	20,563*	86	3* 0* 3*	240

Type IV, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	2,989	83	1 0 1	36
S60	4,396	80	1 0 1	55
M80	6,858	88	2 0 2	78
M100	9,144	80	2 0 2	115
L120	10,199	85	2 0 2	120
L140	11,606	83	3 0 3	140
L160	13,189	73	3 0 3	180
XL180	16,530	81	3 0 3	205
XL200	17,585*	73	3* 0* 3*	240

Type V square, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,630	101	2 0 1	36
S60	5,339	97	3 0 1	55
M80	8,328	107	3 0 2	78
M100	11,104	97	4 0 2	115
L120	12,383	103	4 0 2	120
L140	14,094	101	4 0 2	140
L160	16,016	89	4 0 2	180
XL180	20,073	98	4 0 2	205
XL200	21,354*	89	4* 0* 3*	240

*Photometric performance is measured in compliance with IESNA LM-79-08. Due to rapid and continous advance in LED technology, photometric information is subject to change without notice.

Specification Sheet — **lumenblade** Medium BLDM

How to order

Housing	Mounting	Voltage	Lens [1]	Output (nominal lumens)	Color and Color Temperature	Color Rendering	Distributions	Finish	Control	Options	Pole Mounting Adaptor [14]
BLDM Lumenblade Medium	S0 Side Mounting	120 120 volts 208 208 volts 240 240 volts 277 277 volts 347 347 volts 480 480 volts	CSL Clearsite lens	S40 4000lm (1 board), 5000lm (2 boards), 6000lm (3 boards) [3,5,9,12] S60 6000lm (1 board), 7500lm (2 boards), 9000lm (3 boards) M80 8000lm (1 board), 10000lm (2 boards), 12000lm (3 boards) M100 10000lm (1 board), 12500lm (2 boards), 15000lm (3 boards) [11] L120 12000lm (2 boards), 15000lm (3 boards) L140 14000lm (2 boards), 17500lm (3 boards) L160 16000lm (2 boards), 20000lm (3 boards) XL180 18000lm (3 boards), 22500lm (4 boards) XL200 20000lm (3 boards), 25000lm (4 boards)	22K 2200K [7] 27K 2700K [7] 30K 3000K 35K 3500K 40K 4000K 57K 5700K	CRI 70 CRI 70+ [7] CRI 80 CRI 80+ [7]	2 Type II 3N5 Type II Backlight shield 3N7 Type II Backlight shield 3 Type III 3N5 Type III Backlight shield 3N7 Type III Backlight shield 4 Type IV 4N5 Type IV Backlight shield 4N7 Type IV Backlight shield 5S Type V square 5N5 Type V square Backlight shield 5N7 Type V square Backlight shield	BK Black BKT Black Textured BZ Bronze BZT Bronze Textured WH White WHT White Textured MATX Textured material GRAPX Textured graphite GRNTX Textured green WHTX Textured white CC Custom color (Specify RAL/NCS/Sherwin Williams color)	DIM 0-10V dimming [13]	C8C Corrosion-resistant coating for hostile environments [13] SPR5 5-pin receptacle [13] SPR5 EC 5-pin receptacle with dimming cap [13] SPR7 7-pin receptacle [13] SPR7 EC 7-pin receptacle with dimming cap [13] MD10N Motion detector 10ft, factory set dimming level (narrow lens) [13] MD10W Motion detector 10ft, factory set dimming level (wide lens) [13] MD30N Motion detector 30ft, factory set dimming level (narrow lens) [13] MD30W Motion detector 30ft, factory set dimming level (wide lens) [13] MDPN Motion detector, factory set dimming level (narrow lens) [13] MDPW Motion detector, factory set dimming level (wide lens) [13]	SPA4S Square pole adaptor for 4in pole SPA5S Square pole adaptor for 5in pole SPA6S Square pole adaptor for 6in pole SPA8S Square pole adaptor for 8in pole SPA4 Square pole adaptor for 4in pole SPA5 Square pole adaptor for 5in pole SPA6 Square pole adaptor for 6in pole SPA8 Square pole adaptor for 8in pole RPA4S Round pole adaptor for 4in pole RPA5S Round pole adaptor for 5in pole RPA6S Round pole adaptor for 6in pole RPA8S Round pole adaptor for 8in pole SPA4T Square pole adaptor for 4in pole tenon SPA5T Square pole adaptor for 5in pole tenon SPA6T Square pole adaptor for 6in pole tenon SPA8T Square pole adaptor for 8in pole tenon

Notes:

1. Product comes in a single fixture only (S1) configurations. For double configuration (S2R), a second product code must be completed.
2. Consult factory for full-flats lens option. Available for S60lm (2 board), S80lm (2 board), M100lm (2 board) and T120lm (2 board) outputs.
3. Control selected for options code C1 is for Schréder/Fulham.
4. Available up to 277V.
5. Available up to 347V.
6. Wiring within a 2-way recessed wiring compartment.
7. Wiring within a 2-step recessed wiring compartment.
8. Specify RAL number followed by "TX" for textured finish (ex: RAL9010TX) or 3016 for Satellite finish (ex: RAL9010TX). Textured finish is available in matte finish only. Satellite finish is available in 3016 for Satellite finish (ex: RAL9010TX). Textured and Satellite finishes are not recommended for the durability of aluminum. If a finish is not specified with the RAL number (ex: RAL9010), a glossy finish will be provided. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Finish color matching results may vary.
9. Changes apply for 4in. color. Consult factory for details.
10. Longer lead times can be required for custom RAL color finishes.
11. Dim control can be used on M120 (on/off control) for status required.
12. Use only when exposed to salt spray and harsh chemicals. Re-lubricant is not required for normal outdoor exposure.
13. Only one option can be selected per fixture, cannot be combined with motion detector options.
14. The motion detector programming can be modified on site. A remote is required, order separately. See Remote section in the specification sheet for details.
15. Consult Pole mounting Adaptor section for standard available configurations.

Type X3 - Rectangular LED Head mounted to existing wood poles on Brookside Ave. - Type II optics & 10,000 lm board

Specification Sheet — **lumenblade** Medium BLDM

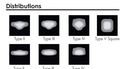
Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Side and front views

Bottom view
XL180 or XL200 (4 boards) shown

Distributions

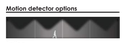


Colors and Color Temperatures

Control

ON/OFF 0-10V

Motion detector options



Rating

IP66 (optical chamber)

Certifications

Description

The Lumenpulse Lumenblade Medium is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The Lumenblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.

Features

Mounting	Side mounting
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square
1.5G Vibration Rated	Meets 1.5G ANSI C136.31 - 2010 vibration standard for Roadway applications
Options	Corrosion-resistant coating for hostile environments, Surge protector, 5-pin receptacles with and without starting cap, 7-pin receptacles with and without starting cap, Motion detector
Pole Mounting Adaptor	Straight pole and Mueller pole adaptor (round and square poles) 4 in Lumentech pole adaptor (square and round poles) 6 in
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 4000lm (1 board) / Maximum 20000lm (4 boards)
Efficacy	Up to 107 lm/W (Type 5 square, 4000K, M80 lumen output)
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L95 57,000 hrs (reported, Ta 25 °C [77 °F]) L70 > 120,000 hrs (projected, Ta 25 °C [77 °F])

Specification Sheet — **lumenblade** Medium BLDM

Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Extruded aluminum 6000 alloy series
Lens Material	Clearsite lens
Surface Finish	Super Durable resistant exterior polyester powder coating meets AAMA 2604-98 requirements (5 years Florida exposure), a Corrosion resistant finish (CRC) pre-finish is available to meet ASTM-B 117 & ASTM D-1654 (salt spray resistance) and ASTM D-2247 requirements (humidity resistance).
Weight	1 board: 12.5 lbs, 2 boards: 16 lbs, 3 boards: 21 lbs, 4 boards: 25 lbs, Refer to Fixture Weights Table in complete specification sheet for fixture weights with motion detector installed and double configurations

Electrical and control

Voltage	120 volts, 208 volts, 240 volts, 277 volts, 347 volts, 480 volts
Control	On/Off control, 0-10V dimming

Environmental

Storage Temperature	-40°C [-40 °F] to 50°C [122 °F] (device must reach start-up temperature value before operating)
Operating Temperature	-40°C [-40 °F] to 50°C [122 °F]
Start-up Temperature	-25°C [-13 °F] to 50°C [122 °F]
Ingress Protection Rating	IP66 (optical chamber), Wet location rated
Environment	Dry / damp / wet location

Specification Sheet — **lumenblade** Medium BLDM

Photometric information

Type II, 4000K, CRI 70+

	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,236	90	1 0 1	36
S60	4,758	87	1 0 1	55
M80	7,423	95	2 0 2	78
M100	9,897	86	2 0 2	115
L120	11,039	92	2 0 2	120
L140	12,561	90	3 0 3	140
L160	14,274	79	3 0 3	180
XL180	17,890	87	3 0 3	205
XL200	19,032*	79	3* 0* 3*	240

Type III, 4000K, CRI 70+

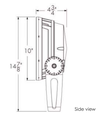
	Nominal output [lm]	Typical delivered output [lm]	Efficiency [lm/W]	BUG Rating B U G	Typical maximum power 120/277V (W)
S40	3,496	97	1 0 1	36
S60	5,141	94	1 0 1	55
**M

Type X4 - Round LED Floodlight - 40 degree optics & 4,200 lm board

Specification Sheet — lumenbeam Large LBL — WHITE AND STATIC COLORS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Photometric Summary

Symmetric

	Delivered output (lm)	Intensity (peak cd)
XN (4°)	3073	293,070
VN (6°)	3013*	156,978*
NS (10°)	5039*	75,098*
NF (20°)	5157*	48,366*
M (30°)	4735*	25,678*
FL (40°)	4225*	10,426*
WFL (60°)	4205*	4252*

Asymmetric

	Delivered output (lm)	Intensity (peak cd)
NAS	3352*	51,627*(82.5°)
WW	4131*	12,658*(80°)

Based on 4000K configuration.
Photometric performance is measured in compliance with IESNA LM-79-08.
*Estimated. Consult website for the latest photometric files.

Optics

Description

The Lumenbeam Large is an IP64-rated luminaire for lighting landscapes, trees, columns, monuments, and architectural details. It has numerous options, including optics for flood or accent lighting, a choice of color temperatures and colors, as well as various accessories, spread lenses, and controls. The luminaire also has an anti-corrosion option for use in harsh, chemical, or coastal environments.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K, Red, Green, Blue
Optics (nominal distribution)	XN (4°), VN (6°), NS (10°), NF (20°), M (30°), FL (40°), WFL (60°), NAS (Narrow Asymmetric), WW (Asymmetric Wallwash)
Optical Option	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
Mounting Option	Stake Mounting, Knuckle Mounting, Canopy mounting option (for mounting on a standard round junction box)
Options	3G ANSI C136.31-2010 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments
Cable Color	Black, White
Power Consumption	12.5W
Warranty	5-year limited warranty

Performance

Maximum Delivered Output	51.57 lm (4000K, NF 20°)
Maximum Delivered Intensity	293,070 cd at nadir (4000K, XN 4°)
Illuminance at Distance	Minimum 1.1c at 543 ft (4000K, XN 4°)
Color Consistency	3 SDCM
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 > 250,000 hrs (Ta 25 °C) (> 80,000 hrs for XN 4°, VN 6°, NAS optics only)

Specification Sheet — lumenbeam Large LBL — WHITE AND STATIC COLORS

Colors and Color Temperatures

Controls

ON/OFF 0-10V DALI dwardrm

lumen1ous dwardrm EnviSystem (Coming Soon)

Ratings

IP66 IK10

Certifications

cULus CE RoHS

3G VIBRATION RATING

Physical

Housing Material	Low-copper content high pressure die-cast aluminum
Yoke Material	Heavy aluminum (standard yoke included)
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 lbs
EPA	Front = 0.64 sq ft, Side = 0.21 sq ft

Electrical and control

Voltage	120 to 277 volts
Fixture Cable	Power and data in one cable
Conductors	3C #16-3 (HO, LT control), 5C #16-5 (DMX, DALI, ES control), 6C #14-3/ #24-3 (DMX/RDM control)
Control	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 158 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP66, Wet location rated
Impact Resistance Rating	IK10

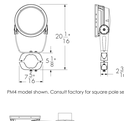
Accessories (order separately)

Optical Accessories	Snoot, Snoot wide, Visor, Linear Spread Lens Adjustable, Wire guard
Control Boxes	DMX/RDM-enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration)
Control Systems	Lumentalk™ 2, PhaseB kit
Diagnostic and Addressing Tools	LumenID, LumentalkID

Specification Sheet — lumenbeam Large LBL — WHITE AND STATIC COLORS

Mounting accessories (order separately)

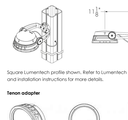
Round pole mounting accessory



	PH4	PH4.5	PH5
For pole Ø	4" to 6"	4.5" to 7"	5" to 8"

Consult factory for other pole diameters.

UY - Universal yoke for Lumentech pole



Tenon adapter

TN2 - Tenon adapter to fit on 2-3/8 in O.D. tenon
Vertical mounting only. Consult factory for horizontal mounting.

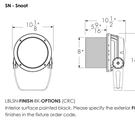
TN4 - Tenon adapter to fit on 4 in O.D. tenon
Vertical mounting only. Consult factory for horizontal mounting.

Specification Sheet — lumenbeam Large LBL — WHITE AND STATIC COLORS

Optical accessories (order separately)

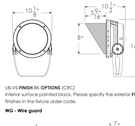
Installed optical accessories will affect the maximum pivot limits for each mounting option, consult factory for details.

SN - Snoot



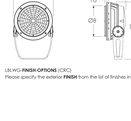
LBLSN-**FINISH**-BK-**OPTIONS** (CRC)
Interior surface painted black. Please specify the exterior **FINISH** from the list of finishes in the fixture order code.

VS - Visor



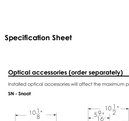
LBLVS-**FINISH**-BK-**OPTIONS** (CRC)
Interior surface painted black. Please specify the exterior **FINISH** from the list of finishes in the fixture order code.

WG - Wire guard



LBLWG-**FINISH**-**OPTIONS** (CRC)
Please specify the exterior **FINISH** from the list of finishes in the fixture order code.

DNW - Snoot wide



LBLSNW-**FINISH**-BK-**OPTIONS** (CRC)
Interior surface painted black. Please specify the exterior **FINISH** from the list of finishes in the fixture order code.

LSLA - Linear spread lens adjustable

LBLSLA-**FINISH**-**OPTIONS** (CRC)
Please specify the exterior **FINISH** from the list of finishes in the fixture order code.

Accessory combinations

+	Snoot	Snoot wide	Visor
Linear spread lens adjustable	LBLSNSLA	N/A*	LBLVSSLA
Wire guard	LBLSNWG	N/A	LBLVSWG

Accessory combinations must be ordered together on a single line
Ex: A snoot + wire guard combination order code is LBLSNWG-**FINISH**-BK-**OPTIONS**. A maximum of two accessories can be combined per fixture.
*Consult factory for a linear spread lens adjustable + snoot wide combination.

Specification Sheet — lumenbeam Large LBL — WHITE AND STATIC COLORS

How to order

Housing	Voltage	Color and Color Temperature [1]	Optics	Optical Option [2] [3]	Finish	Control	Options	Certification	Cable Length [4] [5]	Cable Color
LBL Lumenbeam™ Large	**120** 120 volts **130** 130 volts **220** 220 volts **240** 240 volts **277** 277 volts	**220** 2200K **270** 2700K **300** 3000K **400** 4000K **570** 5700K **R** Red **G** Green **B** Blue [6]	**XN** Extra Narrow 4° **VN** Very Narrow 6° **NS** Narrow Spot 10° **NF** Narrow Flood 20° **M** Medium 30° [7] **FL** Flood 40° [7] **WFL** Wide Flood 60° [7] **NAS** Narrow Asymmetric [7] **WW** Wide Asymmetric Wallwash [7]	**LSLV** Linear spread lens vertical distribution [8] **LSLH** Linear spread lens horizontal distribution [8]	**BK** Black Sandblast **BRZ** Bronze Sandblast **SI** Silver Sandblast **WH** Smooth white **BKTX** Textured black **WHTX** Textured white **GRATX** Textured graphite grey **GWEX** Smooth gunmetal grey **WHEX** Textured white **CC** Custom color (Consult factory for options) [9]	**NO** On/Off control **LT** Lumentalk [10] [11] **DNI** Linear spread lens adjustable [12] **SW** 0-10V dimming **DALI** DALI dimming [11] **DMX/RDM** DMX/RDM enabled [11] [13]	**ST** Short Yoke **SVLF** 3G ANSI C136.31-2010 Vibration Rating for bridge applications **CR** Corrosion-resistant coating for hostile environments **CRS** CR compliant with stainless steel hardware [14]	**UL** cULus compliant **CE** CE compliant **UKCA** UKCA compliant **SEL** SEL compliant **SEPC** SEPC compliant **SEPE** SEPE compliant **TBD** TBD compliant **CSA** CSA compliant [15]	**SF1** 1ft (0.3m) **SF2** 2ft (0.6m) **SF3** 3ft (0.9m) **SF5** 5ft (1.5m) **SF7** 7ft (2.1m) **SF9** 9ft (2.7m) **SF10** 10ft (3m)	**BK** Black **WH** White [16]

Notes:
[1] Color and Color Temperature for availability of static Red/Blue, Amber, 4000K and RGY CRI.
[2] Static color mode is code for 0 needs.
[3] Factory installed, not field changeable on site.
[4] Cable length is measured from the fixture. Can be changed in the field.
[5] Field adjustable connectors sold as a source available, order separately.
[6] Red/Blue, Amber, 4000K and RGY CRI are not available with LSLV/LSLH optical options.
[7] Luminaires offers a wide selection of NA, CLASSIC BCT colors with a smooth texture and high gloss finish. Please consult factory for availability. Custom colors available on request, for a matte finish, add a suffix -M to the finish code (ex.: BKM). Minimum order quantities may apply.
[8] Various changes apply for NA colors. Consult factory for details.
[9] Longer lead times can be expected for custom RAL color finishes.
[10] A Lumentalk control (LSLV) and Lumentalk® kit (LCT) must be specified for Lumentalk applications. Consult Lumentalk® 2 and Lumentalk® pages and specification sheets for details.
[11] Not available with Class A Canada Business options (CBA).
[12] Linear spread lens adjustable (LSLA) is not available with CRS.
[13] A minimum of 5 ft cable length for daisy chain field applications with CBA (D).
[14] Stainless steel hardware is standard for NA fixtures. Consult factory for non-standard requirements.
[15] Various changes apply. Consult factory for details.
[16] Custom RAL colors are available on request, for a matte finish, add a suffix -M to the finish code (ex.: WHM). Minimum order quantities may apply. Longer lead times can be expected for custom RAL color finishes.

REV No.	Description	ISSUE Date

NOTES

Architect

MASS DESIGN GROUP
289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant

STOSS
54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering

CHAZEN
21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer

SILMAN
32 OLD SLIP
NEW YORK NY 10005

Sustainability Engineer

TRANSSOLAR KLIMA ENGINEERING
200 EAST 23RD STREET
SUITE 403
NEW YORK NY 10010

MEP Engineer

VANDERWEIL ENGINEERS
1001 6TH AVE
NEW YORK NY 10018

FP AND Code Consultant

HOWE ENGINEERS
101 LONGWATER CIRCLE
SUITE 203
NORWELL MA 02061

Lighting Consultant

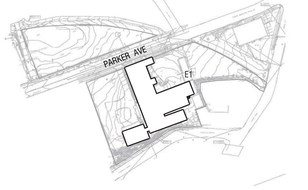
SCHWINGHAMMER
335 W 38TH STREET #1
NEW YORK NY 10018

Acoustic Consultant

WSDG
262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



Type X5 - Tree-Mounted Adjustable LED Cylinder - 25 degree optics & 3,200 lm board

HUME LED — IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC:

*500V only

CATALOG NUMBER LOGIC		
Example: HU - LED - TS - xY3 - FL - BLP - 12 - 11 - A - 2 - INC - MT		
MATERIAL		
Aluminum		
SERIES		
HU - Hume Floodlight		
SOURCE		
LED - Cold Phosphor Technology		
HOUSING		
TR - Integral Driver		
LED TYPE		
Available with Narrow Spot Optic		Available with NFL, FL, and WFL Optics
x105 - 36W/2.7K/80CRI	x109 - 36W/2.7K/90CRI	x113 - 34W/2.7K/80CRI	x117 - 34W/2.7K/90CRI
x106 - 36W/3K/80CRI	x110 - 36W/3K/90CRI	x114 - 34W/3K/80CRI	x118 - 34W/3K/90CRI
x107 - 36W/3.5K/80CRI	x111 - 36W/3.5K/90CRI	x115 - 34W/3.5K/80CRI	x119 - 34W/3.5K/90CRI
x108 - 36W/4K/80CRI	x112 - 36W/4k/90CRI	x116 - 34W/4K/80CRI	x120 - 34W/4K/90CRI
OPTICS		
NS - Narrow Spot (11°)	NFL - Narrow Flood (25°)	FL - Flood (40°)	WFL - Wide Flood (59°)
FINISH (See page 2 for full-color swatches)		
Standard Finishes (BZP, BLTW, BLP, BLW, WHP, WHW, SAP, VER)		
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WRI)		
Also available in RAL Finishes		
LENS TYPE		
9 - Clear (Standard)	12 - Soft Focus	13 - Rectilinear
SHIELDING		
11 - Honeycomb Baffle		
CAP STYLE		
A - 45°		
B - 90°		
C - Flush		
D - 45° Less Weephole (Interior use only)		
E - 90° Less Weephole (Interior use only)		
KNUCKLE OPTIONS		
1 - Rear Knuckle	2 - Side Knuckle	
CONTROL TYPE		
ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)*		
INC - Dimming Driver (For use with Incandescent Dimmer)*		
010 - 0-10V Dimming Driver (Dimming 1 - 100%)		
INPUT VOLTAGE		
MT - 120-277 VAC		
OPTIONS		
TE - Tamper-Resistant		

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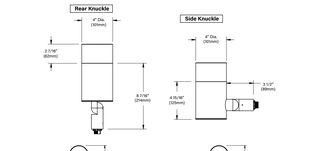
10/08/2020 SKU-1340

HUME LED — IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

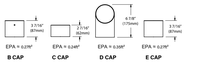


* EPA shown includes fixture body
* Fixture Weight = 6lbs

STANDARD FINISHES

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



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10/08/2020 SKU-1340

HUME LED — IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	34W & 36W LED
	WIRING	18GA Stranded XLPE, 150°C, 600V wire.
	DRIVER	With one (1) 500mA, Class II, constant current integral driver. 50/60Hz. >0.9 Power Factor,5A in-rush current (typical at 120VAC), 0.20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto-recovery. Dimming driver for use with 0-10V, Incandescent, Standard TRIAC, or ELV dimmers. 1-100% range. *TRIAC/ELV dimming at 120VAC only.
PHYSICAL	OPTICS	Interchangeable OPTIMIT modules permit optical field changes.
	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet. Anti-condensation and corrosion vent equalizes fixture pressure and eliminates potential for damage to internal components.
	KNUCKLE	360HD Mounting System features a mechanical tapelock, allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ¼" pipe thread for mounting. Sweat source control additionally provides 360° horizontal rotation in addition to vertical adjustment. Aim & Lock technology allows precision adjustment without the need for tightening or loosening of knuckle screw. 360HD hardware is stainless steel with black oxide treatment for additional corrosion resistance.
	CAP	Fully machined and accommodates two (2) tens or louver media. Offered with both tool-less and tamper-resistant options.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to 8139/A	ANSI/UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.

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10/08/2020 SKU-1340

LAMP & DRIVER DATA

DATE: _____ PROJECT: _____ TYPE: _____

DRIVER DATA	Type	AC Input Range	Frequency Hz	Power Factor at Full Load (Efficiency)	THD	In Rush Current	Operating Current	Operation Ambient Temperature	Dimmer Type	Dimmer Range
	Integral	120-277VAC	50/60	>0.9	<20%	120VAC - 5 / 277VAC - 9	900mA	-30°C - 50°C	Triac/ELV/0-10	1-100%

L70 DATA

LM79 DATA	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of Initial Lumens (L70)	Angle	CBCP	Delivered Lumens	Multiplier
x105	2700K	80	36W	50,000	11	23306	1500	0.88
x109	2700K	90	36W	50,000	11	16314	1050	0.70
x106	3000K	80	36W	50,000	11	27790	1750	1.04
x110	3000K	90	36W	50,000	11	19033	1225	0.70
x107	3500K	80	36W	50,000	11	29605	1648	0.98
x111	3500K	90	36W	50,000	11	17824	1154	0.70
x108	4000K	80	36W	50,000	11	28518	1681	
x112	4000K	90	36W	50,000	11	18283	1177	
X113	2700K	80	34W	50,000	25	8372	3325	0.90
X117	2700K	90	34W	50,000	25	7470	3,099	0.8923
X113	2700K	80	34W	50,000	40	4372	3326	0.90
X117	2700K	90	34W	50,000	40	3901	2968	0.8923
X113	2700K	80	34W	50,000	55	3556	3265	0.90
X117	2700K	90	34W	50,000	55	3173	2914	0.8923
X114	3000K	80	34W	50,000	25	8955	3357	0.91
X118	3000K	90	34W	50,000	25	7991	3174	0.8923
X115	3500K	80	34W	50,000	40	4676	3358	0.91
X119	3500K	90	34W	50,000	40	4173	3174	0.8923
X115	3500K	80	34W	50,000	55	3804	3493	0.91
X119	3500K	90	34W	50,000	55	3394	3117	0.8923
X116	4000K	80	34W	50,000	25	9271	3682	
X120	4000K	90	34W	50,000	25	8273	3285	
X116	4000K	80	34W	50,000	40	4841	3683	
X120	4000K	90	34W	50,000	40	4320	3286	
X116	4000K	80	34W	50,000	55	3938	3496	
X120	4000K	90	34W	50,000	55	3514	3227	

OPTICS

Optic	Angle
Narrow Spot	11°
Narrow Spot w/ TS	13.3x51
Accy.	
Narrow Flood	25°
Flood	40°
Wide Flood	55°

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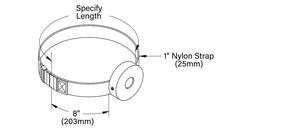
04.04.2020 SKU-844
SLIB-2108-SC

TREE STRAP JUNCTION BOX (LOW VOLTAGE / LED) — ORDER FIXTURE SEPARATELY

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC:

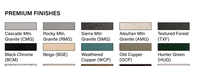
CATALOG NUMBER LOGIC	
Example: B - TS - TMC - BLP - 18	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
SERIES	
TS - Tree Strap	
MOUNTING ACCESSORY	
TMC - Tree Mount Canopy Junction Box	
FINISH (See below for full-color swatches)	
Standard Finishes (BZP, BLW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WRI)	
Also available in RAL Finishes.	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
ADJUSTABLE STRAP LENGTH	
Minimum Padjustable strap (standard)	



STANDARD FINISHES

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



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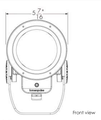
04.04.2020 SKU-844
SLIB-2108-SC

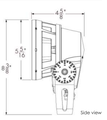
Type X6 - Round LED Floodlight - 40 degree optics & 1,000 lm board

Specification Sheet — lumenbeam Small LBS — WHITE AND STATIC COLORS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





Photometric summary

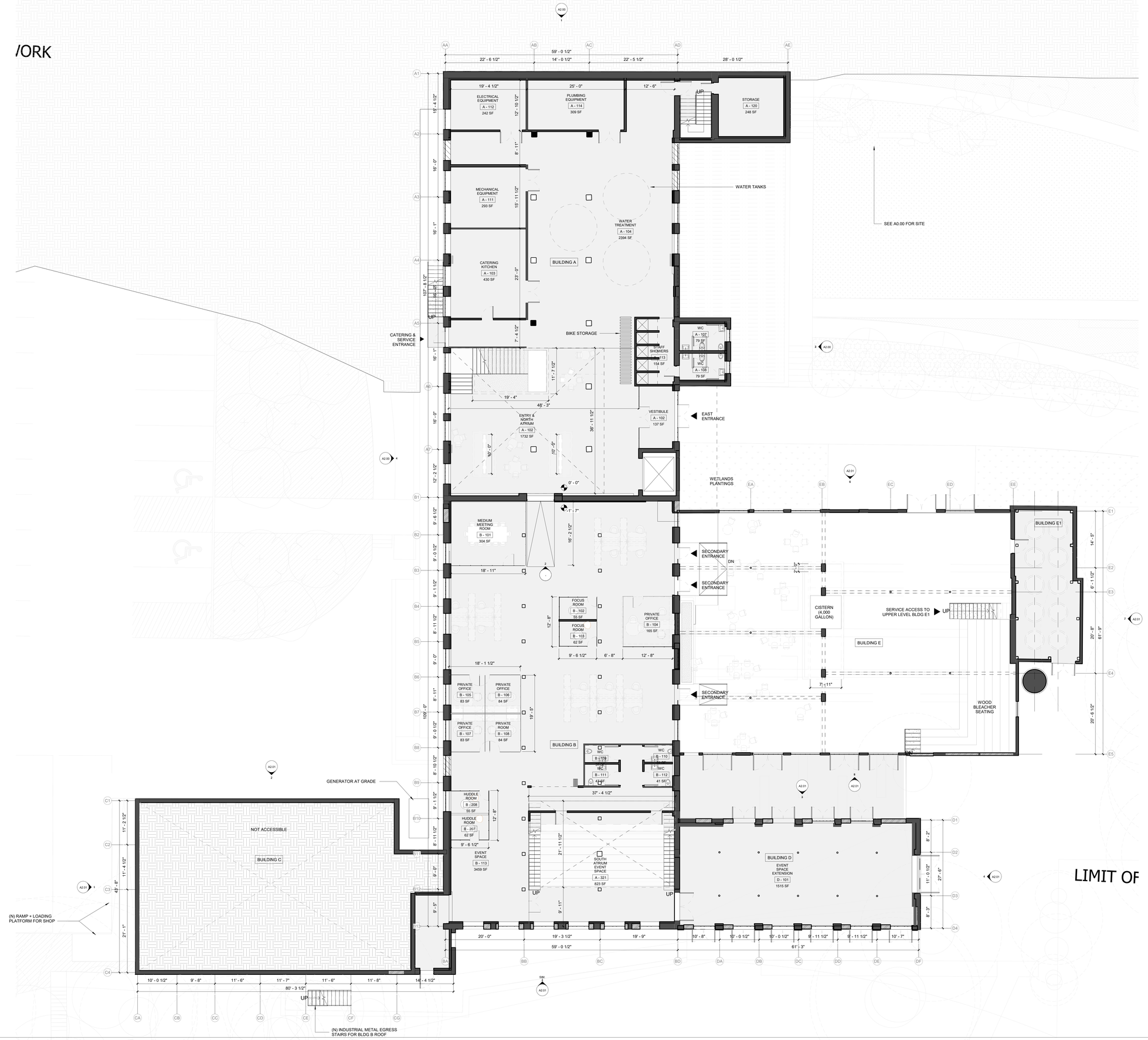
Symmetric

	Delivered output (lm)	Intensity (peak cd)
XN (4°)	1031	75,454
VN (6°)	824	43,590
NS (10°)	1290	18,876
NF (20°)	1123	11,338
M (30°)	1379	6532
FL (40°)	1057	2691
WFL (60°)	888	693

Asymmetric

	Delivered output (lm)	Intensity (peak cd)
NAS	861	12,737

/ORK



REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect

MASS DESIGN GROUP

289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant

STOSS

54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering

CHAZEN

21 FOX ST
POUGHKEEPSIE NY 12601

Structural Engineer

SILMAN

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NEW YORK NY 10005

Sustainability Engineer

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NEW YORK NY 10010

MEP Engineer

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FP AND Code Consultant

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Lighting Consultant

SCHWINGHAMMER

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NEW YORK NY 10018

Acoustic Consultant

WSDG

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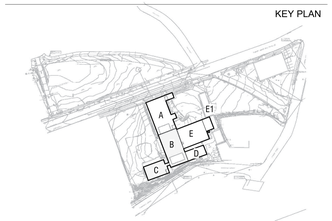
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

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NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA, STE 200
POUGHKEEPSIE, NY, 12601

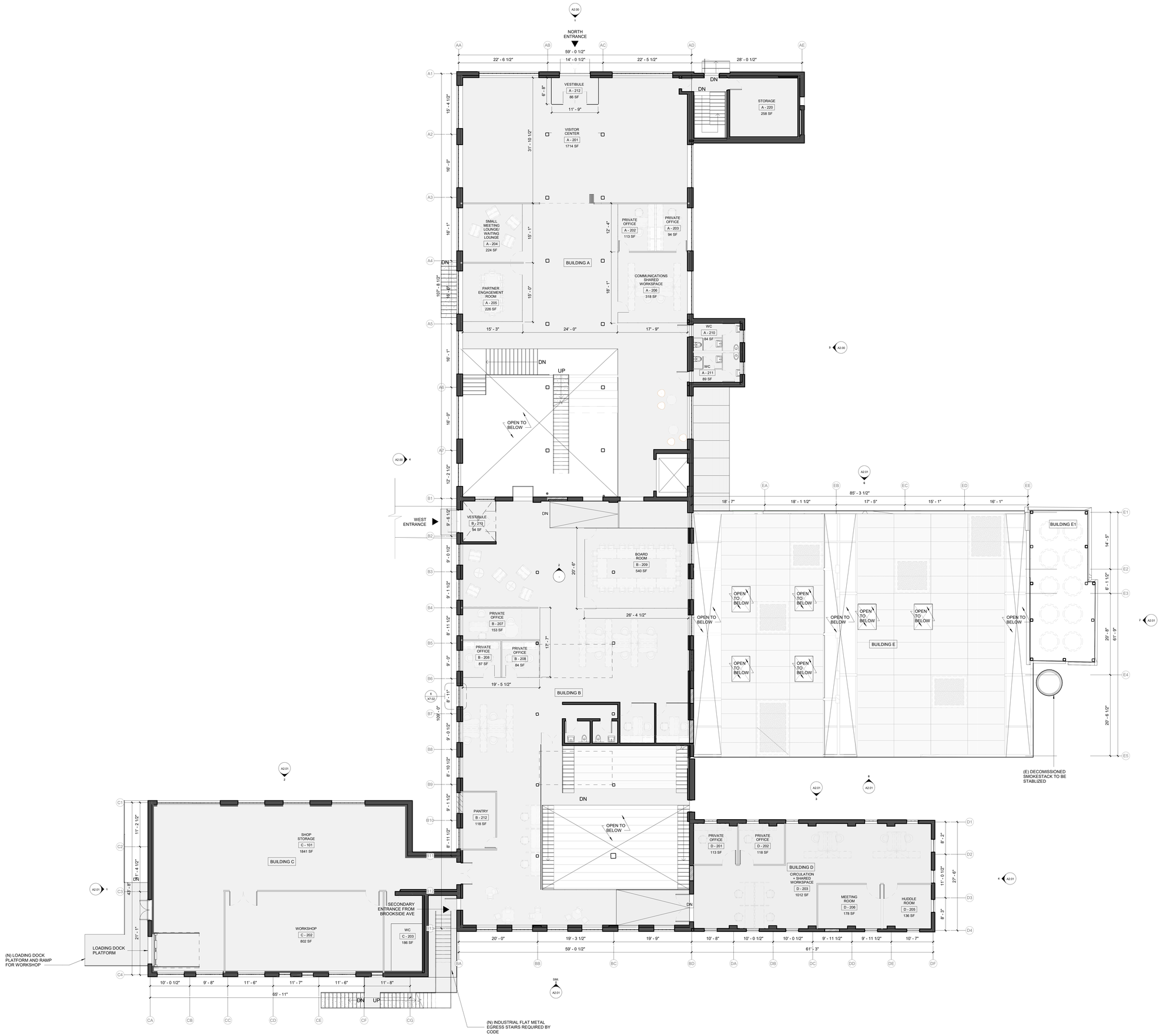
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

09/02/21

LEVEL 1 PLAN

A1.00
1/8" = 1'-0"



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Architect

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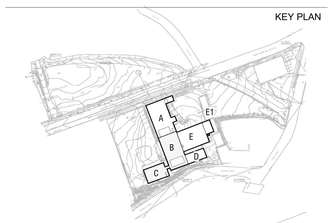

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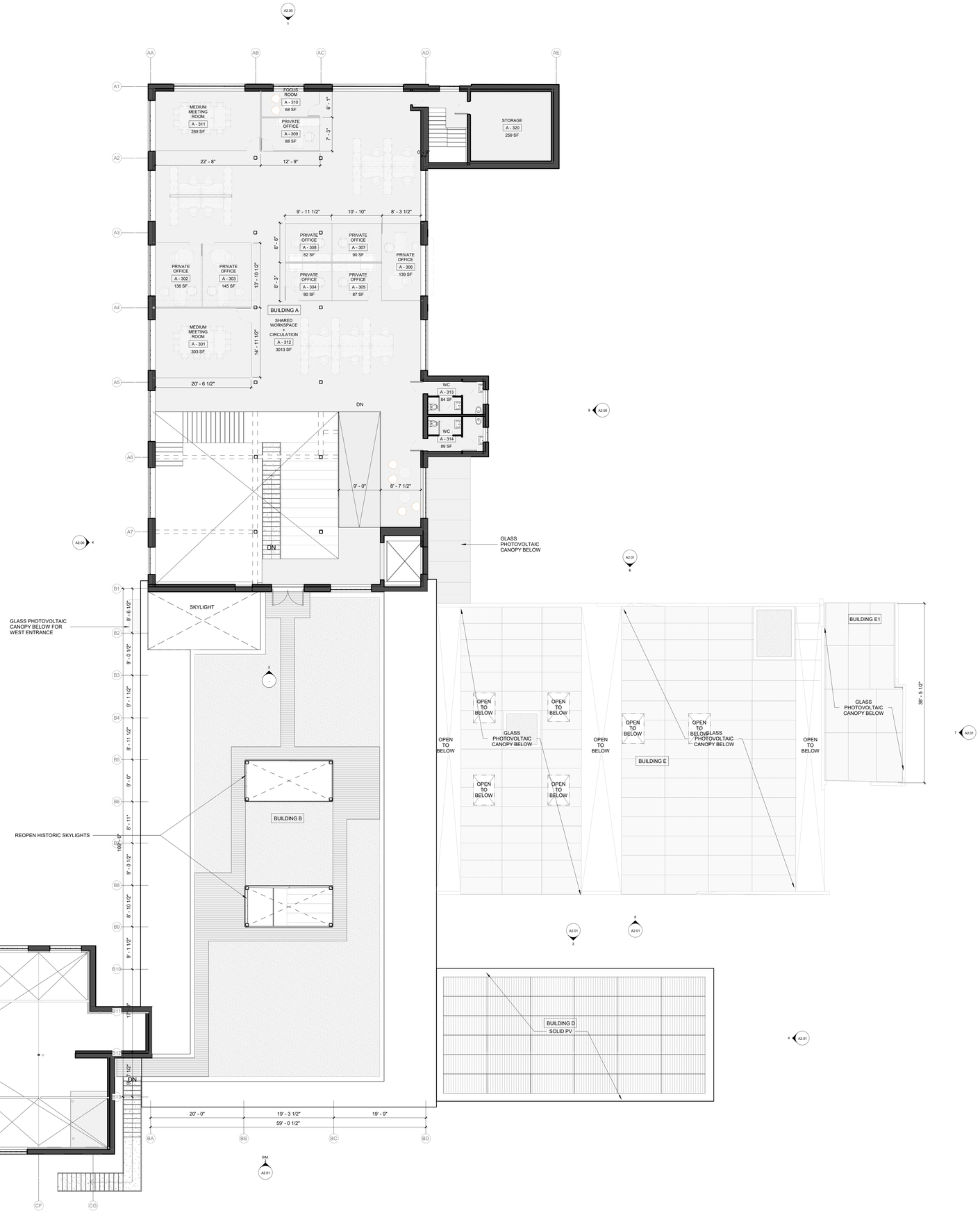
PLANNING BOARD SUBMISSION

09/02/21

LEVEL 2 PLAN

A1.01
1/8" = 1'-0"



REV

No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

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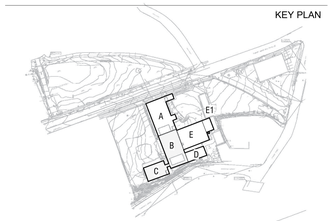

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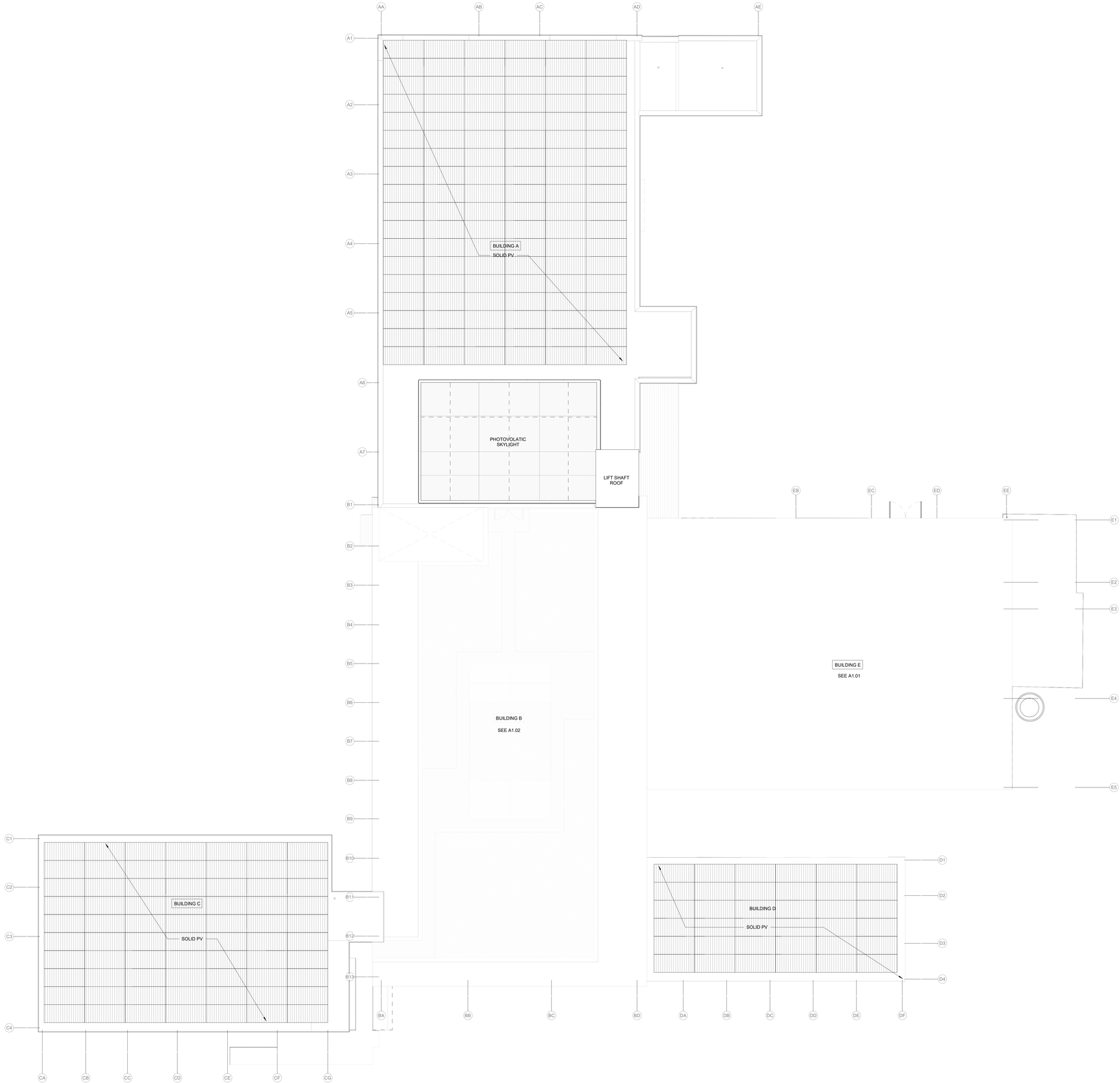
PLANNING BOARD SUBMISSION

09/02/21

LEVEL 3 PLAN

A1.02

1/8" = 1'-0"



REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
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NOTES

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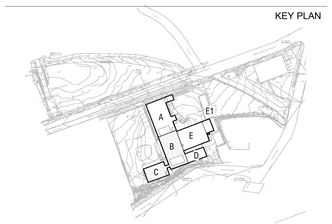

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PLANNING BOARD SUBMISSION

09/02/21

ROOF PLAN

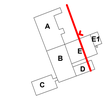
A1.03

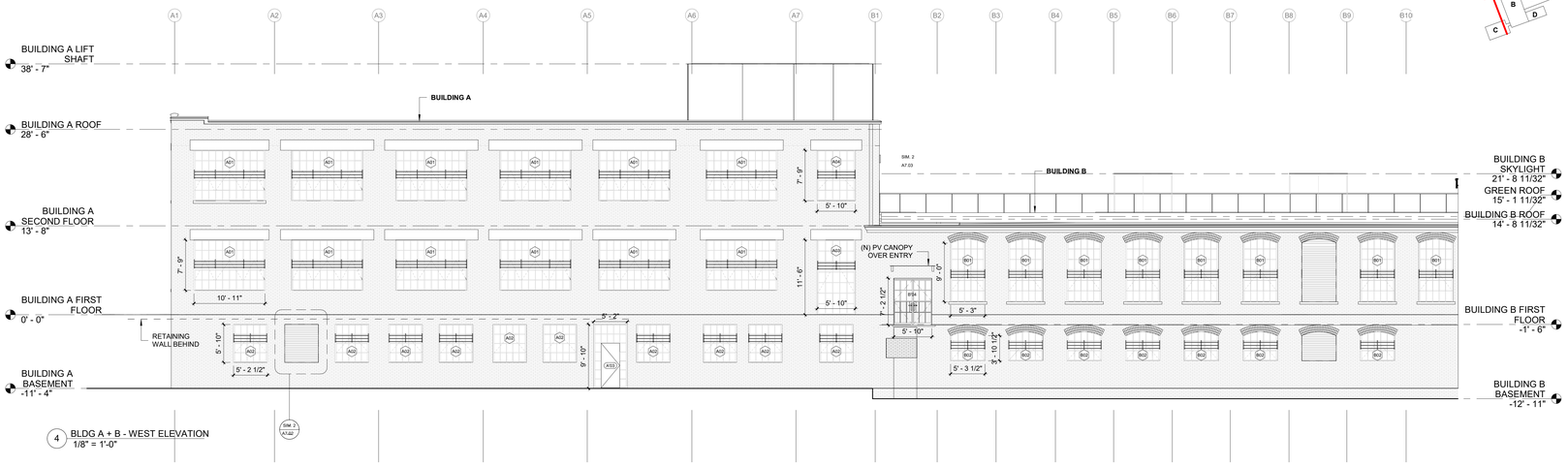
1/8" = 1'-0"

1 BLDG A - NORTH ELEVATION
1/8" = 1'-0"

2 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"

3 BLDG A + B - EAST ELEVATION
1/8" = 1'-0"





4 BLDG A + B - WEST ELEVATION
1/8" = 1'-0"

ELEVATION KEY

- (E) BRICK
- (E) CMU
- (N) INFILL

WINDOW SCHEDULE

WINDOW	NUMBER	DIMENSION (W x H)	OPERABLE	SHADE
A01	19	10' - 11" x 7' - 9"	YES	30 DEGREE
A02	14	5' - 2" x 5' - 10"	YES	30 DEGREE
A03	1	5' -10" x 11' - 6"	YES	30 DEGREE
A04	1	5' - 10" x 7' - 9"	YES	30 DEGREE
A05	1	10' - 11" x 8' - 2"	YES	30 DEGREE
A06	6	3' - 2" x 4' - 7 1/2"	YES	30 DEGREE
A09	1	3' - 7" x 7' - 9"	YES	NONE
A10	4	15' - 4" x 7' - 9"	YES	NONE
A11	1	6' - 7" x 7' - 9"	NO	NONE
A12	1	8' - 10" x 7' - 3 1/2"	YES	HORIZ.
B01	8	5' - 3" x 9' - 0"	YES	30 DEGREE
B01	6	5' - 3" x 8' - 0"	YES	HORIZ.
B01'	1	5' - 1" x 8' - 10 1/2"	NO	NONE
B02	7	5' - 3" x 3' - 10 1/2"	YES	30 DEGREE
B03	2	5' - 5 1/2" x 7' - 0 1/2"	YES	NONE
B04	4	5' - 3" x 6' - 4"	YES	30 DEGREE
B06	1	5' - 5 1/2" x 9' - 0"	YES	NONE
B09	1	3' - 0" x 8' - 6"	YES	NONE
B10	1	3' - 0" x 6' - 4"	YES	30 DEGREE
B11	6	5' - 3" x 7' - 7 1/2"	YES	HORIZ.
C01	9	6' - 10" x 5' - 4"	YES	HORIZ.
C01	3	6' - 10" x 5' - 4"	YES	30 DEGREE
C01	6	6' - 10" x 5' - 4"	YES	NONE
C02	2	6' - 10" x 7' - 0"	NO	NONE
C03	1	6' - 10" x 16' - 0"	NO	NONE
C04	5	2' - 11" x 3' - 0"	YES	HORIZ.
C05	1	8' - 5" x 8' - 2 1/2"	NO	NONE
D01	5	3' - 3" x 5' - 4"	YES	HORIZ.
D01	8	3' - 3" x 5' - 4"	YES	NONE

EXTERIOR DOOR SCHEDULE

DOOR	NUMBER	DIMENSION (W x H)	TYPE	HARDWARE
A'01	1	7' - 10" x 11' 8 1/2"	INTEGRATED	AUTOMATIC OPENER
A'02	1	13' - 0" x 9' - 9 1/2"	INTEGRATED	TYP.
A'03	1	5' - 2" x 9' - 10"	INTEGRATED	AUTOMATIC OPENER
B'01	1	5' - 5 1/2" x 9' - 1 1/2"	INTEGRATED	TYP.
B'02	1	5' - 5 1/2" x 6' - 11"	INTEGRATED	TYP.
B'03	1	5' - 5 1/2" x 9' - 1 1/2"	INTEGRATED	TYP.
B'04	1	5' - 10" x 7 2 1/2"	INTEGRATED	TYP.
C'01	1	5' - 4" x 6' - 9"	SERVICE	TYP.
C'02	1	8' - 0" x 9' - 4 1/2"	OVERHEAD GAR.	TYP.
D'01	10	5' - 6" x 11 1/2"	INTEGRATED	TYP.

SMOKE CONTROL

TOTAL OF 210 SF FACE AREA VENTILATION REQUIRED FOR EMERGENCY SMOKE CONTROL

(N) 50% FREE AREA LOUVERS IN (E) OPENINGS FOR 102 SF WEST ELEVATION AS NOTED
(N) 50% FREE AREA LOUVERS IN (E) OPENINGS FOR 120 SF OF EAST ELEVATION AS NOTED

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WSDG

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STAMP + SIGNATURE

KEY PLAN

MASS.

OWNER:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA, STE 200
POUGHKEEPSIE, NY, 12601

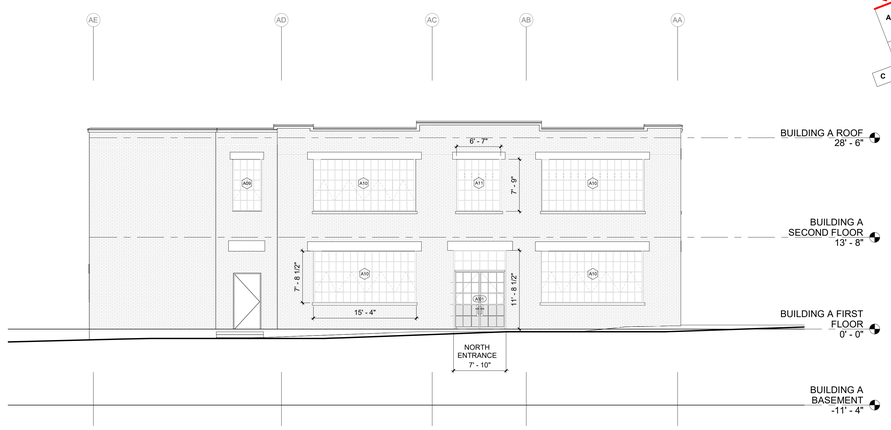
58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

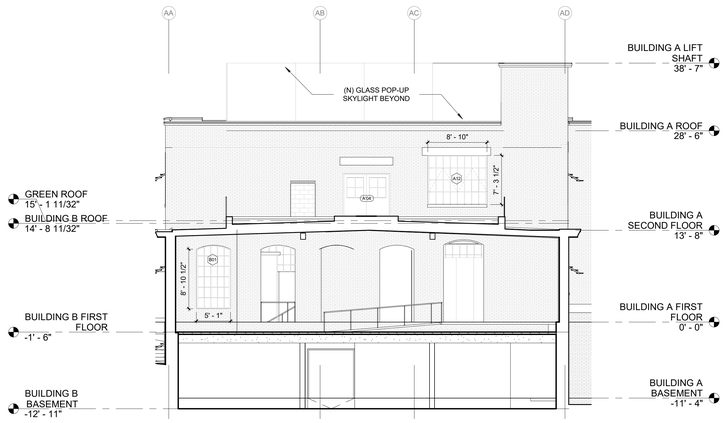
09/02/21

BUILDINGS A + B
ELEVATIONS

A2.00
As indicated

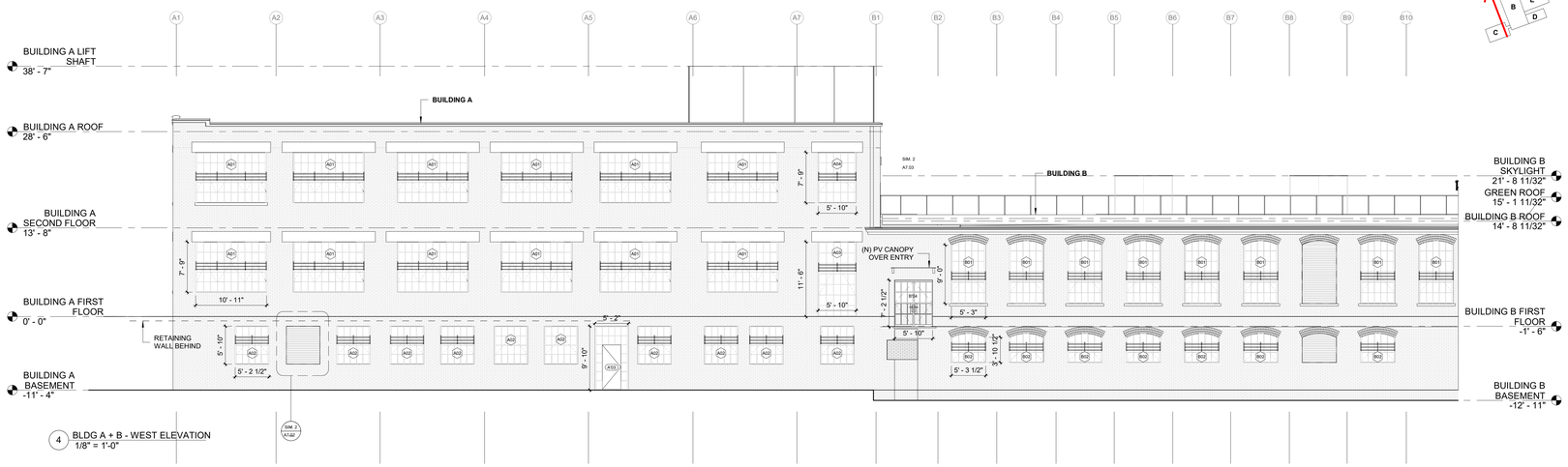


1 BLDG A - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"

3 BLDG A + B - EAST ELEVATION
1/8" = 1'-0"



4 BLDG A + B - WEST ELEVATION
1/8" = 1'-0"

ELEVATION KEY

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- (N) INFILL

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WINDOW	NUMBER	DIMENSION (W x H)	OPERABLE	SHADE
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A03	1	5' -10" x 11' - 6"	YES	30 DEGREE
A04	1	5' - 10" x 7' - 9"	YES	30 DEGREE
A05	1	10' - 11" x 8' - 2"	YES	30 DEGREE
A06	6	3' - 2" x 4' - 7 1/2"	YES	30 DEGREE
A09	1	3' - 7" x 7' - 9"	YES	NONE
A10	4	15' - 4" x 7' - 9"	YES	NONE
A11	1	6' - 7" x 7' - 9"	NO	NONE
A12	1	8' - 10" x 7' - 3 1/2"	YES	HORIZ.
B01	8	5' - 3" x 9' - 0"	YES	30 DEGREE
B01	6	5' - 3" x 9' - 0"	YES	HORIZ.
B01'	1	5' - 1" x 8' - 10 1/2"	NO	NONE
B02	7	5' - 3" x 3' - 10 1/2"	YES	30 DEGREE
B03	2	5' - 5 1/2" x 7' - 0 1/2"	YES	NONE
B04	4	5' - 3" x 6' - 4"	YES	30 DEGREE
B06	1	5' - 5 1/2" x 9' - 0"	YES	NONE
B09	1	3' - 0" x 8' - 6"	YES	NONE
B10	1	3' - 0" x 6' - 4"	YES	30 DEGREE
B11	6	5' - 3" x 7' - 7 1/2"	YES	HORIZ.
C01	9	6' - 10" x 5' - 4"	YES	HORIZ.
C01	3	6' - 10" x 5' - 4"	YES	30 DEGREE
C01	6	6' - 10" x 5' - 4"	YES	NONE
C02	2	6' - 10" x 7' - 0"	NO	NONE
C03	1	6' - 10" x 16' - 0"	NO	NONE
C04	5	2' - 11" x 3' - 0"	YES	HORIZ.
C05	1	8' - 5" x 8' - 2 1/2"	NO	NONE
D01	5	3' - 3" x 5' - 4"	YES	HORIZ.
D01	8	3' - 3" x 5' - 4"	YES	NONE

EXTERIOR DOOR SCHEDULE

DOOR	NUMBER	DIMENSION (W x H)	TYPE	HARDWARE
A'01	1	7' - 10" x 11' 8 1/2"	INTEGRATED	AUTOMATIC OPENER
A'02	1	13' - 0" x 9' - 9 1/2"	INTEGRATED	TYP.
A'03	1	5' - 2" x 9' - 10"	INTEGRATED	AUTOMATIC OPENER
B'01	1	5' - 5 1/2" x 9' - 1 1/2"	INTEGRATED	TYP.
B'02	1	5' - 5 1/2" x 6' - 11"	INTEGRATED	TYP.
B'03	1	5' - 5 1/2" x 9' - 1 1/2"	INTEGRATED	TYP.
B'04	1	5' - 10" x 7' 2 1/2"	INTEGRATED	TYP.
C'01	1	5' - 4" x 6' - 9"	SERVICE	TYP.
C'02	1	8' - 0" x 9' - 4 1/2"	OVERHEAD GAR.	TYP.
D'01	10	5' - 6" x 11 1/2"	INTEGRATED	TYP.

SMOKE CONTROL

TOTAL OF 210 SF FACE AREA VENTILATION REQUIRED FOR EMERGENCY SMOKE CONTROL

(N) 50% FREE AREA LOUVERS IN (E) OPENINGS FOR 102 SF WEST ELEVATION AS NOTED
(N) 50% FREE AREA LOUVERS IN (E) OPENINGS FOR 120 SF OF EAST ELEVATION AS NOTED

REV No.	Description	ISSUE Date
1.	PLANNING BOARD SUBMISSION	08/02/21
2.	PLANNING BOARD SUBMISSION	09/02/21

NOTES

Architect

MASS DESIGN GROUP

289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

Landscape Consultant

STOSS

54 OLD COLONY AVENUE,
THIRD FLOOR
BOSTON MA 02127

Civil Engineering

CHAZEN

21 FOX ST
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Structural Engineer

SILMAN

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Sustainability Engineer

TRANSSOLAR KLIMA ENGINEERING

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MEP Engineer

VANDERWEIL ENGINEERS

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FP AND Code Consultant

HOWE ENGINEERS

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Lighting Consultant

SCHWINGHAMMER

335 W 38TH STREET #1
NEW YORK NY 10018

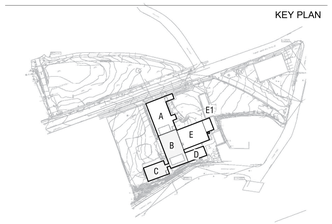
Acoustic Consultant

WSDG

262 MARTIN AVE
HIGHLAND NY 12528

STAMP + SIGNATURE

KEY PLAN



MASS.

OWNER:
NORTHSIDE JUNCTION LLC,
1 CIVIC CENTER PLAZA, STE 200
POUGHKEEPSIE, NY, 12601

58 PARKER AVE
POUGHKEEPSIE NY 12601

PLANNING BOARD SUBMISSION

09/02/21

BUILDINGS A + B
ELEVATIONS

A2.00
As indicated

THE Chazen COMPANIES®

Proud to Be Employee Owned

Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

Full Environmental Assessment Form Part 1

Workspace at 58 Parker Avenue

Parker Avenue
City of Poughkeepsie
Dutchess County, New York

Issued: *August 3, 2021*

Prepared for:

Northside Junction, LLC
1 Civic Center Plaza #200
Poughkeepsie, NY, 12601

Prepared by:

Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.
21 Fox Street Suite 201
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Chazen Project No. 82105.00

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

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PROJECT NARRATIVE

1.0 INTRODUCTION

1.1 Project Summary

The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) Workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. Vehicular access to the new Workspace will be modified from the existing location and provided at the west side of the property. Pedestrian access is provided at grade across the site and amongst elevated walkways between buildings. Access to the North Parker Lot will be accessible via a single access drive, reducing existing accesses from four to one. New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) maintains an existing access easement on the western side of the North Parker Lot for means of access. A walkway and a crosswalk over Parker Avenue will provide access for visitors and staff traveling to and from the Workspace. The North Parker Lot will be available for public parking on the weekends.

The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels (see Figures 1 and 2), identified as follows:

- Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.)
- Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.)

The site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as “A,” which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete. The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan (RAWP) is proposed to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The Applicant is currently working with the NYSDEC on the RAWP.

Demolition to portions of the existing former manufacturing building will be undertaken affecting the southeast corner of the building (proposed demolition of two, one-story additions on three story building (three story building to remain)) and the east edge of the building (two-story wood frame building, one-story garage, and two steel buildings).

The proposed Workspace will include:

- Buildings A and B (totaling 35,230) will provide for the 22,010 SF Workspace serving 80 staff. The buildings will be fully renovated per historic preservation best practices. These buildings will also include an additional 13,220 SF, which may be used as community coworking and event space, also shared with Scenic Hudson staff. This area may include coworking, canteen, event space, gym, and support spaces (i.e., mech, electrical, water, locker rooms).

- Building C will provide approximately 3,210 SF of space for Scenic Hudson Parks Shop, including a solar array canopy attached to the existing building. The ground floor will be used for tool repair, parks maintenance projects, materials storage (lumber, seed mix, fence, plumbing) and a wood/metal woodshop. Outdoor storage will be provided in trailers. This building will be fully renovated per historic preservation best practices.

- Building D 3,445 SF will receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.

- Building E 5,540 SF to receive core and shell/exterior historic preservation. Building proposed for future community partner fit out.

- Building E1 and Smokestack totaling 745 SF to receive core and shell/exterior historic preservation. Building proposed for outdoor classroom space for approximately 90 students.

- A photovoltaic (PV) canopy will be provided in the 28-space parking area to the west side of the building.

The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site and resulting in reduced visibility of the North Parker Lot and provision of engaging spaces accessible to the public. Connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway will be possible across the site.

1.2 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie Zoning Board of Appeals	Area Variances
City of Poughkeepsie – Zoning Administrator	Floodplain development permit for grading (pending potential FEMA changes)
City of Poughkeepsie – Water and Sewer Department	Water and Sewer Connections
Dutchess County Department of Planning and Development	GML 239m referral
New York State Department of Environmental Conservation (NYSDEC)	GP-0-20-001 SPDES General Permit for Discharges during Construction Activities, Remedial Action Work Plan
City of Poughkeepsie DPW	Highway Work Permit
NYS OPRHP	Historic Consult

2.0 LAND USE, ZONING, AND PUBLIC POLICY

The site is surrounded by a mix of land uses, including residential, commercial, industrial, residential, community services, parks and recreation, and vacant areas, see Figure 3. The site abuts the Walkway to the north and the future Dutchess County Rail Trail to the east. There is residential development abutting the site to the west and south, commercial development to the north and east and the County Jail is located to the east. The Fallkill Creek is located to the south. The project site is not within the City's Local Waterfront Revitalization (LWRP) and therefore is not subject to a coastal consistency review.

According to the City of Poughkeepsie Comprehensive Land Use and Zoning Ordinance, Section 19-3.25, "the purpose of the W-G District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest. An additional purpose of this District is to encourage visitors to the Walkway and the Dutchess Rail-Trail to visit surrounding areas, before or after their visit, in order to help revitalize the neighborhood." Specifically, the W-G District includes the following specific intentions:

> (a) Enhance the quality of the City's built environment and promote site layout and architectural design that is compatible with the historic character of the community and the national prominence of the Walkway Over the Hudson State Historic Park.
>
> (b) Provide for the safety and comfort of pedestrians through an interconnected network of sidewalks and trails so that work, shopping, schools, and recreation will be within walking distance of each other, allowing independence to those who do not drive.

(c) Provide an interconnected network of streets, bicycle routes, and bicycle lanes to disperse traffic so that the City's vehicular system will be easy to navigate for both bicyclists and drivers.

(d) Promote the development of new residential and mixed uses at densities sufficient to encourage public transit use for residents and visitors.

(e) Strengthen the economic base of the City by providing expanded opportunities for residential and commercial mixed-use development, removing barriers to adaptive reuse of former industrial buildings, facilitating remediation of distressed properties, and encouraging the use of open and vacant lands for community gardens and landscaping.

(f) Incorporate green infrastructure and green development practices for stormwater management and renewable energy into the development review process.

(g) In mixed-use buildings, encourage ground floor uses that generate and serve pedestrian traffic, such as retail, personal services and restaurants.

(h) Facilitate the preservation, renovation, and adaptive reuse of historic buildings.

(i) Provide for a range of visually and physically accessible civic spaces within the District including parks, plazas, playgrounds, squares and greenways for the enjoyment of residents and visitors and for the creation of comfortable and sociable spaces for celebrations and events.

(j) Encourage the continued use of factory buildings for viable light manufacturing uses, which provide local jobs for residents, when such uses are compatible with nearby residential and tourism-oriented uses.

(k) Implement the goals and recommendations of the City's Comprehensive Plan and the Hudson River Valley Greenway Compact.

The W-G District consists of three subdistricts: the Gateway Residential Mixed-Use (G-RM) Subdistrict, the Gateway Commercial Mixed-Use (G-CM) Subdistrict and the Gateway Office Manufacturing (G-OM) Subdistrict. The G-CM Subdistrict is described as an area with traditional neighborhood retail and other small-scale commercial uses that adjoin residential neighborhoods, primarily at intersections and near the Walkway entrances on Parker Avenue. The G-CM Subdistrict is intended to encourage vertical mixed-use shop-front buildings with first floor retail, personal service, and entertainment uses and second and third stories used primarily for offices, hospitality uses and apartments.

The proposed Workspace (anticipated to be defined as an office use in the G-CM District) and accessory parking lot are permitted uses in the G-CM District. Buildings proposed for future community partner fit out are anticipated to include permitted uses. Parking on the North Parker Lot will be located at the rear of the lot and will be only minimally visible due to the undulating landscaping design. Demonstration of compliance with bulk and dimensional standards and supplemental regulations applicable to the project is included on the site plan. Required parking for office uses is 2.5 spaces per 1,000 SF of floor area. The Project is anticipated to require area variances to allow a reduced number of parking spaces. There are a

number of pre-existing nonconforming conditions, including less than minimum frontage occupancy requirement on Parker Street and less than minimum required lot width.

The proposed project is consistent with the purpose and intent of the W-G District for the following reasons:

- The project includes adaptive reuse of the historic Standard Gage and Coal Storage manufacturing building.
- The adaptive reuse of the building will include renovation and historic preservation to the highest standards.
- The site design will use innovative and engaging landscape design that reuses on-site natural materials to the greatest extent possible.
- The site design includes pedestrian connections that will enhance public access to cultural and recreational resources located nearby, including Fallkill Creek Walkway, future Dutchess Rail Trail, and the Walkway.
- The introduction of 80 Scenic Hudson staff and visitors to the Workspace and future community partner uses will revitalize the area.
- The project incorporates green infrastructure into stormwater management.
- The project includes solar panels that will be placed on the roof and canopies to provide electric service.
- The project may include geothermal wells.

For the reasons noted above, the proposed project is anticipated to be consistent with the City's zoning and public policy and will not result in significant adverse impacts.

3.0 SOILS AND WATER RESOURCES

3.1 Soils

Figure 4 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
100	(DwB) Dutchess-Cardigan-Urban land complex, undulating, rocky	Dutchess (40%)	1 to 6%	well	>6	>80
		Cardigan (30%)		well	>6	20 to 40

Rock encountered during the construction will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

3.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 5), the EAF Mapper, and Environmental Resource Map (Figure 6), there are no NYSDEC or federally regulated wetlands or streams located on the project site. There is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the southern side of Brookside Avenue near to the property. The National Wetland Inventory (NWI) identifies the Fallkill Creek as riverine (R3UBH).

No impact to the Fallkill Creek is proposed as part of the project. With the implementation of the Stormwater Pollution Prevention Plan (SWPPP) and drainage improvements there will be no significant adverse impact to the stream.

3.3 Floodplain

The southeastern portion of the site, in the vicinity of proposed adaptive reused Buildings B and D, is located within the 100-year floodplain. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit may be sought. However, the Applicant has submitted a Letter of Map Amendment (LOMA) to Federal Emergency Management Agency (FEMA) to remove the project site, including the building, from the floodplain.

4.0 UTILITIES

4.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. All sanitary discharge from the project will be via gravity. The site will be connected to the municipal sewer in Brookside Avenue.

According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems,* March 2014, the proposed project is expected to require water usage of 1,200± gallons per day (gpd) (15 gpd multiplied by 80 staff) for Scenic Hudson staff. According to the Development Impact Assessment Handbook, Urban Land Institute, 1994, an office use employs an average of 3 persons per 1,000 SF. For the remaining area proposed for community partner fit out (approximately 9,730 SF) a total of 30 employees are estimated, requiring 450 gpd, for a total water demand of 1,650 gpd. It is anticipated that the City's municipal water system and wastewater treatment plant has capacity to serve the proposed use.

4.2 Stormwater

The project development will require ground disturbance in excess of one acre; therefore, a SWPPP is being prepared pursuant to NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management facilities, and other construction-phase pollution controls. The North Parker Lot will include a bioretention area and reduction in impervious area. The Workspace site will include a sand filter system and reduction in impervious area. New catch basins will be constructed on the overall site, a new catch basin and manhole will be constructed within Parker Avenue, and a new conveyance system will be constructed on the eastern portion of the property connecting the overall site for stormwater management to Garden Street. The existing drainage in the vicinity of the site along Parker Avenue will be disconnected from the City of Poughkeepsie sanitary system and will be rerouted to the new City drainage line being conveyed to Garden Street. With the implementation of the new drainage system and the SWPPP, no adverse impacts related to stormwater will occur. Additionally, the Applicant will be redirecting approximately 0.9 acres of runoff from the City's sanitary system, which contributes to the City's sanitary sewer system inflow and infiltration issues.

5.0 TRAFFIC

The *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for General Office Building (Land Use Code 710), the proposed project will generate 52 total trips in the weekday morning and 53 total trips in the evening peak periods, See Table 5.

Table 3: Estimated Traffic Generation

Land Use	**General Office Building Land Use Code 710**
AM Peak Hour Trips Entering the Site	43
AM Peak Hour Trips Exiting the Site	9

Total AM Peak Trips added to Adjacent Street Traffic	**52**
PM Peak Hour Trips Entering the Site	10
PM Peak Hour Trips Exiting the Site	43
Total PM Peak Trips added to Adjacent Street Traffic	**53**

Note: Analysis uses 110 employees and the fitted curve equation in the ITE Manual (10th Edition) to determine the AM and PM peak hour trip generation.

According to the NYSDEC guidance on how to assess traffic impacts a general office building with less than 67,000 SF is not likely result in 100 peak hour trips, which is a threshold provided by NYSDEC to assist in determinations of significant increases to traffic. As demonstrated above in Table 5, the ITE trip generation data indicates that the project (assuming total office use) would result in less than 100 trips during the AM and PM peak hours. For the reasons stated above, no significant adverse impacts related to traffic are anticipated to occur.

6.0 ENDANGERED, THREATENED, AND RARE SPECIES AND SIGNIFICANT HABITAT

According to the NYSDEC, there are no known occurrences of endangered, threatened or rare species or a Significant Natural Community on or in the vicinity of the project site. According to the US Fish and Wildlife Service (USFWS) information for planning and consultation (IPAC), there is potential for the Indiana Bat species on or in the vicinity of the project site. The site is fully developed within an urban area. It is recommended that tree clearing occur between October 31st and March 31st to ensure no potential take of the Indiana bat. With the clearing restriction and considering that removal of trees is less than ten acres, no significant adverse impacts to the Indiana Bat are anticipated to occur.

7.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site does not contain and is not adjacent to any National or State Historic Register site. The project is pursuing Historic Rehabilitation Tax Credits and consultation with NYSOPRHP has indicated that the Standard Gage Company Plant may be eligible for listing in the State and National Registers of Historic Places. Consultation in ongoing with NYSOPRHP and the National Park Service regarding eligibility. The rehabilitation work proposed to the Standard Gage Company Plant will be done in accordance with the Secretary of the Interior's Standards.

8.0 ENVIRONMENTAL CONTAMINATION

As described in the introduction, the site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as "A," which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete.

The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator

of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room).

A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.

An environmental easement will be required for remedial activities associated with 58 Parker Avenue as it relies upon one or more institutional and/or engineering controls. The Environmental Easement will run with the land in favor of the State (NYSDEC), subject to the provisions of ECL Article 71, Title 36, and will contains use restriction(s) and/or any prohibition(s) on the use of land in a manner inconsistent with engineering controls. The placement of an Environmental Easement will; provide an effective and enforceable means of encouraging the reuse and redevelopment of a controlled property, at a level that has been determined to be safe for a specific use, while ensuring the performance of operation, maintenance, and/or monitoring requirements. With these measures in place, no significant adverse impacts to public health will occur.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Scenic Hudson Workspace and Parking		
Project Location (describe, and attach a general location map): 58 Parker Avenue and 61 Parker Avenue, Poughkeepsie NY 12601 (vacant Standard Gage facility and accessory lot)		
Brief Description of Proposed Action (include purpose or need): The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels: Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.) and Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.). Buildings A and B will provide Workspace space and may include coworking, event space, canteen, and a gym. Building C will include the Parks Maintenance Shop, with a solar array canopy. Buildings D and E are proposed to include future community partners. Building E1 will provide outdoor classroom space. Buildings A - C will be renovated and historically preserved, Buildings D - E will receive core and shell/exterior historic preservation. The overall site will be designed with an undulating landscape allowing for natural materials to remain on site and resulting in reduced visibility of the North Parker Lot.		
Name of Applicant/Sponsor: Northside Junction, LLC, Caroline Alsup, Project Manager	Telephone: 845-473-4440 E-Mail: calsup@scenichudson.org	
Address: 1 Civic Center Plaza #200		
City/PO: Poughkeepsie	State: New York	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as above.	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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board: Site Plan Approval	Summer 2021
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals: Area Variances	Fall 2021
d. Other local agencies ☑Yes ☐No	Zoning Admin - floodplain grading permit (pending potential FEMA changes); Water/Sewer PW Dept.	Winter 2021, Fall 2021
e. County agencies ☑Yes ☐No	GML 239M Referral	Fall 2021
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC SPDES GP-0-20-001 and Remedial Action Plan; OPRHP consultation	Winter 2021, Winter 2021, Winter 2021
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 City's 1998 Comprehensive Plan: Site is included within the Cottage Street Business Park Study Area. Site rezoned to Walkway - Gateway District in 2013.

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

If Yes, identify the plan(s):

Remediaton Sites:C314131 Tax Parcel: 148369

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?
Walkway-Gateway Overlay District (W-G): Gateway Commercial Mixed-Use (G-CM)

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department with support from the Dutchess County Sheriff's Department and NYS 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?
Walkway over the Hudson NYS Park, Dutchess Rail Trail, Fallkill Creek walkway

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)? Office and Education

b. a. Total acreage of the site of the proposed action? 3.03 acres
b. Total acreage to be physically disturbed? 2.44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.39 acres Applicant owns Tax Parcel: 177385, which is not part of the proposed project.

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

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

If Yes,

i. Total number of structures _____

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

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? Removal of existing gravel parking lot as well as contaminated fill site-wide

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

- Volume (specify tons or cubic yards): 2,200 CY
- Over what duration of time? three months

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

Removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? 2.31 acres

vi. What is the maximum area to be worked at any one time? ~~1.5~~ acres

vii. What would be the maximum depth of excavation or dredging? ~~2.5~~ feet

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

ix. Summarize site reclamation goals and plan: _____

On-site materials will be used to supplement for imported fill wherever possible. Initial remediation efforts indicate various levels of PCBs in the soils which may make reclamation difficult.

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

If Yes:

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

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 1,650 gallons/day

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

If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

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

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 1,650 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: City of Poughkeepsie Sewage Treatment Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

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

If Yes:

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

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

If Yes:

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

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

_____

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

None.

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

If Yes:

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

_____ Square feet or 1.14 acres (impervious surface)

_____ Square feet or 3.03 acres (parcel size)

ii. Describe types of new point sources. Catch basins

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)?

Site stormwater will be directed to a series of on-site stormwater management facilities and conveyed to the City municipal storm sewer.

- If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? 4,000 gallon cistern will capture all water from roof runoff to be reused for toilets. ☐ Yes ☐ No

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

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

If Yes, identify:

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

None

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporary sources during construction

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Boilers, electric generation

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

☐ Randomly between hours of _____ to _____.

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

None

iii. Parking spaces: Existing 111 Proposed 82 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:

Modification of existing curb cut/entrance along Parker Avenue

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: _____

287 MWh per year

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 and Solar Arrays

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Approximately 6:30 AM to 9:00 PM
- Saturday: Approximately 6:30 AM to 9:00 PM
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 8 AM - 5 PM
- 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:

Temporary noise sources during construction compliant with City Code.

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

Describe: Tree/brush areas located within the site will be removed. However, new landscaping will be installed in conformance with City Code, and will be provided to the Planning Board for review.

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:

Lighting will be in compliance with City Code and other applicable codes and regulations.

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):

Pest control may be required after occupation of the building. Application would be by licensed applicators using minimal levels of application required.

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: TBD tons per TBD (unit of time)
- Operation : 0.065 tons per day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Demolition and construction waste may be recycled at the discretion of the contractor.
- Operation: Recyclables will be separated and stored for recycling.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction and demolition debris will be hauled away by a licensed solid waste hauler for disposal at a demolition debris landfill or other licensed facility.
- Operation: Solid waste will be collected and hauled away regularly by a licensed solid waste hauler for disposal at the Dutchess County Resource Recovery Agency facility or other licensed facility.

Per Environmental Engineering by Joseph A. Salvat, 4th Edition, 1992, an office worker is proposed to generate 1.5 pounds (lbs) of waste per day. Therefore, 110 employees would generate 165 lbs per day or 0.0625 tons per day.

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: None.

ii. Generally describe processes or activities involving hazardous wastes or constituents: A Remedial Action Work Plan is proposed for approval to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils.

iii. Specify amount to be handled or generated 2,640 tons/month One time removal of material

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site.

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

If Yes: provide name and location of facility: Materials removed from the site will be carted by licensed contractors and disposed of at a licensed 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): Gravel Parking lot, Community uses

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	1.26	1.73	+0.48
• Forested	0.05	0.05	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.93	1.25	+0.32
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Gravel Parking Lot	0.79	0.00	-0.79

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

i. If Yes: explain: Existing gravel lot serves as overflow lot for the Walkway Over the Hudson

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:

Though not listed above, the County Jail and a domestic abuse treatment residential facility are located within 500 feet of the project site.

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:

Former manufacturing uses operated on site for more than 50 years until approximately 2001. Ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts were generated at the site. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room) near of a storage room (north of transformer room).

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): C314131

☐ Neither database

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

The site is in the Brownfield Cleanup Program

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): B00036, C314131, B00020, 314122, 314074

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

C314131 is the Brownfield Cleanup Program remediation project on the project site currently underway. B00036 is located offsite at 28 Orchard Street and has been remediated. B00020 is located offsite at 166 -186 North Hamilton Street has been remediated and has an environmental easement.

314074 is located at 70 Fairview Avenue and contaminated materials have been removed from the site and no additional action is proposed by the USEPA at this time.

v. Is the project site subject to an institutional control limiting property uses? ☑ Yes ☐ No

- If yes, DEC site ID number: C314131
- Describe the type of institutional control (e.g., deed restriction or easement): Anticipated environmental easement
- Describe any use limitations: To be determined
- Describe any engineering controls: To be determined
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: The remediation work plan is currently under review by regulatory agencies.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 1 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? < 1 %

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

Dutchess-Cardigan Urban Land Complex	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: > 6 feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Fallkill (Tax Parcel 148369) Classification C
- 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? Tax Parcel 148369 ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer:

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

Common Dutchess County Species

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

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

NYSDEC Automated answer - Answer should be yes

If Yes:

i. Species and listing (endangered or threatened):

NYSDEC: None; USFWS: Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Standard Gage Company Plant

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: varies

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Municipal, County, State, Federal Recreation resources, State and National Historic Sites, Scenic Byways

iii. Distance between project and resource: 1 - 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

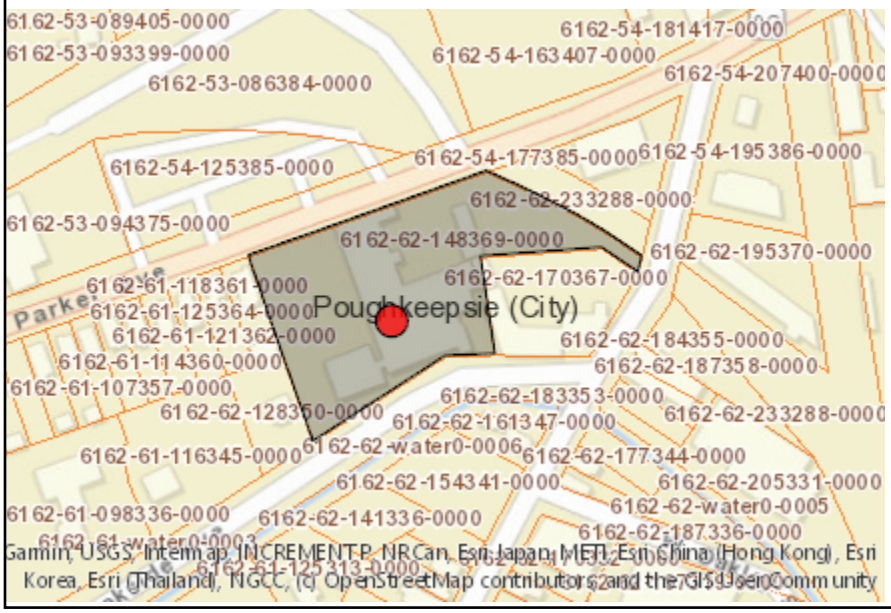
G. Verification

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

Applicant/Sponsor Name _____ Date_____

Signature_____ Title_____

PRINT FORM



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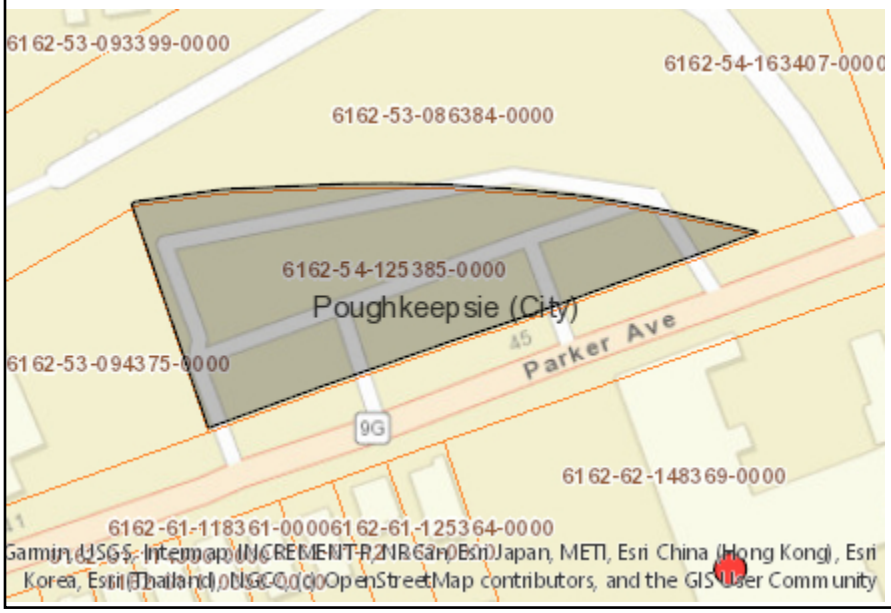
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C314131
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314131
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314131, B00020, 314122, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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B.i.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.
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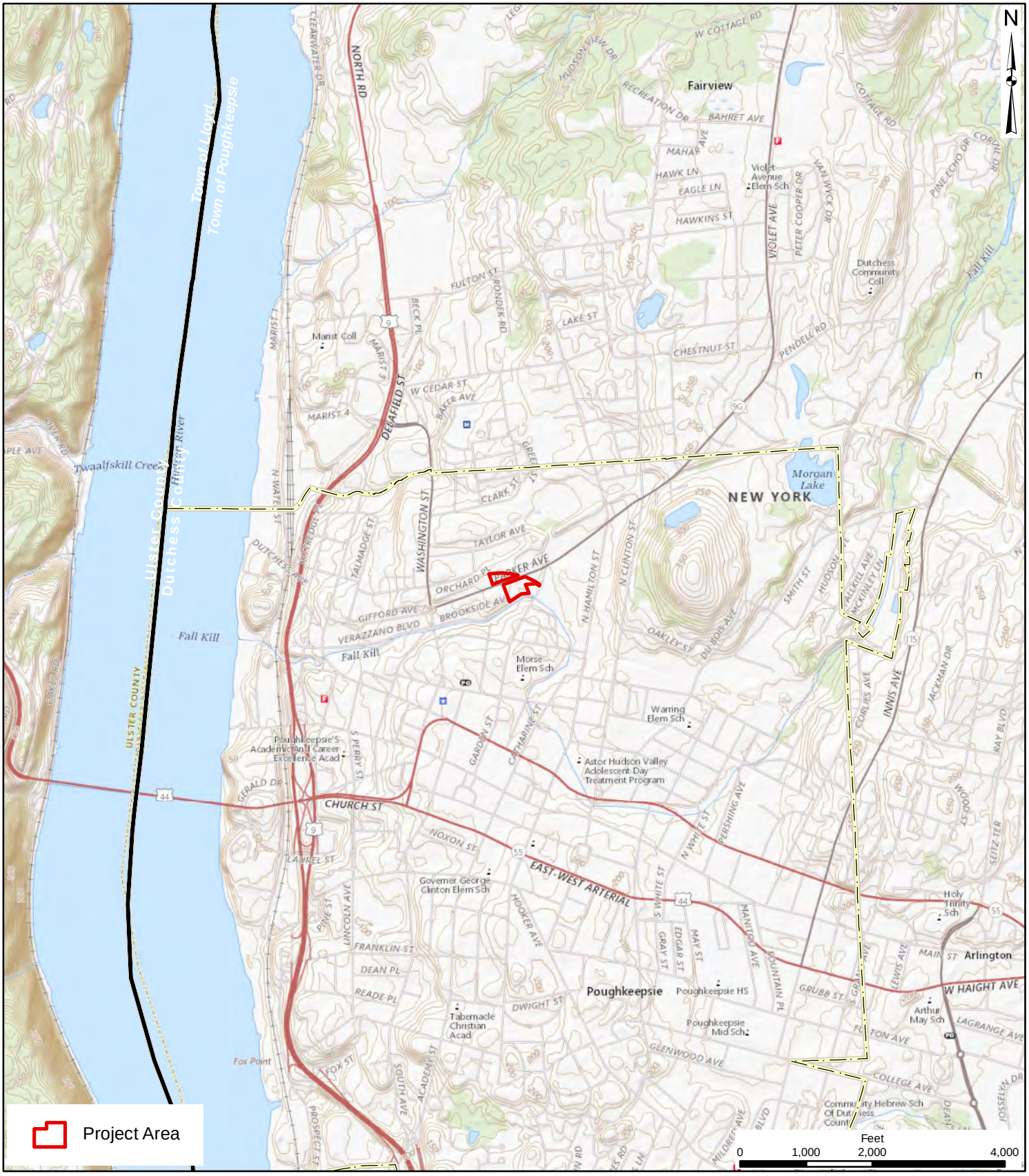
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



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Scenic Hudson Workspace

USGS Location Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 2,000 feet
Project:	82105
Figure:	1

Document Path: E:\NY_Projects\82105\82105_USGS_8x11.mxd

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Scenic Hudson Workspace

Orthophoto Tax Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 150 feet
Project:	82105
Figure:	2

Document Path: E:\NY_Projects\82105\82105_Ortho_8x11.mxd

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Land Use within 500 feet

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 250 feet
Project:	82105
Figure:	3

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Scenic Hudson Workspace

Soils

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 150 feet
Project:	82105
Figure:	4

Document Path: E:\NY_Projects\82105\82105_Soils_8x11.mxd

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Scenic Hudson Workspace

Wetlands and Streams

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 200 feet
Project:	82105
Figure:	5

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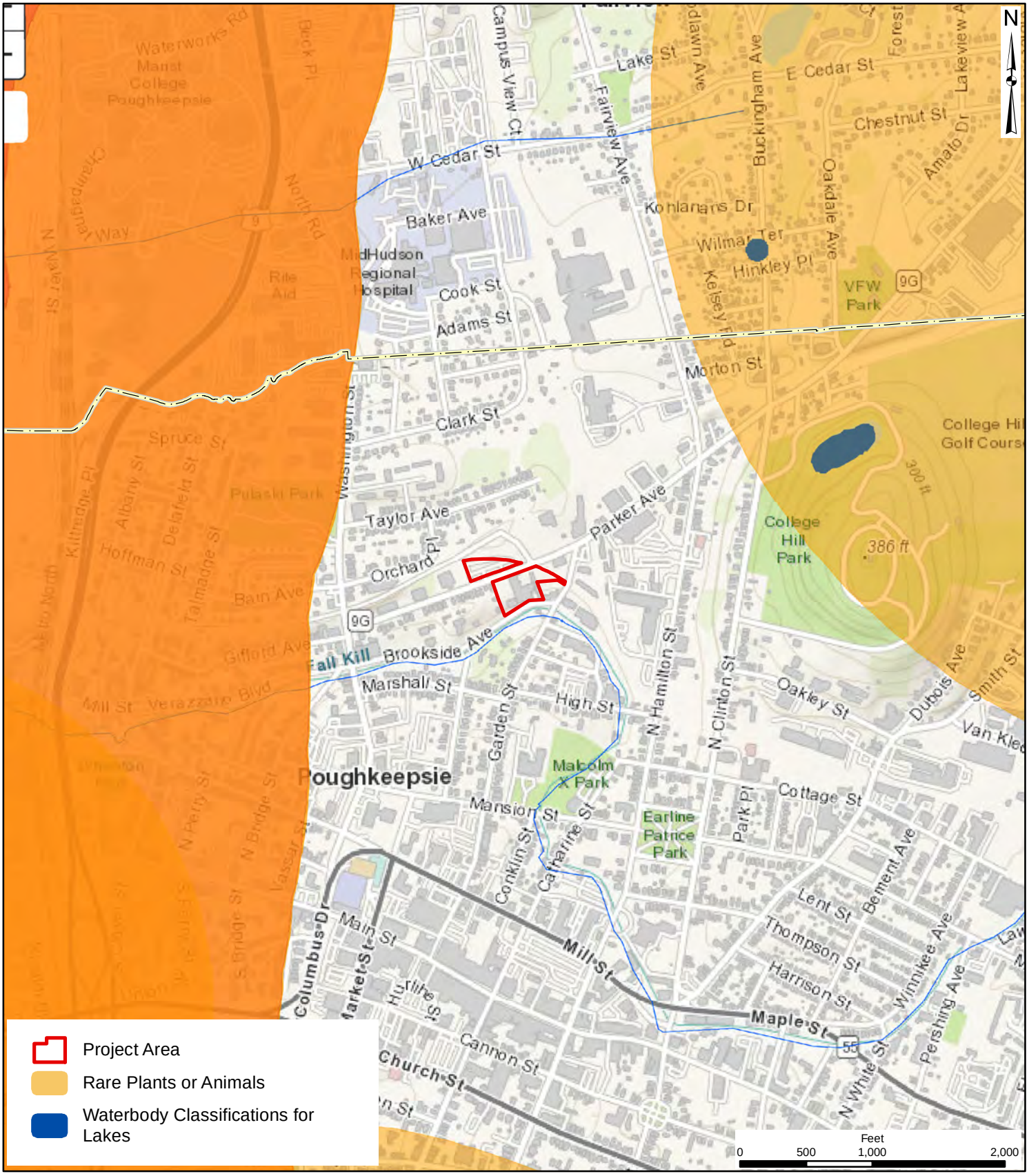

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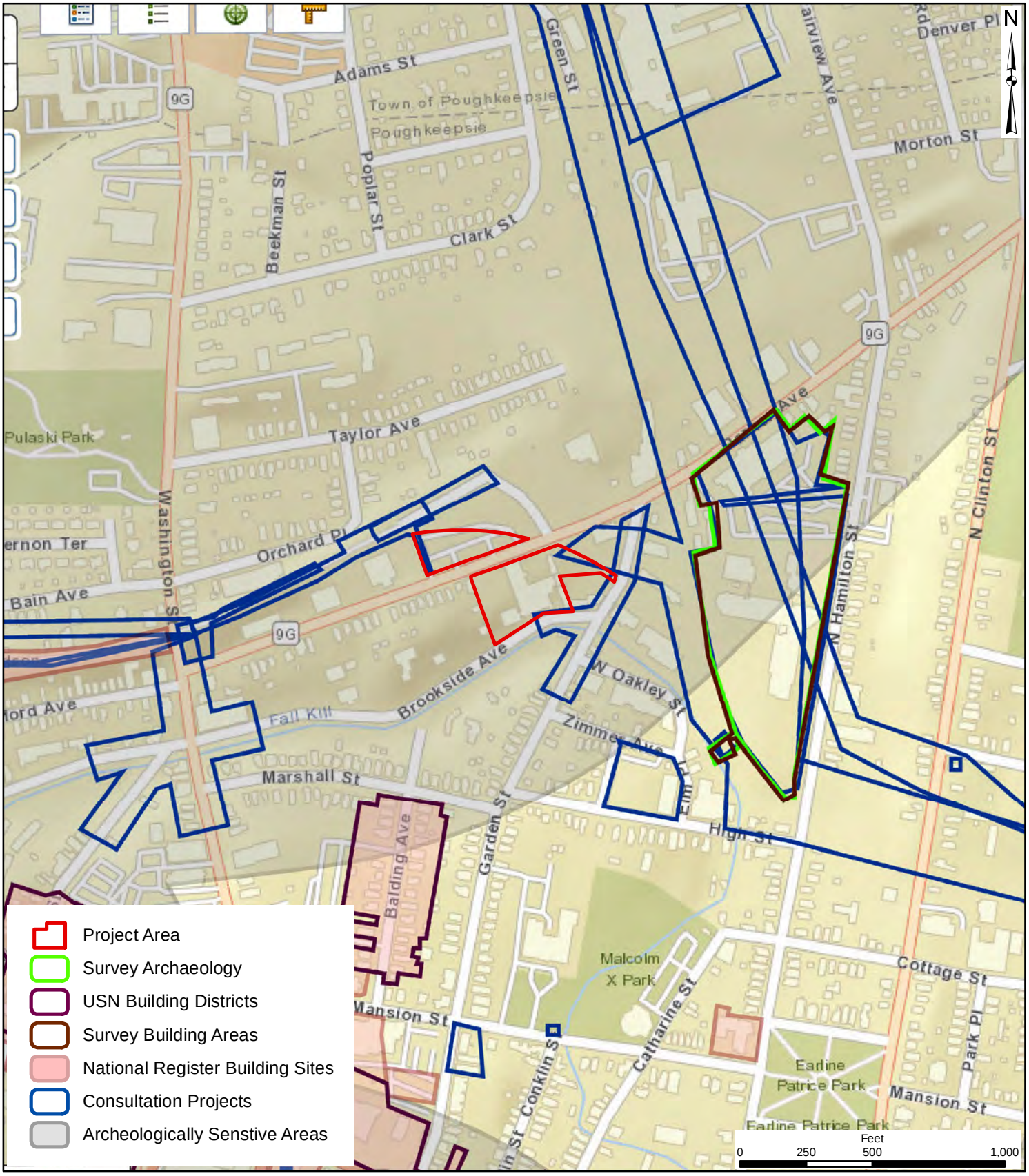
Scenic Hudson Workspace

NYSDEC Environmental Resource Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 1,000 feet
Project:	82105
Figure:	6

Document Path: E:\NY_Projects\82105\82105_DECERM_8x11.mxd



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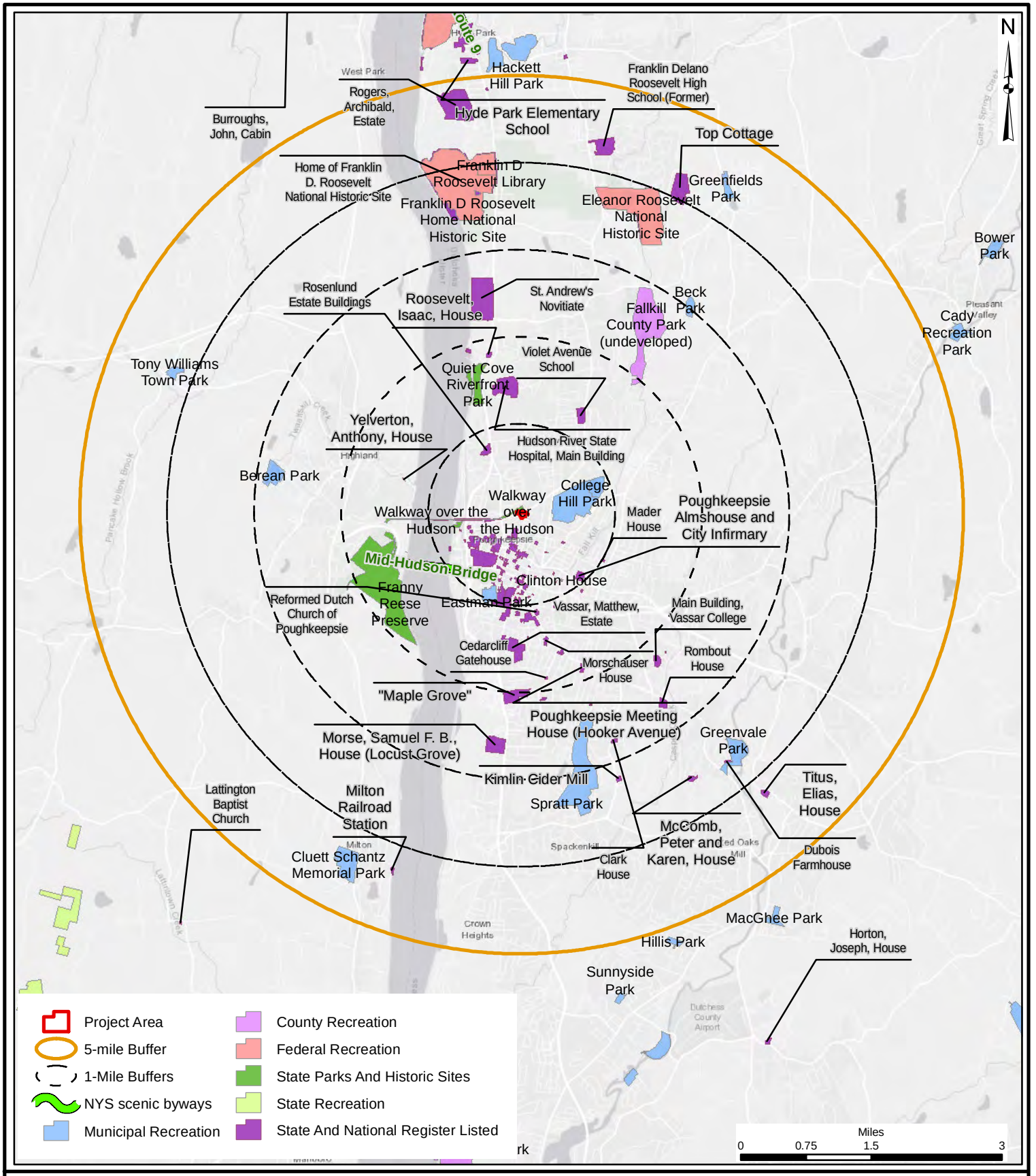
Scenic Hudson Workspace

NYSOPRHP
Cultural Resource Information System (CRIS) Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 500 feet
Project:	82105
Figure:	7

Document Path: E:\NY_Projects\82105\82105_CRIS_8x11.mxd



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Scenic Hudson Workspace

Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 7,920 feet
Project:	82105
Figure:	8

Document Path: E:\NY_Projects\82105\82105_Scenic_8x11.mxd

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Poughkeepsie Natural Resource Inventory
Conservation Analysis
Workspace at 58 Parker Avenue
Parker Avenue
City of Poughkeepsie
Dutchess County, New York

Issued: *September 3, 2021*

Prepared for:

Northside Junction, LLC
1 Civic Center Plaza #200
Poughkeepsie, NY, 12601

Prepared by:

Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980

Chazen Project No. 82105.00

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1.0 INTRODUCTION

1.1 Project Summary

The Applicant, Northside Junction, LLC is seeking site plan approval for the proposed adaptive reuse of the former 58,000 SF Standard Gage and Coal Storage manufacturing building for a new approximately 48,000 square-foot (SF) Workspace (Workspace) and 28 surface parking spaces for Scenic Hudson located at 58 Parker Avenue. The project also includes construction of 54 surface parking spaces (including three accessible spaces) on the adjacent lot north of Parker Avenue (North Parker Lot) that is currently occupied by a gravel parking lot. Vehicular access to the new Workspace will be modified from the existing location and provided at the west side of the property. Pedestrian access is provided at grade across the site and amongst elevated walkways between buildings. Access to the North Parker Lot will be accessible via a single access drive, reducing existing accesses from four to one. New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) maintains an existing access easement on the western side of the North Parker Lot for means of access. A walkway and a crosswalk over Parker Avenue will provide access for visitors and staff traveling to and from the Workspace. The North Parker Lot will be available for public parking on the weekends.

The proposed Workspace will include:

- *Buildings A and B (totaling 35,230) will provide for the Workspace designed to support 80 employees, which accommodates a 10% growth in staff numbers long term. The buildings will be fully renovated per historic preservation best practices. These buildings will also include an additional 1,150 SF of meeting space.*

- *Building C will provide approximately 3,210 SF of space for Scenic Hudson Parks Maintenance Facility, including a solar array canopy attached to the existing building. The ground floor will be used for tool repair, parks maintenance projects, materials storage (lumber, seed mix, fence, plumbing), and a wood/metal woodshop. There will be covered outdoor storage for trailers, small mower/tractors, and pickup trucks. This building will be fully renovated per historic preservation best practices.*

- *Building D 3,445 SF will receive core and shell/exterior historic preservation and will be eventually outfitted as office space.*

- *Building E 5,540 SF to receive core and shell/exterior historic preservation. Building proposed to be reconfigured as an open-air pavilion and gathering space for Scenic Hudson staff.*

- *Building E1 and Smokestack totaling 745 SF to receive core and shell/exterior historic preservation. Building proposed for storage.*

- *A photovoltaic (PV) canopy will be provided in the 28-space parking area to the west side of the building.*

The overall site will be designed with an undulating landscape allowing for a reduction in the total soil proposed to be removed from the site and resulting in reduced visibility of the North Parker Lot and provision of engaging spaces accessible to the public. Connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway over the Hudson will be possible across the site.

1.2 Background

The total project site area is comprised of approximately 3.03 acres and is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The project site is comprised of two parcels, identified as follows:

- Tax parcel 6162-62-148369 (58 Parker Avenue, approximately 2.1 ac.)
- Tax parcel 6162-54-125385 (Parker Ave, 0.93 ac.)

The site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as "A," which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete. The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan (RAWP) is proposed to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The Applicant is currently working with the NYSDEC on the RAWP.

Demolition to portions of the existing former manufacturing building will be undertaken affecting the southeast corner of the building (proposed demolition of two, one-story additions on three story building (three story building to remain)) and the east edge of the building (two-story wood frame building, one-story garage, and two steel buildings).

1.3 Site and Surrounding Area Description

The site is currently developed with the former Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The North Parker Lot currently serves as an informal gravel parking lot. The site is surrounded by a mix of land uses, including residential, commercial, industrial, residential, community services, parks and recreation, and vacant areas. The site abuts the Walkway over the Hudson to the north and the future Dutchess County Rail Trail to the east. There is residential development abutting the site to the west and south, commercial development to the north and east and the County Jail is located to the east. The Fall Kill Creek is located to the south.

The southeastern portion of the site, in the vicinity of proposed adaptive reused Buildings B and D, was previously located within the Special Flood Hazard Area or 100-year floodplain. The Applicant submitted

a Letter of Map Amendment (LOMA) to Federal Emergency Management Agency (FEMA) to remove the project site, including the building, from the floodplain. The Letter of Map Amendment was approved by FEMA (submitted separately). Therefore, approximately 98% of the project site is located in Zone X (not a Special Flood Hazard Area or 100-year floodplain). The remaining area, located within the southwestern corner of the property, remains in Zone A (Special Flood Hazard Area or 100-year floodplain). No ground disturbance is proposed for the project site area located within Zone A.

1.4 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals and Permits

Agency	Approval/Permit
City of Poughkeepsie Planning Board	Site plan Approval
City of Poughkeepsie Zoning Board of Appeals	Area variance
City of Poughkeepsie Engineering Department	Curb Cut approval, utility connections
City of Poughkeepsie Zoning Administrator	Potential floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
NYS Department of Environmental Conservation	General Permit GP-0-020-001

2.0 CONSERVATION ANALYSIS

The project has been evaluated according to the Natural Resources Inventory (NRI) for the City of Poughkeepsie as discussed in the following sections.

2.1 Geology and Soils

According to the NRI Report, Figure 1, the project site's bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features glacial till, which is described in the NRI as having a variable texture (boulders to silt).[1] Table 2 provides characteristics of soil types expected to be found on site according to the NRI, Dutchess County Soil Survey information available in GIS, and the Natural Resource Conservation Service website.

[1] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie.* 2019. Map 2.2 Surficial Geology. Page 27.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
100	(DxB) Dutchess-Cardigan-Urban land complex, undulating, rocky	Dutchess (40%)	1 to 6%	well	>6	>80
		Cardigan (30%)	1 to 6%	well	>6	20 to 40

The site is entirely comprised of Dutchess-Cardigan-Urban Land complex, undulating, rocky soil series (DxB). The Dutchess soils and the Cardigan soils are well drained soils. The Dutchess and Cardigan soils have a depth to water table of greater than 6 feet.

Rock encountered during the construction will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

2.2 Water Resources

As shown in Figure 2, the project site includes a portion of the riparian buffer associated with the Fall Kill, a perennial stream, which is channelized on the south side of Brookside Avenue. Figure 2 identifies a flood hazard area (or 100-year floodplain area) along the south edge of the site. A Letter of Map Amendment was approved by FEMA (submitted separately) that indicates that approximately 95% of the project site is located in Zone X (not a Special Flood Hazard Area or 100-year floodplain). The remaining area, located within the southwestern corner of the property, remains in Zone A (Special Flood Hazard Area or 100-year floodplain). Some landscaping is proposed for the project site area located within Zone A.

The Fall Kill watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fall Kill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson River. The Fall Kill has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City. The Fall Kill is classified as a Class C stream (Regulation 862-393) by the NYSDEC, which is not regulated.

According to the NRI Report, “Riparian buffers are vegetated areas alongside the creek that help to protect the creek by slowing runoff, infiltrating water, providing shade that cools the water, and reducing the amount of sediment and pollutants entering the stream.”[2] These areas can provide nesting or foraging h

[2] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie.* 2019. Page 47.

abitat for many species of birds. As shown on the topographic survey SV1 (submitted separately) the portion of the site included within the riparian buffer is largely comprised of asphalt. As shown on Sheet C1.21 (Demolition Plan – South), the asphalt in this area will be removed. An elevated walkway connecting site activities with Brookside Avenue sidewalk is proposed in this area. According to the landscaping plans for the project (submitted separately), this area will include native grasses and existing trees are proposed to remain.

The project development will require ground disturbance in excess of one acre; therefore, a SWPPP is being prepared pursuant to NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management facilities, and other construction-phase pollution controls. The North Parker Lot will include a bioretention area and reduction in impervious area. The Workspace site will include a sand filter system and reduction in impervious area. New catch basins will be constructed on the overall site, a new catch basin and manhole will be constructed within Parker Avenue, and a new conveyance system will be constructed on the eastern portion of the property connecting the overall site for stormwater management to Garden Street. The existing drainage in the vicinity of the site along Parker Avenue will be disconnected from the City of Poughkeepsie sanitary system and will be rerouted to the new City drainage line being conveyed to Garden Street. With the implementation of the new drainage system and the SWPPP, no adverse impacts related to stormwater will occur. Additionally, the Applicant will be redirecting approximately 0.9 acres of runoff from the City's sanitary system, which contributes to the City's sanitary sewer system inflow and infiltration issues. As such, no adverse impacts to the Fall Kill are proposed to occur as part of the proposed project.

2.3 Habitats

The NRI maps significant habitats in Map 4.1, page 70. This map indicates the east corner of the site as waste ground or land that has been severely altered by human activity but lacks pavement or structures. Gravel mines, quarries, dumps, wetland fill, abandoned lots, or construction sites. Places where soil has been removed, and sometimes replaced [like fill].

According to the NRI online mapping tool, this same east corner of the project site is characterized by upland shrubland habitat (see Figure 3). The upland shrubland habitat is characterized by open (nonforested) area with shrubs making up >20% of ground cover.

Map 4.4 on page 76 identifies Habitat Envelopes and Potential Corridors, with Significant Habitat Areas identified. In this map, the same east corner of the site is identified as Significant Habitat Area. As part of City-wide conservation planning recommendations, enhancement of developed areas is proposed for small areas that are important to many species and which, "act as buffers to intact habitats and provide travel corridors as well as food and refuge for a number of different wildlife species."[3]

The east portion of the project site is proposed to be developed with a concrete paver walkway to allow for public access across the site and connectivity to the Walkway over the Hudson and other nearby resources. The east portion of the site will be planted with a significant number of additional trees,

[3] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie.* 2019. Page 75.

including Eastern Red Cedar, Tamarack, Scarlet Oak, and Kentucky Coffee Tree. The existing trees located along the property line will remain.

According to the NYSDEC, there are no known occurrences of endangered, threatened or rare species or a Significant Natural Community on or in the vicinity of the project site (Figure 4). According to the US Fish and Wildlife Service (USFWS) information for planning and consultation (IPAC), there is potential for the Indiana Bat species on or in the vicinity of the project site. Therefore, it is recommended that tree clearing occur between October 31st and March 31st to ensure no potential take of the Indiana bat. With the clearing restriction and considering that removal of trees is less than ten acres, no significant adverse impacts to the Indiana Bat are anticipated to occur.

2.4 Land Use

The site is surrounded by a mix of land uses, including residential, commercial, industrial, community services, parks and recreation, and vacant areas, see Figure 5. The site abuts the Walkway to the north and the future Dutchess County Rail Trail to the east. There is residential development abutting the site to the west and south, commercial development to the north and east and the County Jail is located to the east. The Fall kill Creek is located to the south, across Brookside Avenue.

The project site is zoned Gateway Commercial (G-CM), which is part of the Walkway-Gateway District (W-G). The W-G District consists of three subdistricts: the Gateway Residential Mixed-Use (G-RM) Subdistrict, the Gateway Commercial Mixed-Use (G-CM) Subdistrict and the Gateway Office Manufacturing (G-OM) Subdistrict. The G-CM Subdistrict is described as an area with traditional neighborhood retail and other small-scale commercial uses that adjoin residential neighborhoods, primarily at intersections and near the Walkway entrances on Parker Avenue. The G-CM Subdistrict is intended to encourage vertical mixed-use shop-front buildings with first floor retail, personal service, and entertainment uses and second and third stories used primarily for offices, hospitality uses and apartments.

The proposed Workspace (anticipated to be defined as an office use in the G-CM District) and accessory parking lot are permitted uses in the G-CM District. Parking on the North Parker Lot will be located at the rear of the lot and will be only minimally visible due to the undulating landscaping design. Demonstration of compliance with bulk and dimensional standards and supplemental regulations applicable to the project is included on the site plan. Required parking for office uses is 2.5 spaces per 1,000 SF of floor area. The Project is anticipated to require area variances to allow a reduced number of parking spaces. There are a number of pre-existing nonconforming conditions, including less than minimum frontage occupancy requirement on Parker Street and less than minimum required lot width.

The site is part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program and is classified as “A,” which is assigned to non-registry (non-State Superfund sites) sites where work is underway and not yet complete. The site had several former manufacturing uses, including the Standard Gage and Coal Storage building which operated on site for more than 50 years until approximately 2001. The company was a generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). A Remedial Investigation Work Plan (RIWP), which identifies the investigation methodology and site-related

contamination was approved by NYSDEC on December 17, 2020. The Remedial Investigation was completed and documented in a March 11, 2021 Report and a Remedial Action Work Plan (RAWP) is proposed to remediate the site using a combination of removal of contaminated soils and clean soil cover or hardscape over the landscape to prevent contact with contaminated soils. The Applicant is currently working with the NYSDEC on the RAWP.

2.5 Historic and Archeological Resources

According to the NRI (Figure 6), the project site does not contain and is not adjacent to any Local, National or State Historic Register site or within a historic district. The Applicant is pursuing Historic Rehabilitation Tax Credits and consultation with the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) NYSOPRHP has indicated that the Standard Gage Company Plant may be eligible for listing in the State and National Registers of Historic Places. Consultation in ongoing with NYSOPRHP and the National Park Service regarding eligibility. The rehabilitation work proposed to the Standard Gage Company Plant will be done in accordance with the Secretary of the Interior's Standards.

2.6 Recreational Resources

The site abuts the Walkway over the Hudson to the north and the future Dutchess County Rail Trail to the east. The Fallkill Creek is located to the south. The project site is located on privately-owned land that is not currently used by the public for recreation (see Figure 7), though the North Parking Lot is used for informal parking associated with visitors to the Walkway over the Hudson. A walkway and a crosswalk over Parker Avenue will provide access for visitors and staff traveling to and from the Workspace. The North Parker Lot will be available for public parking on the weekends. Connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway over the Hudson will be possible across the site.

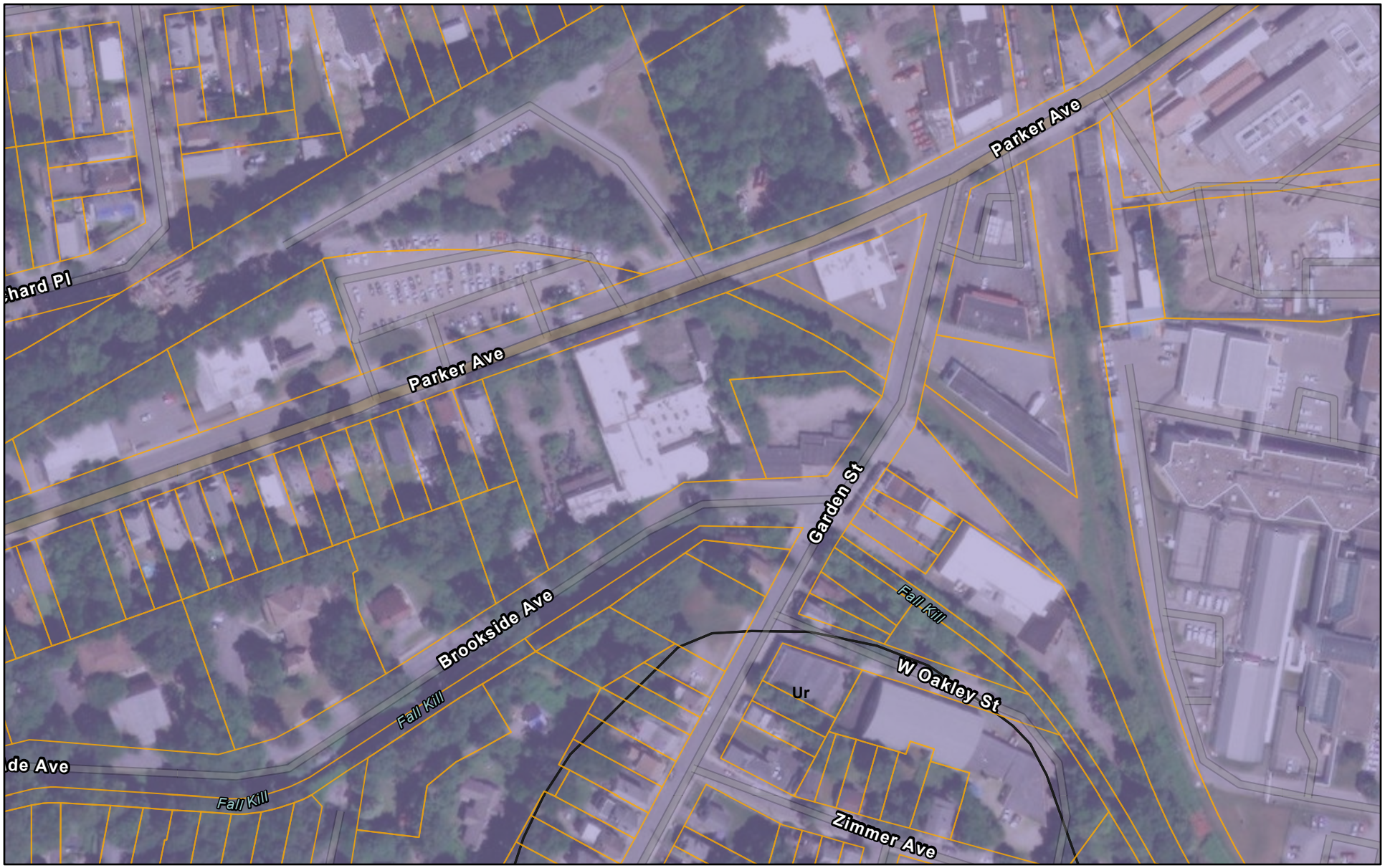
2.7 Conclusion

The property is identified in the NRI Report as a site that includes riparian buffer area (south side along Brookside Avenue) and an existing upland shrubland habitat (in the east corner of the site). The proposed project involves adaptive reuse of former manufacturing buildings consistent with historic preservation objectives, remediation of the site, and landscaping design that enhances the habitat value of the site. In addition, the proposed project will improve stormwater and sanitary sewer issues at the site. Finally, connections to nearby Fall Kill Creek Walkway, future Dutchess Rail Trail, and the Walkway over the Hudson will be possible across the site. For these reasons, the proposed project is consistent with the policy objectives of the Natural Resources Inventory for the City of Poughkeepsie.

FIGURES

Scenic Hudson Workspace: Geology and Soils

Figure 1



9/2/2021, 2:06:35 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

1:3,000

0 0.02 0.04 0.07 mi

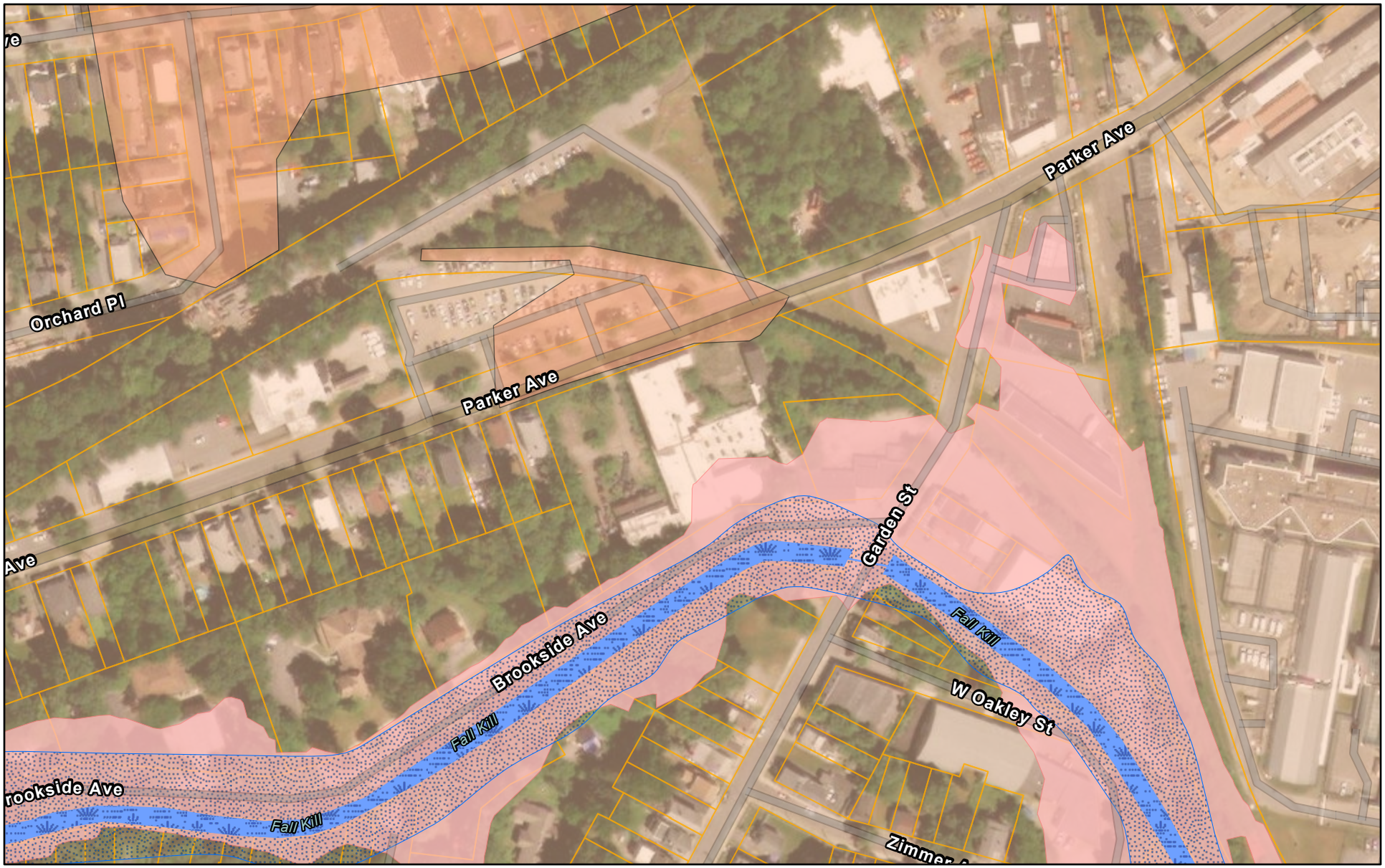
0 0.03 0.06 0.12 km

New York State, Maxar, Microsoft, Esri Community Maps Contributors, Applicant

New York State, Maxar, Microsoft | NYS Museum | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Scenic Hudson Workspace: Water Resources

Figure 2



9/2/2021, 2:08:30 PM

Parcel Boundaries

City of Poughkeepsie Boundary

CSO Drainage Areas

Wetlands

Surface Water

Streams

Perennial Stream or Not Classified

Riparian Buffers

1:3,000

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

New York State, Maxar, Microsoft, Esri Community Maps Contributors,

Applicant

New York State, Maxar, Microsoft | New York Natural Heritage Program | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Scenic Hudson Workspace: Habitats

Figure 3

9/2/2021, 2:10:36 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Surface Water

Hudsonia Streams

Perennial Stream or Not Classified

Hudsonia Habitats

Developed

Cultural

Stream

Upland shrubland

Upland hardwood forest

1:3,000

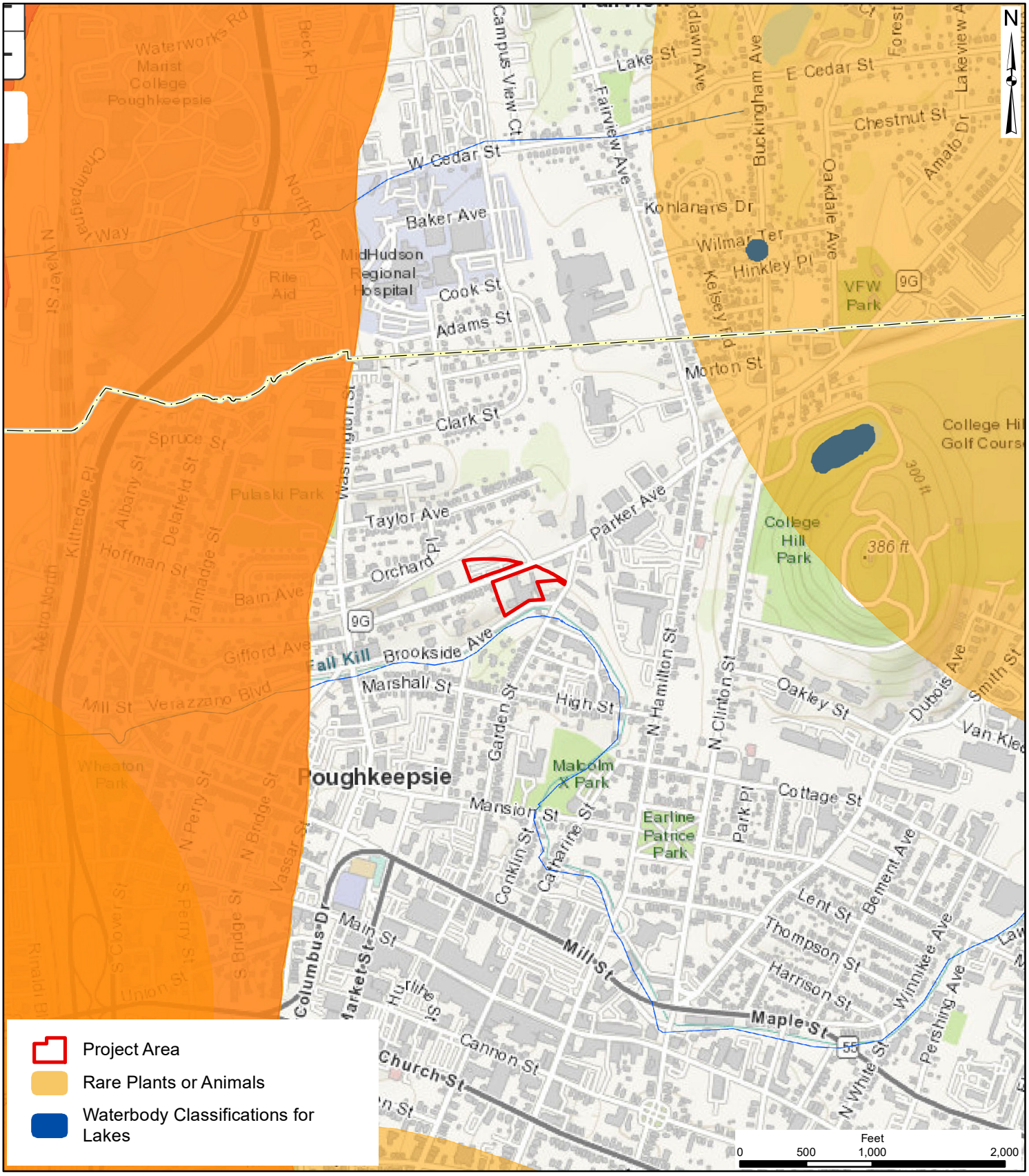
0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

New York State, Maxar, Microsoft, Esri Community Maps Contributors,

Applicant

New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |



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Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601
www.chazencompanies.com Phone: (888) 539-9073

Scenic Hudson Workspace

NYSDEC Environmental Resource Map

58 Parker Ave, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	07/29/2021
Scale:	1 inch = 1,000 feet
Project:	82105
Figure:	4

Document Path: E:\NY_Projects\82105\82105_DECERM_8x11.mxd

Scenic Hudson Workspace: Land Use

Figure 5

9/2/2021, 2:11:54 PM

City of Poughkeepsie Boundary

Parks and Open Spaces

Poughkeepsie_Parcels_LandCoverCategories

Commercial

Community Services

Industrial

Residential

Vacant Land

1:3,000

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

New York State, Maxar, Microsoft, Esri Community Maps Contributors,

Applicant

New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Scenic Hudson Workspace: Historic Resources

Figure 6

9/2/2021, 2:13:40 PM

Parcel Boundaries

Historic Districts (2021)

State and National

Historic Sites (2021)

Local

Local, State, and National

City of Poughkeepsie Boundary

Historic Districts (2018)

Balding Avenue Historic District

1:5,000

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

New York State, Maxar, Esri Community Maps Contributors, Esri Canada, Applicant

New York State, Maxar | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Scenic Hudson Workspace: Recreational Resources

Figure 7

9/2/2021, 2:15:05 PM

Parcel Boundaries

Parks and Open Spaces

City of Poughkeepsie Boundary

1:3,000

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

New York State, Maxar, Microsoft, Esri Community Maps Contributors,

Applicant

New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Federal Emergency Management Agency
Washington, D.C. 20472

August 25, 2021

MR. SETH ERLICH
4 BRITISH AMERICAN BOULEVARD
LATHAM, NY 12110

CASE NO.: 21-02-1125A
COMMUNITY: CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK
COMMUNITY NO.: 360222

DEAR MR. ERLICH:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:
LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

Federal Emergency Management Agency
Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can quality for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Your property has been reclassified as moderate-to-low flood risk. Your flood risk has been reduced but not removed.

You may now qualify for a Preferred Risk Flood Insurance Policy with annual rates starting as low as $325. Keep your home—and everything inside of it—covered for less money. Contact your insurance agent to secure a lower-cost policy today.

Protect the life you've built.

Call **800-427-4661** or visit www.FloodSmart.gov

FEMA

NATIONAL FLOOD INSURANCE PROGRAM

Flooding 101: Did you know?

- Flooding is the most common and costly disaster in the United States. Just 1 inch of flood water can cause $25,000 of damage to your home.
- People outside of high-risk flood areas file more than 20% of NFIP claims and receive one-third of disaster assistance for flooding.
- Most homeowners and renters insurance doesn't cover flood damage. Only flood insurance provides financial protection from costly flooding.

Stay covered. Save money. Talk to an agent today.
For more information visit FloodSmart.gov.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK	A parcel of land, as described in the Deed recorded as Document No. 0220197457, in the Office of the County Clerk, Dutchess County, New York The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 360222	
AFFECTED MAP PANEL	NUMBER: 36027C0358E	
	DATE: 5/2/2012	
FLOODING SOURCE: FALL KILL CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:41.711241, -73.924696 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	58 Parker Avenue	Portion of Property	X (unshaded)	--	--	152.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
ZONE A

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)
BEGINNING at a concrete monument found, reputedly 1114.17 feet easterly of the east line of Washington Avenue, at the northwesterly corner of the herein described parcel and runs thence N 69°47'07" E 355.52 feet to a point at the northeasterly corner of the herein described parcel; thence along a non-tangent curve to the right a radius of 890.00 feet an arc length of 251.35 feet to a point, having a chord bearing of S 61°10'38" E 250.52 feet; thence S 15°10'46" W 22.85 feet to a point; thence along a non-tangent curve to the left a radius of 922.37 feet an arc length of 63.66 feet to a point, having a chord bearing N 55°01'25" W 63.65 feet, S 85°21'19" W 158.50 feet to a point; thence S 20°12'53" E 85.97 feet, S 69°47'07" W 30.00 feet, and S 20°12'53" E 45.31 feet to a point; thence along a non-tangent curve to the left a radius of 251.01 feet an arc length of 89.90 having a chord bearing S 81°41'43" W 89.43 feet, S 56°52' W approximately 126 feet, and S 61°40' W approximately 78 feet to a point; thence N 20°12'53" W about 265 feet to the point or place of BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

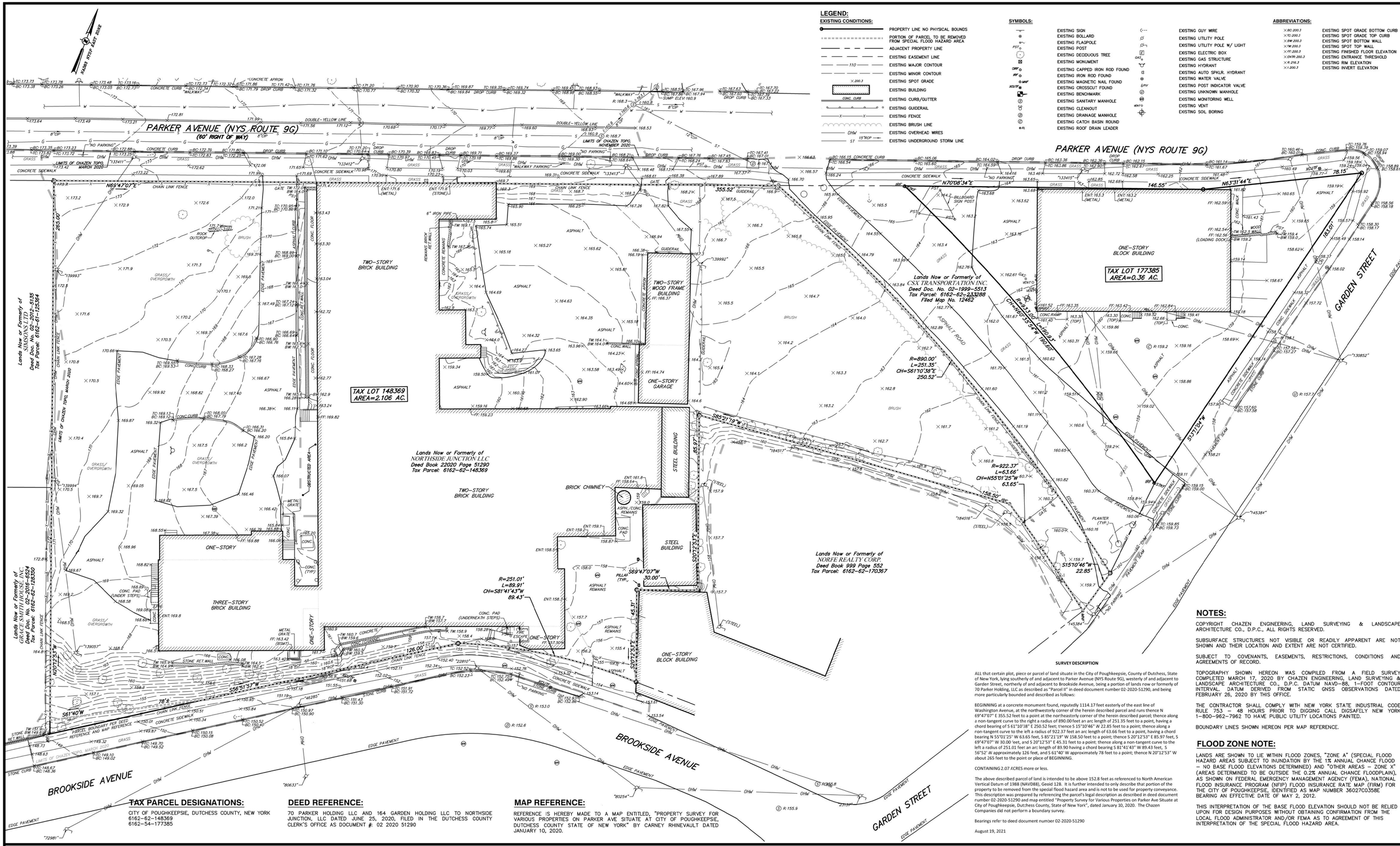
ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration


NORTH NYSP EAST ZONE
PARKER AVENUE (NYS ROUTE 9G)
(60' RIGHT OF WAY)
LIMITS OF CHAZEN TOPO, MARCH 2020
LIMITS OF CHAZEN TOPO, NOVEMBER 2020
N69°47'07"E
265.00'
CHAIN LINK FENCE
ROCK OUTCROP
TWO-STORY BRICK BUILDING
TAX LOT 148369
AREA=2.106 AC.
Lands Now or Formerly of SIMKINS LIMITED Deed Doc. No. 02-2012-5135 Tax Parcel: 6162-61-125364
Lands Now or Formerly of NORTHSIDE JUNCTION LLC Deed Book 22020 Page 51290 Tax Parcel: 6162-62-148369
TWO-STORY WOOD FRAME BUILDING
ONE-STORY GARAGE
STEEL BUILDING
BRICK CHIMNEY
ONE-STORY BLOCK BUILDING
THREE-STORY BRICK BUILDING
ONE-STORY
Lands Now or Formerly of GRACE SMITH HOUSE, INC. Deed Book 2020 Page 128350 Tax Parcel: 6162-62-128350
Lands Now or Formerly of NORFE REALTY CORP. Deed Book 999 Page 552 Tax Parcel: 6162-62-170367
355.52' GUIDERAIL
126.00'
78'±
S61°40'W
N20°12'53"W
S56°51'57"W
S69°47'07"W 30.00'
R=251.01'
L=89.91'
CH=S81°41'43"W
89.43'
S20°12'53"E
45.31'
S85°21'19"W
85.97'
BROOKSIDE AVENUE
GARDEN STREET
EDGE PAVEMENT
OHW
CONC. CURB
CONC. SIDEWALK
GRASS
ASPHALT
CHAIN LINK FENCE
STONE RET. WALL
STONE CURB
OBSTRUCTED AREA
METAL GRATE
CONC. PAD (UNDERNEATH STEPS)
PARCEL BOUNDARY PER DEED REFERENCE AND MAP REFERENCE
N70°08'34"E
146.55'
S15°10'46"W
22.85'
S15°17'04"W
78.15'
R=890.00'
L=251.35'
CH=S61°10'38"E
250.52'
R=922.37'
L=63.66'
CH=N55°01'25"W
63.65'
158.50'
ONE-STORY BLOCK BUILDING
TAX LOT 177385
AREA=0.36 AC.
Lands Now or Formerly of CSX TRANSPORTATION INC. Deed Doc. No. 02-1999-5513 Tax Parcel: 6162-62-253288 Filed Map No. 12462
ASPHALT ROAD
BILLBOARD SIGN POST
IRF
IRS
PST
WOOD
CONC. WALL
CONC. RAMP
CONC.
PLANTER (TYP.)
"CONCRETE APRON
"WALKWAY"
SUMP ELEV. 160.9
DROP CURB
"NO PARKING"
"WALKWAY PARKING"
DOUBLE-YELLOW LINE
8"CP
12"CP
"CONCRETE CURB
"WALKWAY"
"13341"
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"13379"
"13380"

July 30, 2021

Subject: Financial Capacity Letter – 58 Parker Ave, Poughkeepsie, NY

Northside Junction, LLC has the financial capacity to complete the proposed project at 58 Parker Avenue, Poughkeepsie through support from non-profit affiliate The Scenic Hudson Land Trust, Inc. ("the Land Trust") and anticipated tax credit equity through various NYS and federal programs. In addition, the Land Trust brings to bear its full professional and development expertise along with local partnerships in the City of Poughkeepsie in collaboration with MASS Design Group to ensure a successful project.

Regards,

Jason Camporese (Jul 30, 2021 20:19 EDT)

Jason Camporese

Authorized Individual for Northside Junction, LLC

PB# 2021-3

CK# 1391.00 $500.00

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 316 Main St.

II. **PROPERTY OWNER:** 316 Main St Owner LLC
ADDRESS: 278 ~~Main~~ Mill St.
Suite. 100 Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 471-1047 (include area code)

III. **NAME OF APPLICANT:** 316 Main St Owner LLC
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: (941) 224-8985 (include area code)
EMAIL ADDRESS: Mike@gkercompanies.com

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

IV. **CONSULTANT:** MASS Design
ADDRESS: 289 Main St
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: _____ (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): (mixed use) 80 apartment unit building w/ 21,705 SF of rentable commercial space

VI. **ZONING DISTRICT:** Historic Core

OFFICE USE ONLY
CODE: PLSF
ID # 294190
FEE: $500.00
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)

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: ✓ (yes) _____ (no)

Change of use: ✓ (yes) _____ (no)

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

Alteration: ✓ (yes) _____ (no)

Cost of Construction: $ 25,000,000 ±

LOT AND BULK INFORMATION:

Lot area: 0.383 (acres) 16,691 (square feet)

Building Footprint: 16,691 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

16,691 SF (total building footprint, square feet)

Lot Coverage: 100% (percentage, building coverage only)

Gross Floor Area: 88,442 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

88,442 SF (total gross floor area, square feet)

Building Height: 6 (stories) 76 (feet)

Floor Area Ratio: 5.3 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: None

B) Number of Off-Street Parking Spaces provided: None

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: mixed-use multiple residence residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 70

Number of two (2) bedroom unit's 10

Number with three or more bedrooms: _____

Total number of units: 80

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: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Michael Amato, 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.

_____ February 9, 2021

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

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

7. Title Report Reference #563543-S-NY-CP-BS Dated December 24, 2020.

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

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

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

DEED REFERENCE

Doc. #02 2005 2683
Ronald R. Levine
To
H&R Associates
March 30, 2005

TAX PARCEL NUMBER

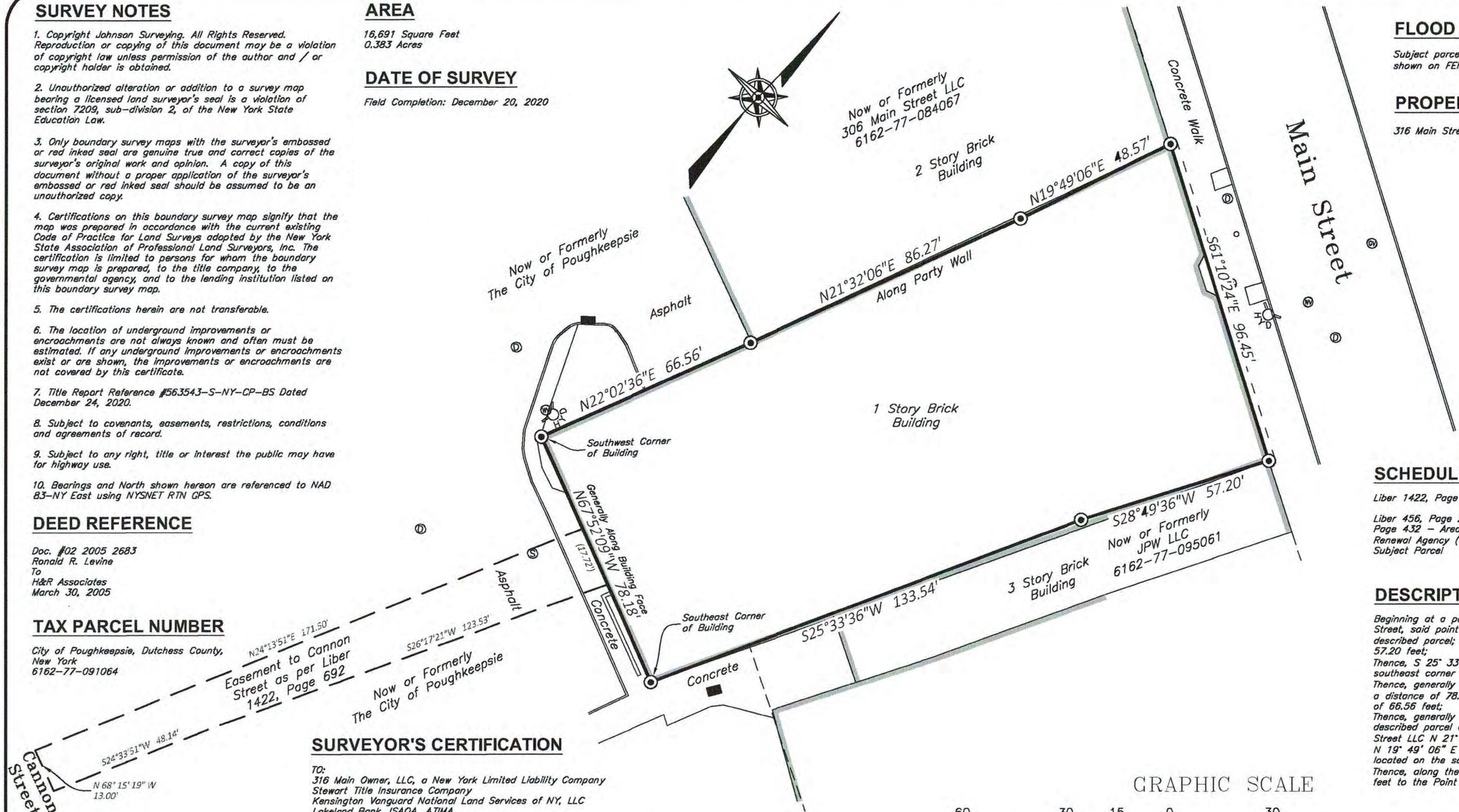
City of Poughkeepsie, Dutchess County, New York
6162-77-091064

AREA

16,691 Square Feet
0.383 Acres

DATE OF SURVEY

Field Completion: December 20, 2020



SURVEYOR'S CERTIFICATION

TO:
316 Main Owner, LLC, a New York Limited Liability Company
Stewart Title Insurance Company
Kensington Vanguard National Land Services of NY, LLC
Lakeland Bank, ISAOA, ATIMA

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 2, 3, 4, 6(A), 8, 10, 11(A), 13 and 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 20, 2020.

DATE OF MAP December 29, 2020

JOHNSON SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

STATE OF NEW YORK
BRENDAN JOHNSON
050919
LICENSED LAND SURVEYOR

Brendan Johnson, PLS
PLS No. 50919

FLOOD ZONE

Subject parcel is located in Flood Zone 'X' Unshaded as shown on FEMA FIRM 3602C0358E effective date 5/2/2012

PROPERTY ADDRESS

316 Main Street, Poughkeepsie, NY 12601

SCHEDULE B

Liber 1422, Page 692-as shown hereon

Liber 456, Page 205, Liber 563, Page 419 & Liber 1587, Page 432 - Areas conveyed to the Poughkeepsie Urban Renewal Agency (now City of Poughkeepsie)- Does Not Affect Subject Parcel

DESCRIPTION

Beginning at a point located on the southerly bounds of Main Street, said point being the northeast corner of the herein described parcel; Thence, S 28° 49' 36" W for a distance of 57.20 feet;
Thence, S 25° 33' 36" W for a distance of 133.54 feet to the southeast corner of the building;
Thence, generally along the building face N 67° 52' 09" W for a distance of 78.18 feet and N 22° 02' 36" E for a distance of 66.56 feet;
Thence, generally along the party wall between the herein described parcel and the lands, now or formerly, of 306 Main Street LLC N 21° 32' 06" E for a distance of 86.27 feet and N 19° 49' 06" E for a distance of 48.57 feet to a point located on the southerly bounds of said Main Street;
Thence, along the same S 61° 10' 24" E a distance of 96.45 feet to the Point or Place of Beginning.

GRAPHIC SCALE

60 30 15 0 30 90

1" = 30'

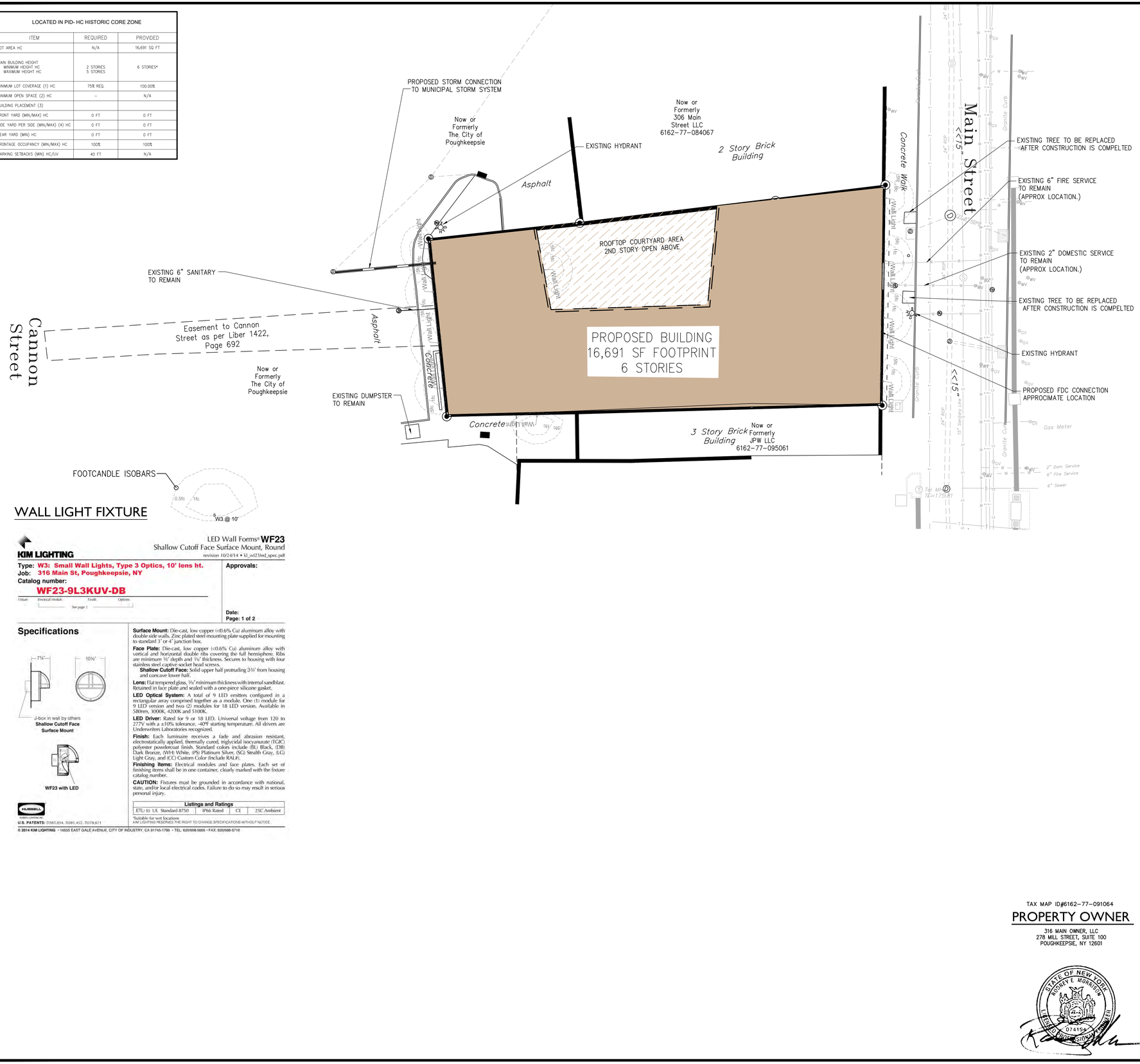
316 MAIN STREET

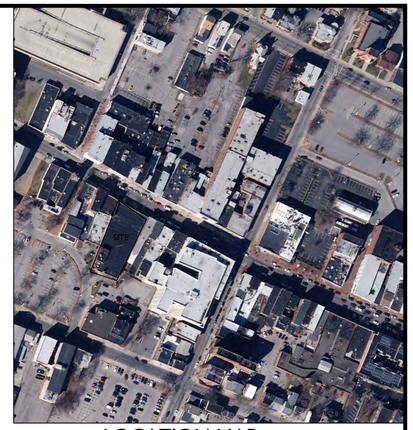
ALTA/NSPS SURVEY PREPARED FOR 316 MAIN OWNER LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id 091064	
address 316 MAIN ST	
date 12/29/30	drawn BJ
scale 1"=30'	checked BJ
project no. 20-055	
project name 316 MAIN ST	
sheet 1 OF 1	

LOCATED IN PID- HC HISTORIC CORE ZONE		
ITEM	REQUIRED	PROVIDED
LOT AREA HC	N/A	16,691 SQ FT
MAIN BUILDING HEIGHT MINIMUM HEIGHT HC MAXIMUM HEIGHT HC	 2 STORIES 5 STORIES	 6 STORIES*
MINIMUM LOT COVERAGE (1) HC	75% REQ.	100.00%
MINIMUM OPEN SPACE (2) HC	–	N/A
BUILDING PLACEMENT (3)		
FRONT YARD (MIN/MAX) HC	0 FT	0 FT
SIDE YARD PER SIDE (MIN/MAX) (4) HC	0 FT	0 FT
REAR YARD (MIN) HC	0 FT	0 FT
FRONTAGE OCCUPANCY (MIN/MAX) HC	100%	100%
PARKING SETBACKS (MIN) HC/UV	40 FT	N/A





LOCATION MAP

SCALE:1"=200'

TAX MAP

SCALE:1"=100'

FOOTCANDLE ISOBARS

WALL LIGHT FIXTURE

KIM LIGHTING

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: W3: Small Wall Lights, Type 3 Optics, 10' lens ht.
Job: 316 Main St, Poughkeepsie, NY
Catalog number:
WF23-9L3KUV-DB

Fixture Electrical Module Finish Options
See page 2

Approvals:

Date:
Page: 1 of 2

Specifications

J-box in wall by others
Shallow Cutoff Face Surface Mount

WF23 with LED

HUBBELL Building Control, Inc.
U.S. PATENTS: D385,054, D381,452, D378,671

Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls, Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum ½" depth and ¼" thickness. Secures to housing with four stainless steel captive socket head screws.

Shallow Cutoff Face: Solid upper half protruding 3¼" from housing and concave lower half.

Lens: Flat tempered glass, ⅛" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 3000nm, 4000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40ºF starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings			
ETL- to UL Standard 8750	IP66 Rated	CE	25C Ambient

*Suitable for wet locations
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

© 2014 KIM LIGHTING • 16655 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5665 • FAX: 626/968-5718

NOTES:

1. EXISTING CONDITION TAKEN FORM MAP "ALTA/NSPS SURVEY PREPARED FOR 316 MAIN OWNER LLC" PREPARED BY BRENDAN JOHNSON, PLS 12/29/20
2. NO WATERCOURSE, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES ARE PRESENT AT THE SITE.
3. NO FLOOD PLAINS ARE LOCATED AT THE SITE.
4. SITE OWNER TO REPAIR MUNICIPAL CONCRETE WALKWAYS IMMEDIATELY ADJACENT TO THE PROPERTY AFTER CONSTRUCTION OF BUILDING IS COMPLETED
5. ALL EXISTING UTILITIES WILL REMAIN AND BE REUSED AS SHOWN ON PLAN.
6. EXISTING TRASH LOCATION WILL BE REUSED.
7. ALL EASEMENTS, RIGHT OF WAYS, SETBACKS, COVENANTS AND RESTRICTIONS ARE SHOWN AS INDICATED ON BASE SURVEY.
8. PROPOSED SECURITY LIGHTING ON BUILDING ONLY.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

TAX MAP ID#6162-77-091064

PROPERTY OWNER

316 MAIN OWNER, LLC
278 MILL STREET, SUITE 100
POUGHKEEPSIE, NY 12601

Revisions		
No.	Date	Description

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

316 MAIN OWNER LLC

316 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP20268201.dwg	Sheet No.
Drawn	SMC	Project No.	20-2682	SP-1
Checked	KFC	Date	2021-02-09	
Approved	LRC	Scale	1"=20'	

X:\Jobs\Jobs 2020\20-2682-Baxter-316 Main St\DWG\SP20268201.dwg 2/9/2021 8:00 AM Kcossmento

February 9, 2021

Eric Baxter
316 MAIN Owner, LLC
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: 316 Main Street
Redevelopment project

Dear Mr. Baxter,

In review of the proposed redevelopment of the 316 Main street project to a multi-story residential and commercial building. .

In our review of the existing water and sewer connections that are proposed to remain the existing 6" Sewer pipe it is more than capable of handling the proposed development use. The existing 2" domestic water line is sufficient for the domestic water needs, coupled with the existing 6" fire service for the future sprinkler needs.

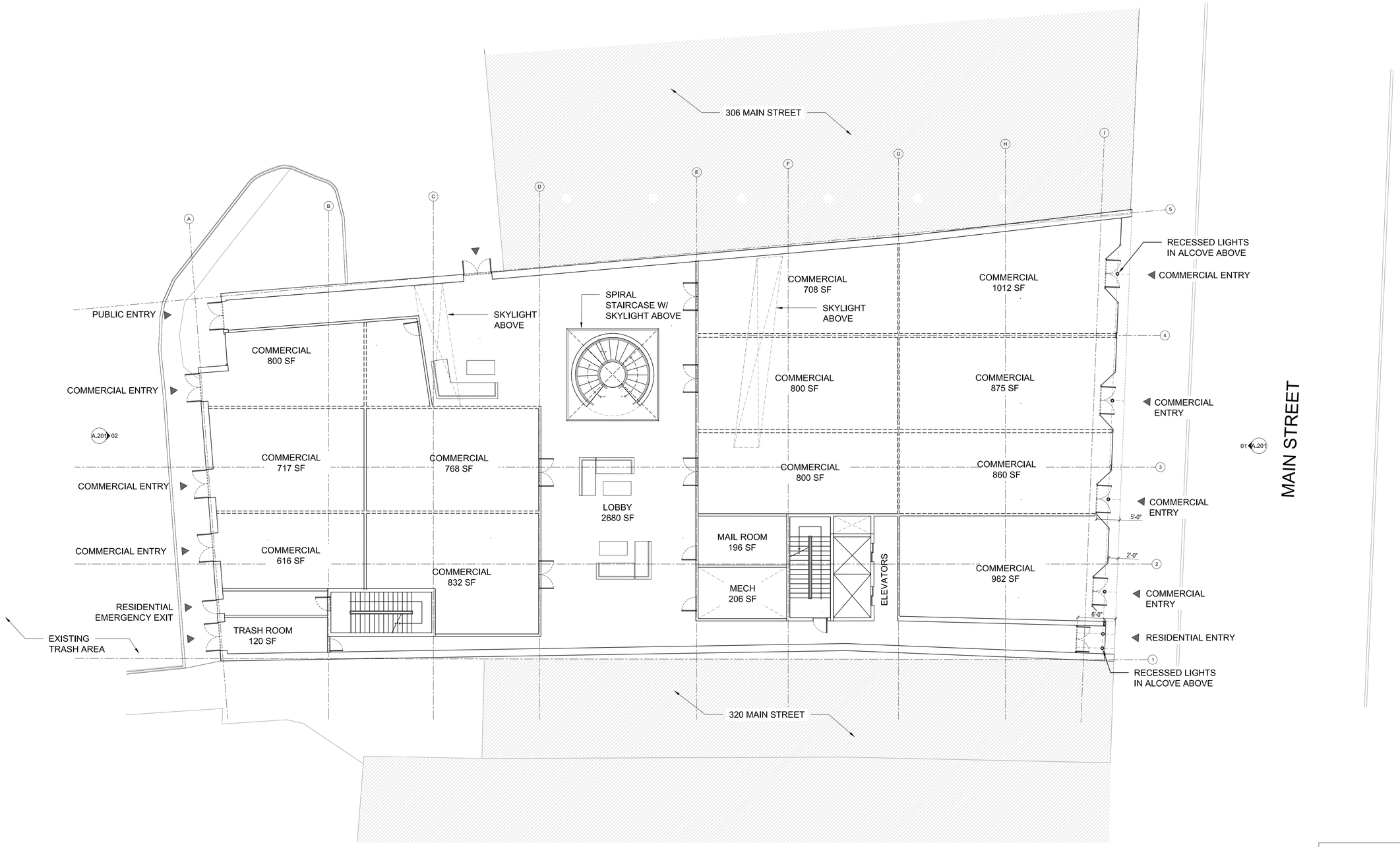
If any further information is needed at this time please let us know.

Sincerely,
The LRC Group

Ken Casamento, Principal

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601
Tel: (845) 243-2880
Fax: (845) 265-8175



01 GROUND FLOOR PLAN
3/32" = 1'-0"

NORTH

Note: Total SF of ground floor = 16,838 SF

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

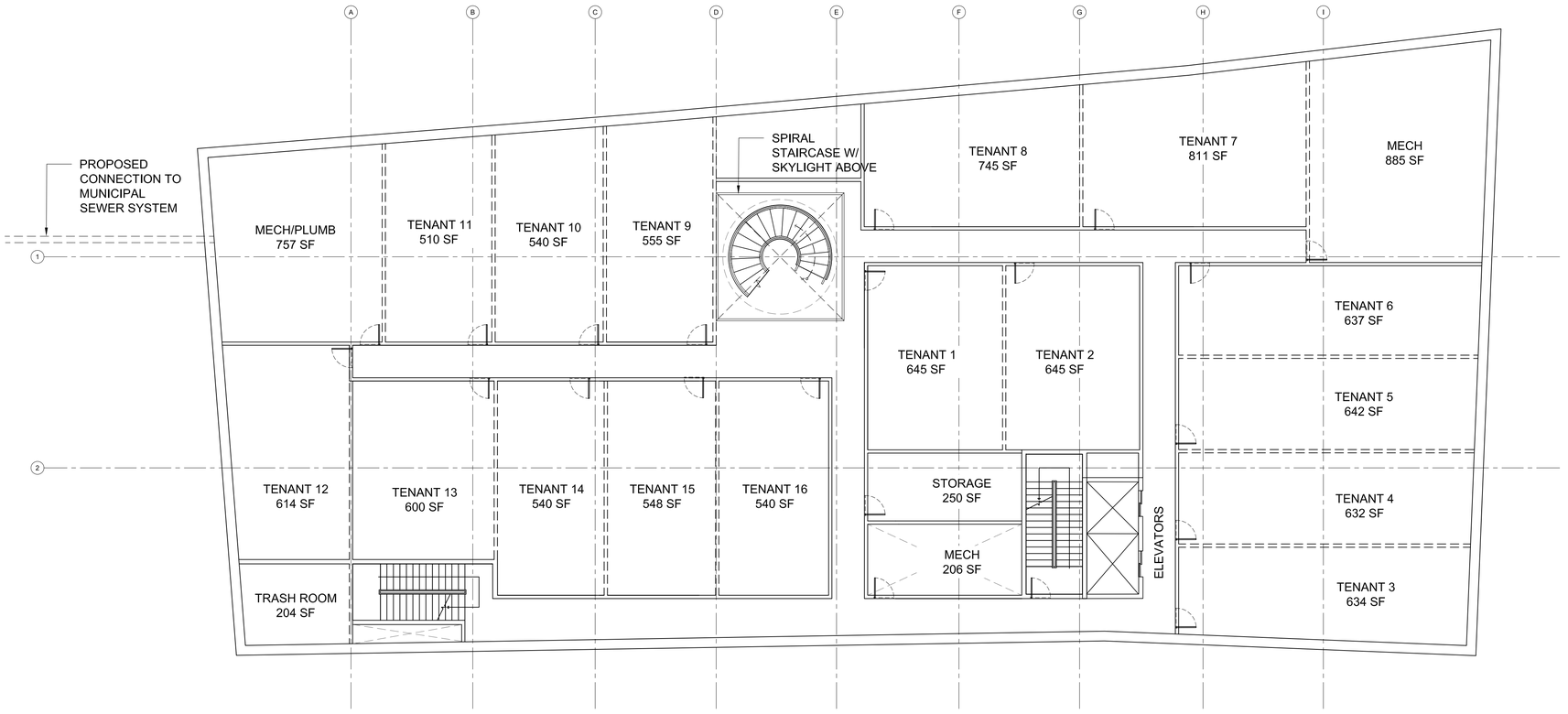
MASS.

316 Main Street

Drawing Title
GROUND FLOOR PLAN

Drawing Date
08/09/21

Drawing Number
A.101



01 BASEMENT PLAN
3/32" = 1'-0"

NORTH

Note: Total SF of basement = 16,838 SF

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

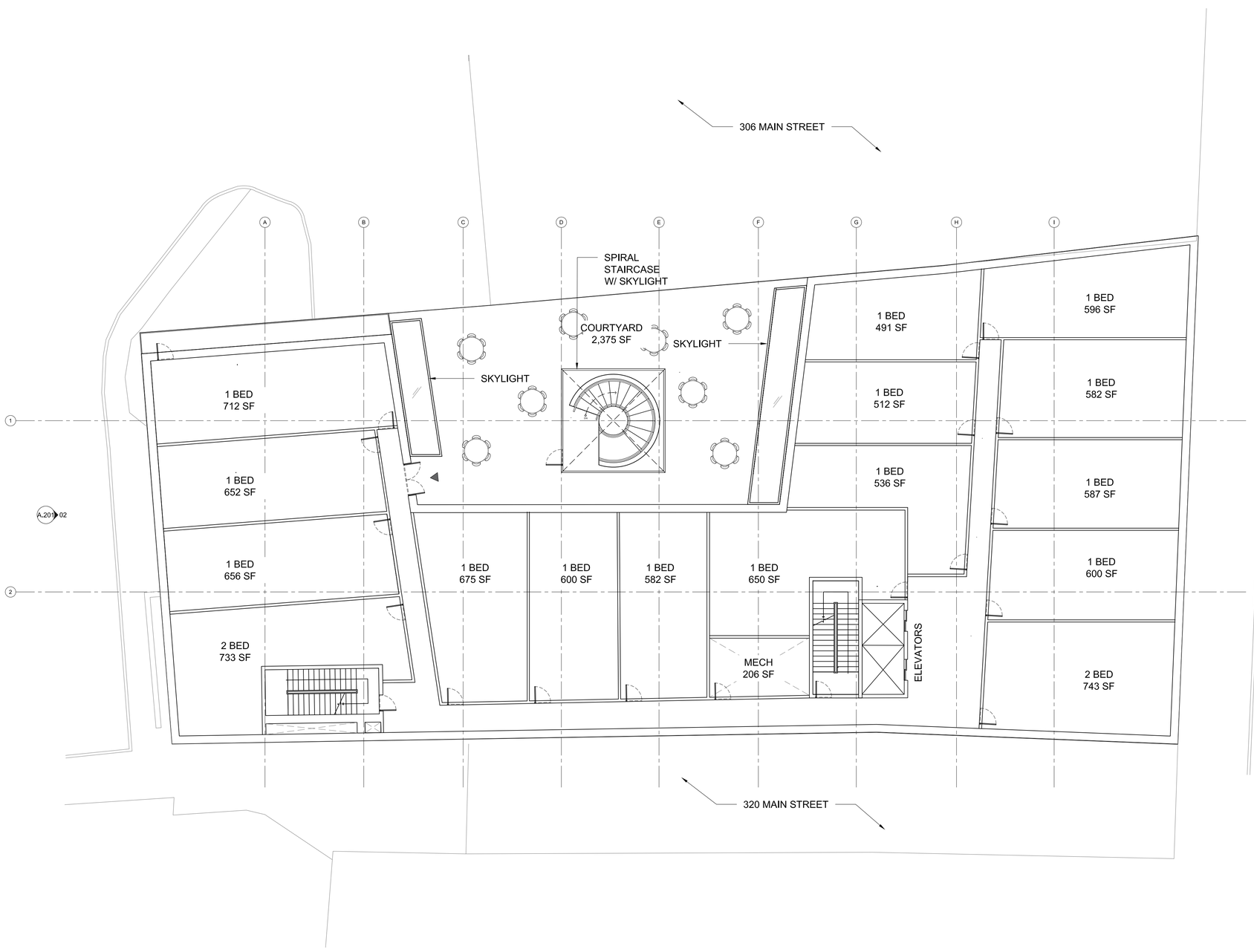
MASS.

316 Main Street

Drawing Title
BASEMENT PLAN

Drawing Date
05/03/21

Drawing Number
A.102



01 SECOND FLOOR PLAN
3/32" = 1'-0"

NORTH

Note: Total SF of second floor = 12,400 SF

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

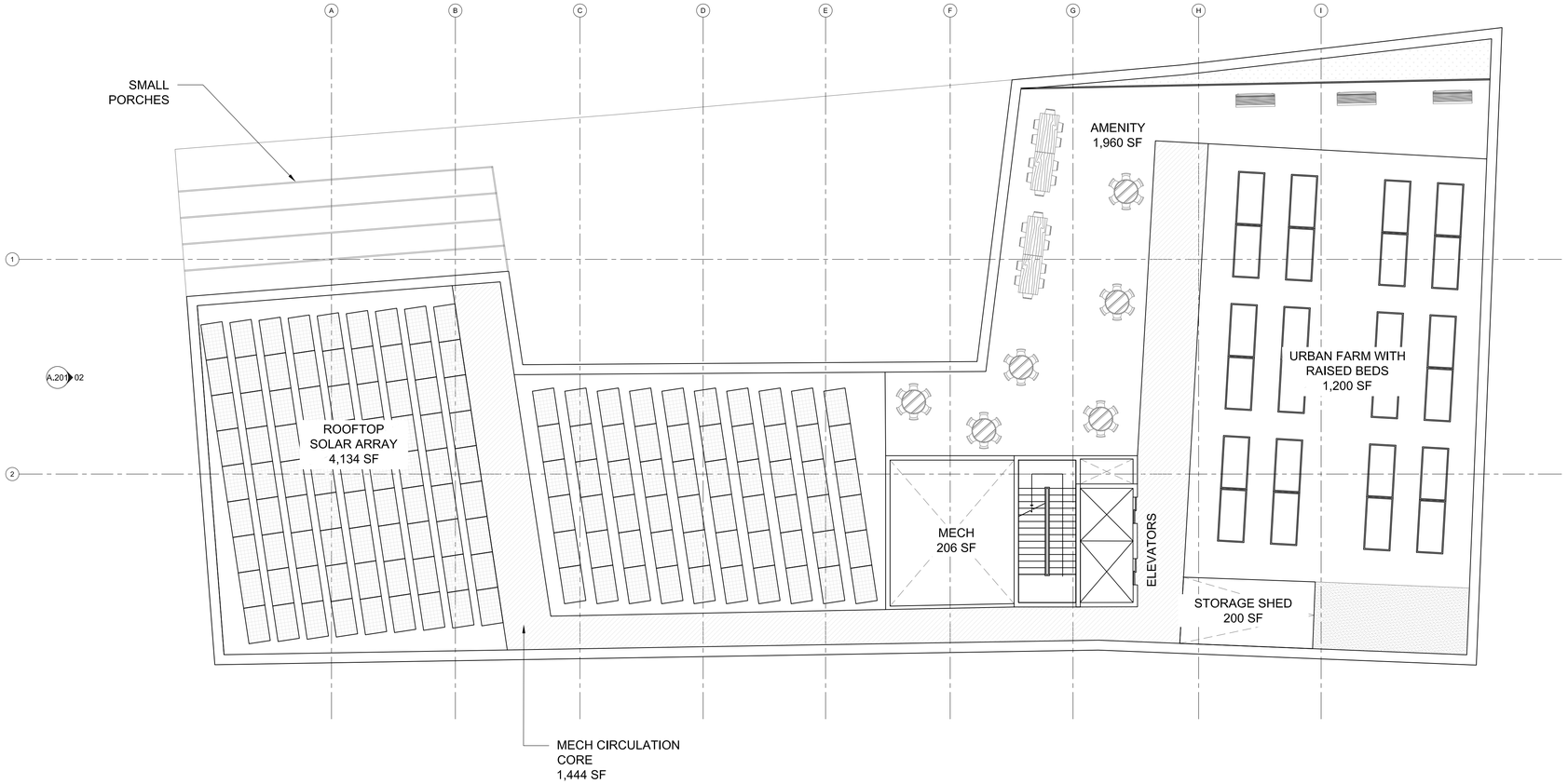
MASS.

316 Main Street

Drawing Title
SECOND FLOOR PLAN

Drawing Date
05/03/21

Drawing Number
A.103



01 ROOF PLAN
3/32" = 1'-0"

NORTH

Note: Total SF of second floor = 12,400 SF

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

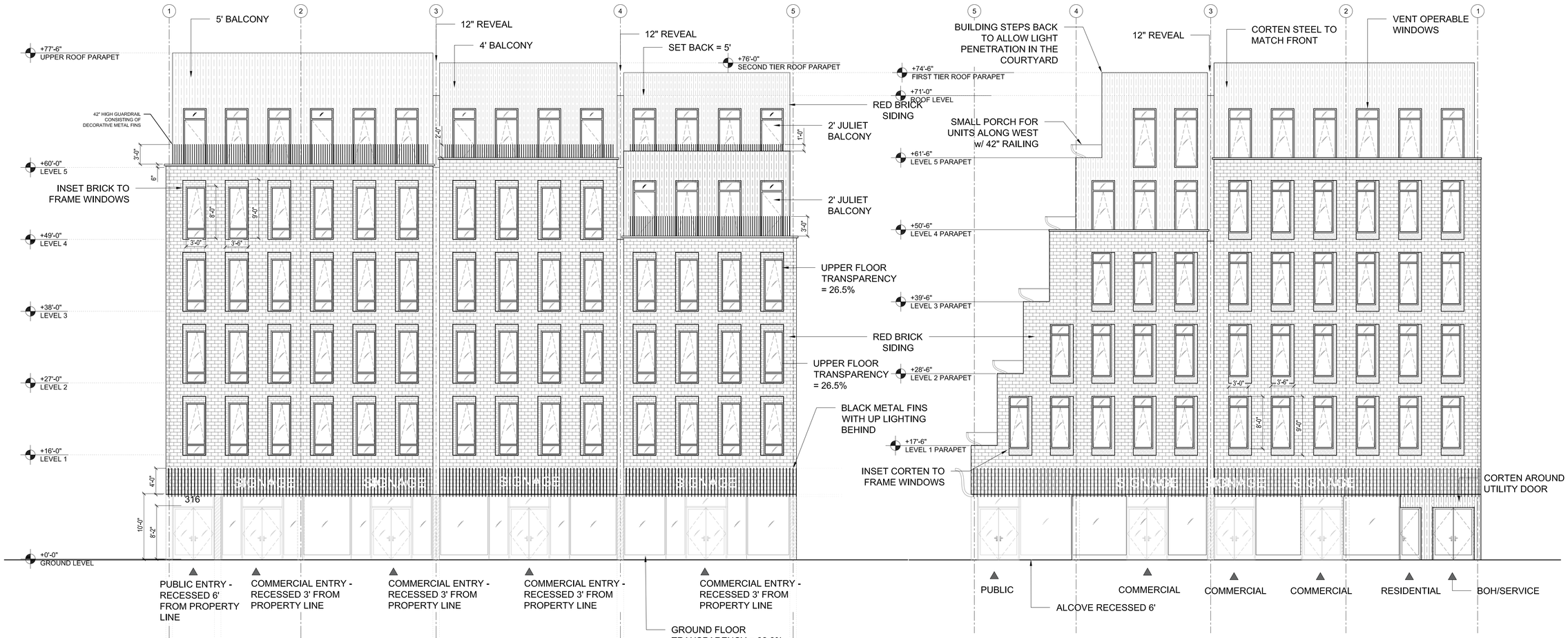
MASS.

316 Main Street

Drawing Title
ROOF PLAN

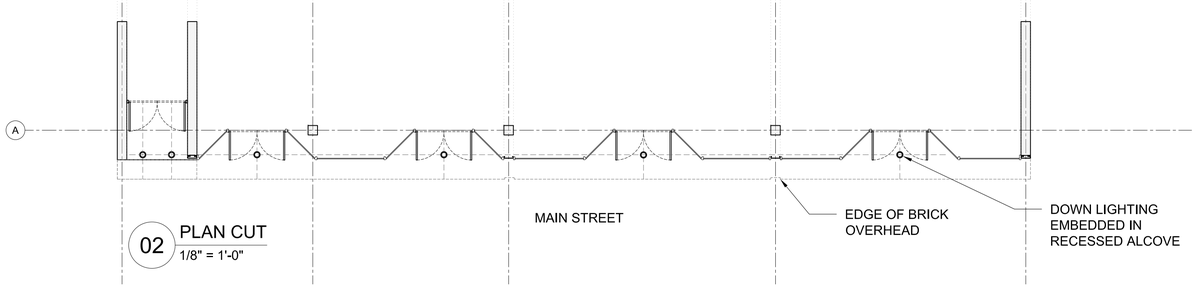
Drawing Date
05/03/21

Drawing Number
A.104



01 NORTH ELEVATION
1/8" = 1'-0"

02 SOUTH ELEVATION
1/8" = 1'-0"



02 PLAN CUT
1/8" = 1'-0"

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

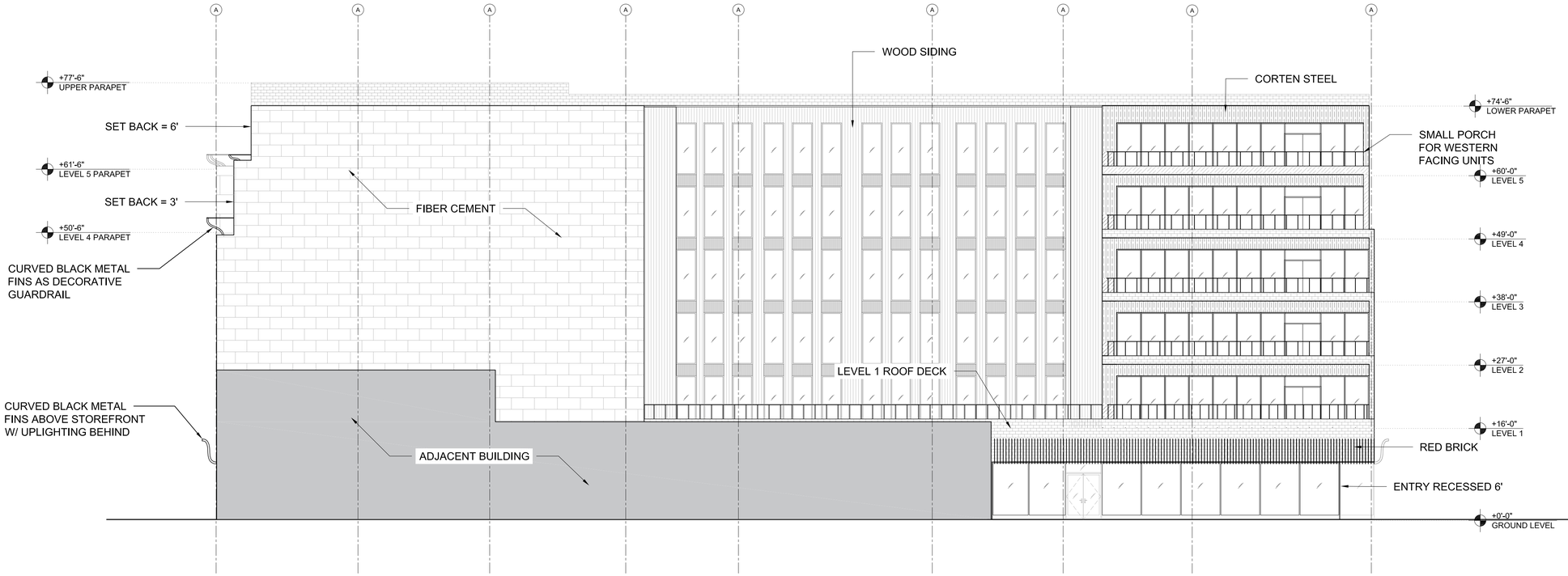
MASS.

316 Main Street

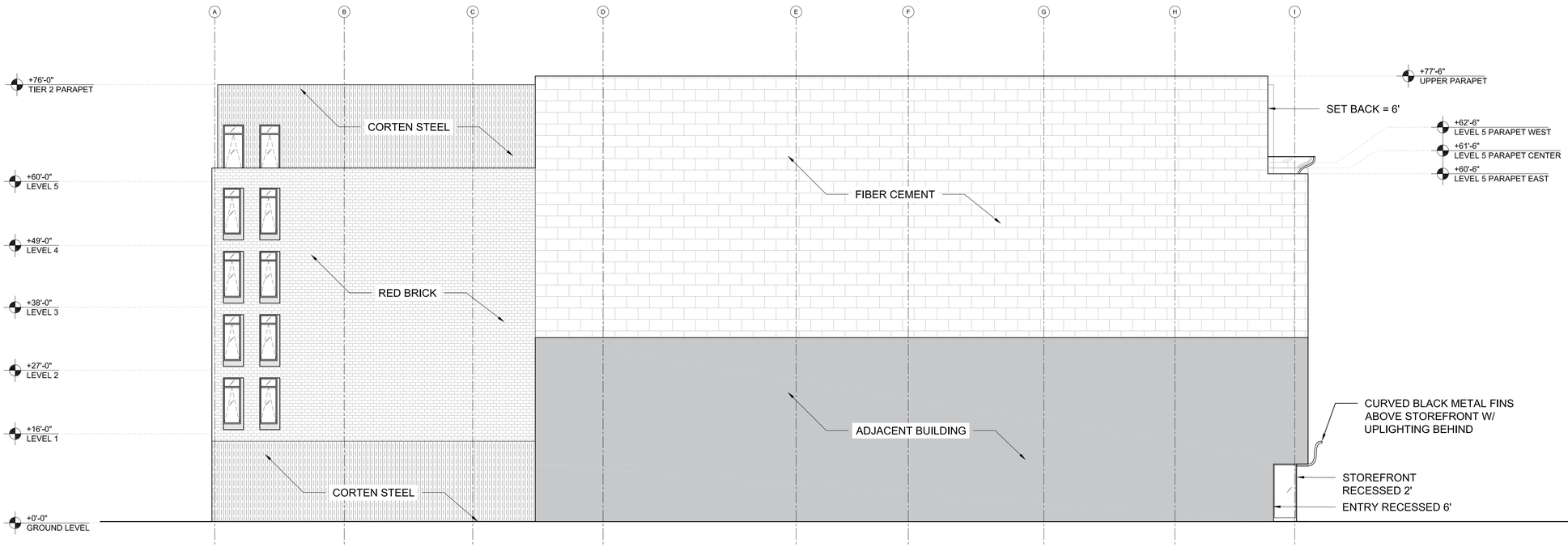
Drawing Title
NORTH & SOUTH ELEVATIONS

Drawing Date
08/09/21

Drawing Number
A.201



01 WEST ELEVATION
3/32" = 1'-0"



02 EAST ELEVATION
3/32" = 1'-0"

Drawing Issue

NO.	DATE	DESCRIPTION	BY

Key Plan

Developer
AKER COMPANIES
www.akercompanies.com

Architecture
MASS DESIGN GROUP LLC
334 Boylston Street, Suite 400 Boston, MA 02116
Tel: (857) 233-5788

Contractor
RL BAXTER BUILDING CORPORATION
278 Mill Street, Suite 100 Poughkeepsie, NY 12601
Tel: 845.471.1047

MASS.

316 Main Street

Drawing Title
EAST & WEST ELEVATIONS

Drawing Date
08/09/21

Drawing Number
A.202

LEVEL 5 PARAPET- 61'-6"
LEVEL 4 PARAPET- 50'-6"
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
CITY DRUG
La Internacional
GALLERY 330
911 UNIFORMS
ELTING
SWEET SPOT

JADE'I MOORE
Unique Gifts N' Cards
309 Main Street
ASIA CITY
ASIA CITY
Fresh Juice Bar
Ice Cream Bar
YUMMY
ASIAN CUISINE
YUMMY
ASIAN CUISINE
SIGNAGE
SIGNAGE
SIGNAGE
JFD-4080
JKX-9581

June 2, 2021

Eric Baxter
316 MAIN Owner, LLC
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: 316 Main Street
Redevelopment project

Dear Mr. Baxter,

In review of the proposed redevelopment of the 316 Main street project to a multi-story residential and commercial building.

In our review of the existing water and sewer connections that are proposed to remain the two existing 8" Sewer pipes are more than capable of handling the proposed development discharge. The existing 2" domestic water line is sufficient for the domestic water needs, coupled with the existing 6" fire service for the future sprinkler needs.

If any further information is needed at this time, please let us know.

Sincerely,
The LRC Group

Ken Casamento, Principal

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

85 Civic Center Plaza, Suite 103
Poughkeepsie, New York 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

Offices in New York, Connecticut and New Jersey
www.lrcconsult.com
Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 316 Main Street		
Project Location (describe, and attach a general location map): 316 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Proposed redevelopment of a 1 story building to a 6 story 83,000 SF urban redevelopment building. The building will consist of a 5 story wood frame structure on top of an existing one story structure that will contain 80 apartment units and over 26,000 commercial square footage. As part of the design there will be a second floor outdoor courtyard that creates light for the residential units as well as green space to gather. In addition the Roof top is proposed to be a food roof farm that will be able to treat the stormwater and provide a public urban garden to project.		
Name of Applicant/Sponsor: 316 Main Owner LLC	Telephone: 845-471-1047 E-Mail: Eric@baxterbuilt.com	
Address: 278 Mill St Suite 100		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Eric Baxter	Telephone: 845-471-1047 E-Mail: Eric@baxterbuilt.com	
Address:		
City/PO:	State:	Zip Code:
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, or Village Board of Trustees ☑Yes☐No	IDA-Straight Lease Transaction	TBD
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board- Site Plan Approval	February 9, 2021
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	ZBA- Area Variance	March 9, 2021
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? • **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	☐Yes☑No
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?) If Yes, identify the plan(s): Hudson River Valley National Heritage Area; Poughkeepsie Innovation District; EnZone Type AB.	☐Yes☑No
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? If Yes, identify the plan(s):	☐Yes☑No

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?
Innovation District-Historic Core (PID-HC)

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

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

C.4. Existing community services.

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

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

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

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

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with Residential and commercial components.

b. a. Total acreage of the site of the proposed action? 0.383 acres
b. Total acreage to be physically disturbed? 0.383 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.383 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: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				80 units
At completion of all phases				

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 76 height; 96.45 width; and 190.7 length

iii. Approximate extent of building space to be heated or cooled: 83,000 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? Construction excavation for building.

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

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

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

Urban soil.

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? N/A acres

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

vii. What would be the maximum depth of excavation or dredging? Footings 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: 12,700± gallons/day

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

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 12,700± 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):
City of Poughkeepsie

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

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

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

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

If Yes, identify:

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

Heavy equipment will be utilized during construction of new buildings that are components of the proposed project.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HVAC units to provide heat and A/C for the buildings

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

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

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

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

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

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

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

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

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

If Yes:

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

TBD just for building usage.

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

Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30 a.m. - 9:00 p.m.
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- 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:

City of Poughkeepsie Code of Ordinances, Section 13 1/2-6, construction will be limited to the hours of 6:30 a.m. - 9:00 p.m. weekdays. Ambient noise levels will not be exceeded during operation.

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:

Safety and security lighting mounted to the building at the doors.

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: TBD tons per _____ (unit of time)
- Operation : Household/retail waste 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: remnant construction materials.
- Operation: recycling programs

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: State and/or Federal disposal facility
- Operation: State and/or Federal disposal facility

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:

The property is situated with an urban setting containing mixed use residential and commercial buildings.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.383	0.383	0
• 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: _____			

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:

Young Children Magnet Elementary School, Clinton Elementary School, Hudson River Healthcare Inc., Community Family Development, Humble Life Family Daycare

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): 314071,C314125,B00148,C314126cC314126A,C314134,314122,C314130

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

Se DEC Mapper

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? unknown 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: urban land soils 100 %
_____ %
_____ %

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

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

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

n. 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: Eligible Properties: Enquirer Build, Insurance and travel store(Key Bank), Collingwood Opera House, -SEE MAPPER for additional info

iii. Brief description of attributes on which listing is based:

SEE ADDENDUM PART F

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): SEE ADDENDUM PART F

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 346 Main (Eric Baxter) Date 6/2/21

Signature _____ Title Manager

PRINT FORM

316 Main Street
Environmental Assessment – Part F
June 1, 2021

E.3(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?

316 main street was constructed in c1957 for the S.S. Kresge Company which was a five and dime store that would later become K Mart. The S.S. Kresge store originally opened on Main Street in Poughkeepsie in 1916 at an unknown first location and moved to a purpose-built storefront at 324 Main Street in 1926, currently City Drug. In the late 1950s, the store expanded to the building's current footprint at 316 Main. In doing so S.S. Kresge Company combined three lots and demolished two existing 4-story buildings and one existing 3 story building to build the one-story structure on site today. The store closed after Christmas in 1981 and in 1982 and the building at 316 Main was converted to offices, explaining its vastly different and more closed off facade at present.

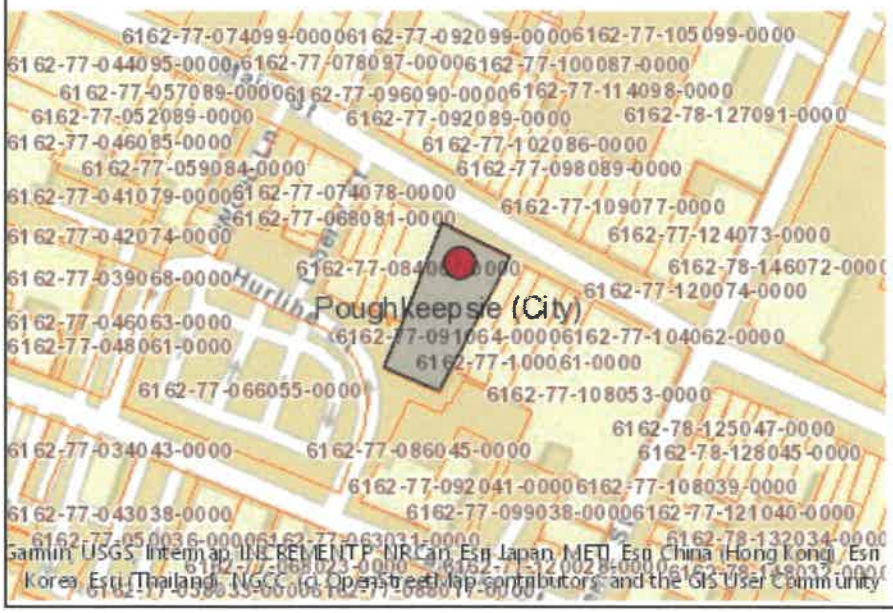
The proposed new six story construction has a setback at the approximate elevations of the historic buildings at the fourth story (EL. 49') and fifth storey (EL. 60'). These setbacks are also intended to reference the existing decorative cornice line of Lucky Platt to the west and the roof of 302 to the east as requested by the planning board's consultant, LMV. These elevations are the most prominent existing horizontal datum lines in the Main Street elevation between Academy street and Garden Street. The facade materials speak to the industrial past of the city and is characterized by large windows of the proportion of the historic building. The result is a building that is not only in dialogue with the past, but also the present and future of Poughkeepsie.

E.3(g) Have additional archaeological or historic site(s) or resources been identified on the project site?

While the EAF mapper has identified the project site to have archeological or historic resources on the project site we believe this is incorrect. The property is not listed as a historic resource. The property has been fully developed since the building's construction in 1957, as noted above, and has been fully occupied by a building since that time. Therefore, no archeological resources would be located on this property. We acknowledge above that multiple historic resources are within the immediate vicinity of the project site.

EAF Mapper Summary Report

Wednesday, April 14, 2021 10:20 AM



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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126, C314126A, C314134, 314122, C314130
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]	Eligible property:Enquirer Building, Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Building, Upper-Mill Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

February 9, 2021

Subject: Financial Capacity Letter – 316 Main Street

Baxter Building Corp. and Aker Companies have the financial capacity to complete the proposed project at 316 Main Street in Poughkeepsie NY. Both companies have a successful history in developing similar projects throughout New York State, including several in the City of Poughkeepsie. Baxter Building Corp. and Aker Companies in collaboration with MASS Design recently completed 289 Main Street. Both companies have extensive knowledge on all aspects of development as well as key relationships with local financial partners to ensure the project's success for the City of Poughkeepsie.

Regards,

Eric Baxter, *Baxter Building Corp.*
William Brocker, *Aker Companies*
Mike Amato, *Aker Companies*

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

March 16, 2021

To: Planning Board, City of Poughkeepsie
Re: Referral 21-061 – 316 Main Street Site Plan
Parcel: 6162-77-091064, Main Street

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

ACTION

The applicant is seeking site plan approval to replace the existing 1-story commercial building with a 6-story, 88,442 square foot building containing 80 apartments and 21,705 square feet of commercial space.

COMMENTS

We are pleased to see the proposed transformation of this portion of the block via the removal of an architecturally incompatible building with one more tuned to the scale and density that historically took root along this portion of Poughkeepsie's Main Street. That said, it will be critical that the City carefully evaluate whether this project fully meets both the letter and spirit of the Historic Core subdistrict (PID-HC) regulations, part of the City's relatively new Poughkeepsie Innovation District (PID). The PID gives the City the tools needed to ensure redevelopment in the district both respects the history of and upholds the City's long-term vision for the area. Every effort should be made to hold true to that vision. In reviewing the proposed project at 316 Main, we have several concerns/comments:

Proposed Architecture Conflicts with Zoning

The Historic Core subdistrict objective outlined in §19-3.37(4)(a) states, in part, that "preservation of historic architecture is encouraged when possible, and *new development should complement the existing character of the corridor* [emphasis added]." In addition, §19-3.37(10)(c)(3) requires that "new construction and rehabilitation in the PID-HC…shall reflect the traditional architecture of Main Street in building and roof forms, window proportions, materials, colors and details." The proposed project appears to take a more modern approach to the design versus what is called for in the PID-HC, resulting in a building that does not appear to reflect the traditional architecture of the historic downtown. We note the following specific concerns:

- ***6-Story Building***: In conflict with §19-3.37(8)(c) and the bulk table, the project involves the construction of a 6-story building where only 5 stories are permitted. Given how the proposed 6-story building is shown to dwarf several of its historic 4-story neighbors in a graphic provided by the applicant (slide 30 of their February 23, 2021 presentation), it seems clear that the 6-story building is not consistent with the PID-HC district.

- ***Roof/Cornice***: Section 19-3.37(10)(c)(7) of the PID regulations requires buildings to have "roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high…" The building design does not meet this requirement.
- ***Storefront***: The code requires that shopfront entrances "shall be highlighted through the use of architectural features such as roofs, recessions into the façade or other details that express the importance of the entrance" (§19-3.37(10)(c)(2)), and encourages the use of awnings along the street (§19-3.37(10)(c)(6)). The proposed ground-floor façade has a modern look not in keeping with these principles, and should be modified to more closely align with the letter and spirit of the PID language.
- ***Interior Mall:*** The applicant is proposing three ground-floor tenant spaces that face the rear parking lot off Cannon Street, and five more that are only accessible via an internal hallway that runs north-south through the building. In addition, 16 commercial/office tenant spaces are shown in the basement of the building. The City should determine whether the PID allows for this type of internal mall setup. Section 19-3.37(10)(c)(2) requires that "the principal pedestrian entrances for shopfront buildings within the PID-HC…shall be directly connected to the sidewalk." Does the internal mall hallway count as satisfying this requirement?
- ***Building Materials:*** The applicant is proposing a combination of brick and corten steel for a large portion of the building's façade. The City should determine whether this is an historically appropriate material for a downtown building façade.
- ***Window Sizes:*** The windows in the upper-floor corten steel section of the Main Street façade appear larger than the rest of the windows. Does the City have any concerns about mismatched windows sizes on the main façade of the building?

Rooftop Urban Farm

We are excited to see an urban farm proposed for a portion of the rooftop, and to see that the applicant has already identified possible groups to partner with on the endeavor. Another local resource to be aware of is the Dutchess County Ag Navigator, who could provide additional guidance about the specifics of the operation. We note that while urban farming is a permitted use in this district, no additional requirements or guidance are offered in the zoning. Based on the St. Louis example provided by the applicant, some items to consider are:

- Is this meant to be a business endeavor or a gardening space for residents of the building? Issues such as rooftop access, hours of operation, etc., will be impacted by which type of operation it is.
- Will the farm be limited to plants, or are animals (e.g. chickens) proposed as well? If animals are included, thought should be given to issues such as how to facilitate regular feeding/watering, and how to handle manure collection and disposal. Also, potential nuisance issues such as noise should be addressed.
- Will there be a rainwater collection/storage system for the raised beds? If so, where will it be located?

Rooftop Solar

We are pleased to see the inclusion of a rooftop solar system as part of this project. Specific details for this proposal were not included for our review. Some items to consider are:

- As per §19-3.37(7)(b)(6), the solar panel height maximum varies depending on the percentage of rooftop coverage with solar collectors. The applicant should provide information about how much of the roof is proposed to be used for solar, and clarify the associated solar panel height.
- For safety and security, the solar array and any related areas should be off-limits to residents and/or members of the public who may be up on the roof for gardening or other purposes.
- The applicant should clarify how they will secure the panels to handle high wind speeds.
- The graphic on slide 21 of the applicant's February 23, 2021 presentation shows a green roof below the solar panels. If a green roof will be proposed as part of the system, the applicant should clarify if/where a rainwater collection and storage system will be included, as well as an irrigation system for when the rainwater is insufficient.

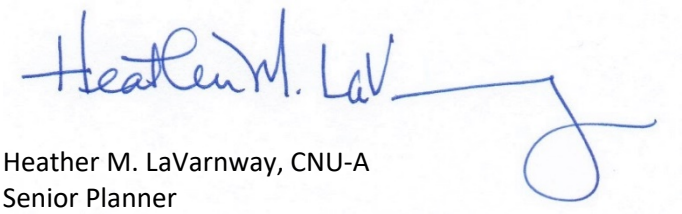
RECOMMENDATION

For the reasons stated above, we recommend the Board not approve the site plan until the following conditions have been met:

1. The building is reduced to no more than 5 stories, as per §19-3.37(8)(c) and the bulk table.
2. The architecture is modified, particularly the "building and roof forms, materials, colors and details" and the ground-floor storefront treatments, to sensitively complement and reflect the historic architecture of the PID-HC subdistrict, in compliance with the zoning.

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

Eoin Wrafter, AICP, Commissioner
By



Heather M. 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 - Standard Form

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **0910640000**

Project Name: **316 Main Street**

Applicant: **316 Main Street Owner LLC**

Address of Property: **316 Main St, Poughkeepsie, NY 126010000**

Type of Action

- [ ] Local Law/Text Amendment
- [ ] Rezoning
- [x] Site Plan
- [ ] Special Permit
- [ ] Use Variance
- [ ] Area Variance
- [ ] Other:

Parcels within 500 feet of:

- [x] State Road: **Route 44/55**
- [ ] County Road:
- [ ] State Property (with recreation area or public building)
- [x] County Property (with recreation area or public building)
- [ ] Municipal Boundary
- [ ] Farm operation in an Agricultural District

Date Response Requested: **3/16/2021**

Entered By: **Quinn, Natalie**

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
- [ ] None

Comments Attached:

- [ ] Local Concern with Comments
- [x] Conditional
- [ ] Denial
- [ ] Incomplete with Comments- municipality must resubmit to County
- [ ] Informal Comments Only

Date Submitted: **3/4/2021**	Notes: **Responded via RAMP.**	[x] Major Project
Date Received: **3/4/2021**		Referral #: **ZR21-061**
Date Requested: **3/16/2021**		
Date Required: **4/2/2021**	[ ] Also mailed hard copy	Reviewer: Heather M. LaVigne
Date Transmitted: **3/16/2021**		

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: March 11, 2021

2. Name of Site Plan: 316 Main Owner LLC

3. Address or Location: 316 Main Street

4. Owner: 316 Main Street Owner LLC

5. Engineer/ Architect: Mass Design / LRC

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. Show North Arrow on site plan.
    2. Sanitary sewer service is shown at rear (south) of building and connecting to a storm sewer manhole. During a site inspection on 3/11/2021 the storm manhole was opened and no pipe from 316 Main Street is entering this manhole. Main Mall As-Built information indicates 3 sanitary sewer service connections and 3 storm sewer services on Main Street (north) side of building connecting to sewer mains on Main Street. The referenced as-built information is attached. Please investigate, field verify and revise drawings accordingly.
    3. Provide inverts for proposed storm sewer service and manhole the service is discharging to.
    4. Provide report prepared by design professional describing existing and proposed sanitary sewer, storm sewer and water service connections. The report should verify the existing or proposed services are sufficient for the new building. This should include fire suppression and will require coordination with Fire Department.
    5. Provide an estimate of costs for site work.

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

CITY OF POUGHKEEPSIE, NEW YORK

QUEEN CITY EAST URBAN RENEWAL PROJECT
N.Y.R.-263
SITE IMPROVEMENTS CONTRACT NO. 3A

REAR ACCESS
UTILITIES

CHAZEN - NEWMAN & DOLL
POUGHKEEPSIE, N.Y. - WALLINGFORD, CONN.

Date: APRIL, 1977
Scale: AS SHOWN
Sheet 3

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
J.B.	L.L.	W.A.	V.K.

NORTH

MAIN MALL

WOOD LANE

LIBERTY STREET

STATIONARY STORE · LOU'S GYMNASIUM · THE RESTAURANT · MACK DRUGS · UP-TO-DATE · TUXEDOLAND

HOLLYWOOD BLINDS · HAPPY HOUSE GIFTS · GINDELE & JOHNSON

VINCENT'S RESTAURANT · ARLINGTON SPORTING GOODS · NATIONAL SHOES · S.S. KRESGE · OLIVE DEAB · MY PLACE RESTAURANT · RITE AID DRUGS

AREA DRAIN

CAP AT BUILDING LINE FOR FUTURE USE

INV. 172.31

NEW HYDRANT & VALVE

CONN. TO EXISTING ELEC. COND. STUB

CONN. TO EX. C.B. M.H. INV. 169.50

CLEAN & FLUSH C.B. DRAIN LINES

TEST PIT

REPLACE EX. C.B. GRATE. RESET GRATE TO MEET NEW ELEV. SEE SHEET 4.

RESET GRATE 174.4 ±

6" D.I.P. RESTRAIN ENTIRE LENGTH

2" DISCONNECT AT MAIN

8"X6" T.S. & V.

MIN. 10'

2' R.S.C. UNDERGROUND RECONNECT BOOTH & LIGHT POLE STANDARD

NOTE: The contractor is to assume that the 90° bend on the ex. 8" D.I.P. water main is restrained by conc. reaction blocking and shall excavate in the vicinity with extreme caution.

CONNECT TO EX. ELEC. COND.

RELOCATE & RECONNECT LIGHT POLE STANDARD 2' R.S.C.

NOTE: NOTIFY N.Y. TELEPHONE CO. & THE CITY OF POUGHKEEPSIE D.P.W. PRIOR TO DIGGING IN THIS AREA.

RELOCATE TELEPHONE COND. AS REQ'D.

RELOCATE ELEC. COND. AS REQ'D.

CONNECT EX. ROOF DRAIN TO NEW STORM LINE.

PROVIDE MORTAR COLLAR AT CONNECTION

6" C.I.P. 36'

INV. 171.97

15" R.C.P. 40' 1.0%

NEW LIGHT POLE STANDARD

M.H. 48Ø INV. 171.11

15" R.C.P.

2' R.S.C. 46' 1.0%

TEST PIT
NOTE: NOTIFY N.Y. TELEPHONE CO. PRIOR TO DIGGING IN THIS AREA.
INV. 171.57

PULL BOX

CONNECT TO EX. ELEC. COND.

CONNECT TO EX. STORM M.H. INV. 169.16

CITY OF POUGHKEEPSIE PARKING LOT

COUNTY BUILDING

SCALE: 1" = 20'-0"

NO.	DATE	DESCRIPTION	BY	CHCK	APP

BUILDING	SANITARY AT MAIN	SANITARY AT BLDG	SANITARY DEPTH	STORM AT BLDG	STORM DEPTH	WATER AT MAIN	WATER AT BLDG
VINCENTS	6+46	6+49	11.1'	3+49	7.2'	6+48	
MAYFLOWER	6+50	6+55	10.5'	6+55	7.2'	NONE	—
NATIONAL	6+75	6+85.5	11.0'	6+86	8.6'	6+70	
KRESGE (WEST)	6+94	6+99	11.8'	6+98.5	7.3'	NONE	—
KRESGE (CENTER)	7+27	7+29 V	12.1'	7+30	8.3'	7+23	
KRESGE (EAST)	7+72	7+78.5	10.1'	7+78.5	7.6'	NONE	—
BECK	7+92	8+01	11.0'	8+02	7.7'	7+86	—
MILLEND	8+11	8+17	11.5'	8+16	7.1'	8+05	
RITE-AID	8+52	8+59.5	11.5'	8+59.5	8.9'	8+42	
TRILLER	8+66	8+74	10.2'	8+74.5	7.5'	8+62	
FAN. FARMER	NONE	—	—	NONE	—	NONE	—
CVS	8+85	8+95.5	11.2'	9+95.5	9.7'	8+79	
LUCKY PLATT	9+09	9+15.5	11.3'	9+17	10.8'	NONE	—
CITY DRUG	NONE	—	—	NONE	—	NONE	—
WARSHAW	11+56	11+37.5	9.3'	11+38.5	7.3'	11+59	
HOUSE OF CARDS	11+69	11+60	9.5'	11+55	8.5'	11+84	
FRIEDMAN	11+81	11+73.5	10.7'	11+76	8.6'	11+85	
PLUPAL FASH.	12+00	11+96.5	9.7'	11+95.5	8.7'	12+02	

CITY OF POUGHKEEPSIE, N.Y. — NEW YORK

QUEEN CITY WEST N.D.P.
U.R. N.Y. R-22

MAIN STREET
STA. 5+50 TO STA. 8+60

CHAZEN – NEWMAN & DOLL
POUGHKEEPSIE, N.Y. – NEW HAVEN, CONN.

Date: Jan. 1973
Scale: Horiz. 1" = 10'
Vert. 1" = 2'

Singer

Sheet No. 5

NO.	DATE	REVISION	BY	CHCK.	APPR.
1	3/27/73	Sewer Inverts Revised	A.T.S.	J.A.P.	G.C.S.
2	3/27/73	Revised Location of Hyd Per Addendum #2	A.T.S.	J.A.P.	G.C.S.
3	3/27/73	Size of Prop. Water Lateral Revised	A.T.S.	J.A.P.	G.C.S.
4	3/27/73	Exist. Services Added / Revised	A.T.S.	J.A.P.	G.C.S.
5	3/27/73	Added Telephone Conduit & Note	A.T.S.	J.A.P.	G.C.S.

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 03-06-2021

PROJECT NAME: 316 Main Street

PROJECT ADDRESS: 316 Main Street

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

☐ **THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.**

CONDITIONS:

APPROVED BY CHIEF THOMAS ~~PAPE OR AGENT~~:	**DATE:**
	3-10-21

To:
Natalie Quinn
Planning Director
City of Poughkeepsie

From:
Aker Companies
RL Baxter Construction

CC:
MASS Design Group

Subject:
316 Main Street
Reference 7/8/21 drawing submission

7/12/21

Dear Natalie,

Thank you for the Planning Boards comments on this project since our original submission in February 2021. We hope you agree the design of the project has improved significantly from the beginning of our conversations. For the sake of clarity, we have copied the language from the design guidelines noted in the Poughkeepsie Innovation District Historic Core subdistrict, and clarified how we believe the latest 7/8/21 proposed design is in conformance with that language and the Planning Board's guidance to date.

19-3.37 Section 4A*:*
"The Historic Core (PID-HC) Subdistrict is a medium-density commercial corridor with vertically mixed buildings characterized by engaging ground floor uses such as restaurants, bars, retail, personal services, artisan manufacturing, and galleries that are flush with the front property line and maintain high levels of ground floor transparency to create an engaging pedestrian environment. In addition to and not in lieu of the requirements set forth in Section 19-4.5, ***preservation of historic architecture is encouraged when possible, and new development should complement the existing character of the corridor.****"*

The applicant acknowledges that approval of this project will be setting a precedent for future development in the PID-HC district, and seeks to adhere to the intent of the code as described above. In particular, it is understood by the applicant that "complementing the existing character of the corridor" is of paramount importance. It has been noted by both the County and the architectural consultant that the "modern stylistic approach does not reflect the traditional architecture of the historic downtown area and the intent of the zone." In the following sections, we seek to address the ways in which the applicant team has addressed various aspects of the code that contribute to the project's overall effectiveness in complementing the existing historic character of the rest of the district and setting a rich design precedent for future development that is in dialogue with Poughkeepsie's past.

19-3.37 Section 10-C-2:

"The principal pedestrian entrances for shopfront buildings within the PID-HC Subdistrict shall be directly connected to the sidewalk. Principal entrances to shopfronts shall be highlighted through the use of architectural features such as roofs, recessions into the facade or other details that express the importance of the entrance."

Commercial entrances along main street are set back from the main facade 3'-6" and the brick facade has been lowered 4' to accommodate storefront signage. The residential entrance is set back 6'-0" from the main facade (Figure 1). Setbacks are angled from the main facade to evoke the geometry of the historic storefronts that still populate Main Street. They also create weather protection and legible engagement by the public with the building. The soffits above accommodate lighting to highlight each entrance.

Per comments from the Planning Board, County, and architectural consultant, the design team has removed corten steel from the ground floor of the building, opting instead for a fully glazed facade with angled setbacks that reflect the historic storefronts seen in Figure 2.

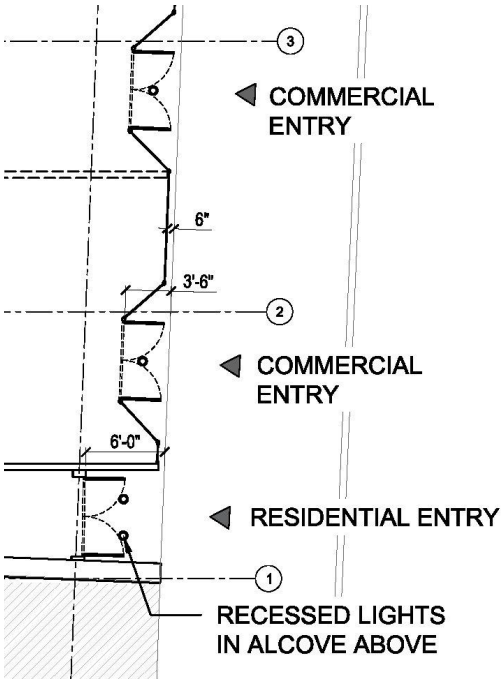


Figure 1

Figure 2

19-3.37 Section 10-C-3:
New construction and rehabilitation in the PID-HC Subdistrict shall reflect the traditional architecture of Main Street in building and ***roof forms, window proportions, materials, colors and details****.*

Roof form and window proportions are addressed in the following sections. Regarding materials, colors, and details we have selected red clay brick as the primary facade material which constructed the buildings demolished around 1950. It is also the defining material for 8 buildings (see Figure 3) still standing on the same block.

We have selected the complementary material of weathering steel for the set back portions of the building at the top to acknowledge and embrace its separation from the more historic frontage. Weathering Steel, like clay brick, is warm and responsive to weather conditions. It is the iconic material of the Walkway over the Hudson and pairs beautifully with historic red brick, speaking to the industrial past of the city. The material will be installed pre-weathered to minimize its oxidation on site, but it still must be detailed so as to allow any surface run off to be captured by a porous absorptive material.

Per comments from the Planning Board, County, and architectural consultant, the design team has removed corten steel from the ground floor of the building, opting instead for a fully glazed facade with angled setbacks that reflect the historic storefronts seen in Figure 2.

Figure 3

19-3.37 Section 10-C-5:
"*Buildings of 40 feet or more in width along a lot frontage shall be articulated, reducing their apparent size and contributing to human-scale development. The mass of these buildings shall be broken up using a variety of architectural details such as* ***divisions or breaks in materials****, window bays, separate entrances and entry treatments,* ***variation in roof lines****, awnings, and positive and recessed massing. Recessed massing shall not be more than 3 feet behind the building line."*

Based on the 1926 photograph below (Figure 4), we know the 96' wide existing site was 3 separate buildings: 42' (6 window bays), 27' (4 window bays) and 27' (4 window bays). The proposed design reflects this historic massing with windows that approximate the historic configuration. Based on comments received from the Planning Board, the County, and the architectural consultant, we have adjusted the size and proportion of the windows to be closer to that of the neighboring historic buildings, as shown in Figure 5. We have also added reveals in the brick facade at the historic property lines (see Figure 6) to further accentuate the historic subdivision of the site.

Figure 4 - Main Street 1950, Poughkeepsie Public Library Archive

Figure 5

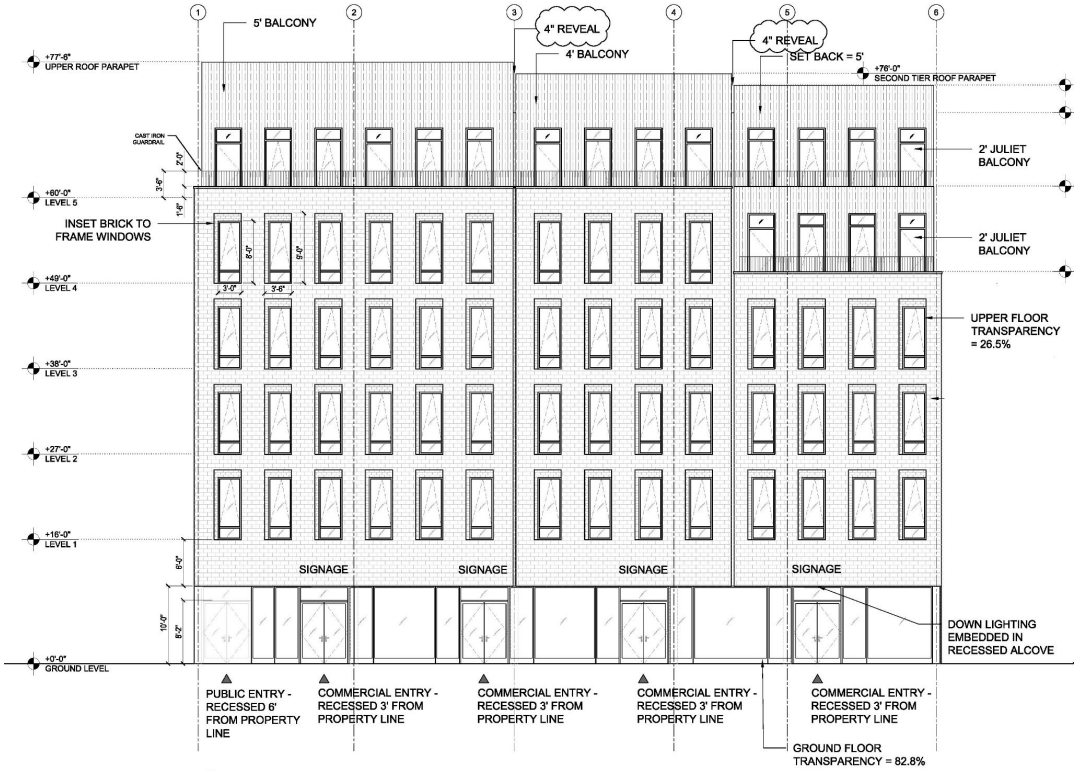


Figure 6

19-3.37 Section 10-C-7:
"*Buildings shall have sloped, mansard, flat, curved or a combination of roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high or as may be otherwise required to conceal mechanical equipment to the satisfaction of the Planning Board.*"

Thank you for the clarification in your 7/9 email that *"due to the inclusion of the word "or," cornices and parapets are required only when there is a combination of roof types."* As the proposed design has only flat roofs, we understand this section does not apply, but we still believe it is important for horizontal datums to be in dialogue with adjacent historic structures.

The main street facade is stepped to align with the two existing horizontal datums on the street as identified by the planning board's consultant: Lucky Platt (El. 61'-6") and 304 (El. 50'-6"), see Figure 7. The parapet is articulated to reference ornamental historic cornice lines by a cast iron guard rail that extends 24" above the 18" parapet wall to an overall height of 42" per code (see Figure 9).

Mechanical equipment will not be visible from the public way located on the roof, set back over 50' from the mainstreet facade and 42' from the Cannon Street facade.

Figure 7

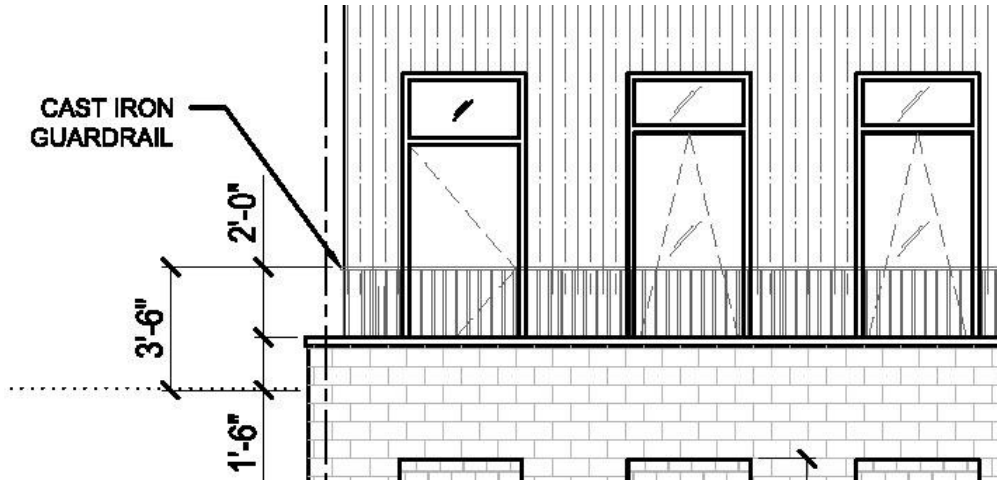


Figure 8

Figure 9

May 31, 2021

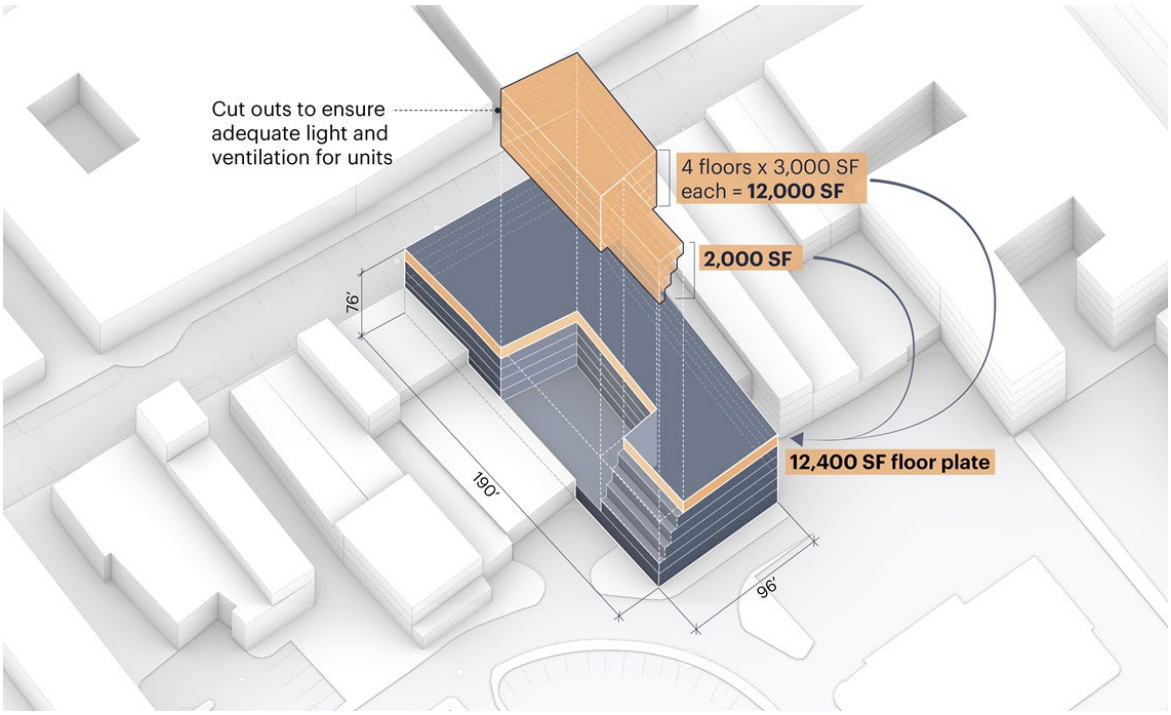
Dutchess County Department of Planning and Development
85 Civic Center Plaza #107
Poughkeepsie, NY 12601

Subject: Referral 21-061 – 316 Main Street Site Plan Response

Dear Members of the Dutchess County Department of Planning and Development,

Thank you for your insightful comments. We hope that we have addressed them all in the revised building elevations and attached response to the Poughkeepsie Planning Board's Consultant, LMV, see attached document titled LMV Letter Response (05.31.21).

We respect and follow in our design the density and height constraints of the existing zoning code, which is so important to restore the historic character of Main Street. This particular lot requires a story variance in order to develop it to the allowable density because of its unique width (96') and depth (190'). In order to provide adequate light and air to residential units which would be blocked by future party walls on the east and west side of the lot, a lightwell within the property is required. As illustrated here, we are removing 14,000SF from the allowable buildable area to create the lightwell and putting only 12,400SF back in the requested 6th story. As such this variance would not set a precedent for the development of future lots of a typical size. Furthermore, the sixth story will be no higher than allowable adjacent future development (76').



With regard to the perceived scale of the building from Main Street, even though it is no taller than that allowed in 5 stories under the existing code (76'), the applicant is offering a setback at the approximate elevations of the historic buildings that occupied the site in 1926 at the fourth story (EL. 49') and fifth story (EL. 60'). These setbacks are also intended to reference the existing decorative cornice line of Lucky Platt to the west and the roof of 302 Main Street to the east as requested by the planning board's consultant, LMV. These elevations are the most prominent existing horizontal datum lines in the Main Street elevation between Academy street and Garden Street. The facade materials speak to the industrial past of the city and is characterized by large windows of the proportion of the historic building. The end result is a building that is not only in dialogue with the past, but also the present and future of Poughkeepsie.

Thank you for your consideration and we look forward to continuing the dialogue to find a solution amenable to all parties.

Regards,

Eric Baxter, *Baxter Building Corp.*
Will Brocker, *Aker Companies*
Mike Amato, *Aker Companies*

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS

181 Church Street
Poughkeepsie, NY 12601
Tel: 845•452•2268
Fax: 845•452•3752
www.lmvarchitects.com

May 14, 2021

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plaza
Poughkeepsie, New York 12601

cc: Natalie Quinn, Senior Planner
Via Email Transmission: NQuinn@cityofpoughkeepsie.com

Re: 2021-3, 316 Main Street, Poughkeepsie, NY
Architectural Review Commentary

To the City of Poughkeepsie Planning Board:

Liscum McCormack VanVoorhis is in receipt of the application documents, presentation, plans and elevations for the proposed project at 316 Main Street. A project introductory workshop was convened via video conference on May 12, 2021 with Natalie Quinn, applicant: Eric Baxter, MASS Design Group representatives: Justin Brown and Evelina Knodel, and Michael McCormack and myself from Liscum McCormack VanVoorhis. MASS Design Group reviewed the presentation previously provided to the Planning Board, dated February 9, 22021, including the proposed building elevations, renderings and context data.

The project drawings indicate that the intent is to remove the existing structure and construct a new mixed-use, six story structure with commercial, tenant spaces facing Main Street, Cannon Street and to the interior pedestrian way. The basement will be additional commercial tenancies and the upper floors will be one and two-bedroom dwelling units in the range of 491-743 square feet in area. The dwelling units will face the public way and an internal courtyard / light well open to the Northwest façade. The roof is proposed to support both a solar panel array over a green roof and an urban farm of raised bed gardens with a rooftop terrace. The applicant indicated that the design intent was driven by three main considerations:

1. Urban scale
2. Historical reference
3. Contextual material.

We have reviewed the referral letter received from the County of Dutchess Department of Planning and Development, dated March 16, 2021. We concur and support several of the comments and recommendations provided in this letter. We feel that the Board should give strong consideration to the following points:

1. Does the proposed project meet the spirit and intent of the PID-HC (Historic Core) regulations?
2. Per this zoning section language, does the proposed project reflect the transitional architecture of Main Street in building form, roof form, window proportions and details?

We concur with County Planning that the proposed development, with a modern stylistic approach, does not reflect the traditional architecture of the historic downtown area and the intent of the zone. Though the applicant has provided a comparative study of building heights in the area, the building scale is not consistent with the PID-HC district. The applicant has made a conscious decision to avoid the creation of articulated parapets and cornices as noted in the section. We applaud the planned use of traditional brick masonry façade components but the incorporation of corten weathering steel is foreign to the City of Poughkeepsie. Though an argument could be made that this material can be complimentary to the traditional streetscape, it could also be contended that it is antithetical to the desired historically appropriate materials for facades in this zone. We will explore the pros and cons of the use of corten weathering steel further in this report.

LMV Architects offers the following initial comments to assist the Planning Board in their review.

ARCHITECTURAL MASSING, DETAIL DESIGN AND MATERIALS

Scale and Massing:

It is our opinion, similar to the concerns shared by DC Planning, that the Main Street façade presents a face that is too tall for its neighbors within the immediate streetscape. The applicant's design team indicated that the proposed height anticipates future development of neighboring properties that will achieve and match the proposed height of 316 Main Street. Since the height exceeds the allowable number of stories dictated by the zone, this is a debatable position. The applicant's design team indicated in their presentation that the design approach includes restoration of the historic scale and density of the street while acknowledging the importance of the SS Kresge Co business that occupied the site. We are unsure how the proposed design is meeting this intent. Four stories is the historical scale and density for this zone and the height of the historic structures that occupied the plots in 1926.

We feel that there may be an alternate solution to addressing this density and height impact without the reduction in the number of building stories. An clear datum line for this portion of Main Street is the decorative cornice of 302 Main Street to the intermediate cornice of the Luckey Platt building, one story below the main ornamental cornice. This line roughly aligns with the finished floor elevation of the fifth story of the proposed construction at 316 Main. If the proposed upper floors (5 and 6) were stepped back from the Main Street elevation by 60" or more, the visual impact of the street façade would be significantly reduced and, though an ornamented cornice is not anticipated, the massing would appear to be lower and more appropriate in scale (similar to how the penthouse at Luckey Platt is set in from the front of the façade and thus seen less as a part of the street façade massing). In this manner, the upper units could be provided with exterior balconies, and this stepped

façade is not foreign to the applicant's design as it is being provided along the Cannon Street side of the building.

The applicant is utilizing a more modern proportion for floor to floor heights than traditionally represented in the Main Street facades. This enables the project to construct six stories in a vertical dimension that is equivalent to the four to five story structures elsewhere in the zone. The resulting impact is a vertical spacing of windows and horizontal datum that does not align with the adjacent traditional or historic facades. The vertical dimension of the proposed windows differs significantly in proportion to the existing streetscape openings. The windows could benefit from a horizontal mullion break line that would permit them to have some reference to the scale of a typical façade opening within the district.

Materials and Detailing:

There is some disagreement between the submitted project renderings and the building elevation drawings in terms of materials and detailing, particularly around the windows. The renderings indicate a masonry surround at the Main Street windows and the elevations indicate a corten steel surround. We believe that the applicant's design team indicated that the inset window surrounds are intended to be brick masonry at the Main Street facade. At the Cannon Street side elevation, the window surrounds are shown as corten steel but the horizontal panel component is shown at the bottom of the window versus the top of the window indicated on those elevations. During the workshop meeting, there was discussion that the bottom trim component to the windows may be more desirable as it references the approximate handrail height to the adjacent terraces. These details and materials should be further clarified.

The applicant's presentation proposes to primarily utilize three regional materials: wood, brick, and corten steel. We support the referential incorporation of these materials. The wood components in the proposed design are not truly visible from the public way of Main Street when most streetscape facades do incorporate wood or wood components. It was discussed with the design team, why the wood components were kept 'hidden' in the courtyard. The response that deployment on the interior only gives the courtyard a unique identity is a defendable design decision.

The proposed brick masonry facade is indicated in the renderings as a variegated, almost 'used' brick appearance. We questioned the intent of the brick selection for clarification purposes as different types and colors of brick will have a significant impact on the visual appearance of the proposed building. As there are a multitude of brick colors, facing finishes, flashed facings, etc., available to choose from, we strongly support the submission of an actual brick sample panel of the proposed material, including mortar color. The applicant should supply all true materials to the Planning Board for their review and approval.

The windows and storefront color and materials are not made clear in this submission. In workshop discussion with the applicant's team, it is our understanding that these may be a black anodized finish for the aluminum framing. The glazing type should also be defined as due to the large expanses of the openings; a reflective appearance that can be typical of Low E glazing would have a significant visual effect on the facades.

We recommend submission and review of supplemental information on the proposed glass railing system for the exterior terraces.

In regard to the incorporation of corten weathering steel on this project, there are pros and cons to this material which require careful consideration. The use of corten or weathering steel on a building façade requires careful detailing. We questioned the applicant's designers whether they had detailed this material elsewhere in the Hudson Valley. They indicated that they have experience in this detailing but not for a project located in the Northeast.

We encourage the Planning Board to research and seek out COR-TEN (a trademark of US Steel Corp.) applications. With its characteristic weathered look and rusty-orange coloring, it is a distinctive 'statement' material, one that is not wholly inappropriate for this application but one that can be problematic. The steel material weathers to form a protective layer of rust on the surface. Rainwater and humidity activate the oxidation process. As the material wets and dries, the rust layer becomes a little thicker, while the underlying solid steel becomes thinner. It will take a few years before stabilizing and the result should be a maintenance-free material with a unique aesthetic. However, different conditions like too much humidity often mean that the rust layer never reaches a stable point. Eventually, the metal can become perforated and may need to be replaced. The wet-dry cycle of weathering can result in orange-brown leeching stains on surrounding sidewalks, façade materials and/or window glazing.

> "There are mixed opinions on whether corten steel should be used in buildings at all. Obviously, architects are still in love with its aesthetic qualities because they continue to use it, but critics are concerned that it doesn't last long enough to justify its use. . . . Even US Steel hasn't recommended corten steel for 'architectural application[s], such as roofing and siding' for the past two decades. The reasons given are that abrasion from weather and acid rain cause the oxide skin on the material to reform, which causes the material itself to eventually become perforated. Can we justify using materials that we know may need to be replaced in the near future?" (*greenfuture.io/sustainable-living/corten-steel*).

Since the weathering process is dependent on local environmental conditions and because of it's extremely reactive surface, the actual final product finish cannot be determined with certainty. There is no guarantee that the coloring will be homogeneous over time. It should be clarified whether the material is planned to be pre-weathered to represent multiple years of exposure to the elements. It should also be noted that corten's final weathered appearance is one that is purple-grey, achieved over a period of 20-40 years.

The oxidation process creates what is essentially a porous surface layer. Because of this, cleaning the material of graffiti, or for other reasons, will be difficult and result in a panel that will be a different color and finish from the surrounding panels. Contact with other materials: mortar, cement, oils, mud, etc., will affect the natural oxidation process. Also, the material has poor compatibility with other materials and when two metals with different electrolytic potential come into contact in the presence of water, galvanic corrosion can occur. As previously noted, in order to best safeguard the finish of the material and the other façade materials, proper construction detailing with appropriate management of rainwater is necessary. All joints and profiles must be designed in such a way that rainwater can flow out without stagnating. The use of corten steel has clear aesthetic benefits but it must be understood as a dynamic, 'living organism' and that comes with risks and concerns.

For these reasons, we would encourage the applicant to explore alternative façade materials in place of corten weathering steel. A decorative high-pressure compact laminate (HPL) façade material such as Trespa may be an appropriate alternate material for review and consideration. It is versatile,

impervious, low maintenance rain screen materials that can have a finish to meet the design intent and image of rusted corten without the potential drawbacks.

Other Façade Elements, Site Utilities and Lighting:

Additional supplemental details and information needs to be provided associated with: entry doors, any awnings or recess dimensions and detail for the street level commercial storefront; any visible mechanical systems or meters that will be incorporated into the facades or visible from the pedestrian way; and exterior lighting has not been clearly indicated in form, type or design.

We are pleased to be a part of this important project's review and look forward to the evolution and development of the design. We are happy to consult with the City Planning Department or the applicant's designers if there are questions on alternative solutions and anticipate with interest subsequent submissions that further the design presented to date.

Thank you.

Sincerely,

LISCUM McCORMACK VANVOORHIS

Donald J. Petruncola, RA
Senior Associate

Liscum McCormack VanVoorhis
181 Church Street, Suite 200, Poughkeepsie, NY 12601
845-452-2268
dpetruncola@lmvarchitects.com

cc: MTM / File 21040-316 Main

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www.lmvarchitects.com

July 16, 2021

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plaza
Poughkeepsie, New York 12601

cc: Natalie Quinn, Senior Planner
Via Email Transmission: NQuinn@cityofpoughkeepsie.com

Re: 2021-3, 316 Main Street, Poughkeepsie, NY
Architectural Review Commentary
Applicant's Update 7/12/21

To the City of Poughkeepsie Planning Board:

Liscum McCormack VanVoorhis is in receipt of the applicant's updated response letter, dated 7/12/21 for the proposed project at 316 Main Street. We have reviewed the narrative and graphic figures presented therein and have the following comments.

As noted in our initial review letter of May 14, 2021, a determination must be made whether the applicant's proposed design meets the intent of the PID-HC regulations. Our position was that the design did not adequately reflect and react to the architecture of the historic downtown area. We have conducted subsequent design meetings with the applicant, reviewed their submission revisions including this most recent letter and supporting documents; we have reviewed the intent of zoning language working with City Planning Department and worked together to modify the design to be more compatible with the HC regulations.

The goal for new construction within the Historic Core should be to introduce architectural variety without creating visual disharmony. Styles of buildings evolve over time and rightly should reflect the era in which they are built both in building technologies and visual form. Can a current architectural style be added to the historic streetscape? We feel that it can, within the PID-HC District, as long as the proposed new building is:

1. sensitive to the established rhythms of the street
2. executed with materials that match and/or complement those used on neighboring historic buildings
3. designed in recognition of and response to the architectural context of the area.

The success of the applicant's design in meeting these reasonable criteria remains however, a subjective determination.

On a point by point review of the applicant's 7/12/21 letter, our review comments are as follows:

- The further definition of the commercial entrances along Main Street and their setback from the main façade with angled, fully glazed entries, and accommodations for signage and lighting is a desirable solution.

- The applicant indicates that the primary facade material will be red clay brick. This is appropriate but there are many facings, colors and varieties within that material spectrum and actual samples should be provided to the Board for review and acceptance. The applicant has eliminated the proposed corten steel from the ground floor opting for a fully glazed storefront which is appropriate. The corten weathering steel is planned for the façade facings partially at Level 4 and fully at Level 5. This material is significantly removed from the pedestrian view and as such, we would continue to support our recommendation from May 14, 2021 that the applicant explore alternative façade materials in place of corten weathering steel that evoke the color and finish effect desired. In our opinion, the risks of an undesirable visual appearance developing over time due to local environmental conditions outweigh the referenced rewards.

- The applicant has made several changes to the window size and proportion, including the addition of a horizontal mullion. The streetscape both East and West of the property, as well as structures across Main Street have a wide variety of window types, styles and sizes. We feel that the proposed window plan is compatible with adjacent openings and responds to the context of the area.

- The applicant recognizes the importance of reacting to horizontal datum lines that are present in the immediate streetscape and has made modifications to the facade to dialogue with those. There is a notation that the change in building materials and facade setback parapets will be articulated with a 24" high cast iron railing. This is appropriate, though we would like to see greater definition of what the cast iron rail will look like at it appears to simply be narrow pickets set at 4" on center with a slim top rail, much like a typical aluminum railing. We would like to see further definition of corner posts and section posts that usually occur at 8' or less intervals, and understand what the component profile sections are intended to be. A thicker handrail cap would be preferred to accentuate the intent to reference ornamental historic cornice lines.

We are happy to discuss these comments with the City Planning Department at the next meeting. Thank you.

Sincerely,

LISCUM McCORMACK VANVOORHIS

Donald J. Petruncola, RA
Senior Associate

Liscum McCormack VanVoorhis
181 Church Street, Suite 200, Poughkeepsie, NY 12601
845-452-2268 dpetruncola@lmvarchitects.com

cc: MTM / File 21040-316 Main

AKER

BAXTER

May 31, 2021

City of Poughkeepsie Planning Board
63 Civic Center Plaza
Poughkeepsie, New York 12601

Subject: 2021-3, 316 Main Street, Poughkeepsie, NY Architectural Review Commentary Response

Dear Members of the City of Poughkeepsie Planning Board,

Thank you for your insightful comments. We hope that we have addressed them all in the revised elevations and attached County Letter response.

Scale and Massing:
With regard to the perceived scale of the building from Main Street, even though it is no taller than that allowed in 5 stories under the existing code (76'), the applicant is offering a setback at the approximate elevations of the historic buildings that occupied the site in 1926 at the fourth story (EL. 49') and fifth story (EL. 60'). These setbacks are also intended to reference the existing decorative cornice line of Lucky Platt to the west and the roof of 302 Main Street to the east as you requested. These elevations are the most prominent existing horizontal datum lines in the Main Street elevation between Academy street and Garden Street. The facade materials speak to the industrial past of the city and is characterized by large windows of the proportion of the historic 1926 buildings. The end result is a building that is not only in dialogue with the past, but also the present and future of Poughkeepsie.

Materials and Detailing:
We agree Corten Steel is a unique material that requires special attention in its detailing. It is the iconic material of the Walkway over the Hudson and pairs beautifully with historic red brick, speaking to the industrial past of the city. The material will be installed pre-weathered to minimize its oxidization on site, but it still must be detailed so as to allow any surface run-off to be captured by a porous absorptive material. Allowing the storefront facade to pass by the concrete sidewalk with a ½" reveal to the crushed gravel below ground will eliminate staining of the sidewalk. Terminating the setback volume in planter beds will eliminate staining of the terraces. There are many precedent examples for successful use of this material including the recently completed YMCA in the Bronx by Marvel Architects.

Thank you for your consideration and we look forward to continuing the dialogue to find a solution amenable to all parties.

Regards,

Eric Baxter, *Baxter Building Corp.*
Will Brocker, *Aker Companies*
Mike Amato, *Aker Companies*

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1. Date: June 14, 2021

2. Name of Site Plan: 316 Main Owner LLC

3. Address or Location: 316 Main Street

4. Owner: 316 Main Street Owner LLC

5. Engineer/ Architect: Mass Design / LRC

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and <u>will be</u> signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and <u>has been</u> 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. The proposed connection to an existing storm manhole at the rear of the building connects to a combined sewer downstream. Direct all storm sewer to the separate storm sewer on Main Street.
    2. Provide an estimate of costs for site work.

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #3

1. Date: August 12, 2021

2. Name of Site Plan: 316 Main Owner LLC

3. Address or Location: 316 Main Street

4. Owner: 316 Main Street Owner LLC

5. Engineer/ Architect: Mass Design / LRC

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:

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 316 Main Street		
Project Location (describe, and attach a general location map): 316 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Proposed redevelopment of a 1 story building to a 6 story 83,000 SF urban redevelopment building. The building will consist of a 5 story wood frame structure on top of an existing one story structure that will contain 80 apartment units and over 26,000 commercial square footage. As part of the design there will be a second floor outdoor courtyard that creates light for the residential units as well as green space to gather. In addition the Roof top is proposed to be a food roof farm that will be able to treat the stormwater and provide a public urban garden to project.		
Name of Applicant/Sponsor: 316 Main Owner LLC	Telephone: 845-471-1047 E-Mail: Eric@baxterbuilt.com	
Address: 278 Mill St Suite 100		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Eric Baxter	Telephone: 845-471-1047 E-Mail: Eric@baxterbuilt.com	
Address:		
City/PO:	State:	Zip Code:
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, or Village Board of Trustees ☑Yes ☐No	IDA-Straight Lease Transaction	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board- Site Plan Approval	February 9, 2021
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA- Area Variance	March 9, 2021
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? • **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	☐Yes ☑No
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?) If Yes, identify the plan(s): Hudson River Valley National Heritage Area; Poughkeepsie Innovation District; EnZone Type AB.	☐Yes ☑No
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? If Yes, identify the plan(s):	☐Yes ☑No

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?
Innovation District-Historic Core (PID-HC)

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

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

C.4. Existing community services.

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

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

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

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

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with Residential and commercial components.

b. a. Total acreage of the site of the proposed action? 0.383 acres
b. Total acreage to be physically disturbed? 0.383 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.383 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: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				80 units
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 76 height; 96.45 width; and 190.7 length
iii. Approximate extent of building space to be heated or cooled: 83,000 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? Construction excavation for building.
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): ~200 tons of building debris associated with demolition of existing structure
- Over what duration of time? demolition will be over the course of two months estimated

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Urban soil.
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? N/A acres
vi. What is the maximum area to be worked at any one time? N/A acres
vii. What would be the maximum depth of excavation or dredging? Footings 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: 12,700± gallons/day

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

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 12,700± 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):
City of Poughkeepsie

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

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

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

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

If Yes, identify:

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

Heavy equipment will be utilized during construction of new buildings that are components of the proposed project.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HVAC units to provide heat and A/C for the buildings

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2-3 deliveries per day, with garbage pickup weekly.

iii. Parking spaces: Existing 0 Proposed 0 Net increase/decrease 0

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: 700watts per month for residential and commercial

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

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 6:30 a.m. - 9:00 p.m.
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:
- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- 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:

City of Poughkeepsie Code of Ordinances, Section 13 1/2-6, construction will be limited to the hours of 6:30 a.m. - 9:00 p.m. weekdays. Ambient noise levels will not be exceeded during operation.

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:

Safety and security lighting mounted to the building at the doors.

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: TBD tons per _____ (unit of time)
- Operation : Household/retail waste 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: remnant construction materials.
- Operation: recycling programs

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: State and/or Federal disposal facility
- Operation: State and/or Federal disposal facility

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:

The property is situated with an urban setting containing mixed use residential and commercial buildings.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.383	0.383	0
• 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: _____			

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:

Young Children Magnet Elementary School, Clinton Elementary School, Hudson River Healthcare Inc., Community Family Development, Humble Life Family Daycare

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): 314071,C314125,B00148,C314126cC314126A,C314134,314122,C314130

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

All sites are either under remediation or identified as not a risk to public health unless you are in contact with the soils. Further none of the information available indicates any impacts to the subject site.

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? unknown 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:

urban land soils	100 %
	%
	%

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

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

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

n. 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: Eligible Properties: Enquirer Build, Insurance and travel store(Key Bank), Collingwood Opera House, -SEE MAPPER for additional info

iii. Brief description of attributes on which listing is based:

SEE ADDENDUM PART F

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): SEE ADDENDUM PART F

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 316 Main Owner LLC Date 7/20/21

Signature _____ Title Manager

PRINT FORM

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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126, C314126A, C314134, 314122, C314130
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.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Enquirer Building, Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Building, Upper-Mill Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : 316 Main Street

Date : 6/15/21

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: The project will result in increased demand for off-street parking.		☑	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: The project will result in increased energy use below the above thresholds.		☑	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	□	□
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	□	□
c. The proposed action may result in routine odors for more than one hour per day.	D2o	□	□

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☑
g. Other impacts: _____ _____		☑	☐

PRINT FULL FORM

For316 Main Street Project
EAF Part 3
Identification and Evaluation of Potential Project Impacts

1. ***Impact on Land***
Proposed action may involve construction on, or physical alteration of the land surface of the proposed site.

Part 2 FEAF 1.e. The proposed action may involve construction that continues for more than one year or in multiple phases.

Construction is expected to last 24 months. This will result in ongoing construction related impacts and disturbance to the neighborhood. Such impacts are likely to include increased traffic due to construction and construction related noise, dust and odor impacts. Depth to bedrock is in excess of 40 feet and therefore blasting is unlikely to be required.

The Project Sponsor will be required to employ Best Practices to limit construction impacts. Such practices shall include:

1) Designation of routes for construction trucks to access and stage at the site in order to limit traffic and other general construction impacts.

2) Preparation of a dust suppression plan to be implemented during dry periods or other times when blowing dust occurs.

3) Implementation of the March 2, 2021, and as subsequently amended, Stormwater Pollution and Prevention Plan's (SWPPP's) erosion and sediment control measures including temporary seeding, sediment traps, silt fences, stabilized construction entrances, silt sacks, and other methods described in the NYSDEC Standards and Specifications for Erosion and Sediment Control.

4) All construction vehicles and equipment will be well maintained and operated in an efficient manner. Construction equipment will be required to be equipped with noise attenuation devices and mufflers. In particular, the mufflers on all construction equipment will be fully functional and well maintained by the construction contractor.

5) Construction will be limited to the hours of 6:30 am to 9:00 pm, Monday through Friday, per City Code.

10. ***Impact on Historic and Archeological Resources***
The proposed action may occur in or adjacent to a historic or archaeological resource.

Part 2 FEAF 10.a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to be eligible for listing on the State Register of Historic Places.

The Project Site is located substantially contiguous to the Main Mall Row, a collection of eight buildings from 295 to 315 Main Street, which is listed on the National Historic Register. The project site is also in

close proximity to a number of other properties that are either eligible or listed on the State/National Historic Register. Included in the Main Mall Row are "elaborate three- to four-story, brick and/or stone structures, with bold bracketed cornices, paneled friezes, arcaded facades, and heavily molded lintels," as stated in the statement of significance on record. The statement further continues to say "in addition, there is an ornate sheet-iron façade at 315 Main Mall" and "most of the store fronts are modern, with the exception of the cast iron embrasures at Numbers 3-9 Garden Street."

https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=U1Ok5DlHXhkt8wZCWL7nGV9KkI8hXBY1BjUHqckZ0wYFrLUIDSur0pkR5LEP+UyJozG+/J+5O8VOQg5A6NFRH+xy8XmrVj2naiVzV9uvZHUB812uPphsCPHqQ/PyyCfs&q=false

While the project is substantially contiguous to listed properties, it is not anticipated that the project will have a moderate or large impact on these historic resources due to the fact that the proposed action will not result in the destruction or alteration of any part of the listed properties; The proposed action will not result in the alteration of the listed property's setting or integrity; and The proposed action will not result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. For comparison, examples of actions that are deemed to be of moderate or large impact include demolition or remodeling of historic structures, and projects that change the character or view of an important aesthetic resource. Furthermore, the potential magnitude of any associated impacts is small.

The Project is seeking a height variance to allow construction of six story building where the zoning allows five story buildings. The Applicant has minimized the variance requests by setting back the upper stories to the approximate elevations of the historic buildings that occupied the site in 1926 at the fourth story (EL. 49') and fifth story (EL. 60'). These setbacks are also intended to reference the existing decorative cornice line of Lucky Platt to the west and the roof of 302 Main Street to the east as requested by the Board. These elevations are the most prominent existing horizontal datum lines in the Main Street elevation between Academy Street and Garden Street. The facade materials speak to the industrial past of the city and is characterized by large windows of the proportion of the historic 1926 buildings. The end result is a building that is not only in dialogue with the past, but also the present and future of Poughkeepsie. The requested variances are minimal in nature and will not result in buildings that are out of character with the surrounding neighborhood.

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.

Part 2 FEAF 13.f. Other Impacts. The Project will result in an increased demand for off-street parking.

While the project will result in an increased demand for off-street parking in the downtown, off-street parking requirements have been eliminated for developments within the historic core in order to encourage and facilitate the rehabilitation of abandoned and underutilized properties. The elimination of parking requirements for this sub-district was based upon the findings of the Poughkeepsie Parking Improvement Plan, which included an analysis of existing conditions and demand as well as an analysis of future parking demand. Based on the findings of the study there is sufficient existing parking in the downtown to accommodate the proposed project. Furthermore, by encouraging projects that activate the downtown, improve the pedestrian experience, and increase demand for efficient service of public transit, the demand for off-street parking will be reduced.
https://cityofpoughkeepsie.com/parkingimprovementplan/documents

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

Part 2 FEAF 14.e. Other Impacts: The Project will result in an increase in energy use.

The Project will result in an increased demand for energy in the form of electricity, at an estimated 700 watts per month or 8,400 watts annually. The increase is less than the thresholds in this Part 2 screening question in that is will not require a new or upgraded substation, will not require creation or extension of an energy supply system, will not utilize more than 2,500 MWhrs annually, and will not require heating nor cooling of more than 100,000SF. No significant adverse energy impacts are therefore anticipated.

17. Consistency with Community Plans

The Lead Agency has responded "no" to the statement that "the proposed action is not consistent with adopted land use plans." Dutchess County Planning Department and the Board's architectural consultant, Liscum McCormack VanVoorhis LLP (LMV), both questioned the whether the proposed project meets the intent of the governing zoning code, specifically citing the following sections:

> §19-3.37(4)(a) states, in part, that "preservation of historic architecture is encouraged when possible, and *new development should complement the existing character of the corridor* [emphasis added]." In addition, §19-3.37(10)(c)(3) requires that "new construction and rehabilitation in the PID-HC…shall reflect the traditional architecture of Main Street in building and roof forms, window proportions, materials, colors and details."

The Board has found that the proposed project is consistent with community plans and the intent of the governing zoning code for the following reasons. The existing structure is not of historic significance and therefore preservation of the exiting façade is neither encouraged nor required. Furthermore, the existing façade does not meet the regulations of the zoning code in terms of transparency, thus the proposed new construction brings the site into greater compliance with the code and will add much needed revitalization to this area. The Board has also found that the words "complement" and "reflect" were used specifically within the code to permit for historic architectural features of Main Street to be acknowledged, but not replicated, in new construction. In fact, mimicking of historic architecture is not encouraged by the code or in general practices of historic preservation. Thus, for the reasons stated below in Section 18 (Consistency with Community Character) the Board has found that the proposed project does in fact appropriately complement and in some ways reflect the traditional architecture of Main Street.

Additionally, the PID code permits flat roofs, as is proposed, and the Board has determined that the proposed building does meet the intent of Section 19-3.37(10)(c)(2), which requires that "the principal pedestrian entrances for shopfront buildings within the PID-HC…shall be directly connected to the sidewalk" in that the ground floor of the building has four commercial entrances directly connected to the sidewalk facing Main Street. Finally, in response to comments received from the Planning Board, Dutchess County Planning, and the Board's architectural consultant, the applicant adjusted the size and proportion of the proposed windows to be closer to that of the neighboring historic buildings, as shown in Figure 5 of the letter from Aker Companies and RL Baxter Construction, dated 7/12/2021.

18. Consistency with Community Character

Part 2 FEAF 18.e. The proposed action is inconsistent with the predominant architectural scale and character.

The proposed building is in context with the area context, more specifically the industrial past of the City of Poughkeepsie, and does not have a significant adverse impact on the historic or physical character of the community.

The Planning Board has engaged an architect, Liscum McCormack VanVoorhis LLP (LMV), to assist in reviewing the architecture of the project. The purpose of this review is to ensure that building architecture is compatible with the historic character of Main Street as well as the Main Mall Row. LMV submitted a letter dated May 14, 2021 commenting on the design of the buildings, suggesting changes and requesting additional information. In response to LMV's comments regarding scale, materials, and façade elements, the applicant revised the elevations. Following an architectural work session on 6/29/2021, the applicant further revised the proposed drawings to bring the project into greater compatibility with the historic character of Main Street, as outlined in the letter from Aker Companies and RL Baxter Construction, dated 7/12/2021, and related drawings. LMV submitted a response letter, dated 7/16/21, commenting on the most recent changes. Following an additional architectural work session on 8/4/2021 with LMV, Planning Board members, and planning staff, the applicant submitted revised drawings which further accentuated the proposed guardrail with decorative metal fins to act as a modern parapet.

While the proposed building does not mimic historic architectural features such as an ornate cornice or window lintels, the visual character of the area is changed only in a minor way but is generally consistent in the design, placement, size, color, intensity and architecture of the neighborhood or community.

The Project is seeking a height variance to allow construction of six story building where the zoning allows five story buildings. The Applicant has minimized the variance requests by setting back the upper stories to the approximate elevations of the historic buildings that occupied the site in 1926 at the fourth story (EL. 49') and fifth story (EL. 60'). These setbacks are also intended to reference the existing decorative cornice line of Lucky Platt to the west and the roof of 302 Main Street to the east as requested by the Planning Board. These elevations are the most prominent existing horizontal datum lines in the Main Street elevation between Academy Street and Garden Street. The facade materials speak to the industrial past of the city and is characterized by large windows of the proportion of the historic 1926 buildings. The end result is a building that is in dialogue with the past, but allows for the respectful integration of new materials and building forms in downtown Poughkeepsie.

#2021-018

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 27 High Street (6162-62-192294/180291)

II. **PROPERTY OWNER:** 27 High Street Lofts LLC
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: 845.471.0191 (include area code)

III. **NAME OF APPLICANT:** Same as Owner
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: kelly@pageparkassociates.com

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

IV. **CONSULTANT:** LRC Group
ADDRESS: 85 Civic Center Plaza
Suite 103
Poughkeepsie NY 12601 (state and zip code)
PHONE NUMBER: 845.243.2880 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Renovation of existing building for multi family units and construction of a new (nearly identical) building for multi-family residenl

VI. **ZONING DISTRICT:** R-4

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

OFFICE USE ONLY
CODE: PLSF
ID # _____
FEE: $15,410.00
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

PAID ON 4/12/2021

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes)_____ (no)

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

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

Alteration: X (yes) _____ (no)

Cost of Construction: $5 M

LOT AND BULK INFORMATION:

Lot area: 1.23 (acres) _____ (square feet)

Building Footprint: 10,260 (proposed square feet for new construction)

11,429 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

21,689 (total building footprint, square feet)

Lot Coverage: 37.6% (percentage, building coverage only)

Gross Floor Area: 41,040 (+/-) (proposed square feet for new construction)

36,000 (+/-) (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

77,040 (total gross floor area, square feet)

Building Height: 4 & 5 (stories) _____ (feet)

Floor Area Ratio: 1.48 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 96 spaces

B) Number of Off-Street Parking Spaces provided: 97 spaces

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

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

*(4 - live work (1 bedroom) / 25 one-bedroom / 42 one bedroom with Den)

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: Multiple Family
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 4-Live Work Units (units are one bed)

Number of one (1) bedroom units: 21 (one bed) & 42 (one bed with Den)

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: 67

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

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

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

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Kelly Libolt, 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.

KLibolt

_____ amended 06.03.21

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

Page Park Associates, LLC

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web: www.pageparkassociates.com

A PROPERTY BUSINESS

September 9, 2021

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: High Street
Submission to Planning Board

Dear Ms. Quinn & Ms. Knauss:

Attached find the following amended documents for your review:

1. Amended Site Plan prepared by LRC dated September 9, 2021. Note there are two (2) changes to this Site Plan

   A. Illustrate the location of the Electric Vehicle Parking places. We are proposing to initially construct two (2) parking spaces for Electric Charging and to allocate and build the infrastructure for two (2) additional Electric Vehicle Charging Stations.

   B. Update the Bulk Table to indicate the total parking required is 108 spaces and the total parking provided is 96 spaces. This leaves a deviation of 12 spaces. Please note that the Applicant is under contract to purchase the following adjoining parcels:

      Parcel 6161-62-197319 / W. 9 Oakley Street / 1.05 acres
      Parcel 6162-62-187336 / W. Oakley Street / 0.16 acres
      Parcel 6162-62-182317 / 9 Zimmer Avenue / 0.10 acres
      Parcel 6162-62-179317 / 7 Zimmer Avenue / 0.06 acres
      Parcel 6162-62-173318 / 3 Zimmer Avenue / 0.06 acres

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web: www.pageparkassociates.com

A PROPERTY BUSINESS

As such, it is our intention to allow parking for the High Street project on these adjoining properties. Therefore, at this time we are requesting that the Planning board waive the 12 spaces in conformance with Section 19.4.3(9) of the City of Zoning Code:

> *Section 19.4.3(9) Waiver of parking requirements. All or portions of the off-street parking requirement may be waived by the Planning Board, provided that:*
>
> *(a) The proposed use is within 600 feet of a municipally operated off-street parking facility or privately owned parking area.*

2. Amended Rendering of the site showing the overhead garage door and illustrating the final elevation Option (Option 2) prepared by QPK Architects.

3. Floor Plan for the building prepared by QPK (lower level) showing the open space calculations.

4. Details for the Garage Overhead door.

5. Details for the Garage Screening.

We are aware and acknowledge that there remain additional Site Plan and SWPPP comments received from City Engineering and are in the process of addressing these comments. However, in the interest of advancing the SEQRA review of this project, we understand that the above noted items were necessary to conclude the SEQRA review of the project and the additional Site Plan related Engineering comments will be finalized and addressed shortly.

Thank you in advance for your assistance with this matter.

Sincerely,

Kelly Libolt

Page Park Associates, LLC

The Poughkeepsie Journal Building
85 Civic Center Plaza
P.O. Box 792
Poughkeepsie, NY 12602

Tel: 845.471.0191
Fax: 845.471.0169

web: www.pageparkassociates.com

A PROPERTY BUSINESS

September 9, 2021

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: High Street
Submission to Planning Board

Dear Ms. Quinn & Ms. Knauss:

As requested, the following is a summary of the area variances that are required for the project and a brief summary of each. Please note that we are preparing the area variance applications and submission for the ZBA however this is a brief review for your use at this time:

1. Lot Area - Section 19-3.15(4)(c) requires 147,400 square feet of lot area be provided for the use as proposed. The proposed lot is 53,578.8 square feet and therefore we will seek an area variance of 93,821 square feet.

2. Front Yards - Section 19-3.15(4)(f) requires front yards of 20 feet: the site actually has four front yards, as it occupied an entire block: the front yard set-back of the existing building, though deficient, is a grandfathered pre-existing non conformity (see Section 19-5.2 of the Zoning Ordinance). The Front Yard set-back for the addition is 0 feet on Elm Street and 0 feet on Zimmer Avenue. Therefore, we will seek an area variance from the Front Yard setback requirement of 20 feet for Elm Street and 20 feet for Zimmer Avenue;

3. Building Height - Section 19-3.15(4)(g) limits the height of buildings to 3 stories. While the existing building is 4 stories at some points, it is again a pe-existing non-conformity (see Section 19-5.2 of the Zoning Code). The new building is also proposed to be 4 stories and therefore we will seek an area variance for 1 story;

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5. Parking - Section 19-4.3(11) requires that 108 parking spaces be provided (4 for the work-live lofts, 94.5 for the one-bedroom units, plus 9.85 for visitor parking. The project is providing 96 spaces on the current lot and is seeking a waiver from the Planning Board to permit the balance of the twelve (12) spaces to be provided on an adjoining parcel to be owned by the same owner/applicant. Therefore, at this time, no area variance is required.

6. Parking Rows - Section 19-4.3(1) provides that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping. The project has utilized the existing parking lot and reconfigured the existing spaces using all existing impervious area. As a result, there is one continuous row of 16 spaces and one continuous row of 17 spaces. Therefore, we will seek an area variance to permit one row of 16 spaces and one row of 17 spaces;

7. Parking Aisle - Section 19-4.3(5)(b) requires that aisles between rows of parking be a minimum of 22 feet wide: the aisles proposed as 20 feet in width. Therefore, we will seek a variance to permit an isle of 20 feet in width. Based on my prior conversation with the Fire Chief, the Fire department will accept the proposed isle width.

8. Landscaping on Property Line - Section 19-4.3(1) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area with a minimum width or three feet with plantings at, least three feet high planted three feet on center shall be provided between the parking area and the street or property line. The project provides the required landscaping in all areas with the exception of the area along Zimmer Ave. adjacent to the existing surface parking lot. Therefore, we will request a variance for the required landscaping strip in this area of 3 feet.

9. Landscaping Strips - Section 19-4.11(b) requires that landscape strips be provided along property lines of all multifamily uses. Such landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses. The project provides the required landscaping in all areas with the exception of areas along Elm Street and Zimmer Avenue. In these areas, we will be requesting a variance of 3 feet.

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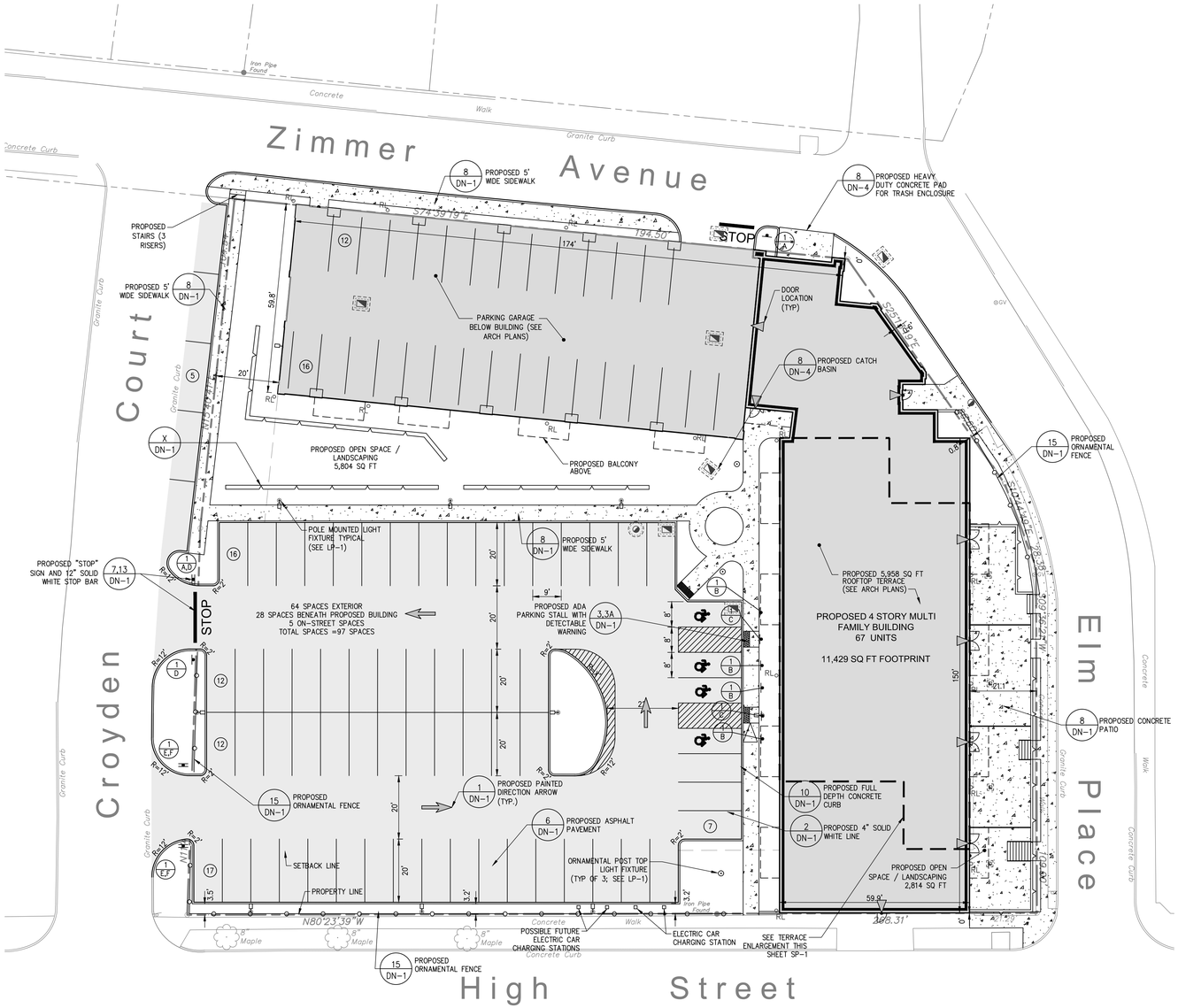
A PROPERTY BUSINESS

Please advise if there is anything further you would like regarding this summary. Thank you in advance for your assistance.

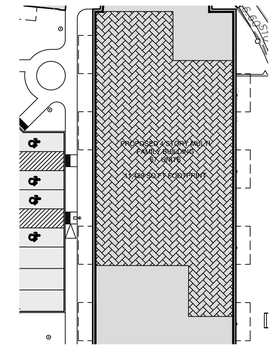
Sincerely,

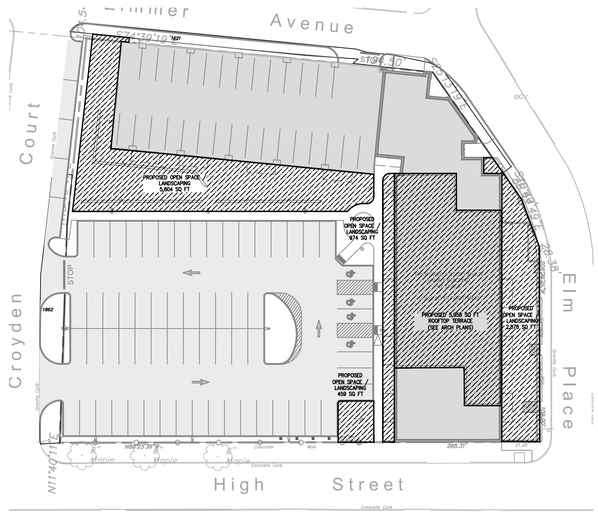
Kelly Libolt



TERRACE ENLARGEMENT

SCALE: 1"=30'





OPEN SPACE PLAN

SCALE: 1"=40'

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291
PROPOSED ZONING DISTRICT	R-4 (MEDIUM HIGH DENSITY RESIDENCE)
PROPOSED USE	RESIDENTIAL USE

ZONING SUMMARY		
ITEM	REQUIRED R-4	PROPOSED
MINIMUM LOT AREA	3.38 ACRES (1)	1.234 ACRES *
MINIMUM LOT WIDTH	30 FEET	194.50 FEET
MINIMUM FRONT YARD	20 FEET	0 FT **
MINIMUM SIDE YARD	35.2 (2)	0.6 FT *
SIDE YARD (OTHER SIDE)	NONE REQUIRED	20'
MINIMUM REAR YARD	32.5 (2)	0 FT *
MAXIMUM BUILDING HEIGHT	3 STORIES OR 40 FEET	4 STORIES, 65.5 FT *
MAXIMUM LOT COVERAGE	40%	37.6%
USABLE OPEN SPACE	0.433 (3)	0.232 (GROUND AREA) 0.204 (BUILDING AREA) 0.436 (TOTAL)
FLOOR AREA RATIO (FAR)	NONE REQUIRED	1.48

* VARIANCE REQUIRED, ** EXISTING NON CONFORMING

(1) MINIMUM LOT AREA

EFFICIENCY UNIT/
4-LIVE WORK=2,200 SF EACH (4X2,200=8,800 SF)
21 ONE BEDROOM UNIT=2,200 SF EACH (21X 2,200=46,200 SF)
42 ONE BEDROOM WITH DEN=2,200 SF EACH (42X 2,200=92,400 SF)
TOTAL LOT AREA REQUIRED 147,400 SF OR 3.38 ACRES

(2) SIDE / REAR YARDS

DISTANCE FROM STRUCTURE TO THE PROPERTY LINE=1/2 THE HEIGHT OF THE STRUCTURE CLOSEST TO THE PROPERTY LINE OR 15', WHICHEVER IS GREATER
1/2 OF 65.5=32.5 FT

(3) REQUIRED OPEN SPACE

ONE BEDROOM UNIT=300 SF EACH (63X300=18,900 SF)
TOTAL OPENS SPACE REQUIRED 18,900 SF OR 0.433 ACRES

PARKING SUMMARY CHART

PARCEL SIZE	1.234 ACRES
TAX MAP IDENTIFICATION	6162-62-192294 & 6162-62-180291

PARKING SUMMARY		
ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS: 1 PER LIVE / WORK 1.5 PER ONE BEDROOM VISITOR PARKING (1x4 WORK UNITS + 1.5x63 ONE BEDROOM UNITS)	108 REQUIRED	28 SPACES UNDER BLDG 64 EXTERIOR SPACES 5 ON-STREET SPACES 97 TOTAL SPACES
HANDICAP SPACES	4 REQUIRED *	4
MIN. PARKING DIMENSIONS	9'x20'	9'x20'
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	20' (ONE WAY)

* PER ADA TABLE 208.2

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SNOW STORAGE AREA
- PROPOSED CONCRETE CURB
- PROPOSED SIGN

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	2
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	DO NOT ENTER	2
E	ONE WAY	2
F	ONE WAY	2

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

SIGNS

SIGN LEGEND No.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
071410
LICENSED PROFESSIONAL ENGINEER

#	Date	Revisions
3.	2021-09-10	REVISED PER COMMENTS
2.	2021-08-06	REVISED PER COMMENTS
1.	2021-06-04	REVISED PER COMMENTS

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LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

SITE PLAN

RESIDENTIAL DEVELOPMENT

27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMO	CAD File	SP18227701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2277	SP-1
Checked	KFC	Date	2021-04-02	
Approved	REM	Scale	1"=20'	

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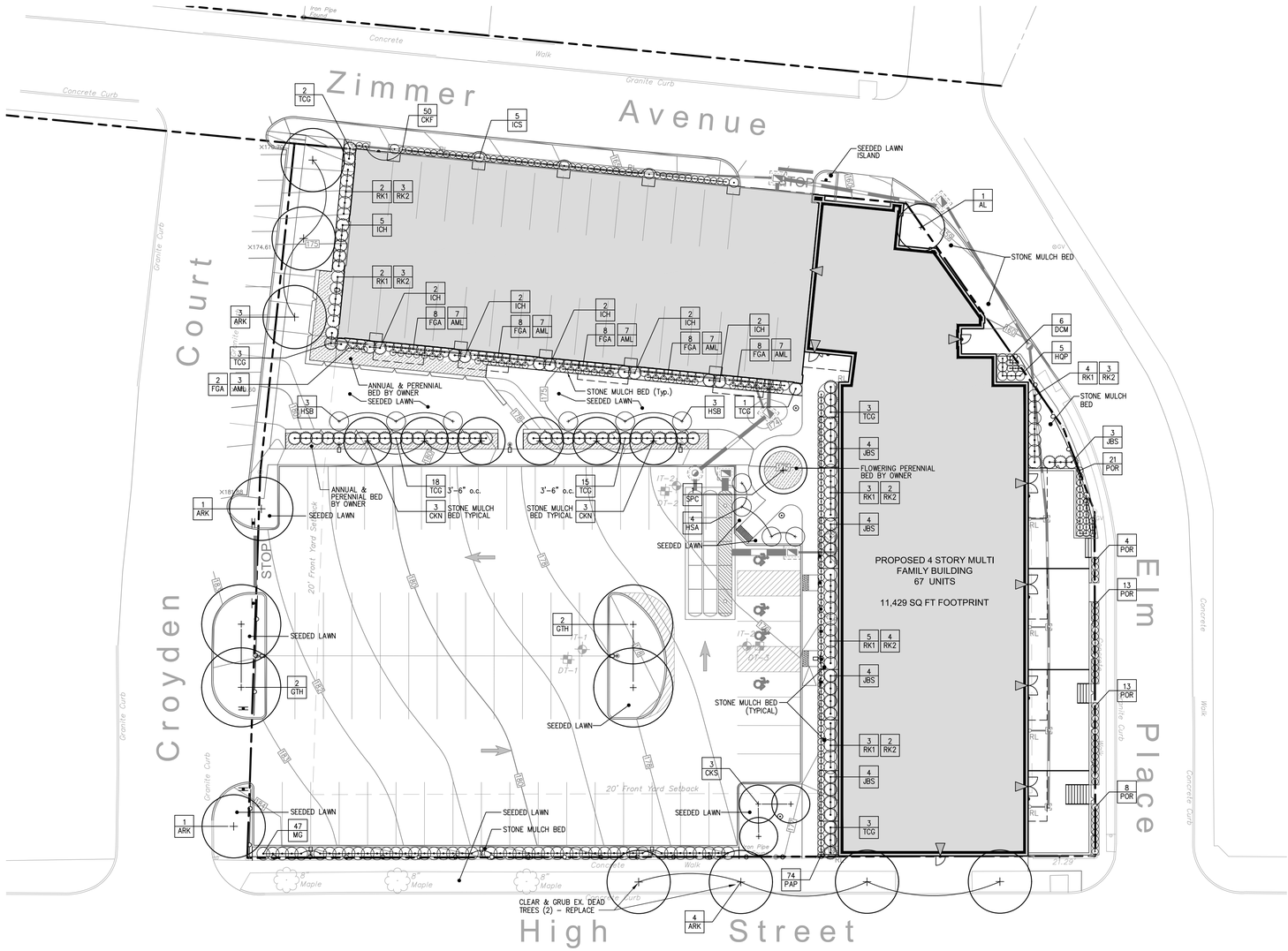


PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN FOR ALL OTHER INFORMATION.
2. 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 OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, 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.
3. 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. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL TREE AND SHRUB RINGS OR BEDS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE 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 SHEET DN–1 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. 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.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. COMPACTED SUBGRADE AND ROCK SHALL BE REMOVED TO FULL DEPTH PLANTING PITS OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL PLANTING SOIL MIX AS DESCRIBED IN THESE NOTES.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART COMPOST
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

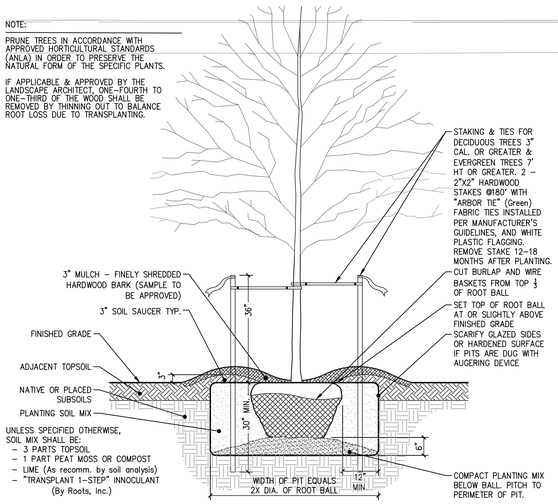
    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
11. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

PLANT LIST:

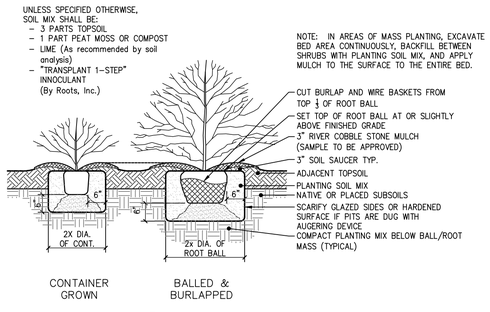
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	AL	1	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	B&B	8–10' ht.	35' ht.	Multi–stem Tree Form
	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	CKN	6	CORNUS KOUSA x NUTTALLII 'KN4–43'	STARLIGHT KOUSA DOGWOOD	B&B	3–3.5" cal.	30' ht.	White Bloom
	CKS	3	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	2.5–4" cal.	25' ht.	Pink Bloom
	GTH	4	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	SPC	1	STEWARTIA PSUEDOCAMELLIA	JAPANESE STEWARTIA	B&B	3–3.5" cal.	20–25' ht.	
SHRUBS:	AML	38	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	18" o.c.; Red–Or Fall
	DCM	6	DAPHNE BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	18–24" ht.	2–3' ht.	Semi–evergreen
	FGA	42	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	White bloom; Red/Or fall
	HQP	5	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	24" min.ht.	3–5' ht.	White; Burgundy fall
	HSA	4	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Double Rosy Purple
	HSB	6	HIBISCUS SYRIACUS 'BLUE SATIN'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Single Royal Blue
	ICH	15	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	CONT.	24"min.spd.	2–3' ht.	Low Spreading Form; No prune.
	ICS	5	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	CONT.	36–42 "ht.	8–10' ht.	Upright Pyramidal Form
	JBS	19	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	CONT.	24" min.spd.	3'H x 4'W	Do not prune.
	MG	47	MYRICA GALE	SWEET GALE	CONT.	24" min.spd.	2–4' ht.	Maintain as loose hedge
	RK1	19	ROSA 'RADRAZZ'	KNOCK OUT ROSE	CONT.	24" min.ht.	3–4' ht.	30" o.c.; Red
	RK2	17	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	24" min.ht.	3–4' ht.	30" o.c.; Pink
	TCG	45	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24–30" ht.	3'x4'	Do not shear.
PERENNIALS, GRASSES & GROUNDCOVERS	CKF	50	CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	PAP	74	PENNISETUM ALOPCUROIDES 'PIGLET'	PIGLET DWARF FOUNTAIN GRASS	CONT.	#SP5	18" ht.	2' o.c.
	POR	59	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#SP5	24" ht.	2' o.c.; Lt. Pink tassels

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

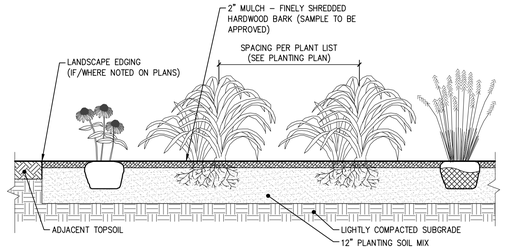
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE–FOURTH TO ONE–THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'–0"



2 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'–0"



SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF. PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

3 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'–0"

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074184

No.	Date	Revisions
1	2021-06-04	REVISED PER COMMENTS
2	2021-08-16	REVISED PER COMMENTS

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- Environmental Services
- Land Surveying
- Landscape Architecture

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LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

LANDSCAPE PLAN

RESIDENTIAL DEVELOPMENT
27 HIGH STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMO	CAD File	LL18227701.dwg
Drawn	SMC	Project No.	18-2277
Checked	KFC	Date	2021-04-02
Approved	REM	Scale	1" = 20'

Sheet No. LL-1

X:\2018\Jobs 2018\18-2277-Page Park – High Street\DWG\LL18227701.dwg

PATIO DIVIDERS: TOURNESOL "BOULEVARD SCREEN"

ANDERSON 100 SERIES WDW: BLACK

1 BUILDING ELEVATION - NORTH

SCALE: NO SCALE

2 BUILDING ELEVATION - SOUTH

SCALE: NO SCALE

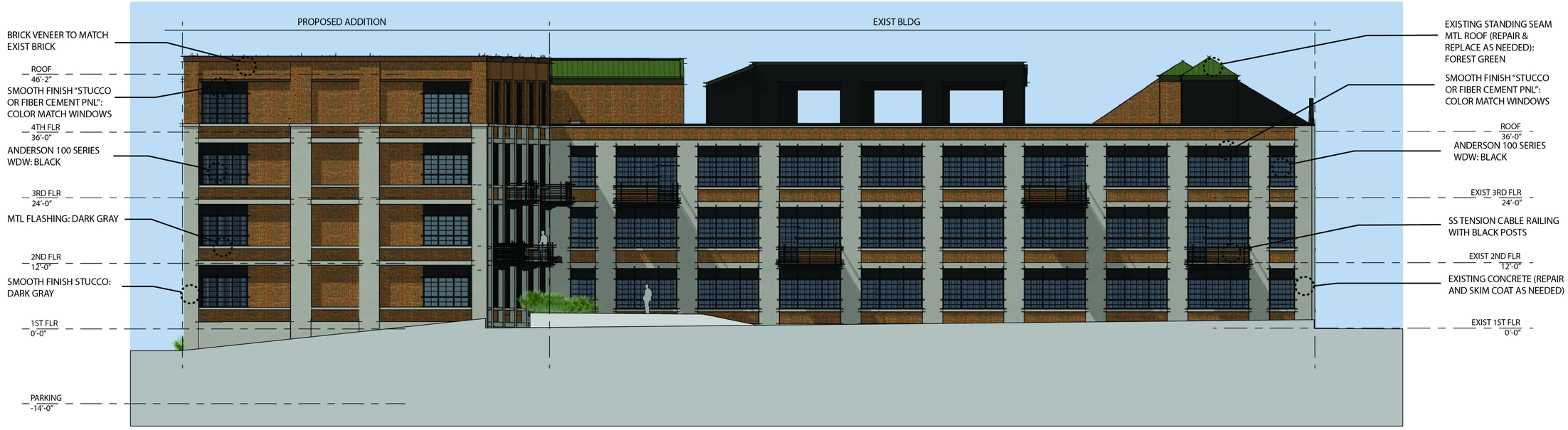
BUILDING ELEVATIONS

D-200

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

05/26/21

60 YEARS QPK DESIGN



1 BUILDING ELEVATION - WEST

SCALE: NO SCALE

2 BUILDING ELEVATION - EAST

SCALE: NO SCALE

BUILDING ELEVATIONS

D-201

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

05/26/21

671S

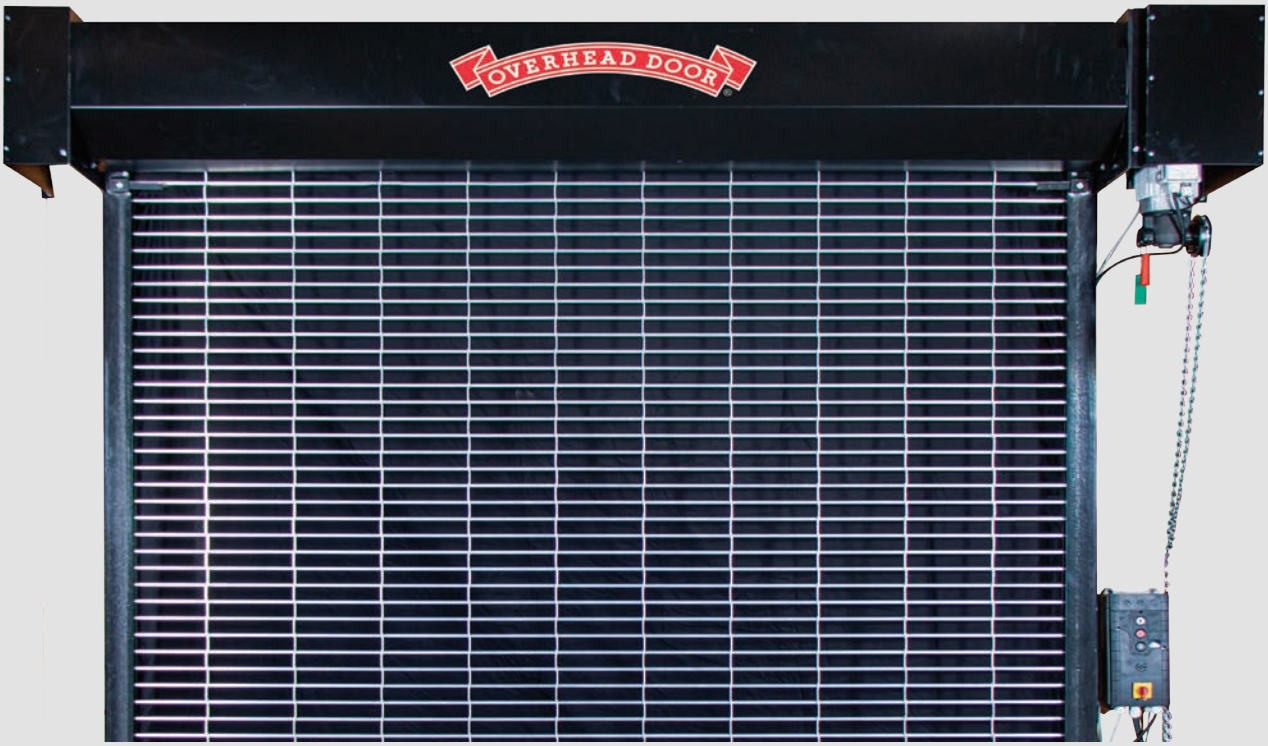
EverServe™ Grille

SPRINGLESS ROLLING SECURITY GRILLE SYSTEM

ENHANCED CYCLE LIFE.
LOW MAINTENANCE.
EASE OF SERVICEABILITY.

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Standard features at a glance

Max. height	14'4" (4,369 mm)*
Max. width	30'0" (9,144 mm)*
Curtain	Galvanized steel links and solid rods with mill aluminum spacer tube
Curtain pattern	Straight lattice 9" center vertical links with 2" center rod spacing
Door roll	Directly driven, springless roll with integral shaft; Self-aligning greaseable sealed bearings; Door does not require counterbalance device
Hood	24-gauge galvanized steel primed; Matching motor and end cover provided
High Usage Guides	Three structural steel angles with UHMW wear strips and PowderGuard® Premium powder coat finish in black
Bottom bar	Tubular extruded aluminum with mill finish
Standard mounting	Interior or exterior face of wall
Operation	Direct drive integrated gear/motor/brake assembly; drive assembly and limit sensors are factory pre-assembled; Manual hand chain for power outage. Horsepower is appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Control panel	Electronic controller with microprocessor self-diagnostics. Digital readout indicates door action, alarm conditions, and fault conditions. Time delay self-close timer and non-resettable cycle counter is included. Enclosure is IP54 rated (NEMA 3 equivalent).
Actuator	Single open/close/stop push button station incorporated into control panel
Safety features	Built-in braking mechanism; Photoelectric safety sensors with guards
Limited warranty	24 month, 300,000 cycles

Options

- **Motor options**** Available options for supply voltages 220-240V AC 1-phase; 440-480V AC 3-phase; 575V AC 3-phase (Both 440-480V and 575V require additional transformer)
- **Curtain pattern** Brick 9" on center vertical links with 2" on center rods spacing
- **Curtain material** Mill aluminum link, galvanized steel solid rod, with mill aluminum spacer tube; Clear anodized aluminum link, galvanized steel solid rod, and clear anodized aluminum spacer tube; #4 or #2B stainless steel link, solid rod, and spacer tube and PowderGuard® Premium finish.
- **Guides** PowderGuard® Premium finish, PowderGuard® Zinc or Textured finish
- **Hood** PowderGuard® Premium or PowderGuard® Textured finish; stainless steel with #4 brush finish; anodized or mill finish aluminum
- **Safety devices** Monitored electric sensing edge; additional set of photoelectric sensors
- **Control panel** IP65 (NEMA 4/4X equivalent) control panel
- **Actuators** Push buttons, loop detectors, radio control, motion detectors or any combination thereof available for door operation/control

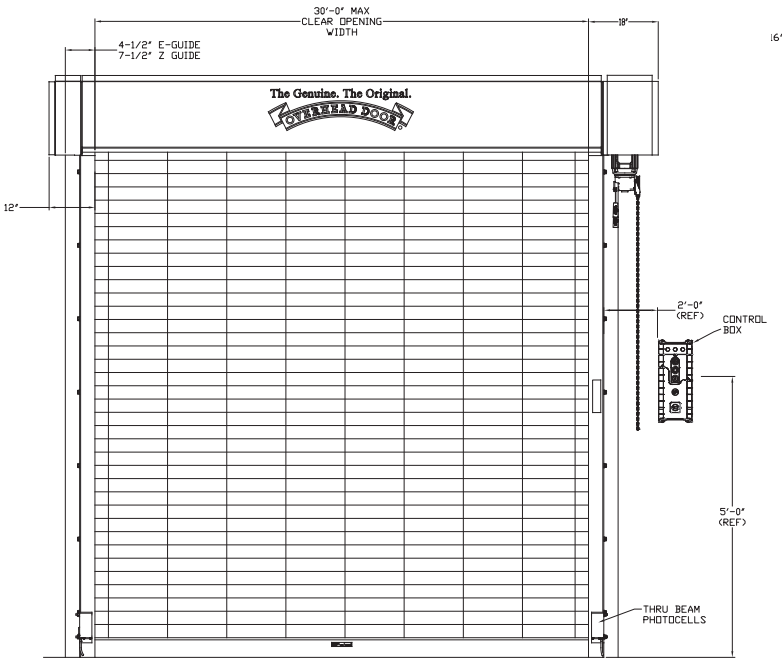
* Dependent upon the curtain material and pattern. Consult factory for sizes not listed above.

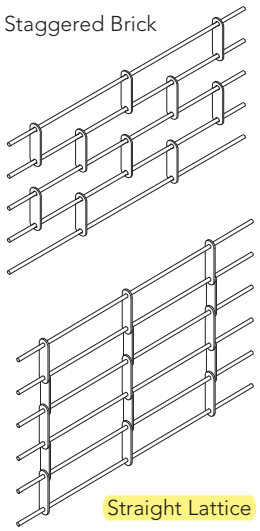
** If the voltage is too low a transformer may be needed. Larger doors may not be available with 1-phase power. Consult factory for information.

Advantages of a springless rolling security grille

The EverServe™ Grille platform is an industry leading, performance driven solution to enhance our Rolling Security Grille product line. The EverServe™ Grille system provides customers with high cycle performance, security, durability, maximized air movement and visual access while delivering a reliable system, minimizing downtime with ease of serviceability. The springless design builds on the proven construction of the Overhead Door™ Rolling Security Grille line, adding significant enhancements to provide 15 times the standard cycle life.

Grille data and pattern





Wall opening height	Dimension A
Thru 6'	14"
Thru 10'	16"
Thru 14'	18"

Benefits

- Springless operation eliminates the need for a counterbalance
- 300,000 cycle life performance and functionality with minimum maintenance requirements
- The continuous rod curtain design combined with the high strength curtain materials increases the durability and security of this grille system
- Universal components for ease of maintenance
- Floor-level controller for ease of access control and maintenance
- Direct drive integrated gear/motor/brake assembly; built-in braking mechanism provides additional peace-of-mind against uncontrolled curtain travel
- Field-installable accessories such as radio controls or motion detectors to match a wide range of application requirements
- 24 month limited warranty on door system

Staggered Brick pattern

Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

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The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the sectional garage door industry, inventing the first sectional garage door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.

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we reserve the right to change product specifications without notice or obligation. C900-1183 12/19

RAL 1000 49/15200 • 38/15000
RAL 1001 49/15190 • 38/15001
RAL 1002 49/22590 • 38/20002
RAL 1003 49/22580
RAL 1004 49/22570 • 38/20004
RAL 1005 49/22560 • 38/20005
RAL 1006 49/22550 • 38/20006
RAL 1007 49/22540
RAL 1011 49/15180 • 38/15011
RAL 1012 49/22530 • 38/20012
RAL 1013 49/11280 • 38/10013
RAL 1014 49/15170 • 38/15014
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OVERHEAD DOOR®

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ARCHITECTURAL GRILLES & SCREENS

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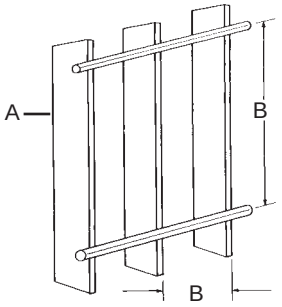
GRILLES & SCREENS

Ametco Mfg. Corp. has the industry's largest selection of architectural grilles and screens. From electro-forge welded steel grilles to extruded aluminum louvers; Ametco can work with you to achieve the requirements of your project. All of Ametco's grilles and screens are polyester powder coated to any of the 15 standard Ametco colors.

GRILLES

Ametco grilles are manufactured from electro-forge welded steel giving you the strength required for security. Ametco can custom fabricate any of the standard meshes to fit your needs. All grilles are hot dip galvanized after fabrication then powder coated. This combination not only gives you the best protection but also allows you to choose a color from Ametco's 15 standard colors to harmonize with the surrounding environment.

Design	Bar size (A)	Mesh (B)
Grotto®	1" × 5/64"	1 21/32" × 5 3/16"
Shield®	1" × 5/64"	1 21/32" × 1 3/4"
Metro®	1" × 1/8"	2 7/16" × 5 3/16"
Blockade®	1 3/16" × 5/32"	2 7/16" × 5 3/16"
Lattice	1" × 1/8"	2 7/16" × 2 19/32"
Stadium®	1" × 1/8"	3 15/16" × 3 15/16"
Trellis®	1" × 1/8"	4 7/8" × 5 3/16"



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Ametco®
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Willoughby, Ohio 44096
Web Site www.ametco.com
Phone (440) 951-4300
Fax (440) 951-2542
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POWDER COAT COLOR CHART

STANDARD COLORS

WHITE

CAL GRAY

CREAM

MOSS GREEN

RED BARON

BRONZE MAT

BLACK VELVET

PALE GREEN

LIGHT BLUE

SAFETY YELLOW

BLUE STREAK

CHARLIE BROWN

LIGHT IVORY

SILVER

Custom color match available at additional cost.
NOTE: These are color reproductions and approximate the actual color as closely as possible.

AMETCO MFG. CORP.
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Willoughby, Ohio 44096
www.ametco.com

Phone: 440-951-4300
Fax: 440-951-2542
Toll Free: 800-321-7042
E-Mail: ametco@ametco.com

UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.			
BSMT	4			4	X0	=	0	SF
1ST FLR		6	11	17	X300	=	5,100	SF
2ND FLR		6	12	18	X300	=	5,400	SF
3RD FLR		6	12	18	X300	=	5,400	SF
4TH FLR		3	7	10	X300	=	3,000	SF
TOTAL	4	21	42	67			18,900	SF
	(6%)	(31%)	(63%)					

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	7,237 SF	(SOUTH SIDE OF ADDITION)
	2,878 SF	(EAST SIDE OF EXISITNG)
BSMT	825 SF	(FITNESS)
1ST FLR	1,386 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	384 SF	(4 BALCONIES @ 96 SF)
3RD FLR	384 SF	(4 BALCONIES @ 96 SF)
4TH FLR	5,909 SF	(ROOF TERRACE)
TOTAL	19,003 SF	

19,003	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
103	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR

SCALE: 1/16" = 1'-0"

BSMT FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-909

09/10/21

UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.			
BSMT	4			4	X0	=	0	SF
1ST FLR		6	11	17	X300	=	5,100	SF
2ND FLR		6	12	18	X300	=	5,400	SF
3RD FLR		6	12	18	X300	=	5,400	SF
4TH FLR		3	7	10	X300	=	5,400	SF
TOTAL	4	21	42	67			18,900	SF
	(6%)	(31%)	(63%)					

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - PARKING LEVEL / EXISTING GROUND FLOOR

SCALE: 1/16" = 1'-0"

BSMT FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-909

02/10/21

UNIT COUNT

FLOOR	*A* LIVE/WORK	*B* 1B	*C* 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.			
BSMT	4			4	X0	=	0	SF
1ST FLR		6	11	17	X300	=	5,100	SF
2ND FLR		6	12	18	X300	=	5,400	SF
3RD FLR		6	12	18	X300	=	5,400	SF
4TH FLR		3	7	10	X300	=	5,400	SF
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OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
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TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

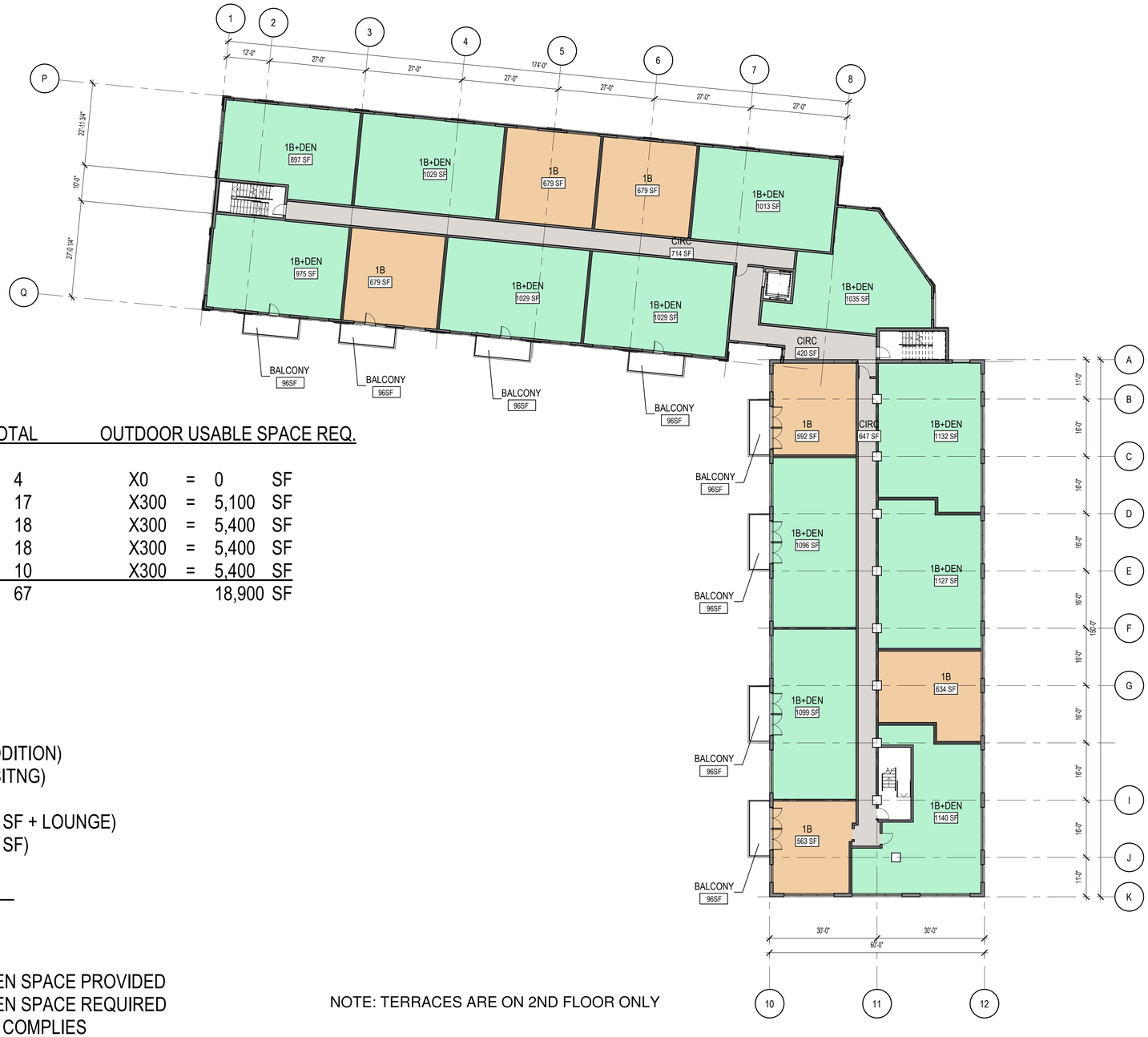
1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"

FIRST FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-910

02/10/21



UNIT COUNT

FLOOR	A LIVE/WORK	B 1B	C 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.			
BSMT	4			4	X0	=	0	SF
1ST FLR		6	11	17	X300	=	5,100	SF
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OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
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	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

NOTE: TERRACES ARE ON 2ND FLOOR ONLY

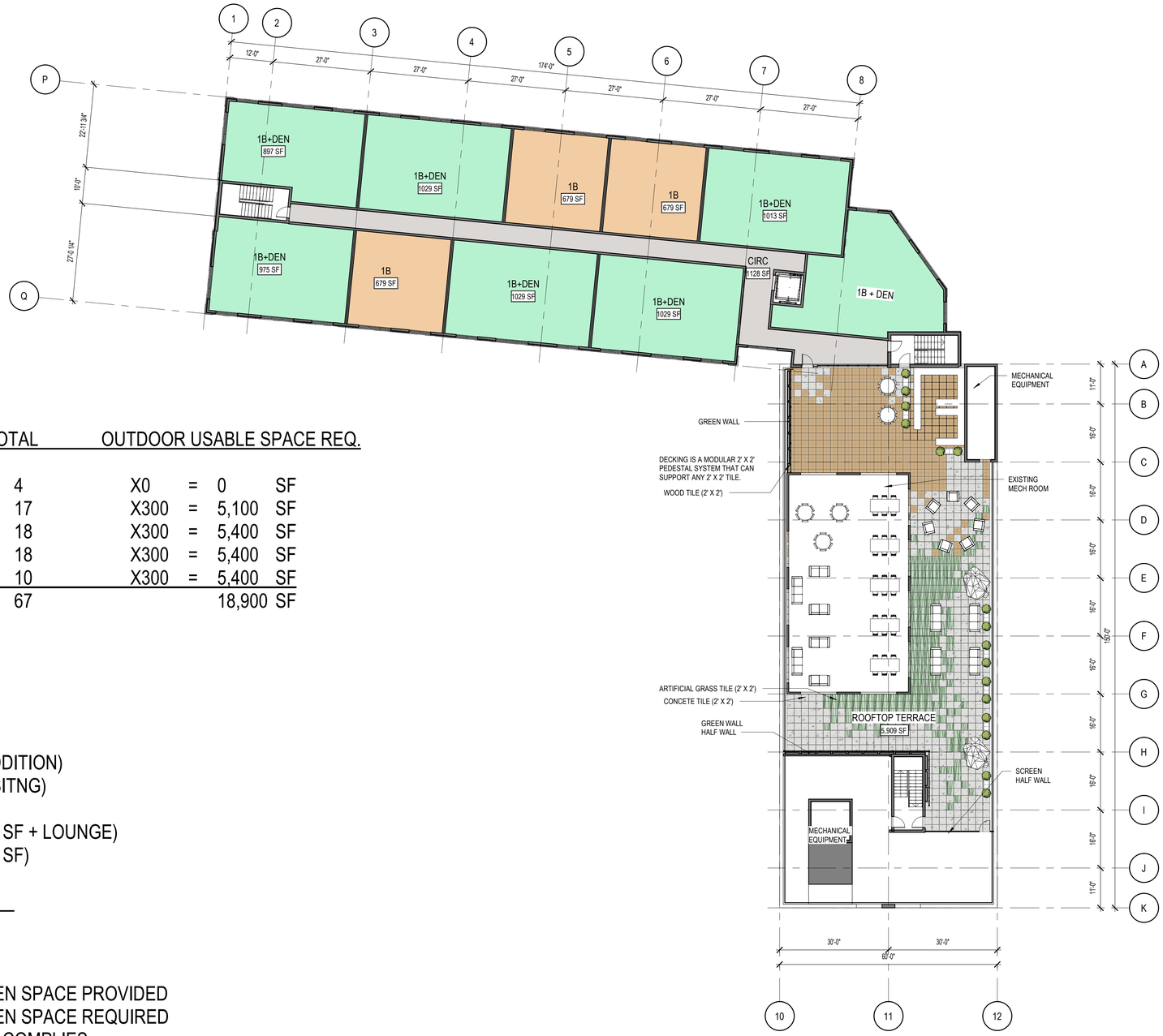
1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

SECOND/THIRD FLOOR PLAN

A-911

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

02/10/21



UNIT COUNT

FLOOR	*A* LIVE/WORK	*B* 1B	*C* 1B+DEN	TOTAL	OUTDOOR USABLE SPACE REQ.			
BSMT	4			4	X0	=	0	SF
1ST FLR		6	11	17	X300	=	5,100	SF
2ND FLR		6	12	18	X300	=	5,400	SF
3RD FLR		6	12	18	X300	=	5,400	SF
4TH FLR		3	7	10	X300	=	5,400	SF
TOTAL	4	21	42	67			18,900	SF
	(6%)	(31%)	(63%)					

OUTDOOR USABLE OPEN SPACE

FLOOR	USABLE OPEN SPACE	
ON GRADE	9,723 SF	(SOUTH SIDE OF ADDITION)
	2,814 SF	(EAST SIDE OF EXISITNG)
BSMT	1,001 SF	(FITNESS)
1ST FLR	1,234 SF	(4 BALCONIES @ 96 SF + LOUNGE)
2ND FLR	768 SF	(8 BALCONIES @ 96 SF)
3RD FLR	0 SF	
4TH FLR	5,958 SF	(ROOF TERRACE)
TOTAL	21,269 SF	

21,269	TOTAL OUTDOOR USABLE OPEN SPACE PROVIDED
- 18,900	TOTAL OUTDOOR USABLE OPEN SPACE REQUIRED
2,369	MORE THAN REQUIRED, THUS COMPLIES

1 FLOOR PLAN - FOURTH FLOOR / ROOF PLAN

SCALE: 1/16" = 1'-0"

FOURTH FLOOR PLAN

HIGH STREET APARTMENTS - PAGE PARK ASSOCIATES

A-912

02/10/21

July 13, 2020

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 2021-018: 27 High Street

MASS DESIGN GROUP

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Dear City of Poughkeepsie Planning Board,

Our office is in receipt of the latest digital drawings for 27 High Street on June 06, 2021, and a project introduction was convened via teleconference on June 25, 2021. This meeting included the design team led by Jack Kelly and Kevin Clark, Natalie Quinn and myself. The applicant's design team introduced the drawings and the conversation took a constructive workshop approach to expand upon the previous conversations from a preliminary architectural workshop on May 10th, 2021, and at the June 15, 2021 Planning board meeting, to understand the conceptual process of the design and finding opportunities that the design team could continue to investigate.

As indicated in the applicant's presentation, plans and elevations, the site in question is formerly a county office building that is proposed to be converted into multifamily housing, and added to with a supplemental massing of similar size and detailing.

<u>MASSING</u>

A. Corner Volume at Elm Place and Zimmer Avenue
One major discussion of this workshop was about the new volume at the northeast corner that acts as a hinge between the original building and the additional massing along Zimmer Avenue and Elm Place. A series of detail options were discussed with the design team for strategies to mate the old detailing to the new facade detailing, and the conversation landed with an important corner pilaster that helps to carry a facade structural member up to a windowsill line, to create a bit of continuity between the two buildings of different structural systems and eras. (see image below)

B. Another discussion point was to carry some of the garden level "Brownstone" detailing around to this hinge volume at the street level, which the design team wanted to study further. (see image below)

ARCHITECTURAL DETAILS, MATERIALS AND METHODS

1. Balconies

   The previous iteration of the building showcased a series of southern balconies extending from the facade over the garden level apartments. It was suggested during live interpretation during the first planning board meeting (May 2021) that by staggering the floor level of the balconies, that additional light and air could be offered to future tenants on the first and second floor level, and it helps to deemphasize the horizontality created by shadows cast by balconies on a single floor. We support the decision made to stagger the balconies as it allows for a more equitable access to light and air.

   Balcony handrails have been edited to show an industrial cable tension railing, which feels sympathetic to the overall design intent of a contemporary yet industrial aesthetic to the building.

2. Parking Apertures

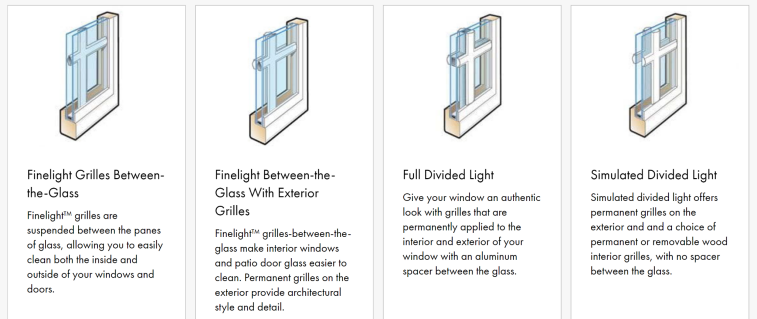
   The applicant has proposed a wire mesh infill panel in the streetside openings along the base floor parking structure. While the renderings showed this mesh as green in color, the design team has clarified that the metal would have a metal finish, and that the intent of the mesh is to sponsor climbing vines. **As vines may provide another aesthetic narrative to the elevations, please clarify for the board if any particular species is intended to be introduced.**

3. Windows

   The applicant's design team has reviewed the streetscape neighborhood context as well as the design intent as shown in their updated drawings and has concluded that dark frame windows with divided lites will supplement the industrial loft aesthetic. The windows identified are Anderson 100, a budget replacement window with a variety of operational configurations,

   There are three window clarifications that would be worth further discussion:

   a. Muntin Grills
      The divided light grids come in options that the planning board may want to clarify. We are attaching Anderson manufacturer literature below. The "Finelight" Grilles are inside the glass which will not look equivalent to the "Full Divided" or "Simulated Divided" which will give the glass the divided look in the same plane as the window/door frames. **Please confirm the intended grille specification for the planning board to review. (See Image Below)**
   b. On the same note, drawing D-200 shows a window detail without vertical muntins, but the elevations show divided grids. **Please confirm the intended grill specification. (See Image Below)**



c. Window Operation

The operation of the windows is unclear in the current package, but we understand that the manufacturer offers operables in hung, awning, hopper or casement models. **As the operation of the windows will be part of the exterior character of the building, please confirm window operation for the planning board to review.**

4. **Materials**
   A. Largely the physical palette of presented materials are for the restoration of the existing materials and for the new building to match existing. The darkened stucco shown at the **In this instance, we would recommend the design team submit photographs of the proposed materials taken adjacent to the existing buildings for final color / texture review.**

   B. **The applicant's design team is also presenting a darkened stucco material for the brownstone along Elm Place, which the planning board may wish to review.**

<u>Site and Parking Lot</u>

A. We appreciate that the drawings show a removal of the High Street parking lot fencing. The new renderings showcase the existing streetscape trees, and it is worth noting that in the planting plans a couple of new tree specimens will be added in the central parking endcaps. In the workshop, it was noted that the surface lot remains largely an uninterrupted asphalt hardscape surface. **We would encourage the applicant to consider converting the perimeter spaces to pervious paving, or at minimum along the High Street parking spaces, to help decrease the asphalt's proximity to the southern sidewalk.**

We look forward to the evolution and construction of this inventive and exciting project in the Northside of Poughkeepsie and wish the applicant success in subsequent meetings and reviews.

Sincerely,

Chris Kroner
Principal
ckroner@mass-group.org

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:
27 High Street Lofts

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

Brief Description of Proposed Action:
Renovation of existing building for multi family units and construction of new (nearly identical) building for multi family residential.

Name of Applicant or Sponsor:	Telephone: 845-471-0191
27 High Street Lofts, LLC	E-Mail: kelly@pageparkassociates.com

Address:
PO Box 792

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12602

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan, Area Variances, DC239M, DCDOH, DEC, SWPPP	☐	☑

3. a. Total acreage of the site of the proposed action? 1.23 acres
   b. Total acreage to be physically disturbed? .97 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.23 acres

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
~~1~~9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: _____		
314074, B00036, B00020, 314122 - see attached reports		

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

Applicant/sponsor/name: Kelly Libolt Date: July 20, 2021

Signature: KLibolt Title: Project Manager

PRINT FORM

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Schatz Plant
Site Code: 314074
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 3
Address: 70 FAIRVIEW AVENUE
City:POUGHKEEPSIE Zip: 12601
County: Dutchess
Latitude: 41.71668964
Longitude: -73.92178268
Site Type: STRUCTURE
Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation
Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie,NY, 12601
Current Owner Name: SCHATZ FEDERAL BEARING COMPANY
Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE,NY, 12601
Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY
Current On-Site Operator: Schatz Federal Bearings Company
Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie,NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. Site Features: The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). Current Zoning and Land Use: The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. Past Use of the Site: The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost

parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. Site Geology and Hydrogeology: The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)
TOLUENE, ETHYLBENZENE & XYLENES
polychlorinated biphenyls (PCB)
DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009 USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Qual Krom Site
Site Code: B00036
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 28 Orchard Place
City: Poughkeepsie Zip: 12602
County: Dutchess
Latitude: 41.712122207
Longitude: -73.926662504
Site Type:
Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement,building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
arsenic
lead
mercury
chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals.The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environemental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Hamilton Reproduction
Site Code: B00020
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 166-186 North Hamilton Street
City: Poughkeepsie (c) Zip: 12601-
County: Dutchess
Latitude: 41.71181953
Longitude: -73.92125559
Site Type:
Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Landuse Restriction
Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Investigate approximately 1.96-acre property previously used for various manufacturing operations including buttons, clothing and printing. Contamination included PCBs, asbestos, solvents and petroleum from a 10,000 gallon underground storage tank. The site has been remediated. Asbestos abatement,building demolition and soil removal has been completed. An Environmental Easement was recorded by the County clerk on 6/2/2009. SMP is complete and COC was signed 6/11/2010.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of

issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene
iron
trichloroethene (TCE)
benzo(b)fluoranthene
tetrachloroethene (PCE)
toluene
benzene
copper
benzo[k]fluoranthene
benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-CD)pyrene
arsenic
benzo(a)pyrene
xylene (mixed)

Site Environmental Assessment

The primary contaminants of concern at the site are solvents, PCBs,and BTEX. The site has been remediated. Asbestos abatement, building demolition and soil removal are completed. Environmental easement and site management plan are in place.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

Refine This Search

PRELIMINARY ENGINEERING REPORT

Prepared for

HIGH STREET APARTMENTS

Located at

27 High Street
City of Poughkeepsie, Dutchess County, NY
Tax ID 6162-62-192294 & 6261-62-180291

Submitted

June 4, 2021

Prepared for

27 High Street Lofts, LLC

PO Box 792
Poughkeepsie, NY 12601

Prepared by

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

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LRC Environmental Services, Inc.

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1.0 INTRODUCTION

1.1 Location

The property is a combined parcel with a total area of 1.234 acres located at 27 High Street in the City of Poughkeepsie. The property is identified as Tax ID#'s 6162-62-192294 & 6162-62-180291 on the Dutchess County Parcel Records. The site is located on the north side of High Street, the east side of Croydon Court, the west side of Elm Place and the south side of Zimmer Avenue. The project has UTM coordinates of 589599 Easting and 4618043 Northing.

1.2 Existing Conditions

The existing lot is an old, abandoned office building with associated parking. The United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York has classified the soils on site as Urban Land (Ur). The NRCS soil hydraulic classifies Ur as "Class D". Soil tests confirm this classification. Currently there is an existing sewer and water later to the existing building.

1.3 Proposed Project Description

The application consists of a site plan submission which will propose to demolish one of the existing building currently on the site and construct a new four (4) story apartment building that will attach to the existing four (4) story building. The existing office building will be converted into apartments. There will be underground parking under the new portion of the building. The building will have a total of 67 beds.

2.0 WATER SERVICES

2.1 Domestic Water Demand

The site is currently developed but vacant. The estimated consumption values were derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

27 High Street						
Sanitary Sewer Flow / Water Consumption Projections						
EXISTING SITE						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
27 High Street	Office	27,000	SQ FT			
		180	Employees	15	Employee	2,700
27 High Street	Commercial	9,000	SQ FT	0.08	SQ FT	720
					Total Proposed Daily Flow:	**3,420**

*Rates based on New York State Design Standards for Intermediate Sized Wastewater Treatment Works (March 5, 2014).

The proposed High Street Apartments will include 67 apartments. The estimated consumption values for the new additions and renovations were derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

27 High Street						
Sanitary Sewer Flow / Water Consumption Projections						
PROPOSED NEW DEVELOPMENT						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Basement	Apartments	4	Beds	110	Bedroom	440
1st Floor	Apartments	17	Beds	110	Bedroom	1,870
2nd Floor	Apartments	18	Beds	110	Bedroom	1,980
3rd Floor	Apartments	18	Beds	110	Bedroom	1,980
4th Floor	Apartments	10	Beds	110	Bedroom	1,100
Fitness	Fitness	15	Patrons	16	Per Patron	240
					Total Proposed Daily Flow:	**7,610**

*Rates based on New York State Design Standards for Intermediate Sized Wastewater Treatment Works (March 5, 2014).

Sizing for the Fitness area are based on occupancy calculations. The proposed project will result in an increase of 4,190 GPD.

2.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie Municipal Water System. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The project is connected to an existing 8" water main located on the east side of Elm Street.

2.3 Water Infrastructure Improvements

A new water meter and backflow prevention device will be installed in the mechanical room. A new 8" water service line will be installed. A new FDC connection and knox box is also proposed.

2.4 Fire Suppression

The proposed building will be equipped with sprinkler systems in accordance with NFPA guidelines. There are no new fire hydrants proposed as part of the amended site plan. There is an existing municipal fire hydrant located on the west side Croyden, the east side of Elm Street, and on the north side of High Street. During final design of the fire suppression system, the City Fire Department will be consulted to determine if any additional requirements will be required to meet the City's Fire Department needs.

3.0 WASTEWATER SERVICES

3.1 Design Wastewater Flows

As discussed in section 2.1 the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 7,610 GPD for the project. Using a peaking factor of 4.0 as recommended by the NYSDEC the design max hourly flow rate is 21.14 GPM.

3.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated at the site will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

3.3 Wastewater Infrastructure Improvements

The wastewater is discharged to the municipal line in Elm Street. The existing building will utilize the existing later and the proposed building will connect into the existing main through a proposed 6" lateral which will tie in using a doghouse manhole in Elm Street.

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

Based on the planned development water/wastewater consumption estimates, the site will have total sewer and water usage of 7,610 GPD. This is 4,190 GPD more than the previous office design rate. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using the existing infrastructure at the site. The proposed water and wastewater services, from the City of Poughkeepsie Department of Public Works, have adequate infrastructure and capacity.

5.0 STORMWATER

A complete SWPPP will be prepared after the initial review by the City. Porous pavement areas are proposed to treat the stormwater from the site before it is discharged into the City system.

The proposed project is a re-development project a decrease in impervious area. The project has been designed to account for the poor soils in the area. By allowing stormwater runoff to infiltrate back into the ground, we can minimize the impacts on the surround surface waters and treat the runoff through exfiltration into the sub surface soils. The evaluation of the site to determine the water quality volumetric requirements follow strictly the procedures presented in chapters 4 & 5 of the New York State Stormwater Design Manual. The proposed changes to the site affect 1.55 acres of land and have 1.25 acres of impervious surface. The required WQv calculations are shown below;

WQv BY DRAINAGE AREA										
DA	Tributary Area	Impervious Cover	Percent Impervious	P	Rv	WQv (AC-FT)	WQv (CF)	S	Min RRv (AC-FT)	Min RRv (CF)
1	0.16	0.15	97.56	1.05	0.93	0.01	551.4	0.2	0.003	110.1
2	0.19	0.16	85.68	1.05	0.82	0.01	592.4	0.2	0.003	117.5
3	0.18	0.16	89.57	1.05	0.86	0.01	580.3	0.2	0.003	115.4
4	0.27	0.13	48.64	1.05	0.49	0.01	496.3	0.2	0.002	94.0
5	0.03	0.03	100.00	1.05	0.95	0.00	111.4	0.2	0.001	22.3
6	0.04	0.04	100.00	1.05	0.95	0.00	132.8	0.2	0.001	26.6
7	0.04	0.04	100.00	1.05	0.95	0.00	132.8	0.2	0.001	26.6
8	0.05	0.05	100.00	1.05	0.95	0.00	191.1	0.2	0.001	38.2
9	0.01	0.01	66.36	1.05	0.65	0.00	31.0	0.2	0.000	6.0
10	0.01	0.01	45.28	1.05	0.46	0.00	25.5	0.2	0.000	4.8
11	0.26	0.26	100.00	1.05	0.95	0.02	936.3	0.2	0.004	187.3
12	0.04	0.03	61.82	1.05	0.61	0.00	98.5	0.2	0.000	19.1
TOTAL	**1.28**	**1.06**					**3879.9**		**0.018**	**767.8**

The new improvements requires 4,566 cu ft of treatment area. This will be achieved using an underground infiltration chamber system. The WQv provided by the proposed underground infiltration chambers are shown below;

Design Parameters		
Select Stormtech Chamber	SC-740	
Stone Porosity (Industry Standard 40%)	40	%
Stone Foundation Depth	6	Inches
Avg Cover Over Chambers	24	Inches
Storage Volume Per Chamber	74.9	CF
Storage Volume Per End Cap	0	CF

UGC #	Required WQv	Min Chambers Required	Chambers Provied	End Caps Provided	WQv Provided	RRv Provided
1	468.2	6.3	15	6	1123.5	468.16

The SWPPP will demonstrate the design is a NYSDEC-compliant Stormwater Management Plan for the High Street Apartments project. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed re-development by controlling and treating stormwater through the use of catch basins, storm-sewer piping, and underground infiltration chambers. Offsite storm discharges and velocities for the proposed project are less than what

currently exists. The stormwater management system will function adequately and will not adversely affect adjacent or downstream properties provided it is constructed and maintained as outlined in this plan and as shown on the site plans.

505 Main Street
Poughkeepsie, NY 12601

Poughkeepsie Fire Department

To : Planning Department

From : Fire Chief Johnson

Date : 07/13/ 2021

Subject : SITE PLAN REVIEW

SITE PLAN NAME **27 High Street**
LOCATION **27 High Street**

__X__ **The Site Plan as forwarded by the Zoning Administrator is acceptable and will be signed with conditions*.**

_____ **The Site Plan as forwarded by the Zoning Administrator is acceptable and has been signed without conditions.**

_____ **The Site Plan as forwarded by the Zoning Administrator is unacceptable and will not be signed until the following items are satisfied:**

_____

_____

*Conditions: (1) A Standpipe / Sprinkler system will be installed as per Code,
(2) An approved Fire alarm system will be installed throughout
(3) An approved Fire suppression system will be installed in all cooking areas as per Code and connected to Alarm system (commercial Kitchens)
(4) A Knox box entry system will be installed, and keys supplied for building
(5) For Public Assembly areas, occupancy permits, will be required.
(6) Where Elevators are installed, a FEO K1 Fire Dept override key shall be installed.

Fire Chief

Fire Headquarters
(845)451-4079
(845)451-4191Fax

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 06-02-2021

PROJECT NAME: 27 High Street Lofts

PROJECT ADDRESS: 27 High Street

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

☐ THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: August 10, 2021

2. Name of Site Plan: 27 High Street

3. Address or Location: 27 High Street

4. Owner: 27 High Street Lofts LLC

5. Engineer/ Architect: LRC Group

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. Submit SWPPP for review. Provided documents indicate 0.97 Ac. of disturbance. Utilizing ACAD, estimates suggest approximately 1.15 Ac. of disturbance. Validate post development runoff shall not exceed pre-development. Clearly indicate and validate proposed area of disturbance.
2. Design professional/ developer required to meet with City Fire Department to establish domestic and fire suppression water needs. Developer to demonstrate what is being requested is achieved. This may require new installation of watermains in the vicinity.
3. Show existing water and sanitary sewer connection(s) from building to main.
4. Developer to investigate condition of existing sanitary sewer directly downstream of proposed development. This may require rehabilitation of portions of the existing sanitary sewer main.
5. Site Plan indicates Mueller Hydrant. Provide and indicate on Site Plan City Standard Hydrant – American Darling B-62-B.
6. Indicate and show on Site Plan water tapping sleeve and valve and redundant valve on back side of the curb. Both valves to be Red Top, Right Open.
7. Provide, show and indicate on Site Plan City Standard 6" Concrete Curb, Driveway/ ADA Ramps detail.
8. Proposed area drain at East side of site at Elm Place is shown within City ROW.
9. Storm drain at the entrance to the under building parking facility should be reconfigured to more effectively capture stormwater based on contours/ curb line.
10. Indicate and show how stormwater flow will be addressed at the on street parking along curb alignment on Croyden Court.
11. Applicant should be made aware that below street level patios/ stairs may be susceptible to street snow during City street clearing process.
12. Provide an estimate of costs for site work.

Joseph T. Kane
Assistant Civil Engineer

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

PAID
MAY 25 2021
BY Ck # 7580
$ 8419.-

Application for Site Plan, Special Permit & Facade Approval

PB-2021-029

OFFICE USE ONLY
CODE: PLSF
ID # 341850
FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** Highview/Milton Street

II. **PROPERTY OWNER:** Maselo Realty, LLC (Nate Abikhzer)
ADDRESS: 18 Eastview Road
Monsey, NY
10952 (state and zip code)
PHONE NUMBER: 845-341-7395 (include area code)

III. **NAME OF APPLICANT:** Same as above
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: nateabikhzer@gmail.com

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

IV. **CONSULTANT:** Chazen Companies, Caren LoBrutto
ADDRESS: 21 Fox Street
Poughkeepsie, NY
12601 (state and zip code)
PHONE NUMBER: 845-486-1458 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): The proposed construct
of a 63-apartment unit clustered multifamily development within two buildings with two accesses off Milto

VI. **ZONING DISTRICT:** Planned Residential Deve

(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: $ to be determined

LOT AND BULK INFORMATION:

Lot area: 8.713 (acres) 379,539.8 (square feet)

Building Footprint: 24,490 (proposed square feet for new construction)

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

0.00 (additional proposed square feet for expansion)

24,490 (total building footprint, square feet)

Lot Coverage: 6.45 (percentage, building coverage only)

Gross Floor Area: 96,760 (proposed square feet for new construction)

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

0.00 (additional proposed square feet for expansion)

96,760 (total gross floor area, square feet)

Building Height: 3.5 (stories) 35 (feet)

Floor Area Ratio: 0.25 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 123

B) Number of Off-Street Parking Spaces provided: 123

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

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

XI. SERVICE BUSINESS PROPOSALS

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

N/A 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): _____

N/A 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: _____

N/A 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: _____

N/A 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: _____

THE Chazen COMPANIES
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers
Proud to be Employee Owned

HUDSON VALLEY OFFICE
21 Fox Street
Poughkeepsie, NY 12601
P: 845.454.3980 or 888.539.9073
www.chazencompanies.com

August 31, 2021

Chairman Robert Levine
Members of the City of Poughkeepsie Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Highview at the Fallkill Creek Proposed 64-Unit Residential Development (Maselo Realty LLC)
Milton Street (Tax Parcel 131300-6162-73-623227)
City of Poughkeepsie, Dutchess County, NY
Chazen #81947

Dear Chair Levine and Members of the Planning Board:

The Applicant and Owner, Maselo Realty, LLC, was last in front of the Board at the7/20/2021 meeting for the Planned Residential Development (PRD) construction of a 63-apartment unit clustered multifamily development within two buildings with two accesses off Milton Street. During the meeting, the Planning Board discussed the architectural design and opportunities to celebrate and promote engagement with natural resources on site.

On August 10, the Applicant's consultant team met with the Planning Board's architectural consultant to discuss the design. We look forward to receiving comments from the consultant and advancing the design accordingly.

To respond to the Board's recommendations to provide natural resource interaction opportunities on site, the site design has been modified to include walking paths in proximity to the FallKill. In addition, a sign detail has been included for interpretive signage on the site.

Therefore, please find enclosed for the upcoming 9/21/21 meeting the following:

- Updated Site Plan set

We continue to advance design work on water and sewer connections and look forward to receiving comments from the City Engineer.

We look forward to discussing the project with you again at your 9/21/21 meeting. Please call 845-486-1458 or email me at clobrutto@chazencompanies.com if you have any questions or need anything further.

Thank you.

Sincerely,

Senior Planner, Planning Services

Cc: Larry Boudreau, Chazen Companies
Tim Lynch, Chazen Companies
Maselo Realty, LLC

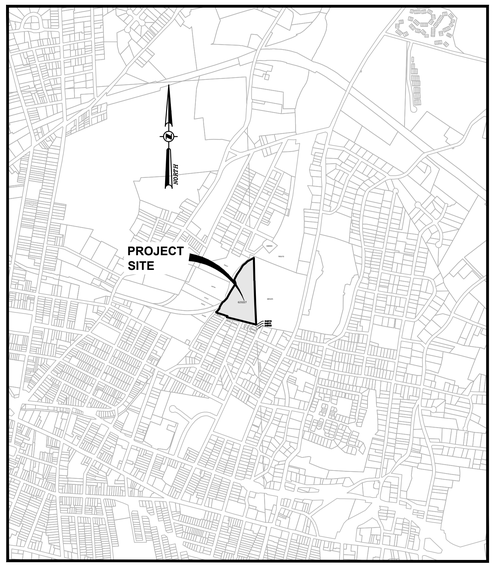
HIGHVIEW AT THE FALLKILL CREEK

PROPOSED 63-UNIT RESIDENTIAL DEVELOPMENT

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

MAY 25, 2021

LAST REVISED: JUNE 29, 2021



AREA MAP
SCALE: 1"=1000'

LOCATION MAP
SCALE: 1"=500'

BULK TABLE:

PLANNED RESIDENTIAL DEVELOPMENT DISTRICT: (PRD)

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	25 ACRES[1]	379,533 SF
MINIMUM REQUIRED FRONTAGE	NONE	279
MAXIMUM RESIDENTIAL DENSITY	63[2]	63
MINIMUM WIDTH	NONE	669
MINIMUM DEPTH	NONE	1,007
MINIMUM YARDS		
FRONT	NONE	208.9
SIDES	NONE	50
SIDES	NONE	122.4
REAR	NONE	106.1
MAXIMUM BUILDING COVERAGE	20%	6.45%
MAXIMUM HEIGHT	NONE	35 FT/3.5 STORIES
MINIMUM USABLE OPEN SPACE	22,100	22,100[3]
50' PRD BUFFER	50 FT	9.0'[4]
120' PRD BUFFER	120 FT	94.8'[5]

(1)SITE DEMONSTRATES THAT IT MEETS OBJECTIVES OF THIS SECTION. PER 19-3.18(3)(h)
(2)PER ZONING SECTION 19-3.18(3)(d)(1), GROSS DENSITY IN EFFECT, WHICH IS 63 DWELLING UNITS FOR THE R2 ZONING DISTRICT.
(3)USABLE OPEN SPACE BASED ON R-4, PER ZONING SECTION 19-3.18(3)(D)(3)
(4) VARIANCE REQUIRED. 19-3.18 (4)(h)
(5) VARIANCE REQUIRED. 19-3.18 (4)(h)

PARKING REQUIREMENTS:

TOTAL SPACES	REQUIRED	PROPOSED[1]
	123 SPACES	123 SPACES

(1) PER 19-4.3, 1.5 SPACES FOR EACH OF THE THIRTY-ONE (31) 1-BEDROOM APARTMENTS; 2.0 SPACES FOR EACH OF THE THIRTY-TWO(32) TWO-BEDROOM APARTMENTS; PLUS AN ADDITIONAL 10% OF THE TOTAL REQUIRED SPACES FOR VISITOR PARKING.

INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	08/31/21	TITLE SHEET
2	C100	05/25/21	EXISTING CONDITIONS PLAN
3	C101	6/29/21	LEGEND & NOTES
4	C120	6/29/21	DEMOLITION & TREE REMOVAL PLAN
5	C130	08/31/21	SITE PLAN
6	C140	08/31/21	GRADING PLAN
7	C150	08/31/21	EROSION & SEDIMENT CONTROL PLAN
8	C160	08/31/21	UTILITY PLAN
9	C170		WATER AND SEWER PROFILES (NOT INCLUDED IN SET)
10	C180	08/31/21	LANDSCAPE PLAN
11	C190	08/31/21	PHOTOMETRIC LIGHTING PLAN
12	C200	6/29/21	VEHICLE MANEUVERING PLAN
13	C530	6/29/21	SITE DETAILS
14	C531	6/29/21	SITE DETAILS
15	C540	6/29/21	STORM WATER DETAILS
16	C550	6/29/21	TREE PROTECTION & EROSION AND SEDIMENT CONTROL DETAILS
17	C560	6/29/21	WATER DETAILS
18	C561	6/29/21	WATER DETAILS
19	C570	6/29/21	SANITARY SEWER DETAILS
20	C580	6/29/21	LANDSCAPE DETAILS

ADJOINING PARCELS

1. GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-74-626174

2. GEORGES, ANTHONY J
JOHNSON, IRVIN
W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-631172

3. GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-636171

4. KANE, JOSEPH
SCHOONMAKER, AMANDA
146 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-643173

5. WHITTLE, FRANK J TRUSTEE
CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-74-642168

6. WHITTLE, FRANK J TRUSTEE
142 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-641163

7. KANE, JOSEPH
SCHOONMAKER, AMANDA
146 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-649171

8. WHITTLE, FRANK J TRUSTEE
142 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-648165

9. WOOD, NICHOL SL
143 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-663164

10. MOUNTAIN BROOK GARDENS LLC
134 INNIS AVE
POUGHKEEPSIE, NY 12601
TAX ID No: 134689-6162-19-685225

11. CITY OF POUGHKEEPSIE
26 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-66-705372

12. CITY OF POUGHKEEPSIE
25 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID No: 134689-6162-15-668303

13. HIGHRIDGE GARDENS HOUSING
140-150 HUDSON AVE EXT
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-65-590267

14. STORTINI FARMS LLC
23-25 VAN KLEECK DR
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-567244

15. MILLENS , JOAN TRUSTEE (PRIMARY)
LENEFSKY , DAVID TRUSTEE (ADDITIONAL)
MULA , PAUL TRUSTEE
20 VAN KLEECK DR
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-528212

16. TOWN OF POUGHKEEPSIE
COTTAGE ST REAR
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-562189

17. SMITH , HEYWOOD V (PRIMARY)
GREEN SMITH , PAMELA (ADDITIONAL)
45 FITCHETT ST
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-73-587190

18. JOHNSON , ALLEN JR III
FITCHETT ST
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-73-602181

19. JOHNSON , ALLEN JR III
51 W ARNOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-612178

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

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALL APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

FIRE CHIEF	DATE
POLICE CHIEF	DATE
BUILDING INSPECTOR	DATE
CITY ENGINEER	DATE
COMMISSIONER OF PUBLIC WORKS	DATE

RECORD OWNERS:
LOT 131300 RECORD OWNER:
MASELO REALTY LLC
18 EASTVIEW RD
MONSEY NY 10952

DEVELOPER / APPLICANT:
MASELO REALTY LLC
18 EASTVIEW RD
MONSEY NY 10952

SITE CIVIL ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
SECTION 6162, BLOCK 73, LOT 623227

AREA:
TOTAL PARCEL AREA: 8.713± ACRES

SITE DATA:
SPECIAL DISTRICT INFORMATION:
GREATER POUGHKEEPSIE PUBLIC LIBRARY DISTRICT
SCHOOL DISTRICT:
POUGHKEEPSIE CITY SCHOOL DISTRICT

0 1 2 3
ORIGINAL SCALE IN INCHES

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21 Fox Street
Poughkeepsie, New York 12601

Office Locations
- Glens Falls, NY
- Troy, NY
- Poughkeepsie, NY
- White Plains, NY
- New York City, NY

rev.	date	description
2	8/31/21	REVISED FOR PLANNING BOARD SUBMISSION
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

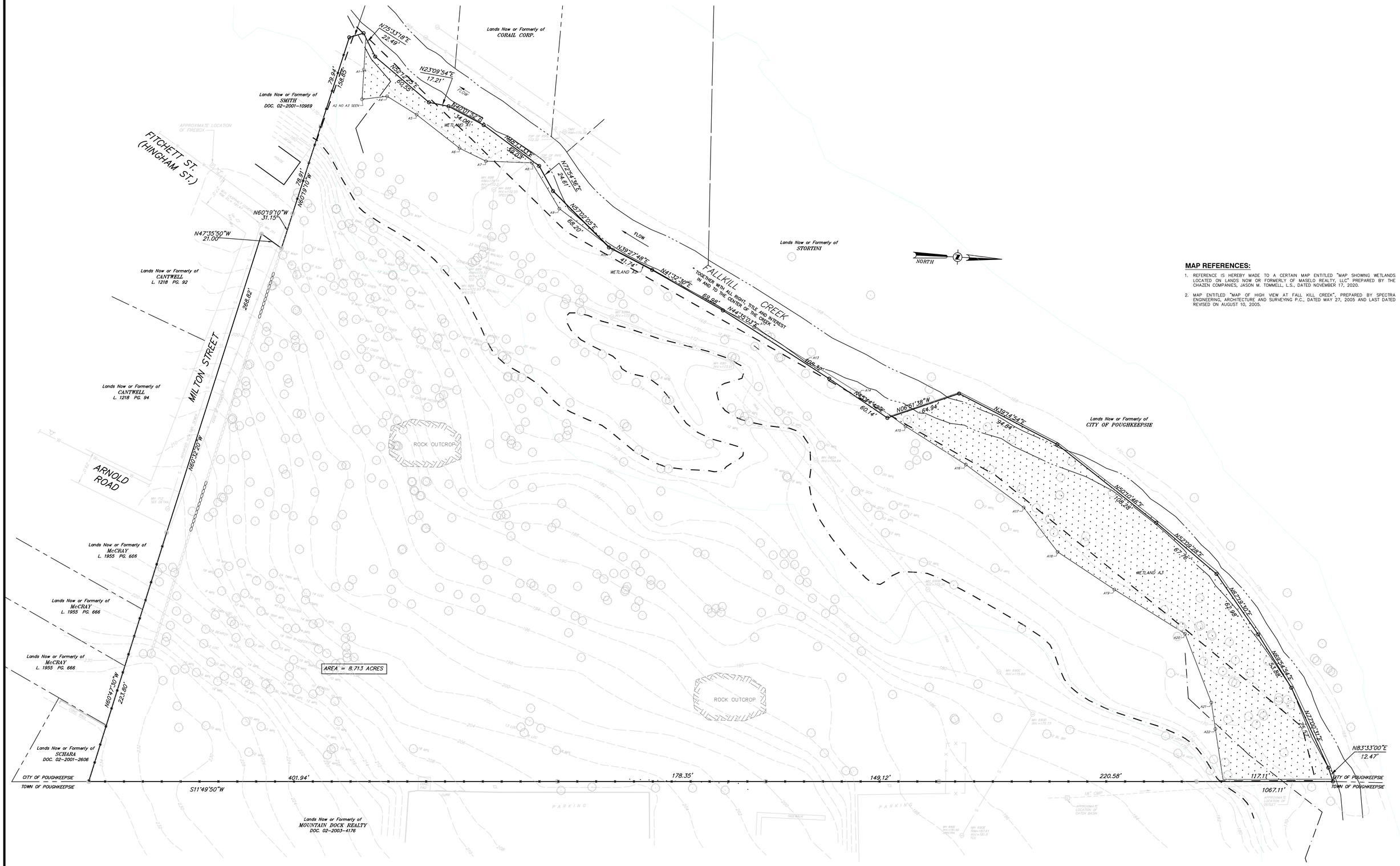
HIGHVIEW II - MILTON STREET

TITLE SHEET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
LTN	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
G001	

Drawing Name: Z:\projects\81900-81999\81947.00 - Highview II\DWG\00_G001_81947_TITLE.dwg
Xref's Attached: XTB_30X42_81947
Date Printed: Aug 31, 2021, 12:56pm



MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP SHOWING WETLANDS LOCATED ON LANDS NOW OR FORMERLY OF MASELO REALTY, LLC" PREPARED BY THE CHAZEN COMPANIES, JASON M. TOMMELL, L.S., DATED NOVEMBER 17, 2020.
2. MAP ENTITLED "MAP OF HIGH VIEW AT FALL KILL CREEK", PREPARED BY SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C., DATED MAY 27, 2005 AND LAST DATED REVISED ON AUGUST 10, 2005.

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ORIGINAL SCALE IN INCHES

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rev.	date	description
2	5/25/21	REVISED FOR PLANNING BOARD SUBMISSION
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

EXISTING CONDITIONS PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1" = 30'
project no.	
81947.00	
sheet no.	
C100	

Drawing Name: Z:\projects\81900-81999\81947.00 - Highview II\DWG\01_C100_EXISTING CONDITIONS PLAN.dwg
Xrefs Attached: XTB_30X42_81947; XBASE-ENG_81947; XBASE-ENG-WETLAND_81947-00
Date Printed: Aug 31, 2021, 12:56pm

LEGEND:

LAYOUT:

- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING
- PAVED ROAD / DRIVEWAY / PARKING AREA
- ROAD CENTER LINE
- SIDEWALK
- CURB/WING GUTTER
- GRAVEL DRIVEWAY
- WORKLIMITS
- GUIDERAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONCRETE
- STABILIZED CONSTRUCTION ENTRANCE
- ROAD LINING & STRIPING
- GRAVEL PARKING AREA

UTILITIES:

- OHW — OVERHEAD WIRES
- ROAD CENTER LINE
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- DRAINAGE SWALE
- E — ELECTRIC LINE
- G — GAS LINE
- SIZE & TYPE — CULVERT W/ END SECTION

GRADING & EROSION CONTROL:

- 500 — 10 FT CONTOUR
- 448 — 2 FT CONTOUR
- 501.25 X — SPOT ELEVATIONS
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- ORANGE CONSTRUCTION FENCE
- SILT FENCE / FIBER LOG
- CHECK DAM WITH DITCH FLOW DIRECTION
- TD — TD — TEMPORARY DIVERSION SWALE
- STRAW BALE DIKE / FIBER ROLL
- FILTER FABRIC DROP INLET PROTECTION
- STONE & BLOCK DROP INLET PROTECTION
- CATCH BASIN GRATE DROP INLET PROTECTION
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP
- CONCRETE WASH OUT AREA
- TREE PROTECTION

DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- N.I.C. — NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

SYMBOLS:

- SIGN
- SIGN
- BOLLARD
- LIGHTED BOLLARD
- CATCH BASIN
- YARD DRAIN
- CLEAN OUT / DOWN SPOUT
- FLARED END SECTION
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- WELL
- WATER SHUT OFF VALVE
- WATER VALVE
- HYDRANT
- REDUCER
- CB — CONTROL BOX
- ELECTRIC MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- TWIN POST AND LUMINAIRE AT 180°
- MB — MAILBOX
- MONUMENT
- 25 — PARKING COUNT
- SOIL BORING
- TEST PIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- TSB — TRAFFIC SIGNAL CONTROL BOX
- TSP — TRAFFIC SIGNAL POLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ GUY WIRE

0 1 2 3
ORIGINAL SCALE IN INCHES

DEMOLITION PLAN NOTES:

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVEDEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. NO SITE DISTURBANCE IS TO OCCUR PRIOR TO CLEARING OF SUCH BY THE RETAINED QUALIFIED INSPECTOR.
23. ANY NECESSARY TREE CLEARING WILL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST TO AVOID DIRECT OR INDIRECT TAKE OF THE BAT SPECIES AS DURING THIS TIME THE BATS WOULD BE HIBERNATING AND NOT PRESENT ON SITE.

LANDSCAPING NOTES:

1. SEE SHEET C580 FOR ALL LANDSCAPING NOTES.

GRADING PLAN NOTES:

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE.
5. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
6. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
7. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
8. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
10. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
15. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROPERLY REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

LAYOUT NOTES:

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE AS-BUILT DRAWINGS OF AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING NOTES:

1. NO CIRCULATION TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"LATEST EDITIONS"**. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"LATEST EDITION"**, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAIN INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO ABOUT 2000 FT (MAX.) UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
5. FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
   ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE	NOMINAL PIPE DIAMETER-IN.						
PSI	4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
400	0.54	0.81	1.08	1.35	1.62	1.89	2.16
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.45	0.67	0.90	1.12	1.34	1.57	1.79
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.96	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.76	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

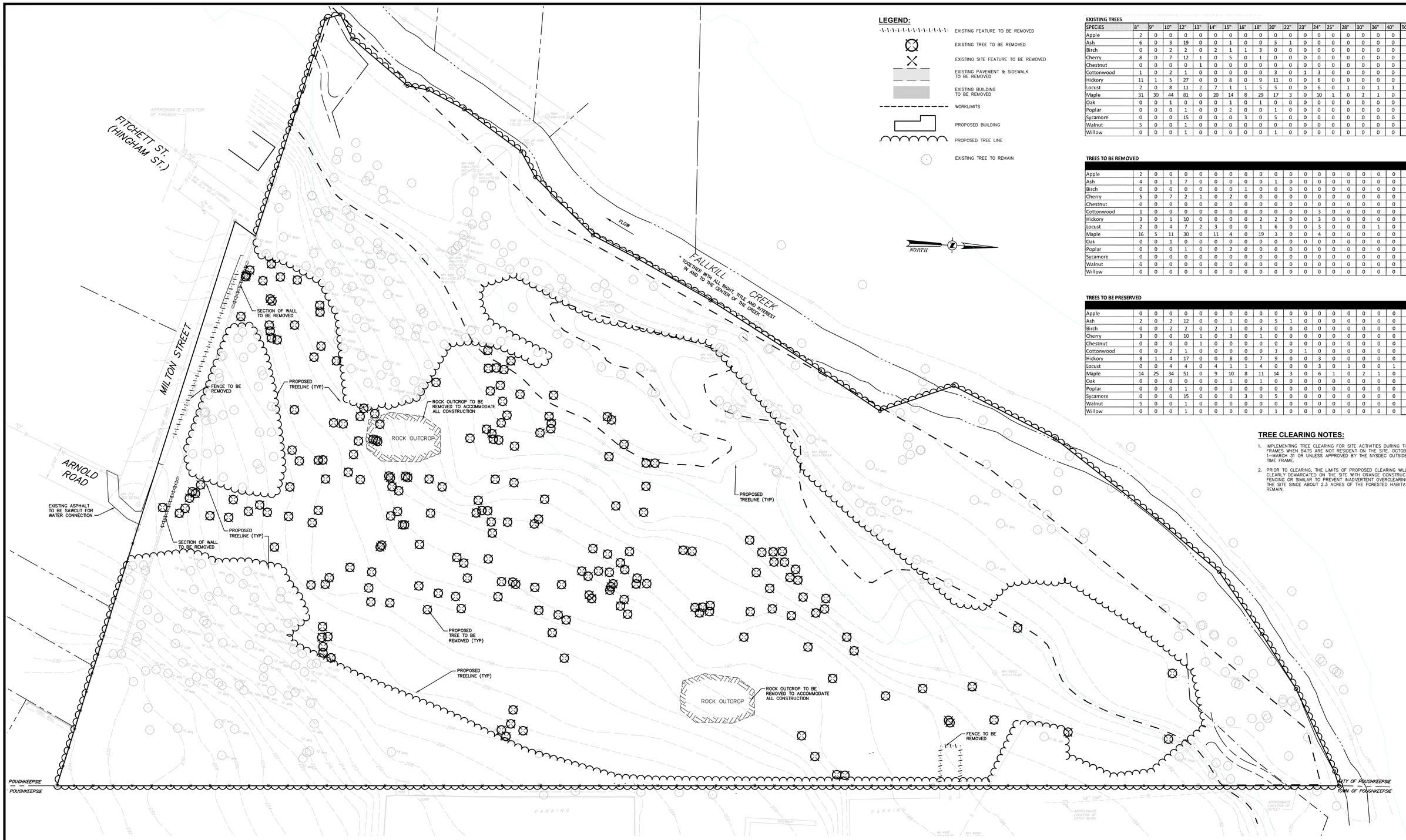
1. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

GENERAL CONSTRUCTION NOTES:

1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST PITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND/OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
5. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.

WATER MAIN NOTES:

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. JOINING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED BY AND SUPERVISED BY THE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATEING THAT THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SANITARY EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.



LEGEND:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- WORKLIMITS
- PROPOSED BUILDING
- PROPOSED TREE LINE
- EXISTING TREE TO REMAIN

EXISTING TREES

SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	36"	40"	TOTAL
Apple	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Ash	6	0	3	19	0	0	1	0	0	5	1	0	0	0	0	0	0	0	35
Birch	0	0	2	2	0	2	1	1	3	0	0	0	0	0	0	0	0	0	11
Cherry	8	0	7	12	1	0	5	0	1	0	0	0	0	0	0	0	0	0	34
Chestnut	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Cottonwood	1	0	2	1	0	0	0	0	0	3	0	1	3	0	0	0	0	0	11
Hickory	11	1	5	27	0	0	8	0	9	11	0	0	6	0	0	0	0	0	78
Locust	2	0	8	11	2	7	1	1	5	5	0	0	6	0	1	0	1	1	51
Maple	31	30	44	81	0	20	14	8	29	17	3	0	10	1	0	2	1	0	291
Oak	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	3
Poplar	0	0	0	1	0	0	2	0	0	1	0	0	0	0	0	0	0	0	4
Sycamore	0	0	0	15	0	0	0	3	0	5	0	0	0	0	0	0	0	0	23
Walnut	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Willow	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2

TREES TO BE REMOVED

Apple	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Ash	4	0	1	7	0	0	0	0	0	1	0	0	0	0	0	0	0	13
Birch	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Cherry	5	0	7	2	1	0	2	0	0	0	0	0	0	0	0	0	0	17
Chestnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cottonwood	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	4
Hickory	3	0	1	10	0	0	0	0	2	2	0	0	3	0	0	0	0	21
Locust	2	0	4	7	2	3	0	0	1	6	0	0	3	0	0	0	1	0	29
Maple	16	5	11	30	0	11	4	0	19	3	0	0	4	0	0	0	0	0	103
Oak	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Poplar	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3
Sycamore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TREES TO BE PRESERVED

Apple	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ash	2	0	2	12	0	0	1	0	0	5	1	0	0	0	0	0	0	23
Birch	0	0	2	2	0	2	1	0	3	0	0	0	0	0	0	0	0	10
Cherry	3	0	0	10	1	0	3	0	1	0	0	0	0	0	0	0	0	18
Chestnut	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Cottonwood	0	0	2	1	0	0	0	0	0	3	0	1	0	0	0	0	0	7
Hickory	8	1	4	17	0	0	8	0	7	9	0	0	3	0	0	0	0	57
Locust	0	0	4	4	0	4	1	1	4	0	0	0	3	0	1	0	0	1	23
Maple	14	25	34	51	0	9	10	8	11	14	3	0	6	1	0	2	1	0	189
Oak	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
Poplar	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Sycamore	0	0	0	15	0	0	0	3	0	5	0	0	0	0	0	0	0	0	23
Walnut	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Willow	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2

TREE CLEARING NOTES:

1. IMPLEMENTING TREE CLEARING FOR SITE ACTIVITIES DURING TIME FRAMES WHEN BATS ARE NOT RESIDENT ON THE SITE. OCTOBER 1–MARCH 31 OR UNLESS APPROVED BY THE NYSDEC OUTSIDE THIS TIME FRAME.
2. PRIOR TO CLEARING, THE LIMITS OF PROPOSED CLEARING WILL BE CLEARLY DEMARCATED ON THE SITE WITH ORANGE CONSTRUCTION FENCING OR SIMILAR TO PREVENT INADVERTENT OVERCLEARING OF THE SITE SINCE ABOUT 2.3 ACRES OF THE FORESTED HABITAT WILL REMAIN.

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1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

DEMOLITION & TREE REMOVAL PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1" = 30'
project no.	
81947.00	
sheet no.	
C120	

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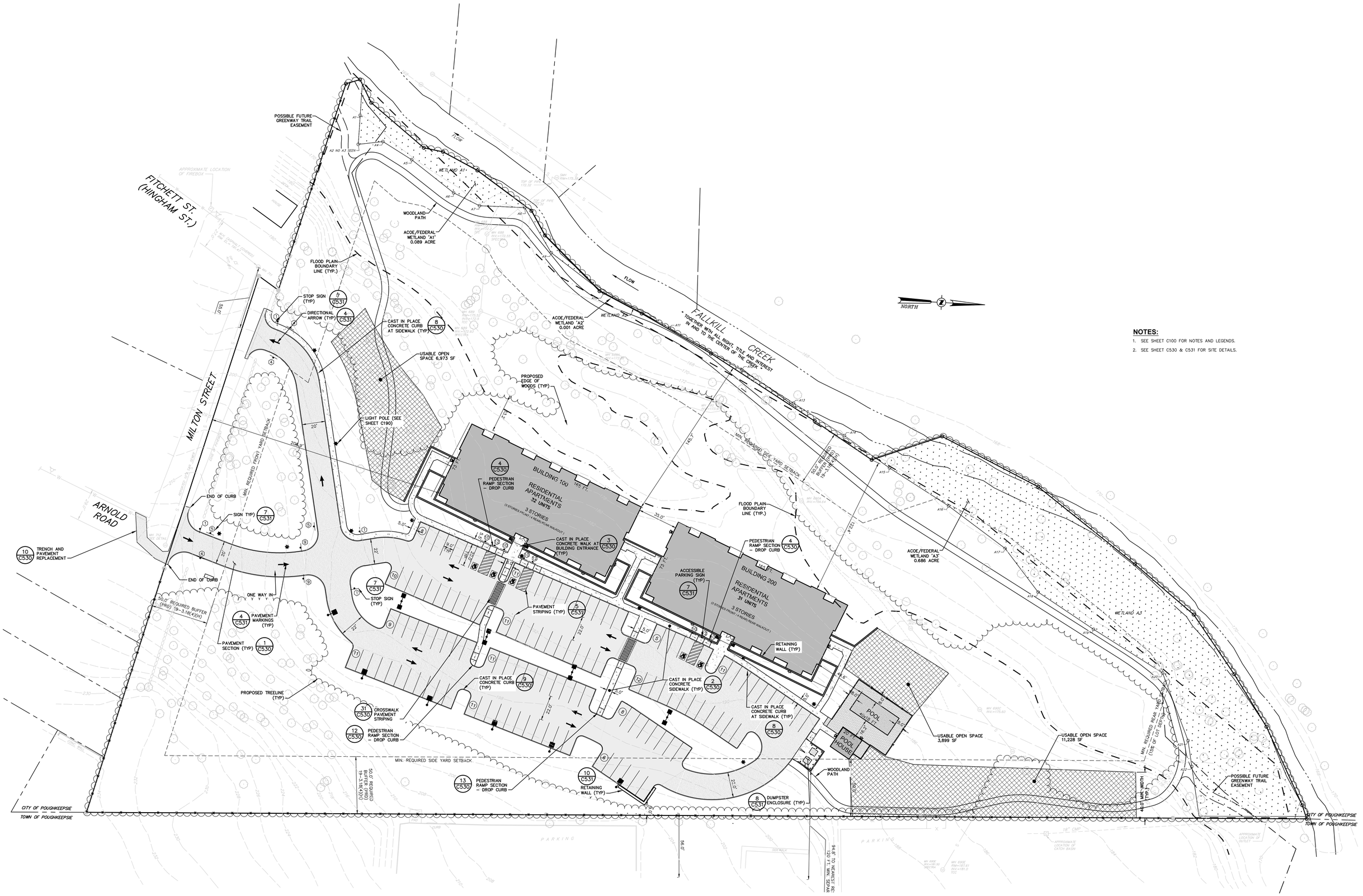

NOTES:

1. SEE SHEET C100 FOR NOTES AND LEGENDS.
2. SEE SHEET C530 & C531 FOR SITE DETAILS.

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2	8/31/21	REVISED FOR PLANNING BOARD SUBMISSION
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

SITE PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1"=30'
project no.	
81947.00	
sheet no.	
C130	

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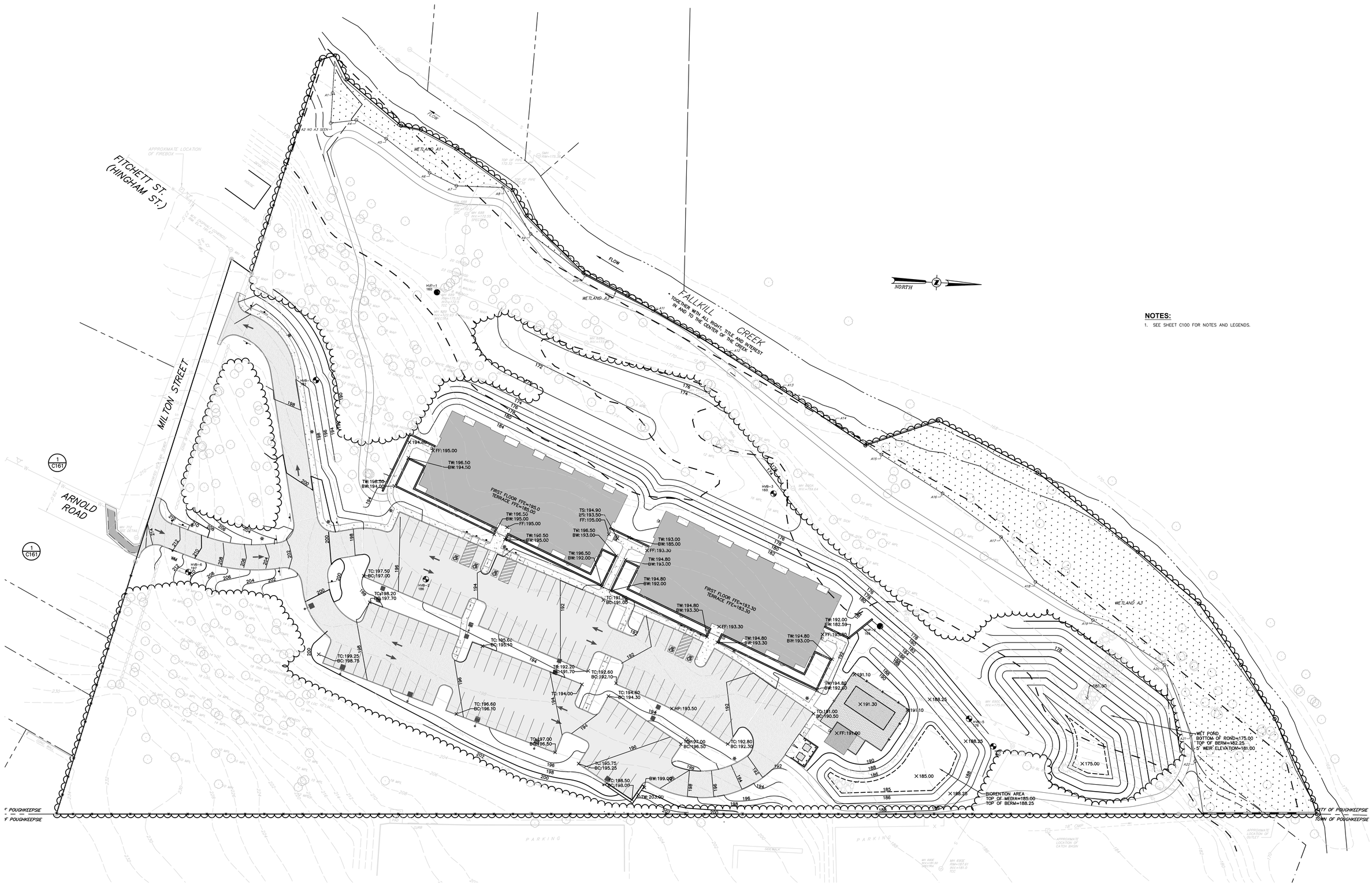

NOTES:

1. SEE SHEET C100 FOR NOTES AND LEGENDS.

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HIGHVIEW II - MILTON STREET

GRADING PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1"=30'
project no.	
81947.00	
sheet no.	
C140	

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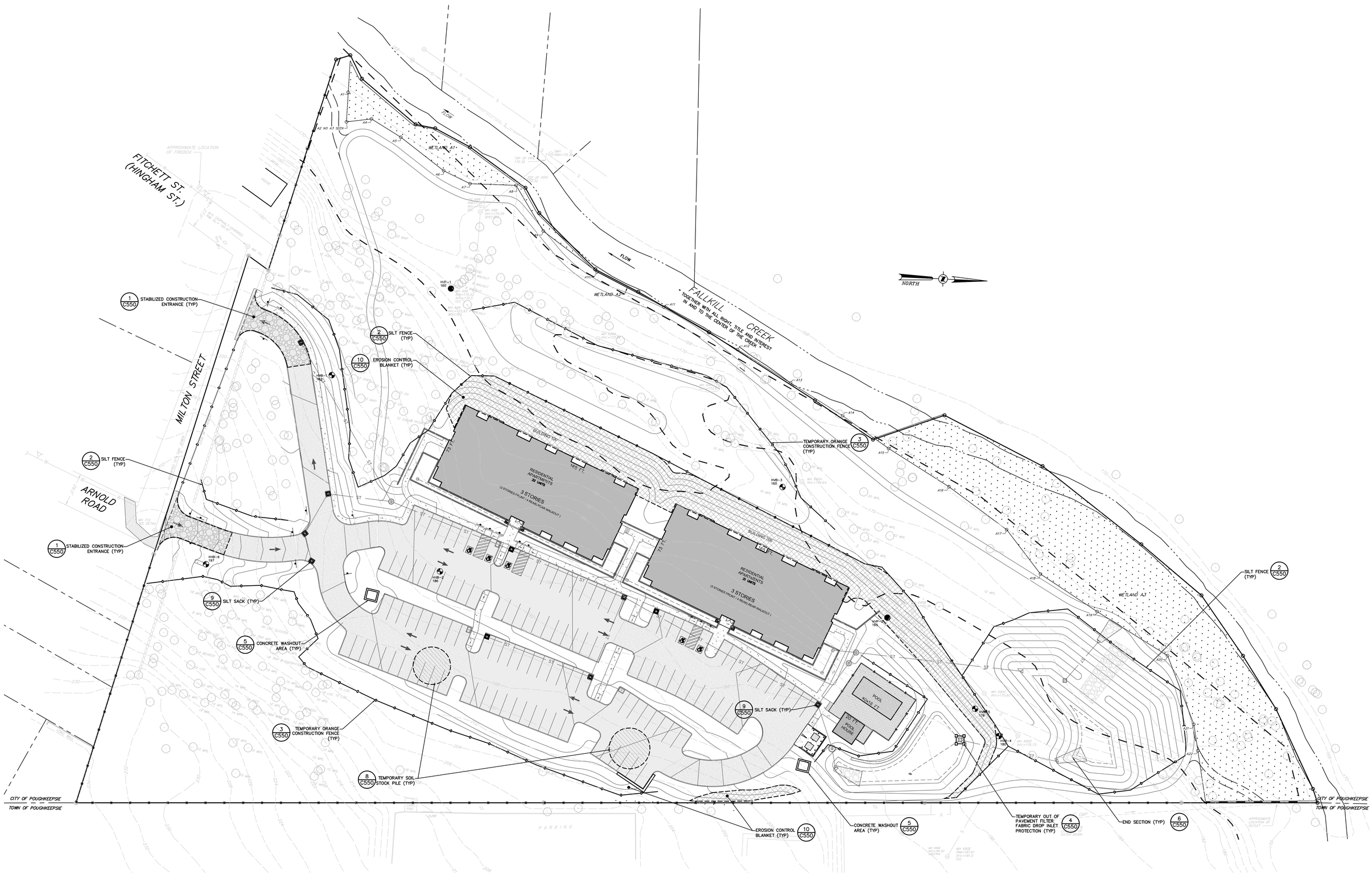

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HIGHVIEW II - MILTON STREET

EROSION AND SEDIMENT CONTROL PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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LTN	LB
date	scale
05/25/21	1" = 30'
project no.	
81947.00	
sheet no.	
C150	

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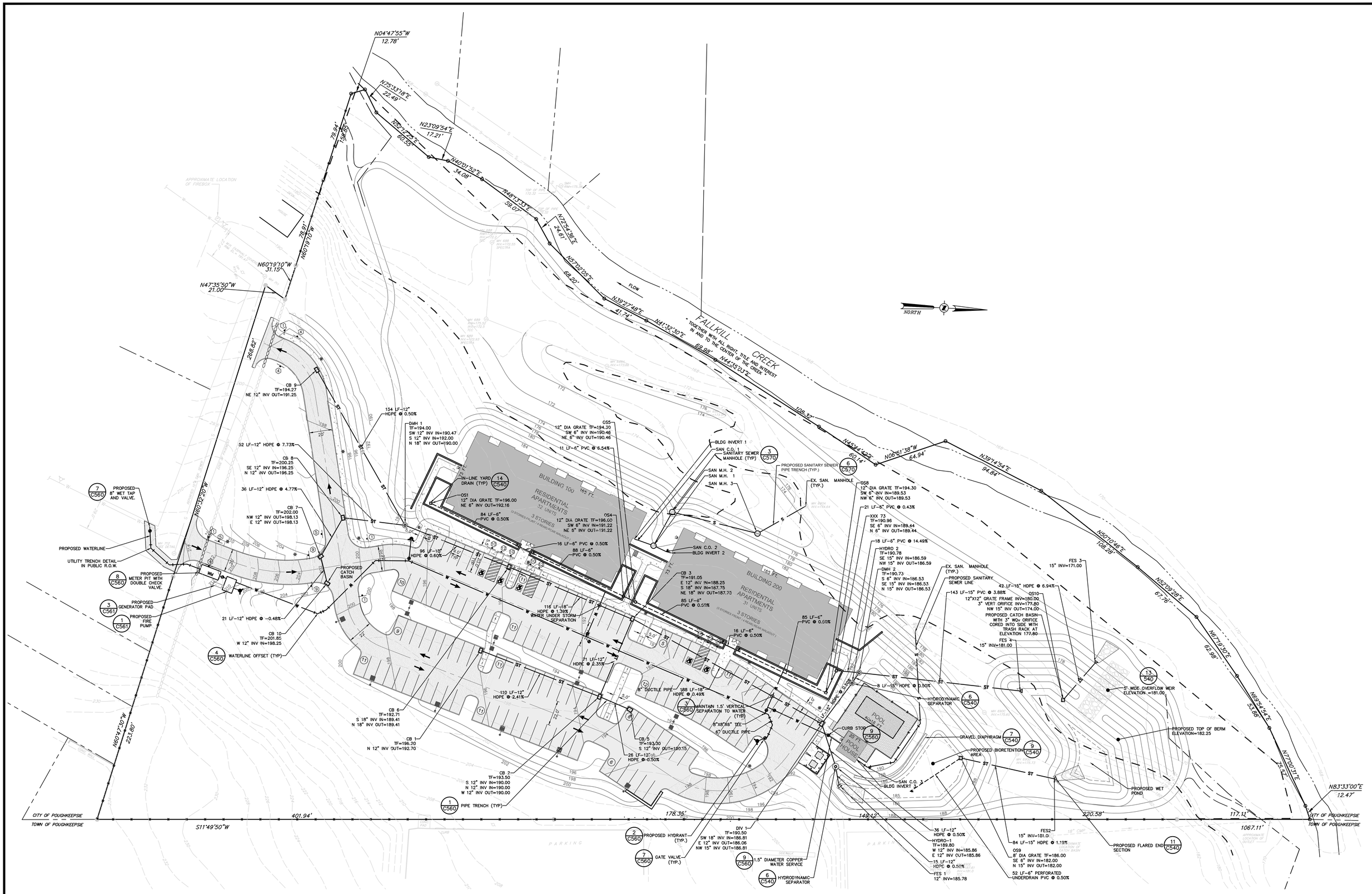

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HIGHVIEW II - MILTON STREET

UTILITY PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1"=30'
project no.	
81947.00	
sheet no.	
C160	

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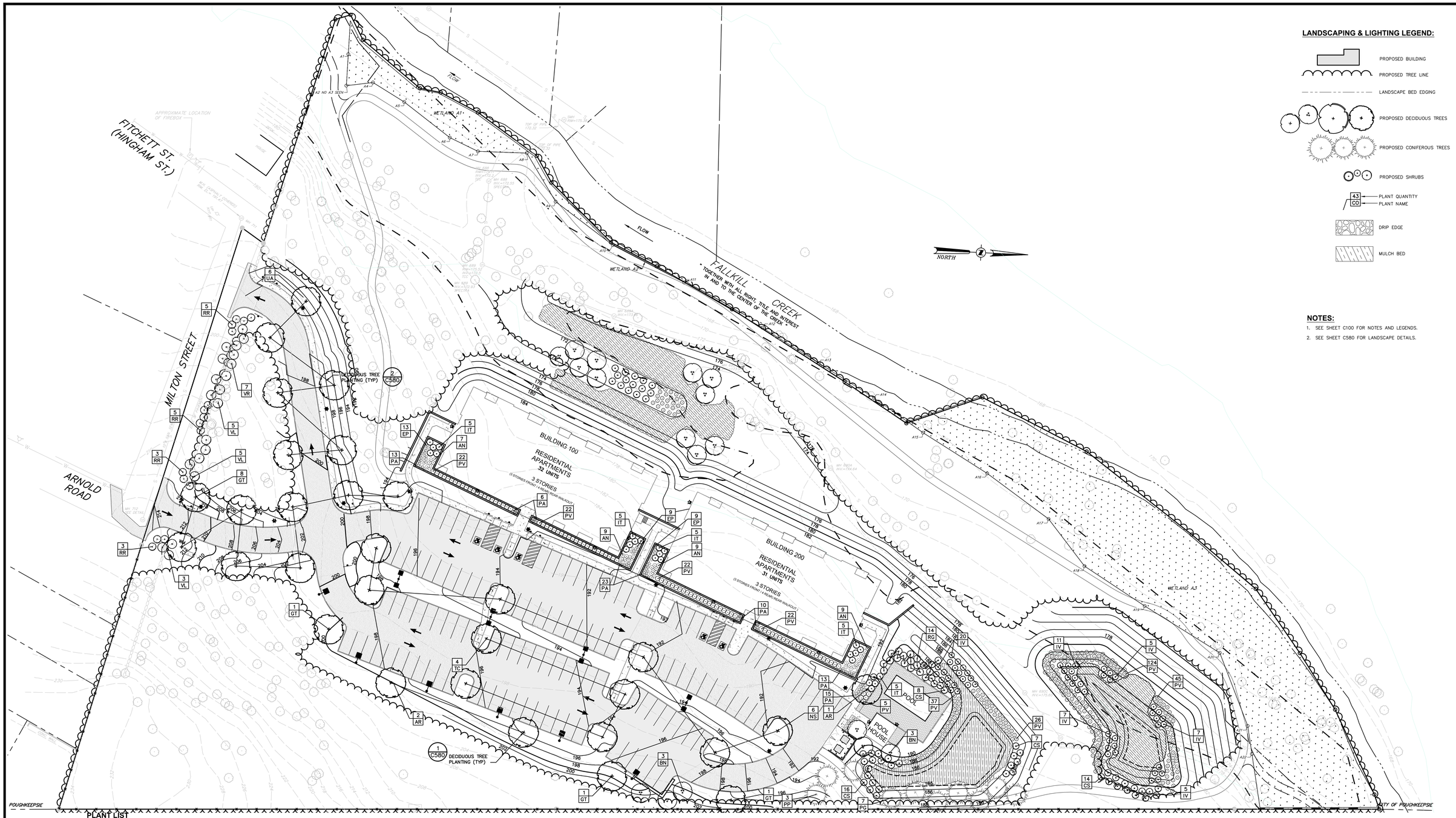

LANDSCAPING & LIGHTING LEGEND:

- PROPOSED BUILDING
- PROPOSED TREE LINE
- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- 43 / CO — PLANT QUANTITY / PLANT NAME
- DRIP EDGE
- MULCH BED

NOTES:

1. SEE SHEET C100 FOR NOTES AND LEGENDS.
2. SEE SHEET C580 FOR LANDSCAPE DETAILS.

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
3	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 – 2.5" Cal.	B&B	As Shown	
6	BN	Betula nigra 'Heritage'	Heritage River Birch	10–12'	B&B	As Shown	
9	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	3" – 3.5" Cal.	B&B	As Shown	
6	NS	Nyssa sylvatica	Black Tupelo	3 – 3.5" Cal.	B&B	As Shown	
7	PG	Picea glauca	White Spruce	8' – 10'	B&B	As Shown	
3	PP	Picea pungens glauca	Colorado Blue Spruce	8' – 10'	B&B	As Shown	
4	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3 – 3.5" Cal.	B&B	As Shown	
6	UA	Ulmus americana 'Princeton'	Princeton Elm	3–3.5"	B&B	As Shown	
SHRUBS							
38	CS	Cornus sericea 'Bailey'	Red Twig Dogwood	#5	cont.	As Shown	
55	IV	Ilex verticillata	Winterberry Holly	#5	cont.	As Shown	
25	IT	Itea virginica	Virginia Sweetspire	#5	cont.	As Shown	
16	RR	Rhododendron 'Roseum Elegans'	Hybrid Pink Rhododendron	30–36"	B&B	As Shown	
16	RG	Rhus aromatica 'Gro Low'	Grow Low Sumac	#5	cont.	As Shown	
13	VL	Viburnum lentago	Nannyberry Viburnum	3–4'	B&B	As Shown	
7	UA	Viburnum rhytidophyllum	Leatherleaf Viburnum	3–4'	B&B	As Shown	
PERENNIALS/GRASSES							
70	PA	Pennisetum alopecuroides	Dwarf Fountain Grass	#2	cont.	As Shown	
325	PV	Panicum virgatum	Switchgrass	#2	cont.	As Shown	
34	VL	Aster novae–angliae	New England Aster	#2	cont.	As Shown	
31	EP	Purple Coneflower	Echinacea purpurea	#2	cont.	As Shown	

SOIL RESTORATION NOTES:

IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

1) APPLY THREE INCHES OF COMPOST OVER SOIL. 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.
2) TILL COMPOST INTO THE 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 SUB-SOILS.
3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

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rev.	date	description
2	8/31/21	REVISED FOR PLANNING BOARD SUBMISSION
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

LANDSCAPE PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
TL	LB
date	scale
05/25/21	1"=30'
project no.	
81947.00	
sheet no.	
C180	

0 1 2 3
ORIGINAL SCALE IN INCHES

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Date Printed: Aug 31, 2021, 12:58pm

PHOTOMETRIC LEGEND:

- PROPERTY LINE
- BUILDING
- 1.2 — FOOT CANDLE TICK MARKS
- PHOTOMETRIC CONTOUR
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE

ABBREVIATIONS:

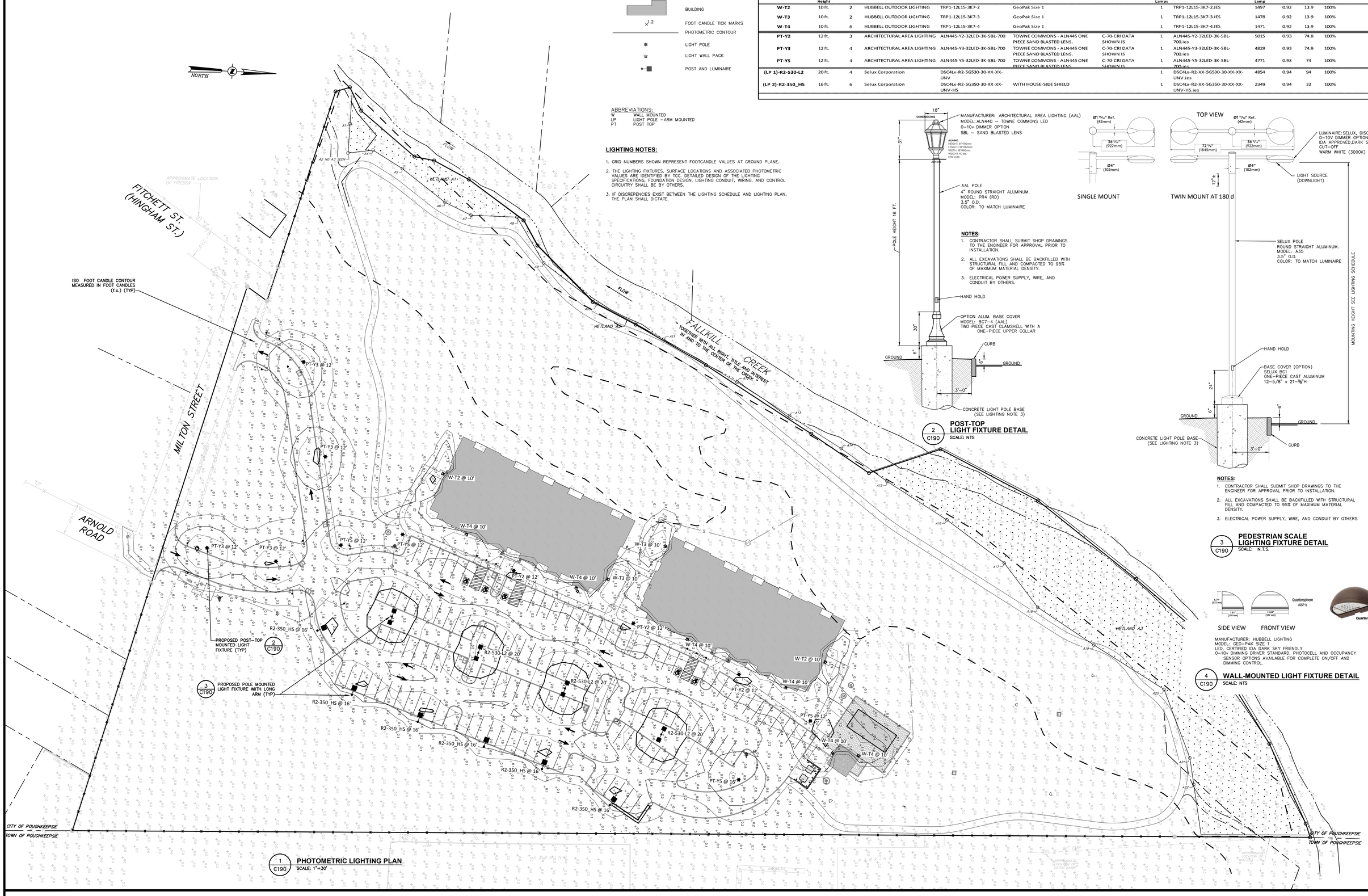
W	WALL MOUNTED
LP	LIGHT POLE –ARM MOUNTED
PT	POST TOP

LIGHTING NOTES:

1. GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
2. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
3. IF DISCREPENCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.

LIGHTING SCHEDULE

Label	Mounting Height	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Notes
W-T2	10 ft.	2	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-2	GeoPak Size 1		1	TRP1-12L15-3K7-2.IES	1497	0.92	13.9	100%	
W-T3	10 ft.	2	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-3	GeoPak Size 1		1	TRP1-12L15-3K7-3.IES	1478	0.92	13.9	100%	
W-T4	10 ft.	6	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-4	GeoPak Size 1		1	TRP1-12L15-3K7-4.IES	1471	0.92	13.9	100%	
PT-Y2	12 ft.	3	ARCHITECTURAL AREA LIGHTING	ALN445-Y2-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS	1	ALN445-Y2-32LED-3K-SBL-700.ies	5015	0.93	74.8	100%	
PT-Y3	12 ft.	4	ARCHITECTURAL AREA LIGHTING	ALN445-Y3-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS	1	ALN445-Y3-32LED-3K-SBL-700.ies	4829	0.93	74.9	100%	
PT-Y5	12 ft.	4	ARCHITECTURAL AREA LIGHTING	ALN445-Y5-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS	1	ALN445-Y5-32LED-3K-SBL-700.ies	4771	0.93	74	100%	
(LP 1)-R2-530-L2	20 ft.	4	Selux Corporation	DSC4Lx-R2-SG530-30-XX-XX-UNV			1	DSC4Lx-R2-XX-SG530-30-XX-XX-UNV.ies	4854	0.94	94	100%	
(LP 2)-R2-350_HS	16 ft.	6	Selux Corporation	DSC4Lx-R2-SG350-30-XX-XX-UNV-HS	WITH HOUSE-SIDE SHIELD		1	DSC4Lx-R2-XX-SG350-30-XX-XX-UNV-HS.ies	2349	0.94	32	100%	



1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

2 C190 **POST-TOP LIGHT FIXTURE DETAIL**
SCALE: NTS

NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

3 C190 **PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL**
SCALE: N.T.S.

MANUFACTURER: HUBBELL LIGHTING
MODEL: GEO–PAK SIZE 1
LED, CERTIFIED IDA DARK SKY FRIENDLY
0–10v DIMMING DRIVER STANDARD. PHOTOCELL AND OCCUPANCY SENSOR OPTIONS AVAILABLE FOR COMPLETE ON/OFF AND DIMMING CONTROL.

4 C190 **WALL-MOUNTED LIGHT FIXTURE DETAIL**
SCALE: NTS

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0 1 2 3
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rev.	date	description
2	8/31/21	REVISED FOR PLANNING BOARD SUBMISSION
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HIGHVIEW II - MILTON STREET

PHOTOMETRIC LIGHTING PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed SMD	checked LB
date 05/25/21	scale 1"=30'
project no. 81947.00	
sheet no. C190	

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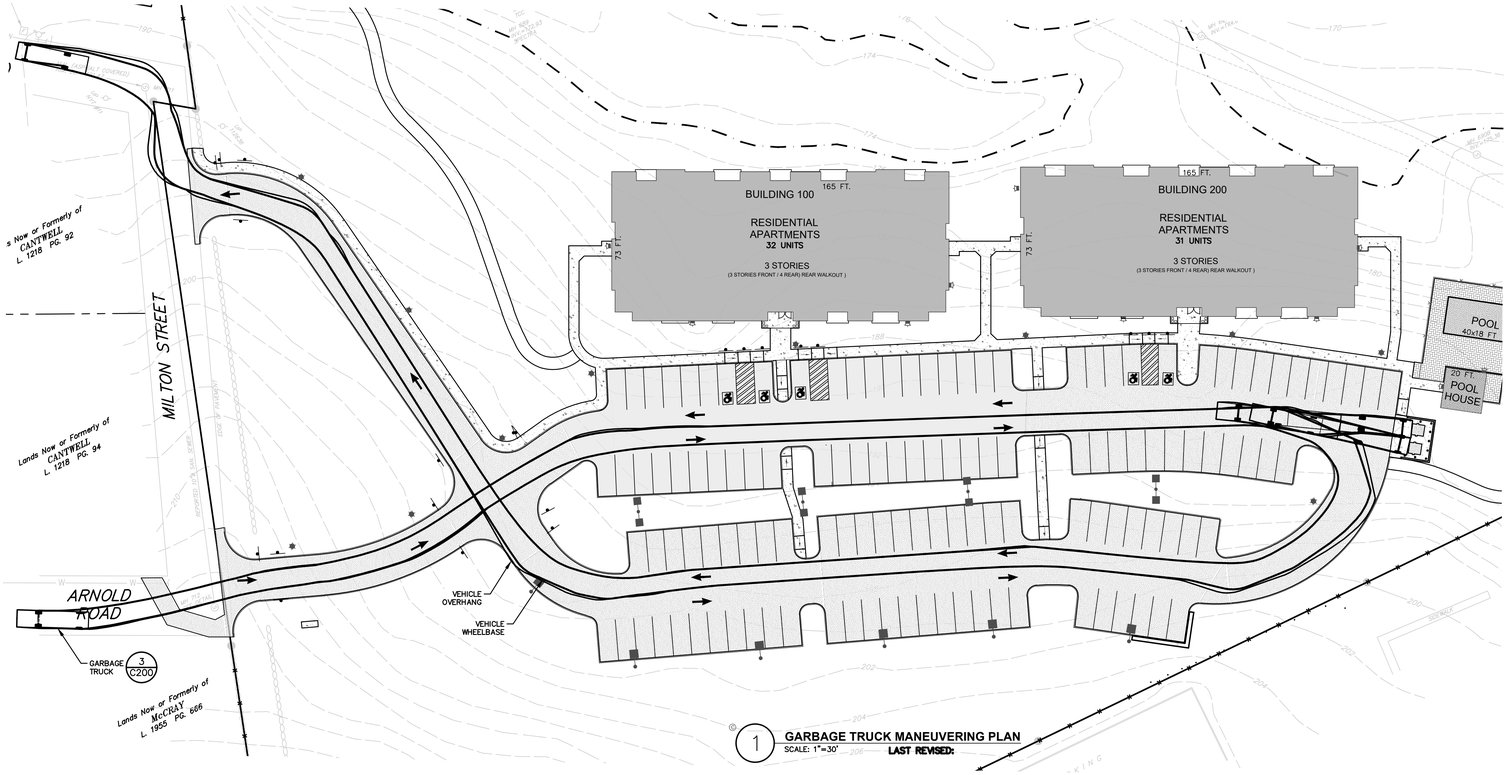
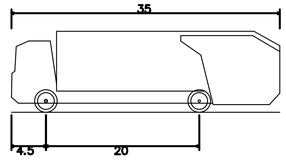


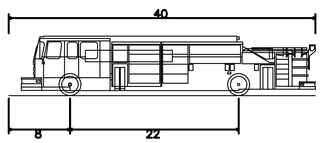
1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30' LAST REVISED:



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

3 GARBAGE TRUCK PROFILE
SCALE: 1"=30' LAST REVISED:

2 FIRE TRUCK MANEUVERING PLAN
SCALE: 1"=30' LAST REVISED:



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

4 FIRE TRUCK PROFILE
SCALE: 1"=30' LAST REVISED:

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HIGHVIEW II - MILTON STREET

VEHICLE MANEUVERING PLAN

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
SPL	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C200	

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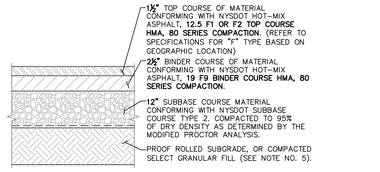
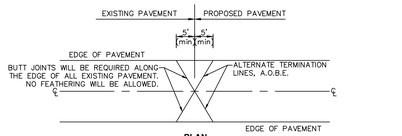


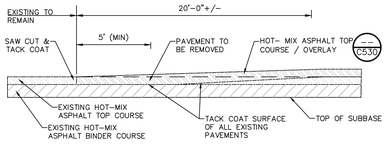
NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO;
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**– EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

1 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE



PLAN



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5 PAVEMENT OVERLAY TRANSITION DETAIL
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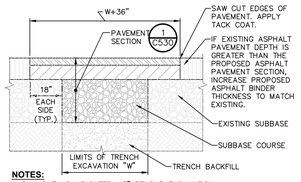
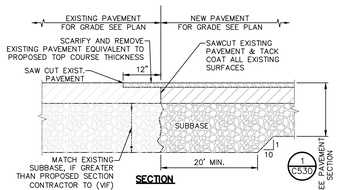


NOTES:

1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

6 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE



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7 PAVEMENT TRANSITION DETAIL
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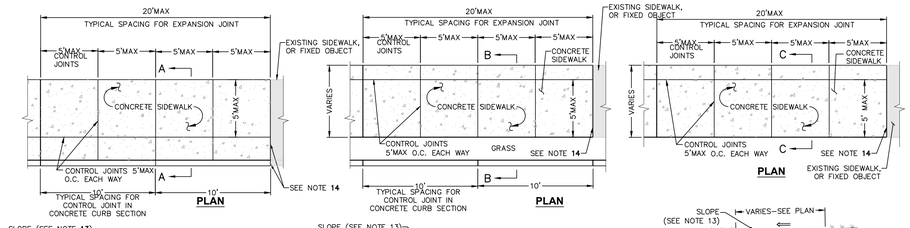
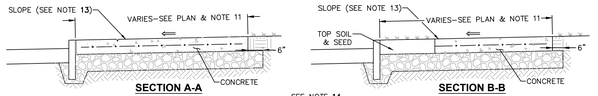
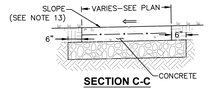


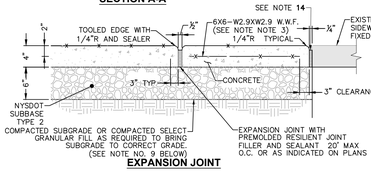


SECTION A-A

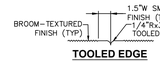
SECTION B-B



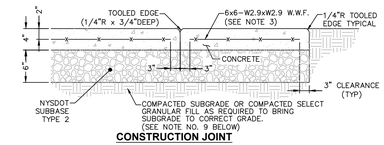
SECTION C-C



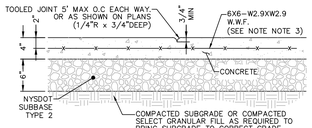
EXPANSION JOINT



TOOLED EDGE



CONSTRUCTION JOINT

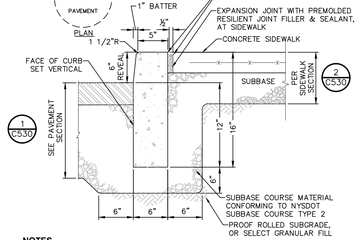


CONTROL JOINT

NOTES:

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE **4,500** CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH **SECTION 500** OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH **"SUREBOND" 1100 RESIN–BASED, WATER EMULSION CONCRETE CURING COMPOUND,** OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
10. ALL WORK SHALL CONFORM WITH **SECTION 608**–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009. OR LATEST EDITION.
12. SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
13. SIDEWALKS SHALL HAVE A CROSS SLOPE OF **1.5%** MAX. UNLESS OTHERWISE NOTED ON PLAN.
14. INSTALL EXPANSION JOINT WITH PREMOLDED RESILIENT JOINT FILLER & SEALANT AT ALL EXISTING SIDEWALKS, CURBS, FIXED OBJECTS, ETC., INCLUDING THOSE PLACED ON PREVOUS DAYS.

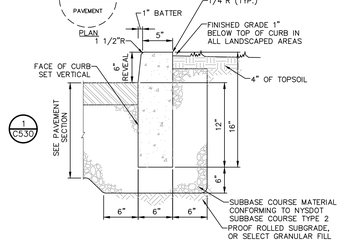
2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

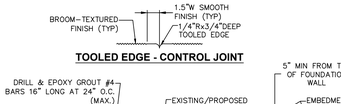
8 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



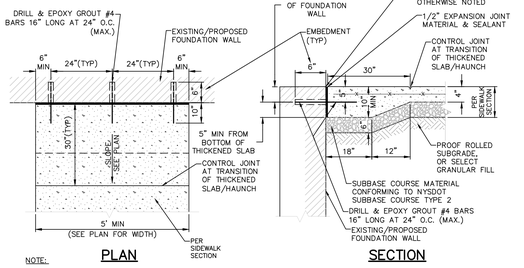
NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



TOOLED EDGE - CONTROL JOINT

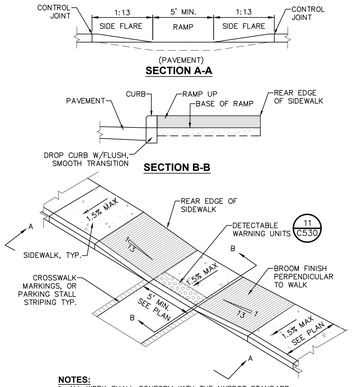


PLAN SECTION

NOTE:

1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

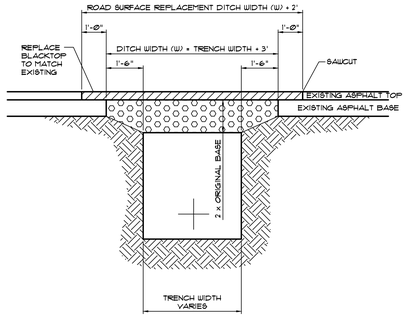
3 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE



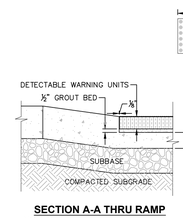
NOTES:

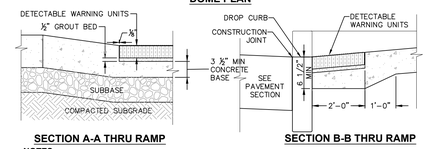
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

4 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



10 CITY OF POUGHKEEPSIE FLEXIBLE PAVEMENT DETAIL AND TRENCHING LIMITS
SCALE: NOT TO SCALE





SECTION A-A THRU RAMP

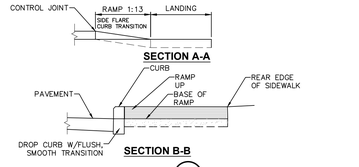
SECTION B-B THRU RAMP

NOTES:

1. COORDINATE W/ OWNER FOR COLOR.
2. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
3. MATERIALS: UNIT SHALL BE 24–INCH DETECTABLE WARNING ADA PAVERS, DOME STRAIGHT ROW SPACING PATTERN ADA–2 OR ADA–3, ADA COMPLIANT WARNING PAVER AS MANUFACTURED BY WAUSAU TILE OR CAST IRON, CAST IN PLACE ADA COMPLIANT WARNING PLATE A MANUFACTURED BY TUFTILE OR EQUAL.

ALTERNATIVE NOTE 3, SEE SPECIFICATION SECTION 3XXXXXX FOR DETECTABLE WARNING ADA PAVERS.

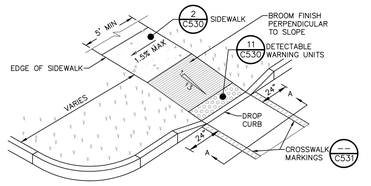
11 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



NOTES:

1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO; SPECIFICALLY **SECTION 608**– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

12 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



NOTES:

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2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

13 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

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rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

SITE DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C530	

0 1 2 3
ORIGINAL SCALE IN INCHES

Drawing Name: Z:\projects\81900–81999\81947.00 – Highview II\DWG\01_C530–C531_81747–00_SITED.dwg
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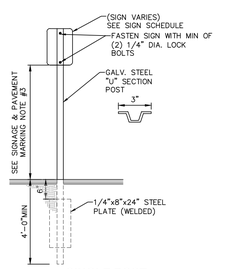
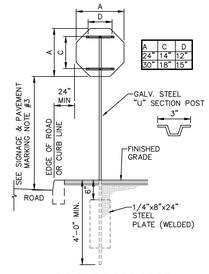
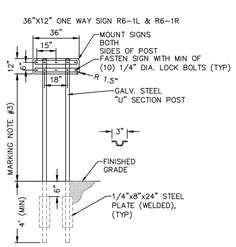
Date Printed: Aug 31, 2021, 12:56pm



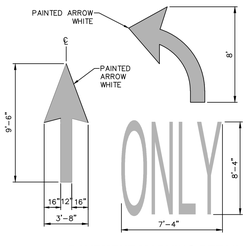
1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



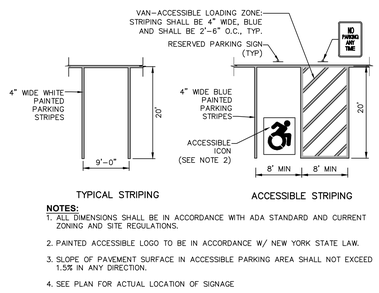
2 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



3 **TWO POST ONE WAY SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



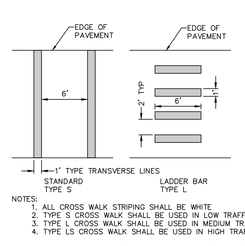
4 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



TYPICAL STRIPING ACCESSIBLE STRIPING

NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

5 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE



NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

6 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

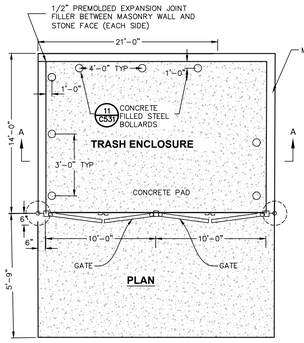
STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   ACCESSIBLE PARKING LINES & SYMBOL – BLUE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7' MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**

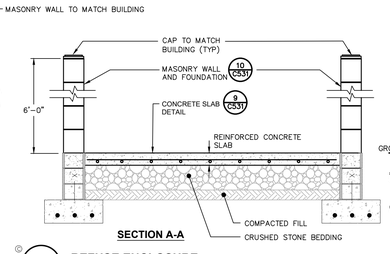
MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①	STOP	R1-1	30"x30"	RED	WHITE	2 C5.31
④	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	3 C5.31
⑤	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	3 C5.31
⑥		W11-2	24"x24"	YELLOW/ FYG	BLACK	1 C5.31
⑦		W16-7P	24"x12"	YELLOW/ FYG	BLACK	1 C5.31
⑨	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	1 C5.31
⑩	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	1 C5.31
⑭	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	1 C5.31
⑫	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 C5.31

7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE

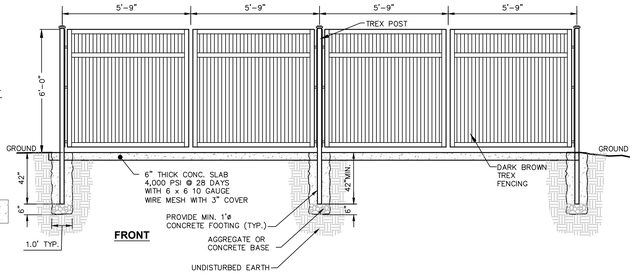


PLAN

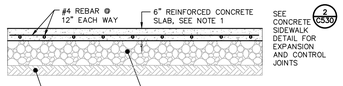


SECTION A-A

8 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

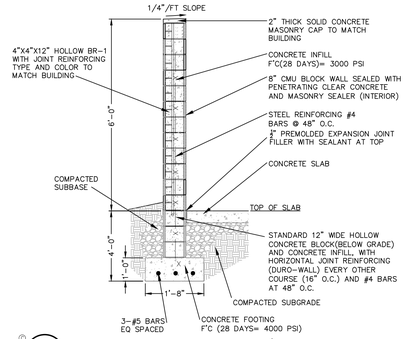


FRONT



CONCRETE SLAB:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

9 **CONCRETE SLAB**
SCALE: NOT TO SCALE



10 **MASONRY WALL DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO WITHIN A TOLERANCE OF 0"-1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

11 **BOLLARD DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

0 1 2 3
ORIGINAL SCALE IN INCHES

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- White Plains, NY
- New York City, NY

rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

SITE DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C531	

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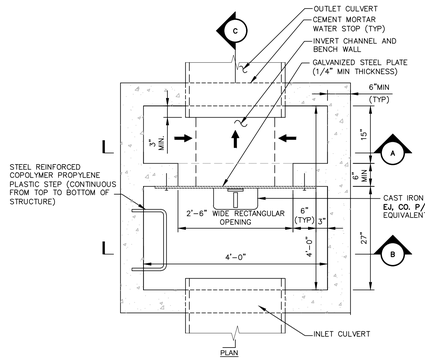
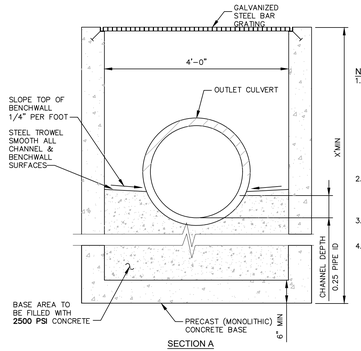
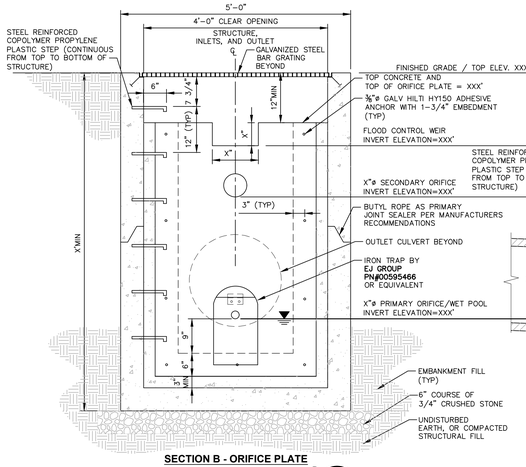
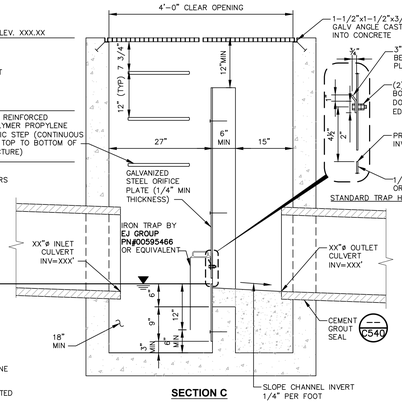


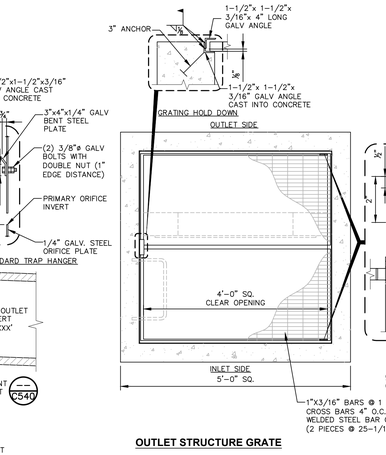


NOTES:
1. OUTLET CONTROL STRUCTURE SHALL BE PRECAST REINFORCED CONCRETE AS MANUFACTURED BY **FORT MILLER CO.** OR APPROVED EQUIVALENT. REINFORCEMENT FOR OUTLET CONTROL STRUCTURE SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING PLUS 25% IMPACT.
2. OUTLET CONTROL STRUCTURES HAVING A DEPTH GRATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
3. BACKFILL USING EMBANKMENT FILL, COMPACTED IN 8" LIFTS.
4. CONTRACTOR TO PROVIDE PADLOCKS & KEYS(KEYED ALIKE) FOR ALL STORM WATER MANAGEMENT BASIN OUTLET CONTROL STRUCTURES INSTALLED ON THIS PROJECT. CONTRACTOR MAY SUBMIT ALTERNATE CONFIGURATION FOR LOCKING GRATE.

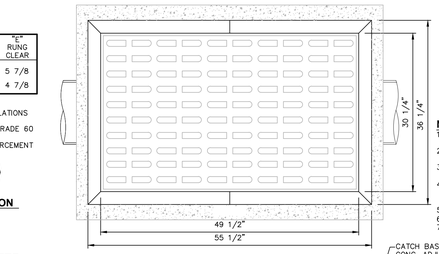


SECTION B - ORIFICE PLATE

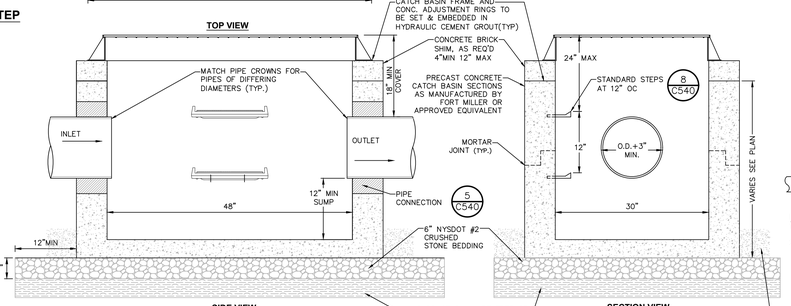




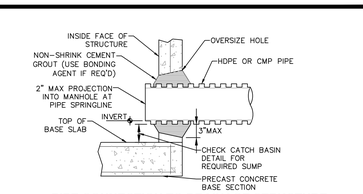
OUTLET STRUCTURE GRATE



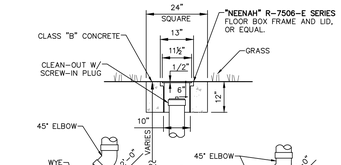
NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20–44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.



3 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE

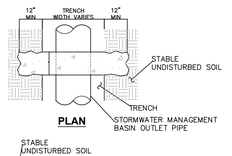


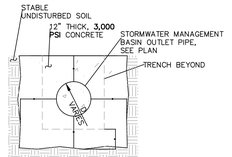
4 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE



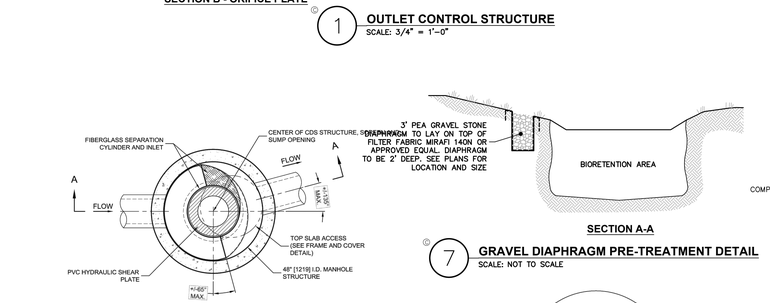
NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D–3033 OR D–3034** SDR–35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

5 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE





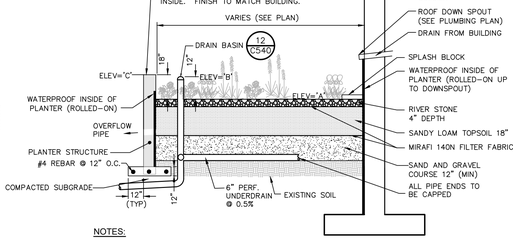
10 ANTI-SEEP COLLAR
SCALE: 3/4" = 1'-0"



PLAN VIEW B-B
N.T.S.

SECTION A-A

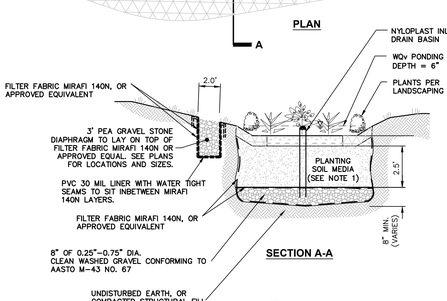
7 GRAVEL DIAPHRAGM PRE-TREATMENT DETAIL
SCALE: NOT TO SCALE



NOTES:
1. SANDY LOAM TOPSOIL SHALL HAVE AN INFILTRATION RATE OF 2 INCHES PER HOUR AND 5 INCHES AN HOUR FOR SAND AND GRAVEL COURSE.
2. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
3. THE GROWING MEDIA SHOULD BE UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1–INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
4. DRAINAGE LAYER SHALL BE CLEAN SAND WITH 100% PASSING THE 1–INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
5. SEE LANDSCAPE PLAN FOR PROPOSED PLANTING SCHEDULES.

PLANTER ELEVATION			
BUILDING PLANTER	ELEVATIONS		
	"A" ELEV	"B" ELEV	"C" ELEV
PLANTER –1	195.0'	196.0'	196.5'
PLANTER –2	193.3'	194.3'	194.8'

8 STORMWATER PLANTER CROSS SECTION
SCALE: NOT TO SCALE

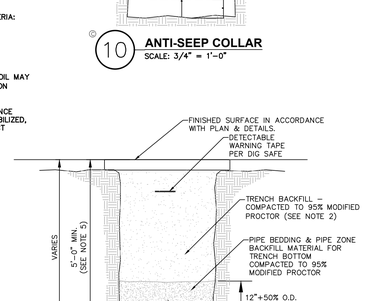


9 TYPICAL BIORETENTION AREA DETAIL
SCALE: NOT TO SCALE

NOTES:
1. SOIL COMPOSITION (TO BE DEMONSTRATED BY CONTRACTOR):
   35–60% SAND*
   30–55% SILT
   10–25% CLAY
   SOIL WILL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER WITH MARSH TRACKS). DO NOT USE HEAVY EQUIPMENT WITHIN BIORETENTION AREAS. CONTRACTOR TO DEMONSTRATE: THE SOIL SHALL HAVE A PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR.
   * SAND SUBSTITUTION SUCH AS DIABASE, GRAYSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
2. RIVER STONE; SHALL CONFORM TO NYSDOT SECTION 620–29
3. CONTRACTOR SHALL DEMONSTRATE: SOIL FOR EACH BIORETENTION AREA SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE**	5.2 – 7.0
ORGANIC MATTER	1.5–4%
MAGNESIUM	35 LBS/ACRE
PHOSPHOROUS	75 LBS/ACRE
POTASSIUM	85 LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

   ** IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR WITH WITH IRON SULFATE PLUS SULFUR (LOWER PH).
4. BIORETENTION AREA TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION. ONCE UPSTREAM AREA IS STABILIZED, SILT FENCE TO BE REMOVED AS APPROVED BY PROJECT ENGINEER.



PIPE TYPE & SIZE VARIES. SEE PLAN

NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

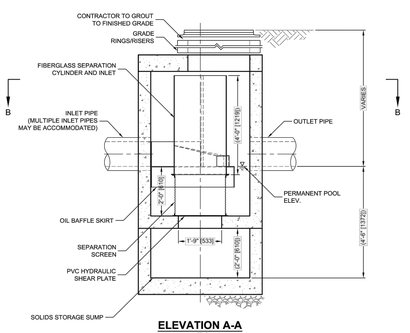
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

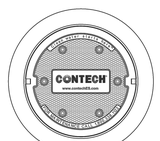
IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'–0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

15 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contech-CPI.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET H520 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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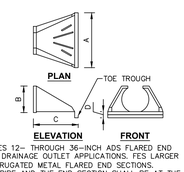
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

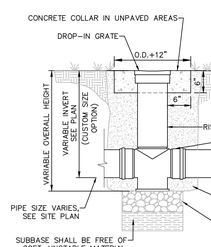
6 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE

TYPICAL HDPE END SECTION				
PIPE DIA.	END SECTION DIMENSIONS			
	A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"



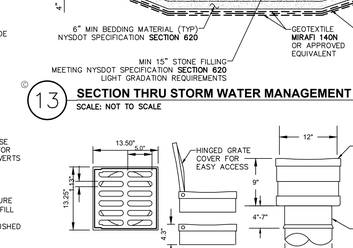
NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12– THROUGH 36–INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS–PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

11 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE

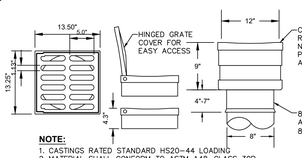


NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

12 NYOPLAST DRAIN BASIN
SCALE: NOT TO SCALE



13 SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR
SCALE: NOT TO SCALE



NOTE:
1. CASTINGS RATED STANDARD HS20–44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48–CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN–LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

14 12" IN-LINE DRAIN & GRATE
SCALE: NOT TO SCALE

0 1 2 3
ORIGINAL SCALE IN INCHES

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rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

STORM SEWER DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
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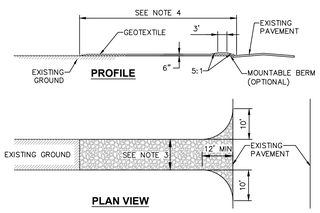
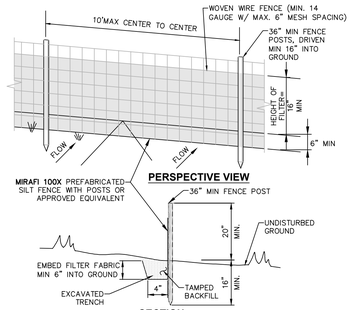


PLAN VIEW

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
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 ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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.

① **STABILIZED CONSTRUCTION ACCESS DETAIL**
SCALE: NOT TO SCALE



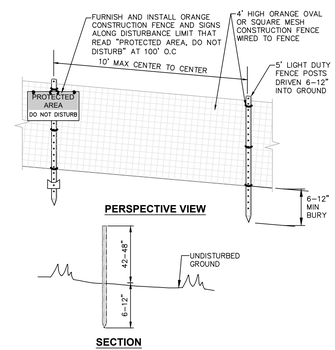
SECTION

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHERE TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

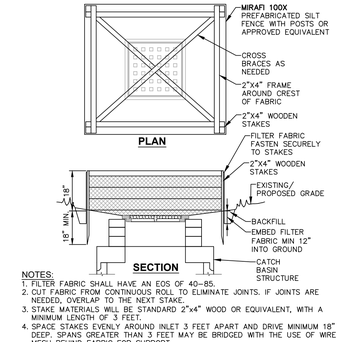
SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

② **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE



SECTION

③ **TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL**
SCALE: NOT TO SCALE

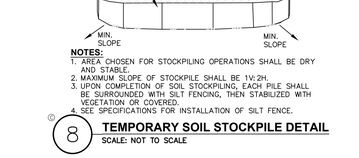


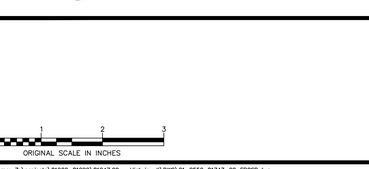
SECTION

NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND 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"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN–PLACE UNTIL SITE HAS BEEN STABILIZED.

④ **TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL**
SCALE: NOT TO SCALE





NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND MAINTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

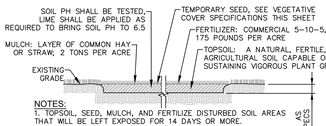
⑤ **CONCRETE WASHOUT AREA DETAIL**
SCALE: NOT TO SCALE

STONE APRON SIZING REQUIREMENT - TABLE "A"

CULVERT DIA. (D)	CULVERT SLOPE, %	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH(FT) (Lo)
12"	< 8	LIGHT	6"	9"	18	10
	8–10	MEDIUM	9"–12"	14"–18"	24	10
18"	< 4	LIGHT	6"	9"	18	10
	4–6	MEDIUM	9"–12"	14"–18"	24	12
	6–8	HEAVY	15"–18"	22"–27"	36	12
	8–10	HEAVY	15"–18"	22"–27"	36	18
24"	< 3	LIGHT	6"	9"	18	12
	3–4	MEDIUM	9"–12"	14"–18"	24	16
	4–8	HEAVY	15"–18"	22"–27"	36	24
30"	< 1	LIGHT	6"	9"	18	15
	1–2	MEDIUM	9"–12"	14"–18"	24	20
	2–4	HEAVY	15"–18"	22"–27"	36	25
	4–6	HEAVY	15"–18"	22"–27"	36	30
36"	< 2	MEDIUM	9"–12"	14"–18"	24	24
	2–3	HEAVY	15"–18"	22"–27"	36	30
	3–5	HEAVY	15"–18"	22"–27"	36	36
42"	< 1	MEDIUM	9"–12"	14"–18"	24	28
	1–2	HEAVY	15"–18"	22"–27"	36	35
	2–3	HEAVY	15"–18"	22"–27"	36	42
48"	< 1	MEDIUM	9"–12"	14"–18"	24	32
	1–2	HEAVY	15"–18"	22"–27"	36	40
	2–3	HEAVY	15"–18"	22"–27"	36	48

SECTION

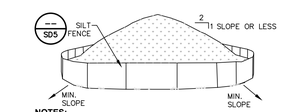
⑥ **END SECTION WITH STONE LINED APRON DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

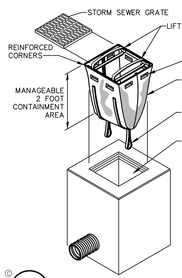
⑦ **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE



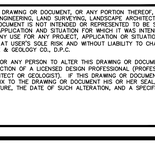
NOTES:

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.

⑧ **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE



⑨ **SILT SACK DETAIL**
SCALE: NOT TO SCALE



"BOTTOM OF SLOPE TERMINATION"

NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP:- THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH:- BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP:- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

⑩ **EROSION CONTROL BLANKET INSTALLATION DETAIL**
SCALE: NTS

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED **[NAME]** HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

1. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP–0–20–001) IS NOT REQUIRED.

1. THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM _____ **(INSERT NYSDEC OR MUNICIPALITY (IF MS4))** ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. THEREFORE, IF THE CONTRACTOR'S CONSTRUCTION SEQUENCE REQUIRES THE DISTURBANCE OF MORE THAN FIVE ACRES AT ANY ONE TIME, WRITTEN APPROVAL MUST BE OBTAINED FROM NYSDEC PRIOR TO EXCEEDING THE 5 ACRE LIMIT.

1. THIS PROJECT HAS REQUESTED WRITTEN APPROVAL FROM _____ **(INSERT NYSDEC OR MUNICIPALITY (IF MS4))** ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. CONTRACTOR SHALL NOT DISTURB MORE THAN FIVE (5) ACRES UNTIL SUCH TIME THAT THE WAIVER IS GRANTED AND WRITTEN AUTHORIZATION IS RECEIVED FROM NYSDEC.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. THE STORMWATER DETENTION BASIN SHALL BE UTLIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS.
4. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
6. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
7. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
9. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP–RAP AT LOCATIONS SHOWN ON THE PLANS.
10. FINALIZE PAVEMENT SUB–GRADE PREPARATION.
11. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL SUB–BASE MATERIAL AS REQUIRED FOR PAVEMENT.
13. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
14. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
15. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. 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.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABLIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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 SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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.

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.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

EARTH DIKE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY SWALE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

SEDIMENT TRAP:
INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

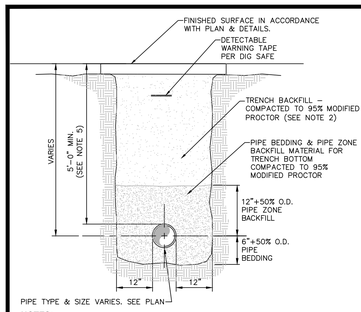
STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS



PIPE TYPE & SIZE VARIES. SEE PLAN

NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0–70%
NO. 200	0–10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

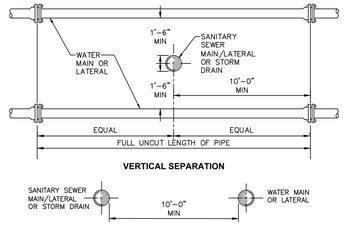
IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

5. 5'–0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

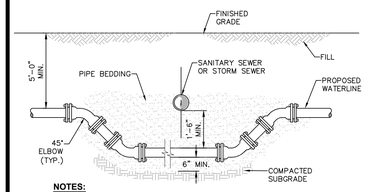
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

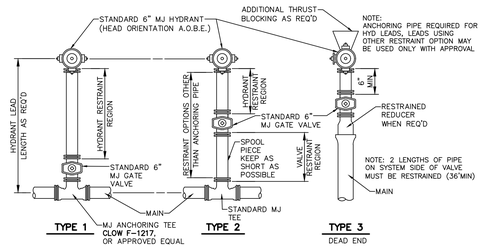
3 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE

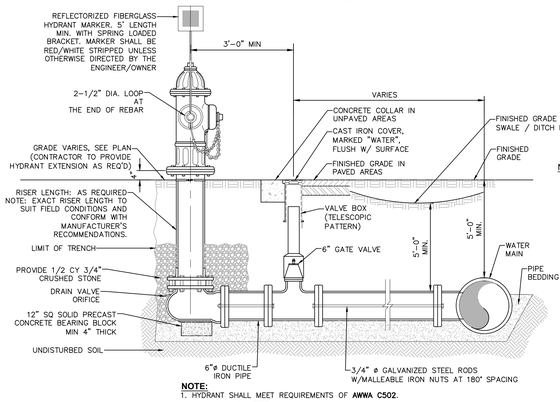


NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO **150psi** TO ASSURE WATER TIGHTNESS.

4 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE



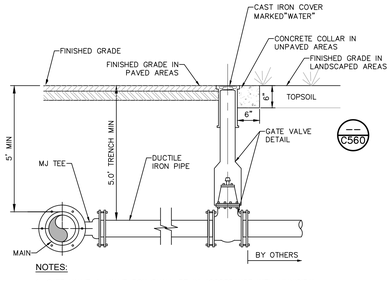


NOTES:

1. HYDRANTS SHALL BE **MUELLER SUPER CENTURION 250** OR APPROVED EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION. HYDRANTS SHALL MEET REQUIREMENTS OF **AWWA STANDARD C–502.**
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION–TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE, 6–INCH MECHANICAL JOINT INLET FOOT PIECE, 5 ¼ INCH MAIN VALVE OPENING, O–RING TYPE PACKING, RATED FOR 250–PSI WORKING PRESSURE, TWO (2) 2 ½ INCH HOSE NOZZLES AND ONE (1) 4 ½ INCH PUMPER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON–KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 ½ INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPENED BY TURNING OPERATING NUT TO THE LEFT, OR **COUNTERCLOCKWISE.**
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY FLANGE WITH RED EXTERIOR ALKYD GLOSS ENAMEL PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPED PAINT CAUSED BY INSTALLATION OR TRANSIT.

NOTE:
1. HYDRANT SHALL MEET REQUIREMENTS OF **AWWA C502.**

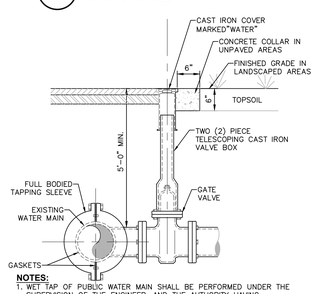
2 HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE



NOTES:

1. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

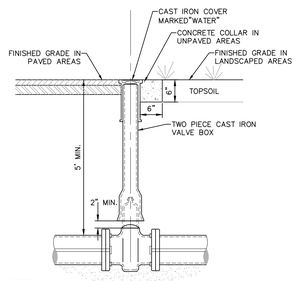
5 DUCTILE IRON SERVICE PIPE
SCALE: NOT TO SCALE



NOTES:

1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE OPERATING DIRECTION SHALL BE **COUNTERCLOCKWISE** TO OPEN (TURNING LEFT).
5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

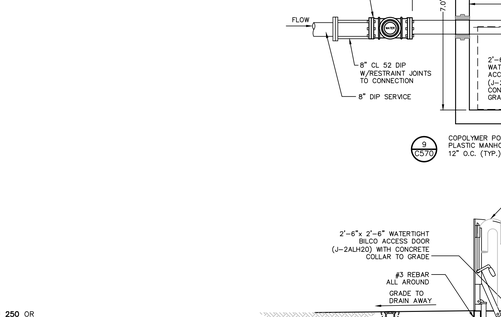
6 TAPPING SLEEVE AND VALVE DETAIL
SCALE: NOT TO SCALE



NOTES:

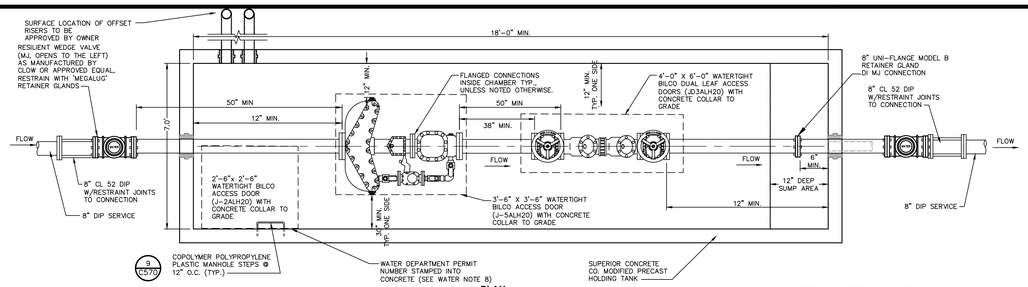
1. NON–RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE **COUNTERCLOCKWISE** TO OPEN.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4"ø GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING SHALL BE USED FOR RODDING VALVES. FOR 12" DIA. PIPE OR LESS. FOR LARGER PIPE SIZES, SEE TABLE FOR NUMBER OF TIE RODS REQUIRED–"JOINT RESTRAINT OPTION DETAILS.)
4. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

7 TYPICAL GATE VALVE DETAIL
SCALE: NOT TO SCALE



NOTE:
1. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED IN ACCORDANCE WITH REGULATORY AGENCY.

9 COPPER WATER SERVICE
SCALE: NOT TO SCALE



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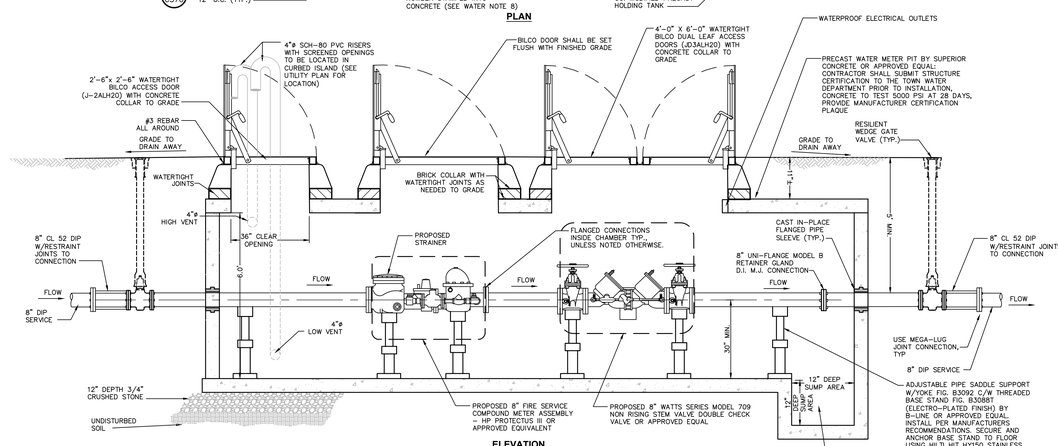

ELEVATION

8 WATER METER AND BACKFLOW PREVENTION PIT DETAIL
SCALE: NOT TO SCALE

NOTES

1. WATER METER PIT AND ASSEMBLY SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WATER METER SHALL BE A SENSUS OMNI OR APPROVED EQUAL.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATERTIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS – 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 6" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. WHEN INSTALLING TURBO METERS WITH A STRAINER, A MINIMUM OF FIVE (5) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM OF THE METER INLET FLANGE. A MINIMUM OF THREE (3) PIPE DIAMETERS OF STRAIGHT PIPE OR EQUIVALENT IS REQUIRED DOWN STREAM OF THE METER.
6. DO NOT INSTALL ELBOWS, BENDS, NONCONCENTRIC REDUCERS, CHECK VALVES, BACK FLOW PREVENTORS AND/OR PRESSURE REDUCING DEVICES WITHIN TEN (10) PIPE DIAMETERS UPSTREAM OR FIVE (5) PIPE DIAMETERS DOWNSTREAM OF THE METER.
7. EXTERIOR OF METER PIT SHALL RECEIVE TWO COATS OF BITUMINOUS COATING.
8. WITHIN 30 DAYS OF INSTALLATION, THE BACKFLOW PREVENTION DEVICE SHALL BE TESTED BY A CERTIFIED TESTER. FOLLOWING TESTING, A NYS DOH–1013 REPORT MUST BE COMPLETED AND SUBMITTED TO THE CITY OF POUGHKEEPSIE, TOWN CLERK AND DUTCHESS COUNTY HEALTH DEPARTMENT TO CERTIFY THAT DEVICE WAS INSTALLED PER APPROVED PLANS.
9. ALL BACKFLOW PREVENTION DEVICES MUST BE TESTED AT LEAST ANNUALLY BY A NYS CERTIFIED TESTER WITH A COPY OF THE INSPECTION AND TEST REPORT (DOH–1013) FORWARDED TO CITY OF POUGHKEEPSIE, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
10. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING PLUS 25% IMPACT.
11. PROVIDE WATERPROOF ELECTRIC OUTLET FOR SUMP PUMP IN THE EVENT WATER ACCUMULATES IN SUMP AREA.

SCHEDULE OF JOINT RESTRAINT BARE DIP (NOT POLYWRAPPED)
(LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L")

PIPE SIZE (INCHES)	FITTING TYPE							REDUCER					
	90°	45°	22½°	11¼°	TEE	VALVE	DEAD END	6"	8"	10"	12"	16"	18"	24"
6"	43	18	8	4	29	31	31							
8"	56	23	11	5	38	41	41	17						
10"	68	28	14	7	48	50	50	31	17					
12"	81	34	16	8	57	59	59	43	31	17				
16"	106	44	21	10	76	78	78	66	57	46	33			
18"	119	49	24	12	85	88	88		69	59	48	18		
24"	156	65	31	15	116	116	116				86	63	50	
30"	192	80	38	19	142	144	144						91	50

NOTES:

1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:

   A. BEDDING TYPE 2 – FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
   B. SOIL TYPE CLAY 1 – CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL–ML] :

      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.

   C. PIPE IS BARE DUCTILE IRON PIPE (NOT POLYWRAPPED)
   D. DEPTH TO TOP OF PIPE 5'–0" MINIMUM
   E. MAXIMUM OPERATING PRESSURE OF 150 PSI
   F. FACTOR OF SAFETY OF 1.5

2. FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION.

10 JOINT RESTRAINT SCHEDULE AND NOTES
SCALE: NOT TO SCALE

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rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

WATER DETAILS NOTES

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C560	

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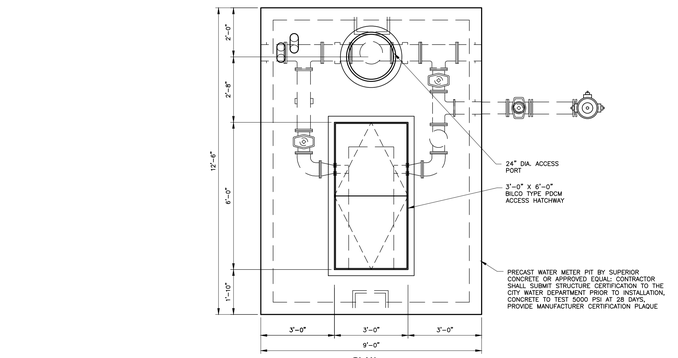

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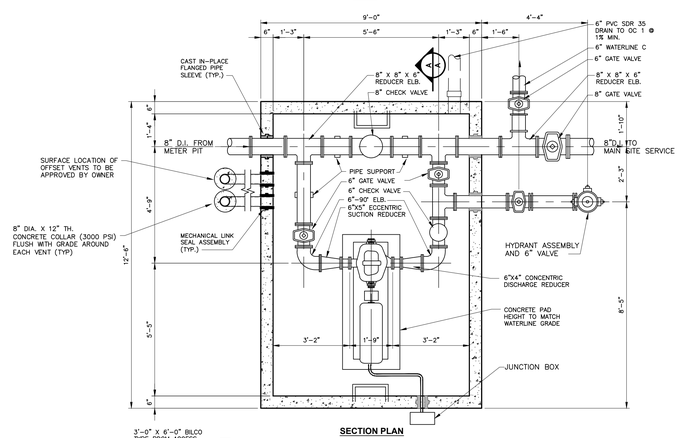
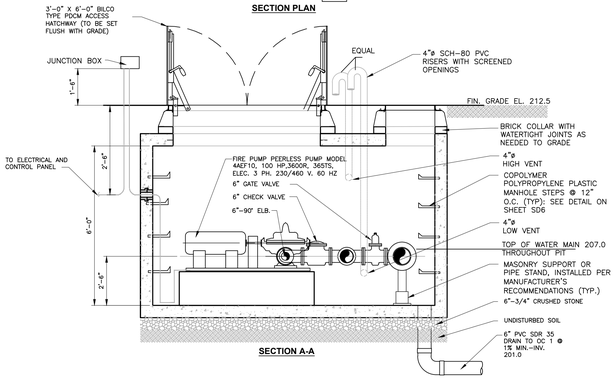


SECTION PLAN

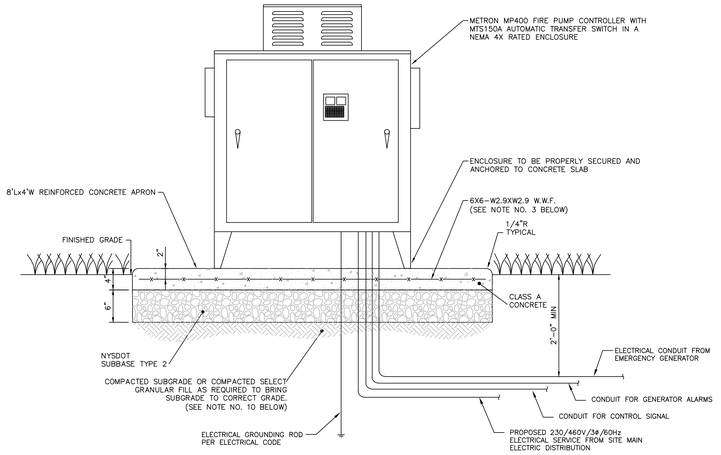


SECTION A-A

NOTES

1. PUMP CHAMBER AND ASSEMBLY AND SHOP DRAWINGS SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT.
2. FIRE PUMP FURNISHED FOR FIRE PROTECTION SERVICE SHALL BE SUPPLIED WITH SPECIFIED DRIVERS, CONTROLS AND PUMP ACESSORIES AS DESCRIBED IN APPENDIX TO ENGINEERING REPORT
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS – 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF PUMP CHAMBER SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. FIRE PUMP PIT TO BE PROVIDED WITH STEPS.
6. ALL ELECTRICAL SHALL BE INSTALLED AS PER THE NATIONAL ELECTRIC CODE, LATEST EDITION.
7. INSTALLATION AND TESTING TO BE CERTIFIED COMPLETE BY A NYS LICENSED PROFESSIONAL ENGINEER.

© 1 **PUMP CHAMBER DETAIL**
SCALE: NOT TO SCALE

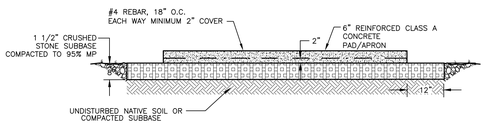


1. THE METRON COMBINATION FIRE PUMP CONTROLLER/TRANSFER SWITCH IS A METRON MODEL MP400 WITH INTEGRATED MTS150A AUTOMATIC TRANSFER SWITCH IN A NEMA 4X RATED ENCLOSURE. THE UNIT IS UNDERWRITER'S LABORATORIES (UL) AND FACTORY MUTUAL (FM) APPROVED AND MEETS ALL THE REQUIREMENTS OF NFPA FOR CENTRIFUGAL FIRE PUMPS.
2. THE CONTROLLER/TRANSFER SWITCH UNIT SHALL BE MANUFACTURED BY METRON, INC. AND BE EQUIPPED WITH ALL THE FEATURES DESCRIBED IN THE ENGINEER'S REPORT. THE UNIT PROVIDES OPERATION OF THE ELECTRIC FIRE PUMP MOTOR FROM AN ALTERNATE SOURCE WHEN THE NORMAL POWER SOURCE FAILS.
3. THE FIRE PUMP IS A PEERLESS HORIZONTAL SPLIT CASE SINGLE STAGE FIRE PUMP MODEL 4AEF10 EQUIPPED WITH A 3550 RPM, 3PH, 230/460V, 60 HZ ELECTRIC MOTOR. THE PUMP SHALL BE EQUIPPED WITH ALL ANCILLARY ACCESSORIES DESCRIBED IN THE ENGINEER'S REPORT.
4. THE EMERGENCY GENERATOR SET SHALL BE A KOHLER MODEL 230REOZJB, 230 KW, DIESEL UNIT WITH SOUND ATTENUATED ENCLOSURE AND DUAL-WALL SUB-BASE TANK, OR APPROVED EQUAL. THE GENERATOR IS TO BE EQUIPPED WITH ALL FEATURES DESCRIBED IN THE ENGINEER'S REPORT.
5. THIS DETAIL IS PROVIDED TO ILLUSTRATE THE INTENDED LAYOUT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING THE ARRANGEMENT AND LOCATIONS OF ALL COMPONENTS, CONDUITS AND EQUIPMENT FOR THE FIRE PUMP CONTROLLER/AUTO TRANSFER SWITCH UNIT FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
6. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SHOP DRAWINGS TO THE CITY OF POUGHKEEPSIE ENGINEER FOR REVIEW.
7. THE INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND NEC ELECTRICAL CODE AND NFPA REQUIREMENTS.
8. INSTALL ALL WIRING IN RIGID GALV. STEEL CONDUITS.
9. ALL WIRING SHALL BE ADEQUATELY SIZED TO CARRY REQUIRED LOADS AS PER ELECTRICAL CODES.

© 2 **ELECTRIC FIRE PUMP CONTROLLER AND AUTO-TRANSFER SWITCH**
SCALE: NOT TO SCALE

CONCRETE NOTES:

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
2. ALL CONCRETE SHALL BE CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND","SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
10. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.



NOTES:

1. THE CONCRETE PAD DIMENSIONS SHALL BE 16'Lx10'W.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE ALL SLEEVES REQUIRED FOR THE PASSAGE OF ALL CONDUITS IN THE CONCRETE SLAB.

© 3 **GENERATOR PAD DETAIL**
SCALE: NOT TO SCALE

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rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

WATER DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
KTB	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C561	

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ORIGINAL SCALE IN INCHES

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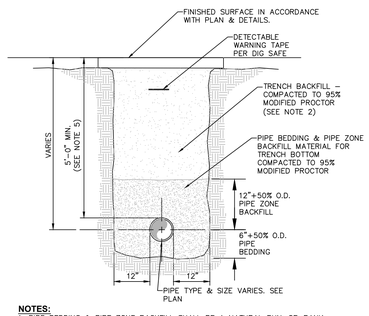


NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

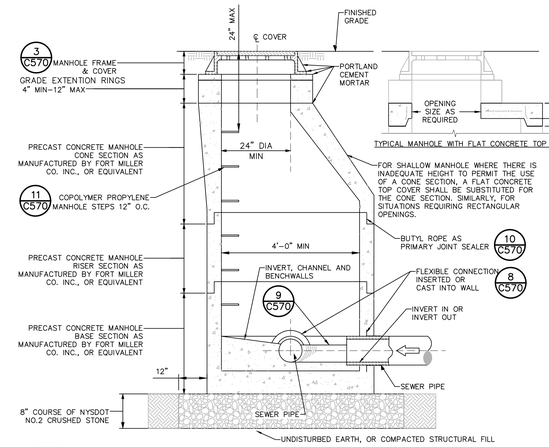
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



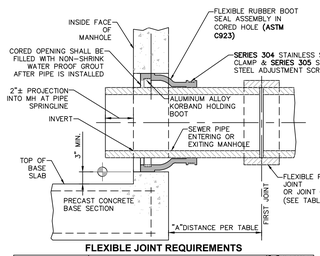
NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

1.

CONE DIMENSIONS	
DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **4,500 PSI** AT 28 DAYS IN CONFORMANCE WITH **A.S.T.M. C-478.**
5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

2 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

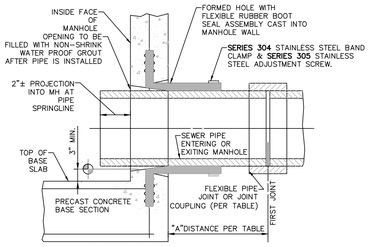


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

7 PIPE CONNECTION TO MANHOLE- PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE

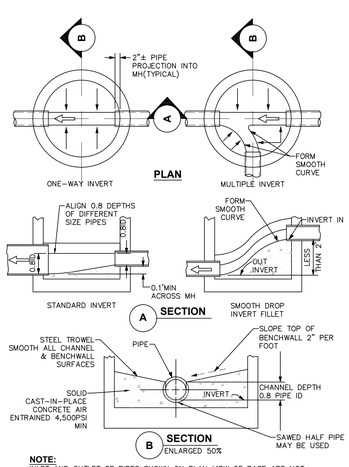


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

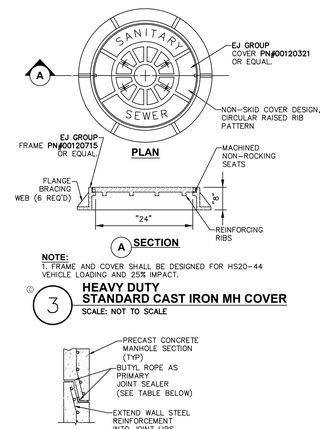
NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

8 PIPE CONNECTION TO MANHOLE- FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE



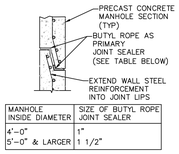
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

9 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE



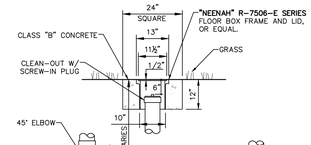
NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

3 HEAVY DUTY STANDARD CAST IRON MH COVER
SCALE: NOT TO SCALE



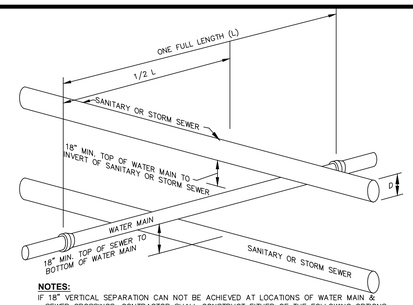
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

4 MANHOLE JOINT
SCALE: NOT TO SCALE



NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D-3033 OR D-3034** SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

5 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE



NOTES:
IF 18" VERTICAL SEPARATION CAN NOT BE ACHIEVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS, CONTRACTOR SHALL CONSTRUCT EITHER OF THE FOLLOWING OPTIONS:
1. CONSTRUCT SEWER OF PVC WATERWORKS GRADE PRESSURE PIPE MATERIAL 10' ON EACH SIDE OF THE WATER MAIN AND TEST TO 150PSI TO ASSURE TIGHTNESS.
2. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. THE CARRIER PIPE SHALL BE OF MATERIAL APPROVED FOR THE USE IN WATER MAIN CONSTRUCTION.

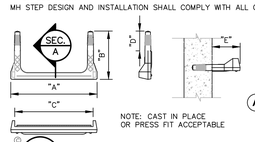
6 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

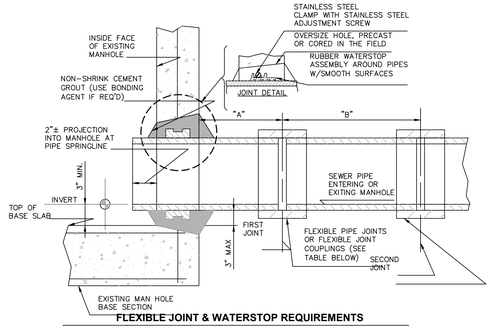
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



10 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)	"B" DISTANCE (FEET)	MH WATER STOP REQD
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10'MAX	NO LIMIT	YES
PVC	SPECIAL FLEXIBLE JOINT COUPLING	1'MAX	3'MAX	YES

NOTES:
1. THIS DETAIL SHALL BE USED AT NO EXTRA COST IN PLACE OF EITHER OF THE PIPE-TO-MANHOLE CONNECTION DETAILS ONLY WHEN CONNECTING TO EXISTING MANHOLES THAT HAVE NO FLEXIBLE RUBBER BOOT PROVIDED.
2. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

11 PIPE CONNECTION TO EXISTING MANHOLE- CEMENT GROUT SEAL WITH WATER STOP
SCALE: NOT TO SCALE

0 1 2 3
ORIGINAL SCALE IN INCHES

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rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

SANITARY SEWER DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C570	

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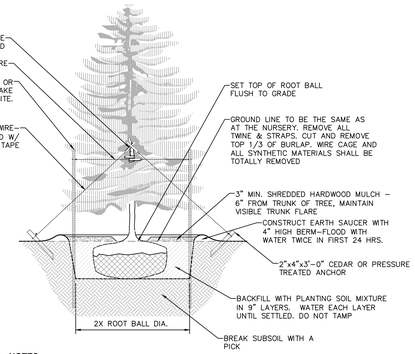
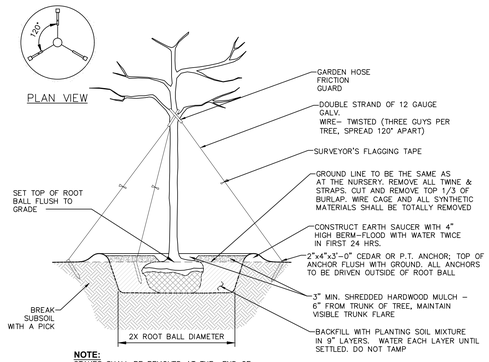


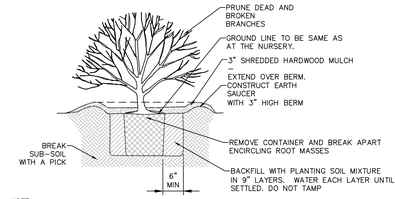
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

© 1 **EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE



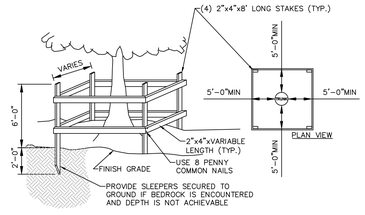
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

© 2 **PLANTING AND GUYING DETAIL BALLED AND BURLAPPED TREE**
SCALE: NOT TO SCALE



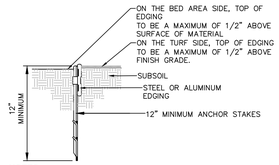
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

© **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



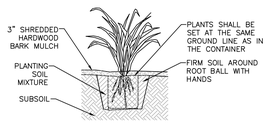
NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© **TEMPORARY TREE PROTECTION DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. 16'-0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'-0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS — CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

© **LANDSCAPE BED EDGING**
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

© **CONTAINERIZED PERENNIAL PLANTING**
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX

SUN AND PARTIAL SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5-10-5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

0 1 2 3
ORIGINAL SCALE IN INCHES

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White Plains, NY
New York City, NY

rev.	date	description
1	06/29/21	REVISED FOR PLANNING BOARD SUBMISSION

HIGHVIEW II - MILTON STREET

LANDSCAPE DETAILS

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
	LB
date	scale
05/25/21	AS SHOWN
project no.	
81947.00	
sheet no.	
C580	

Drawing Name: Z:\projects\81900-81999\81947.00 - Highview II\DWG\01_C580_81747-00_LANDSCD.DWG
Xref's Attached: XTB_30X42_81947
Date Printed: Aug 31, 2021, 1:00pm

SCHEMATIC FRONT ELEVATION
NEW APARTMENT BUILDING

SCHEMATIC RIGHT SIDE ELEVATION
NEW APARTMENT BUILDING

PROPOSED HIGH VIEW MULTI-FAMILY PROJECT

MILTON STREET, POUGHKEEPSIE, NY

6-29-21
#21080

LISCUM McCORMACK VANVOORHIS
ARCHITECTS ■ PLANNERS ■ INTERIORS ■
181 CHURCH STREET
POUGHKEEPSIE NY 12601

SCHEMATIC REAR ELEVATION
NEW APARTMENT BUILDING

SCHEMATIC LEFT SIDE ELEVATION
NEW APARTMENT BUILDING

PROPOSED HIGH VIEW MULTI-FAMILY PROJECT

MILTON STREET, POUGHKEEPSIE, NY

6-29-21
#21080

LISCUM McCORMACK VANVOORHIS
ARCHITECTS ■ PLANNERS ■ INTERIORS ■
181 CHURCH STREET
POUGHKEEPSIE NY 12601

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

September 13, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-248, Highview at Fallkill Creek Site Plan
Lot: 623227, Milton Street

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 to construct 63 apartments within two multi-family buildings, along with related site appurtenances such as parking, lighting, and landscaping.

COMMENTS

Circulation: Vehicular circulation throughout the site is designed to be two-way except for site ingress and egress, which is shown as two 20'-wide, one-way driveways. To eliminate confusion and reduce the amount of impervious pavement on this parcel adjacent to the Fallkill Creek, the Board and applicant could evaluate the removal of one of the driveways and making the remaining driveway two-way. Given the topography, the eastern/ingress driveway could be eliminated and the western/egress driveway could be widened slightly to accommodate two-way traffic.

Open Space / Landscaping: The site plan (C130) shows three hatched areas labeled "usable open space", but as per the landscape plan (C180) the southernmost hatched section appears to be existing forested land and the areas closer to the pool coincide with bioretention and pond areas, which are not typically considered appropriate for active/passive recreation (as per the definition of "usable open space" in §19-2.2). Also, the landscape plan doesn't include labels to indicate where the specific plants materials will be located.

RECOMMENDATION

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

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **6232270000**

Project Name: **Highview At Fallkill Creek**

Applicant: **Maselo Realty LLC (Nate Abikhzer)**

Address of Property: **Milton Street**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **9/13/2021**

Entered By: **Knauss, Judith**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **8/18/2021**	Notes:	☑ Major Project
Date Received: **8/18/2021**		Referral #: **ZR21-248**
Date Requested: **9/13/2021**		
Date Required: **9/16/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **9/13/2021**		

September 7, 2020

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 2021-029: Milton Street/Highview

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

Our office received the latest digital drawings for Highview / Milton Street on July 26, 2021, and a project introduction was convened via teleconference on August 10, 2021. This meeting included the design team led by Keith Scofield from LMV Architects, Timothy Lynch from the Chazen Companies, Planning Board member Sean O'Donnell, Natalie Quinn and myself. The applicant's design team introduced the drawings and the conversation took a constructive workshop approach to expand upon the previous conversations from the July 2021 Planning Board meeting to understand the conceptual process of the design and find opportunities that the design team could continue to investigate.

As indicated in the applicant's presentation, plans and elevations, the site in question is currently a wooded site with one edge bordering the Fall Kill Creek with the proposal of adding two similar multifamily housing buildings in a familiar architectural style.

SITING

A. The buildings are aligned to each other, roughly following the contours that make an embankment to the Fall Kill. In the workshop it was discussed how the buildings could rotate away from parallel in an effort to better follow existing contours. These rotations may allow for additional tree plantings in front of the buildings, which may be a worthwhile gesture for an existing wooded site. **Design team offered to review this idea further.**
B. As the City of Poughkeepsie continues to explore a future Fall Kill Trail system, the site appears to have the dimensions to participate in this effort. On Drawing C180 there is what appears to be a mulched area to the west of the buildings, but the purpose of this area is not explicitly presented. **Could the design team clarify its intent, and if there is the opportunity for this creekside zone to accept a future nearby trail?**
C. The primary facades of these buildings are designed perpendicular from Milton Street (East Elevations), but the current package of drawings doesn't present the South Elevation, which would be the primary view from Milton Street - the public right of way. We acknowledge that there may be some existing tree groupings at the street, but from a street view perspective, the buildings would likely still be prominent beyond (see street view below). **Please provide further elevations for the planning board's review.**

MASSING

A. The two proposed structures are built into a hillside, and therefore will appear to be three stories from the proposed parking lot, but increase to four stories as you move towards the Fall Kill. The buildings are made with hipped roofs, which is understood to extend the single family pitched roof vernacular into the project. **It was discussed if the roof pitch could be decreased to help the overall bulk of the project to be lessened.**

B. The space between the two building volumes was discussed as an important public viewing court and possible stairway that focuses a viewshed of the project to the Fall Kill. Because of this opportunity, it was also asked if the ground floor plan layout may look to upgrade the side doors to make this space a more celebrated entry sequence into the building's amenity spaces. As shown in the side elevations, this area shows how the hillside plays a major role in this area, and could potentially sponsor a public stairway down to the Fall Kill. **This zone between the buildings could also help clarify the nearby parking peninsula that, if aligned with the interstitial space, would help further clarify the space and viewshed.**

C. Central Pediment
The building's central dormer gable includes a center drop arch decoration as the signature detail that the design team has included in the proposed drawings. **The planning board may want to ask the design team to elaborate on the singular use of this detail, or if this treatment may be a motif to explore at other pedimented dormers.**

D. Central Balcony
The porticos at the main entryways also show built up columns with square bases and capitals. Creating some continuity between the column detailing and the drop arch braces (ie. fastener detailing, joinery articulation, etc) above may be worth additional exploration to help connect the human experience with the overall building appearance. Above the portico it was discussed **if there could be resident portico roof terrace access via doors in lieu of windows.**

E. Please provide elevation regarding the pool house as another visible piece of the

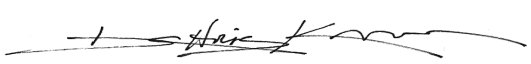
project at ground level.

ARCHITECTURAL DETAILS, MATERIALS AND METHODS

A. While the documents we were sent had no notes as to the specific materials, it was presented in the workshop that the proposed buildings would have a neutral grayscale palette, with Stone at the Ground Floor, Brick at the subsequent floor, and then proceeds upward with board and batten cementitious wood. The roof in its current elevation is a predominant feature, made with Architectural Asphalt Shingles. Any efforts to incorporate solar on the roof or site should be noted. **Color elevations and a materials board would help the board review the materials.**
B. In the workshop, it was mentioned that the window frames are currently being specified in a dark bronze, but it was recommended that if the building pursues a dark palette, that **dark gray or black window frames** have been recently installed around the city with success, and that they seem to weather and age slightly better than their lighter colored counterparts.
C. One architectural consideration we discussed for part of the workshop was trying to introduce methods to reduce the horizontal stacking/banding of materials by floor, with the goal of weaving them together vertically more holistically. One specific idea explored was to consider if **the board and batten palette shall locally extend down by a floor** at either the zones between dormers or alternatively to try the same approach at the dormer volumes. This design effort should also review the solution in conversation with the side elevations. At this interstitial zone, the stacked materials currently read very simply, but perhaps could incorporate some of the upgraded ground floor detailing to create a welcoming tactile space at the human scale.
D. Building trims were discussed as being specified as Polyvinyl Chloride (PVC). As this is a material on sustainability "Red Lists", **we would generally recommend substituting a more environmentally responsible material for trims** (ie. Claymark Solid Gold® Wood) wherever possible.
E. The balcony railings appear to be drawn with stock, readily available metal post panels, and the color needs to be clarified in a subsequent submission or discussion. In the workshop, it was discussed whether there might be options that allow the railings, the drop arches and the column details to work more closely together.

We look forward to the evolution and construction of this inventive and exciting project in the Northside of Poughkeepsie and wish the applicant success in subsequent meetings and reviews.

Sincerely,



Chris Kroner
Principal
ckroner@mass-group.org

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: January 21, 2021
2. Name of Site Plan: Highview II
3. Address or Location: Milton Street
4. Owner: Maselo Realty, LLC
5. Engineer: The Chazen Companies

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. As indicated in EAP provide SWPPP and updated Engineer's Report for Water System. Coordinate with Fire Department. Show water main at Milton Street on Utility Plan.
    2. Utility plan shows connection to Town of Poughkeepsie owned and maintained sewer. Permission to connect must be obtained from the Town.
    3. Additional details (i.e. invert elevations for storm system, site and utility detail) are required for full review. Additional comments will be forthcoming as design progresses.

9. Please fill in any other comments:

Joseph A. Chenier
Assistant Civil Engineer

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Engineering Report for Sewer Facilities

for

HIGHVIEW AT THE FALLKILL CREEK

Milton Street
City of Poughkeepsie
Dutchess County, New York

Issued: June 2021

Prepared for:

Maselo Realty, LLC
18 Eastview Road
Monsey, NY, 10952

Prepared by:

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Chazen Project No. 81947.00

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1.0 PROJECT LOCATION

Phoenix Capital Partners III, LLC, is proposing the development of a 63-apartment unit development on an 8.80± acre parcel located at the Junctions of Fitchett Street, Milton Street, and Arnold Road in the City of Poughkeepsie, Dutchess County, New York. The parcel is identified as 131300-6162-73-623227 on the City of Poughkeepsie Tax Map.

2.0 PROJECT DESCRIPTION

The Applicant is proposing the construction of 31 one-bedroom and 32 two-bedroom units with a recreational pool for residences within the development. An on-site gravity collection system is proposed to serve the development by modifying the existing on-site sanitary sewer lateral that traverses the site. This sewer lateral crosses above the Fallkill Creek where it then connects to the Town of Poughkeepsie Trunk line. The Town of Poughkeepsie (TOP) Trunk line flows along the western side of the Fallkill Creek to a TOP Lift Station which then conveys the sewer to a City of Poughkeepsie (COP) main and ultimately into the COP Wastewater Treatment Facility (WWTF).

Presently, domestic sewage from the Mountain Brook Apartment complex, which is located on the adjoining property to the east in the Town of Poughkeepsie, is piped through the site.

Currently, the Applicant is in communication with both the TOP and COP regarding a Reconciliation Agreement which would allow the project to connect into the existing sanitary sewer lateral and convey the sewer to the City WWTP via the TOP and COP Trunk line. A joint easement will also be between the proposed development and existing apartment complex adjoining the property. Maintenance of the on-site lines will be performed by the Applicant.

The TOP has indicated that it has adequate capacity in its sanitary system to handle the additional volumes produced by the proposed project. The COP has also stated that its sanitary sewer system and wastewater treatment plant can accept the additional flow.

Sanitary flows from the proposed development will be domestic in nature and void of any industrial solid, hazardous or toxic waste contamination.

The individual home owners will own and be responsible for all exposed sanitary within their respective units. The HOA will own and be responsible for common sanitary facilities within the building (i.e. main collection line within wall) and all sanitary facilities on the property.

3.0 DESCRIPTION OF PROPOSED SANITARY SEWER FACILITIES

3.1 Design Wastewater Flows

Based upon the hydraulic loading rates presented in Table B-3 of the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Wastewater Treatment Works (2014) (see Appendix A), the daily flow rate per bedroom unit is 110gpd. The proposed development will consist of 95 bedroom units after totaling all one-bedroom and two-bedroom units. Therefore, the expected wastewater flow generated by the proposed 63 residential units is 10,450 gallons per day (gpd).

The proposed on-site gravity system will be designed to handle the flows from the new development as well as the existing flows from the adjoining Mountain Brook Apartments complex.

In order to determine the present flows generated by Mountain Brook Apartments, quarterly water usage rate data for the prior three years was obtained from the TOP Town Clerk's Office on November 28, 2005. The greatest quarterly flow was used to establish a daily water usage of 65,366 gpd. The calculations for the anticipated wastewater generated by both parcels are attached as Appendix C.

The daily water usage for Mountain Brook Apartments was converted to wastewater flow rate with the use of a conversion loss factor. A loss factor of 6 percent was applied to the daily water usage rate in order to convert the total estimated daily water flows to total daily wastewater generation rates. This 6 percent reduction accounts for water that is loss (leaks) or wasted (irrigation, consumption, exterior wash, etc.). Based upon this reduction, the estimated wastewater flow rate for the apartment complex is 61,444 gpd.

For design purposes of the combined system, the average wastewater flow has been taken as 71,894 gpd (66.5 gpm). The design maximum hourly flow rate is 287,576 gpd (266 gpm) using a peak factor of 4.0 as recommended by the Dutchess County Department of Health and an 18 hour design day.

Infiltration for the existing apartment complex was determined using an infiltration rate of 500 gpd/mi-inch applied to the approximately 3,250 linear feet of 8-inch sanitary line within the complex. This resulted in an additional 2,440 gpd or approximately 2 gpm. This infiltration flow was added to the peak flow for both contributors. The peak flow rate used to evaluate the capacity of the proposed and existing system portion to be utilized was 290,016 gpd (268.5 gpm). The calculations for the anticipated wastewater generated by both parcels are attached as Appendix C.

The on-site swimming pool will remain private for use by the residents of the proposed project. Any required draining of the pool will be performed during off peak hours and is therefore not expected to impact the projected peak flow rates.

3.2 Sanitary Sewer Collection System

All proposed piping has been designed in accordance with the parameters set forth in the Great Lakes Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers "Recommended Standards for Wastewater Facilities" (also known as Ten-State Standards), the New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment", and Dutchess County Department of Health (DCDOH) regulations.

Wastewater from the adjacent apartment complex will be redirected to the proposed collection system by placing an insertion manhole on the existing gravity sewer line entering the northeastern portion of the development site.

The raw sewage generated from the proposed development and the adjoining property will be intercepted and conveyed by gravity to an existing manhole, located in the southwest portion on the site.

Flows from the proposed buildings will be conveyed to the on-site gravity sewer collection system via a 8-inch diameter main. The laterals from the buildings shall be 6-inch diameter. The on-site gravity sewer collection system will consist of approximately 160 linear feet of 8-inch and 191 linear feet of 6-inch

diameter polyvinyl chloride pipe (PVC) SDR 35 conforming to ASTM D-3034 installed with a minimal slope of 0.5% for 8-inch diameter pipe and 1.0% for 6-inch diameter pipe, and provided with rubber sealing gaskets conforming to ASTM D-3212. Gravity sewer mains have been designed to provide a minimum pipe cleaning velocity of 2 feet per second. Calculations have been provided in Appendix D.

This new sewer line will lead to an existing 8-inch CIP (Cast Iron Pipe) that crosses above Fallkill Creek at a slope of 2.4 percent and a manning's n value of 0.021. This pipe can carry 750,598 (+/-) gpd or 521 (+/-) gpm which will provide sufficient capacity to transport the combined flows from the proposed development and the adjoining complex.

The on-site sewers will be placed such that a minimum of 10' lateral separation from potable water lines is maintained. Sewer crossings with potable water will be such that a minimum of 18" of vertical separation will be maintained from the outside diameter of the potable water line to the outside diameter of the sewer line.

Proposed sanitary lines between new manholes will be placed such that a minimum cover of 4.5-feet will be maintained where possible. Where cover is less than 4.5-feet insulation shall be place over pipe. The gravity pipes will be placed on a straight alignment and uniform slope.

Pre-cast concrete manholes are to be installed to accommodate changes in horizontal and vertical directions.

3.3 Testing

Upon substantial completion of all on-site sanitary gravity lines, or at times when it is prudent to conduct performance testing, a low pressure air test will be conducted as per ASTM F1417. The on-site sanitary manholes will be subjected to a 24-hour hydrostatic test or a low pressure air test.

Figure 1:
Site Location Map

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Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
20 Elm St, Suite 110
Glens Falls, NY 12801
Phone: (518) 812-0513

Highview at the Fallkill Creek

Orthophoto Tax Map

Milton St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	10/13/2019
Scale:	1 in = 200 feet
Project:	81947.00
Figure:	2

Appendix A:
Design Standards for Wastewater Treatment Works and Civil Engineering Reference Manual Table B-3

etc.) and exclude extraneous data. There should be a reasonable explanation for the operational variations and any extraneous data excluded.

Method 3: Water Usage Data

A minimum of one year of data collected during similar operational conditions may be required by the Reviewing Engineer. If sufficient measured water usage data is not available, Method 3 should not be used. The average of the daily (24-hour) flow over the duration of the data collection period is an acceptable method for determining the average daily flow rate. The largest daily (24-hour) measured volume during the same period expressed in volume per unit time is an acceptable method for determining the maximum day flow rate. The analysis should account for operational variations (e.g. peak seasonal, weekends, special events, delivery period, etc.) and exclude extraneous data. There should be a reasonable explanation for operational variations and any extraneous data excluded.

For each of these methods, the peak hourly flow rate (largest hourly volume expressed in volume per unit time) should also be identified. When variation in the wastewater flow rate is expected to be substantial, it is necessary to examine the significant delivery period of the wastewater and base the system design upon this information to prevent an excessive rate of flow through wastewater collection and treatment systems. Flow equalization prior to treatment units should be considered to avoid hydraulic overloading of treatment units during peak loading periods (peak hourly flow and maximum daily flow).

Table B-3 Typical Per-Unit Hydraulic Loading Rates

Residential

Type of Use	*Unit*	*Gallons per Day*
Apartment	Per Bedroom	110/130/150[16]
Mobile Home Park	"Single-Wide" Home "Double-Wide" Home	220 330
Single Family Residence	Per Bedroom	110 / 130/ 150[17]

[16] 110 gpd for post 1994 plumbing code fixtures; 130 gpd for pre 1994 fixtures; and 150 gpd for pre 1980 fixtures. Homes over 1,000 gpd, community systems, or lodging establishments with high flow fixtures must account for any higher peak flow periods.

[17] For individual household systems under 1,000 gpd, use design flows in the NYSDOH's *Wastewater Treatment Standards Residential Onsite Systems - Appendix 75- A*.

Campgrounds

Type of Use	*Unit*	*Gallons per Day*
Day Camp	Per Person	15
	Add for Shower	5
	Add for Lunch	5
Campground	Per Unsewered Site[18]	55(includes showers)
	Per Sewered Site – with water hookups	100
	Per Sewered Site – without water hookups	55
Campground Day Use	Per Person	5
Dumping Station [19]	Per Unsewered Site	10
	Per Sewered Site	5

Institutional

Type of Use	*Unit*	*Gallons per Day*
Assisted Living Facility/Complex	Per Bed[20,21] – add 10 gpd for in room kitchen	110/130/150
Group Home (residential-style building)	Per Bed[20] - add 150 gpd per house for garbage grinder	110/130/150
Nursing Home (hospital care)	Per Bed[20,21]	175
Hospital	Per Bed[20,21]	175
	Per Outpatient	30
Church	Per Seat[20]	3
Church Hall/Fire Hall	Per Seat[21]	10

[18] Additional wastewater flow due to food service or laundry shall be accounted for. Structures available for overnight occupancy other than those meeting the definition of a camping unit shall be based on 150 gpd / unit for design flow purposes, pursuant to NYSDOH – *Chapter 1 State Sanitary Code Subpart 7-3 Campgrounds*.

[19] The addition of flow for dump station sewage may be prorated by using an estimated percentage of sites suited for RV use based on historical data. No reduction for low flow fixture usage should be applied here.

[20] Add 15 gpd per employee

[21] Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

Library/ Museum	Per Patron[20,21]	5
Public Park	Per Person (toilet only)	5
Prison / Jail	Per Inmate[20,21]	150
School – Day	Per Student	10
- or -	Elem./ Jr. High / Sr. High	7 / 9 / 12
- and -	Add for meals / showers	5 / 5
School Boarding	Per Student[20,21]	75

Commercial

Type of Use	*Unit*	*Gallons per Day*
Airport/Bus/Rail Terminal	Per Passenger[22] Per Toilet	5 400
Barber Shop / Beauty Salon	Per Station without and with hair care sink	50/ 200
Bowling Alley	Per Lane [22,23]	75
Bed & Breakfast	Per Room (see note under Residential)	110/130/150
Casino	Per Employee/shift plus Per Sq. Ft. for non-lodging customer use	15 0.3
Country Clubs & Golf Courses	Per Round of Golf [21,22] (add for bar, banquet, shower or pool facilities and golf tournaments)	20
Concert Hall / Arena / Assembly Hall / Theater / Stadium / Skating Rink	Per Seat [21,22]	5
Day Care	Per Child [21]	20
Doctors Office	Per Doctor	250
Dog / Pet Grooming	Per Station	500
Also see Kennel and Veterinary Office below.		
Dentist	Per Chair[24]	250

[22] Add 15 gpd per employee/shift

[23] Add for Food Service (e.g. 24 hour restaurant; refer to Food Service Operations Table)

[24] Dental offices must recycle mercury amalgam instead of washing it down the drain. NYSDEC's website has

Drive-In Theater	Per Car Space [25]	5
Factory / Distribution Warehouse	Per Employee/shift; add for showers	15 10
Fairgrounds	Per Visitor [25]	5
Health Club	Per Patron	20
Highway Rest Area	Per Traveler[25] Per Dump Station Vehicle	5 7
Hotel	Per Sleeping Unit [25] add for banquet hall, night club, pool/spa, theatre, etc.	110/130/150
Kennel	Per Kennel/Run/Cage	50
Laundromat	Per Machine	580
Marina	Per Slip [25] with shore side restroom facilities including shower; add per slip for dump station	20 7
Migrant Worker Housing	Per Person	50
Motel	Per Sleeping Unit; add for in-room kitchen; add for in-room jacuzzi/spa	110/130/150 10 20
Office Building	Per Employee[25]; add for showers	15 5
Service station/Convenience store	Per Toilet[25]	400
Shopping Center / Grocery Store / Department Store	Per Sq. Ft. [25,26]; add for deli, bakery, butcher	0.1
Swimming Pool / Bath House	Per Swimmer	10
Veterinary Office	Per Veterinarian	200

guidance referencing the 2002 law.

[25] Add for Food Service (e.g. 24-hour restaurant; refer to Food Service Operations Table)

[26] Add 15 gpd per employee/shift

Food Service Operations[27]

Type of Use	*Unit*	*Gallons per Day*
Ordinary Restaurant	Per Seat	35
24-Hour Restaurant	Per Seat (for cafeterias: pro rate flow in proportion to the hours)	50
Fast Food Restaurant	Per Seat	25
	Per Drive-Up Window	500
Lounge, Bar	Per Seat	20
Drive-In	Per Car Space	50
Banquet Hall	Per Seat	10
Restaurant along Freeway	Per Seat	75

B.6.c Infiltration, Inflow, Non-Sanitary and Prohibited Flows

Cooling water, roof drains, footing, sump and basement floor drains should not be discharged to the treatment system. Clean water from ice machines, water cooled refrigerators or coolers should also be excluded. Undetected leaks from plumbing fixtures, typically toilets and faucets, can waste significant amounts of water and subsequently increase the volume of wastewater to be treated. Simple repairs and routine operation and maintenance of plumbing fixtures can save water and increase the efficiency of wastewater treatment system.

Similarly, leaking sewer joints, pipe tank seals, tank riser seals, cracks in treatment tanks and manhole covers that are not watertight can be significant sources of infiltration of the system. These extraneous flows can cause periodic hydraulic overloads and affect treatment performance which can lead to system failure. Exfiltration from the system can have a negative impact on groundwater quality.

The discharge of swimming pool filter backwash wastewater should not be directed to a septic tank

[27] Garbage grinder use should be evaluated in the design phase of the project and accounted for in tank sizing per Section D.6 Septic Tanks.

Appendix B:
Anticipated Wastewater Generation Rates Calculations

Anticipated Wastewater Generation Rates
For High View and Mountain Brook

Water Usage Flows for Mountain Brook Apartments Complex, 134 Innis Avenue, Town of Poughkeepsie, NY

Tax ID #	Use	Quaterly Flow (GPQ) (1)				Average Estimated Daily Flow (GPD)	Notes	Road Name
134689-6162-19-685225	Apartment Complex	5,883,020				65,366	(1)	Innis Ave

Total Daily Flow = 65,366 GPD 45 GPM (Based upon 24 hours)

Average Wastewater Flows For Mountain Brook Apartments Complex Based Upon Loss and Waste

- Based upon Page 26-18 of the Seventh Edition of the H76 Civil Engineering Reference Manual, prepared by Michael Lindeburg, approximately 6.0% - 7.4% of annual water demand is loss or wasted (i.e. consumed, irrigation, leak, and exterior and car wash, etc.). Therefore the following wastewater flows were calculated based upon a loss of 6.0%.

Total Daily Flow = 61,444 GPD 43 GPM (Based upon 24 hours)

Infiltration Calculations For Mountain Brook Apartments

- Based upon Page 28-2 of the Seventh Edition of the H76 Civil Engineering Reference Manual, prepared by Michael Lindeburg, some municpal codes limit infiltration to 500 gpd / mi-in. Approximate length of 8" sewer line within the Mountain Brook Apartments is 3,250 linear feet or 0.62 miles based on aerial photo.

Anticipated Infiltration = 2,440 GPD 2 GPM (Based upon 24 hours)

Total Flow For Mountain Brook Apartments Complex = 63,884 GPD 44 GPM (Based upon 24 hours)

Design Wastewater Flows For High View at Fallkill Creek

- Based upon 2014 NYSDEC Standards for Intermediate Sized Wastewater Treatment Systems

Hydraulic Loading Rate: 110GPD/Bedroom Unit Proposed buildout: 32 Two-Bedroom, 31 One-Bedroom Average Daily Flow = 10,450 GPD 7 GPM (Based upon 24 hours)

Peak Flow Calculations For Combined Flows

- Based upon "Figure 3-4 - Peaking Factor for Domestic Wastewater Flows" on page 73 of the Wastewater Engineering: Collection and Pumping of Wastewater (Metcalf & Eddy, Inc.) & Eddy, Inc.), a peaking factor of approximately 4.0 can be used for this application:

Total Flow for Both Contributors = 74,334 GPD For 24 Hour Day = 52GPM Peak Flow From Residential Use = 208 GPM 0.66 CFS
Total Flow for Both Contributors = 74,334 GPD For 18 Hour Day = 69GPM 276 GPM 0.88 CFS

Notes:
1) Flow data provided by Town of Poughkeepsie Town Clerk's Office on November 28, 2005.

Appendix C:
Pipe Velocity Calculations

Job No.: 81947
Description: High View @ Fallkill Creek - Determing Flow Capacity of Existing Sewer Lines
Prep. By: KTB

Manning's Flow Calculator

$$Q = (1.49 / n) * A * R^{2/3} * S^{1/2}$$

- Q = Flow Rate (cfs)
- n = Manning's Coefficient
- A = Cross - Sectional Flow Area
- R = Hydraulic Radius (Cross - Sectional Flow Area / Wetted Perimeter)
- S = Slope

Location	Mannings n	Slope (ft / ft)	Culvert Dia. (ft)	Area (ft^2)	Wetted Perimeter (ft)	Full Flow Hydraulic Radius	Full Flow Rate (cfs)	# of Pipes	Flow Capacity (cfs)	Flow Capacity (gpm)	Flow Capacity (gpd)
Sanitary Line Through High View Site - PVC Pipe	0.013	0.0045	0.83	0.541	2.606	0.208	1.457	1.000	1.46	654.0	941,823
Sanitary Line Through High View Site - Cast Iron Pipe	0.021	0.024	0.67	0.349	2.093	0.167	1.161	1.000	1.16	521.2	750,598
Sanitary Line Through High View Site - Concrete Pipe	0.015	0.0045	0.67	0.349	2.093	0.167	0.704	1.000	0.70	316.0	455,026

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APPENDICES/FIGURES

Figure 1: Site Location Map
Appendix A: Equipment Cut Sheets
Appendix B: Hydraulic Model Results

1.0 INTRODUCTION

The purpose of this report is to provide a summary of the basis of design for the water distribution system servicing the proposed High View at the Fallkill Creek Development, including site plans and detailed design drawings (provided under separate cover along with this report), product cut sheets, and hydraulic model. The High View at the Fallkill Creek Development water facilities are proposed to serve a 63-apartment unit clustered multifamily development within two buildings, with two accesses off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map.

1.1 Projected Water Demands

The quantity of water required to meet the projected domestic water usage demands for the High View at the Fallkill Creek condominium development is 10,450 gallons per day (gpd) which is based on 63-apartment units broken down into 31 one-bedroom units and 32 two-bedroom units with a usage rate of 110gpd/bedroom.

1.2 Projected Description

A connection to the City of Poughkeepsie's municipal water system serving the junction of Fitchett St., Milton St., and Arnold Rd. will provide the needed source and storage capacity for both domestic demands and firefighting demands.

The proposed distribution system will consist of approximately 800 linear feet of 6 and 8 inch diameter cement lined ductile iron (CLDI) water main, with 6" service lines to each of the two apartment buildings and a 1.5" service line to the pool house. Two fire hydrants are being provided within the site as shown on plan sheet C160. The fire hydrant closest to the fire pump pit will be used to periodically exercise the fire pump and auxiliary power system. System control/isolation valves are shown throughout the site on plan sheet SP3.

2.0 WATER DISTRIBUTION FACILITIES

2.1 Meter Pit with Double Check Valve

A meter pit with a Watts series 709 double check valve assembly will be provided at the connection to the City's water distribution system at the entrance to the facility.

The detailed Engineering drawing for the meter pit with double check valve assembly is provided on sheet C560. An equipment cut sheet for the double check valve is provided in Appendix A.

2.2 Fire Pump Pit and Auxiliary Power

A fire pump with an auxiliary power supply will be provided to deliver 750 gpm to the uppermost floor of each condominium building at a pressure of 100 psi as specified by the building mechanical engineer. The building mechanical engineer also provided calculations for 32 psi of head-losses within the building, including elevation head. Therefore, the fire pump has been designed and specified to provide 750 gpm at a minimum of 132 psi at the base floor elevation of each building.

A fire pump was selected to provide the necessary 750 gpm at a minimum pressure of 132 psi to each building. The detailed Engineering drawings for the fire pump pit and auxiliary power supply, including the electrical and control panel, automatic transfer switch, and diesel generator are on sheet C561 of the reference design drawings. Equipment cut sheets for the fire pump, starter panel, automatic transfer switch and emergency generator are provided in Appendix A.

The fire pump will be controlled to automatically start when the flow through the site's water meter exceeds 300 gpm. The fire pump will then be controlled to automatically stop when the flow through the site's water meter drops below 150 gpm. The controls for the fire pump will also allow manual start and stop operations. As described in the cut sheets, the fire pump will be provided with a pressure relief valve which will be set at 150 psi.

2.3 Water Distribution System

The distribution system consists of approximately 800-linear feet of 8 inch and 6 inch diameter cement lined ductile iron water main, with 6" service lines to each of the two apartment buildings and a 1.5" service line to the pool house. The service line to the pool house and the service lines to the standpipe system in each building will be provided with a Reduced Pressure Zone (RPZ) as backflow protection. The non-fire protection related plumbing in each building and the pool house will also be protected by pressure reducing valves to maintain a maximum pressure of 75 psi.

Two fire hydrants are being provided within the site as shown on plan sheet C160. The fire hydrant adjacent to the fire pump pit will be used to periodically exercise the fire pump and auxiliary power system. The detailed Engineering drawing for the fire hydrants is provided on sheet C560.

Throughout the distribution system, valves are shown on plan and profile sheets and C160. The detailed Engineering drawing for the control/isolation valves is provided on sheet C560.

3.0 WATER DISTRIBUTION SYSTEM MODEL

The Chazen Companies (Chazen) completed a water system analysis of the distribution system to serve the proposed High View at the Fallkill Creek Development. Chazen evaluated the extent to which a connection to the City of Poughkeepsie's water distribution system would adequately provide for domestic use and firefighting. The capabilities (delivery of flow and pressure) of the City of Poughkeepsie's water distribution system are based on the fire hydrant flow analysis provided for Hydrant #290 (corner of Fitchett St & Milton St) and Hydrant #289 (corner of Arnold Rd & Milton St) provided to Chazen by the City Fire Marshal.

Chazen used WaterCad® Water Distribution System modeling program to model the proposed distribution system. As an acceptable modeling practice, Chazen modeled the fire hydrant flow data as a pump delivering flow to the proposed distribution system. The fire hydrants, for which fire hydrant flow data was provided, have been assumed to be hydraulically connected and therefore, only the data from one of the two hydrants was considered to contribute flow to the area modeled. Based on the variation in flow delivered by Hydrant #289 versus Hydrant #290, Chazen considered Hydrant #289 as being non-representative and used the flow from Hydrant #290 for the model. Attached are printouts of two model runs. The model includes the head losses associated with a proposed double check valve at the connection

to the City's distribution system and other minor losses for valves and fittings within the distribution system. The first printout shows static pressure under peak flow conditions. The second printout shows the calculated available fire flow (AFF) with the fire pump on, static pressure under average daily flow conditions; and the residual pressure under fire flow conditions, at each proposed hydrant and each proposed building connection.

3.1 Water Distribution Model of Peak Daily Flow

A peak factor of 10 has been assumed and utilized for establishing instantaneous peak water demand. Based on these standards, the criteria used to evaluate of the adequacy of the distribution system to provide for domestic flow and pressure is 32.5 gpm to each building and 35 psi at six foot above the upper floor elevation of each building. Given that the upper floor elevation for each building is three floors above the garage floor elevation, the minimum pressure required at the garage floor for each building under peak flow conditions is 35 psi plus 40 feet of head or 52 psi. Based on the results of the model, the distribution system can deliver 32.5 gpm at a minimum at a pressure ranging from 54-64psi.

3.2 Water Distribution Model of Fire Flow

Each of the building units in the HighView development are proposed to be protected by a standpipe system. Section 508 of the Fire Code of New York State (508.3) states "Fire Flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method." Annex A of the National Fire Codes (A.9.1.2) states "Some of the permissible national criteria include Fire Suppression Rating Schedule or Guide for Determination of Needed Fire Flow from the Insurance Service Office (ISO)." Chapter 1 of the ISO Guide for Determination of Needed Fire Flow states "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable National Fire Protection Association standards." Therefore, the AFF modeled at each of the proposed hydrant locations with the fire pump in service is reported, but was not specifically evaluated. The primary source of fire protection is proposed to be a building standpipe system. The site plan includes four fire hydrants as a supplemental source of fire protection. Each fire hydrant will be provided with a minimum flow of 750 gpm.

The Architect's mechanical engineer retained by the client has indicated the required fire flow and pressure needed to support the standpipe for each building is 750 gpm at 132 psi. This is according to NFPA Chapter 14 "Standard Installation of Stand Pipes and Hose Systems". The information provided by the architect is the criteria Chazen used to evaluate the adequacy of the distribution system for firefighting purposes. Based on the model with the fire pump in service, the distribution system can deliver 750 gpm to the each fire hydrant and building within the development without reducing the pressure in the City's system to below 20 psi.

Figure 1:
Site Location Map

THE Chazen COMPANIES®
ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
20 Elm St, Suite 110
Glens Falls, NY 12801
Phone: (518) 812-0513

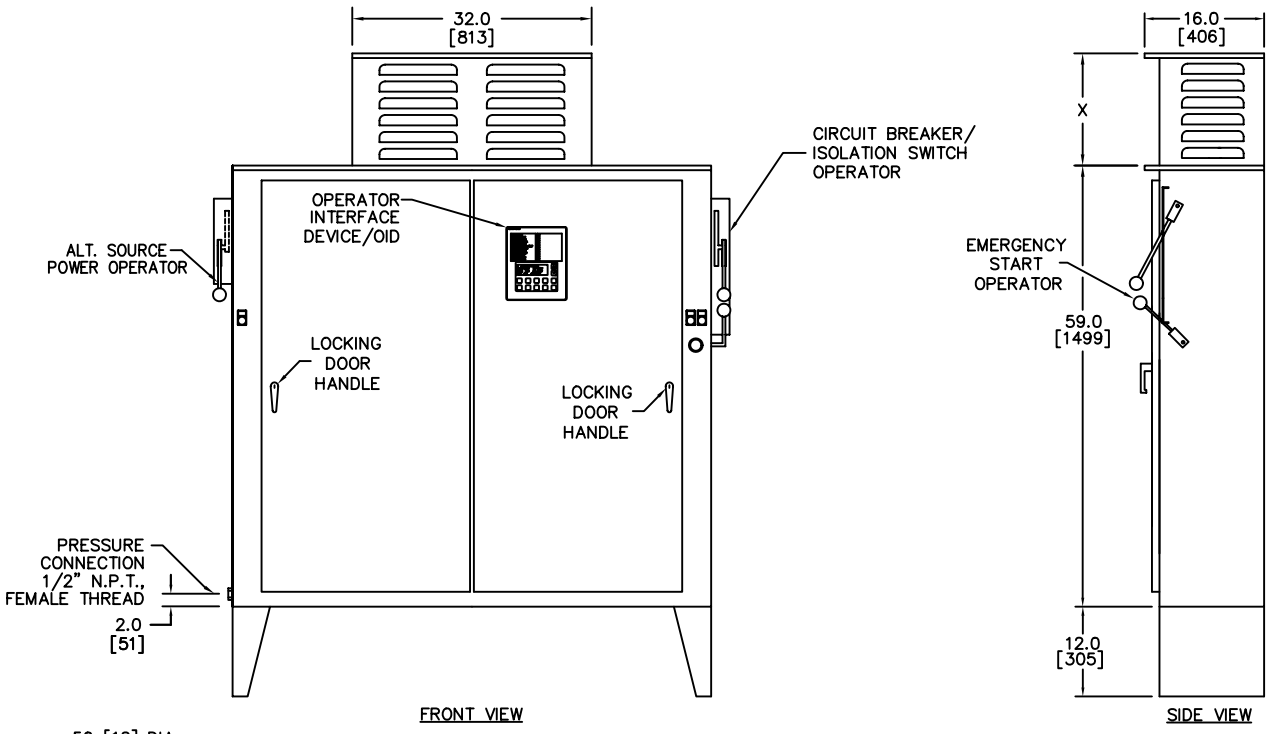
Highview at the Fallkill Creek

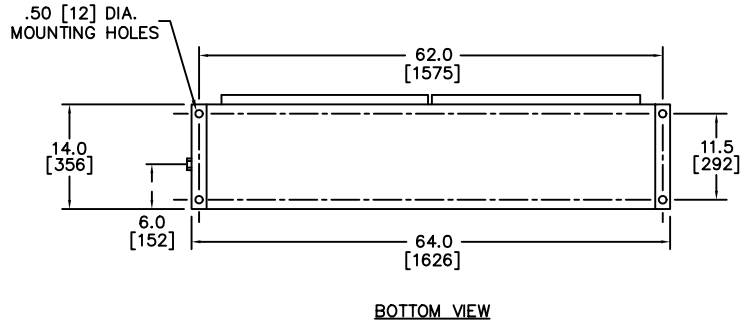
Orthophoto Tax Map

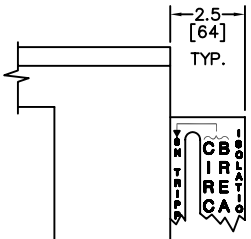
Milton St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	10/13/2019
Scale:	1 in = 200 feet
Project:	81947.00
Figure:	1

Appendix A:
Equipment Cut Sheets

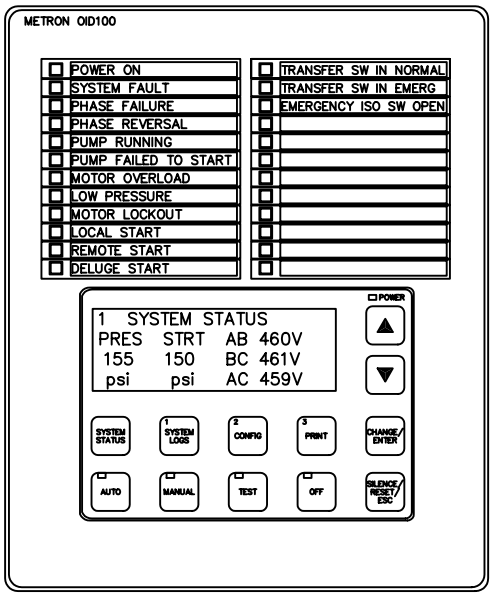


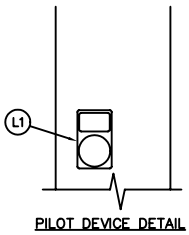




PILOT DEVICE LEGEND
RIGHT FLANGE

R1. START PUSH BUTTON
R2. STOP PUSH BUTTON
R3. ALARM HORN

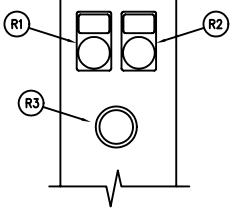




PILOT DEVICE DETAIL
LEFT FLANGE

PILOT DEVICE LEGEND
LEFT FLANGE

L1. PUSH TO TEST BUTTON



PILOT DEVICE DETAIL
RIGHT FLANGE

HORSEPOWER	"X" DIMENSION
15–100 HP.	15.0 [381]
125–150 HP.	21.0 [533]

NOTES:

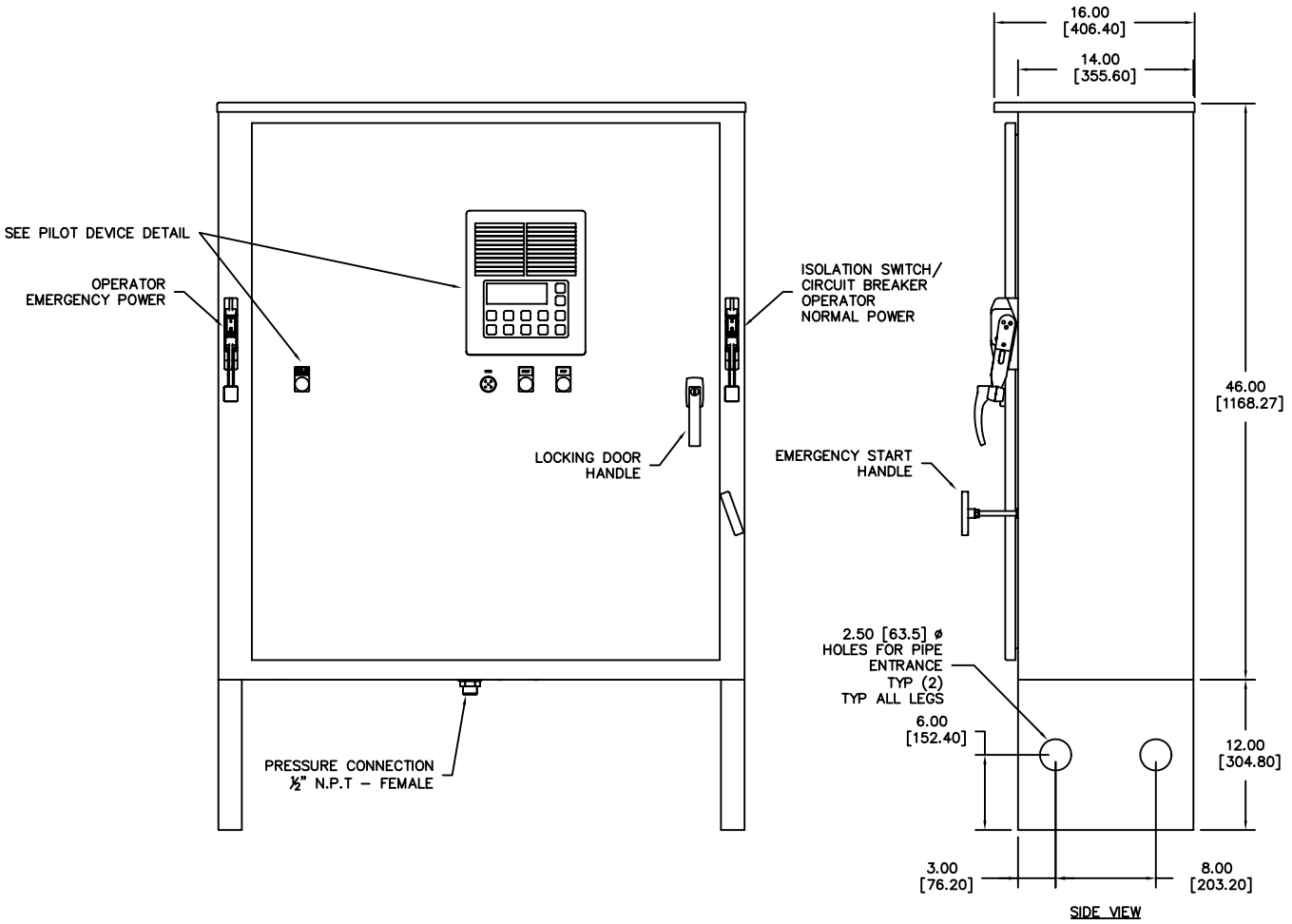
ALL DIMENSIONS IN INCHES AND MILLIMETERS ([])
RESISTOR ENCLOSURE RATING TO BE A MAXIMUM TYPE 2.

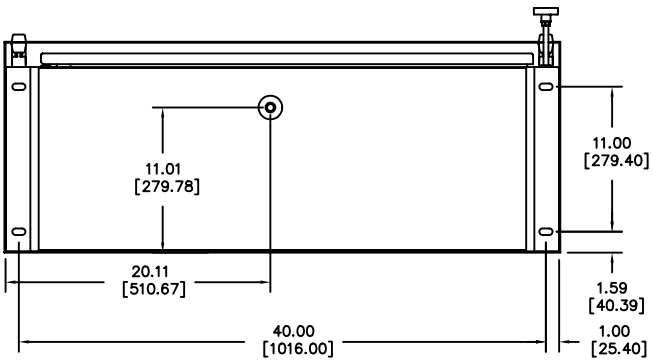
DRAWN	JK	11-23-04	METRON, INC. DENVER, CO.
CHECK	RD	11-23-04	
APPD	M.K.	11-23-04	

ENCLOSURE DIMENSIONS
MODEL MP400 W/TRANSFER SWITCH
64" CABINET
ELECTRIC FIRE PUMP CONTROLLER

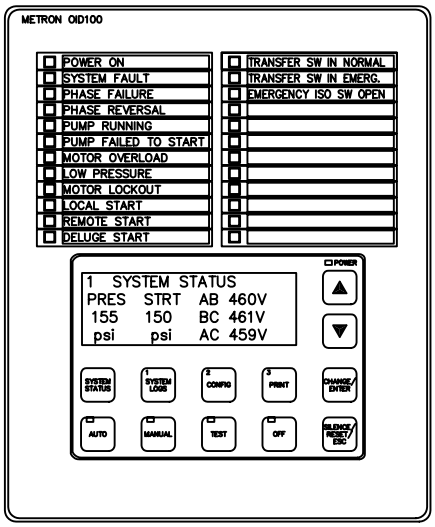
CD33807

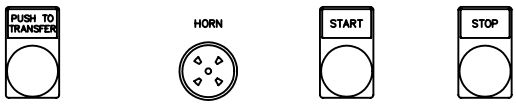
SCALE N.T.S. SHEET 1 OF 1





PILOT DEVICE DETAIL





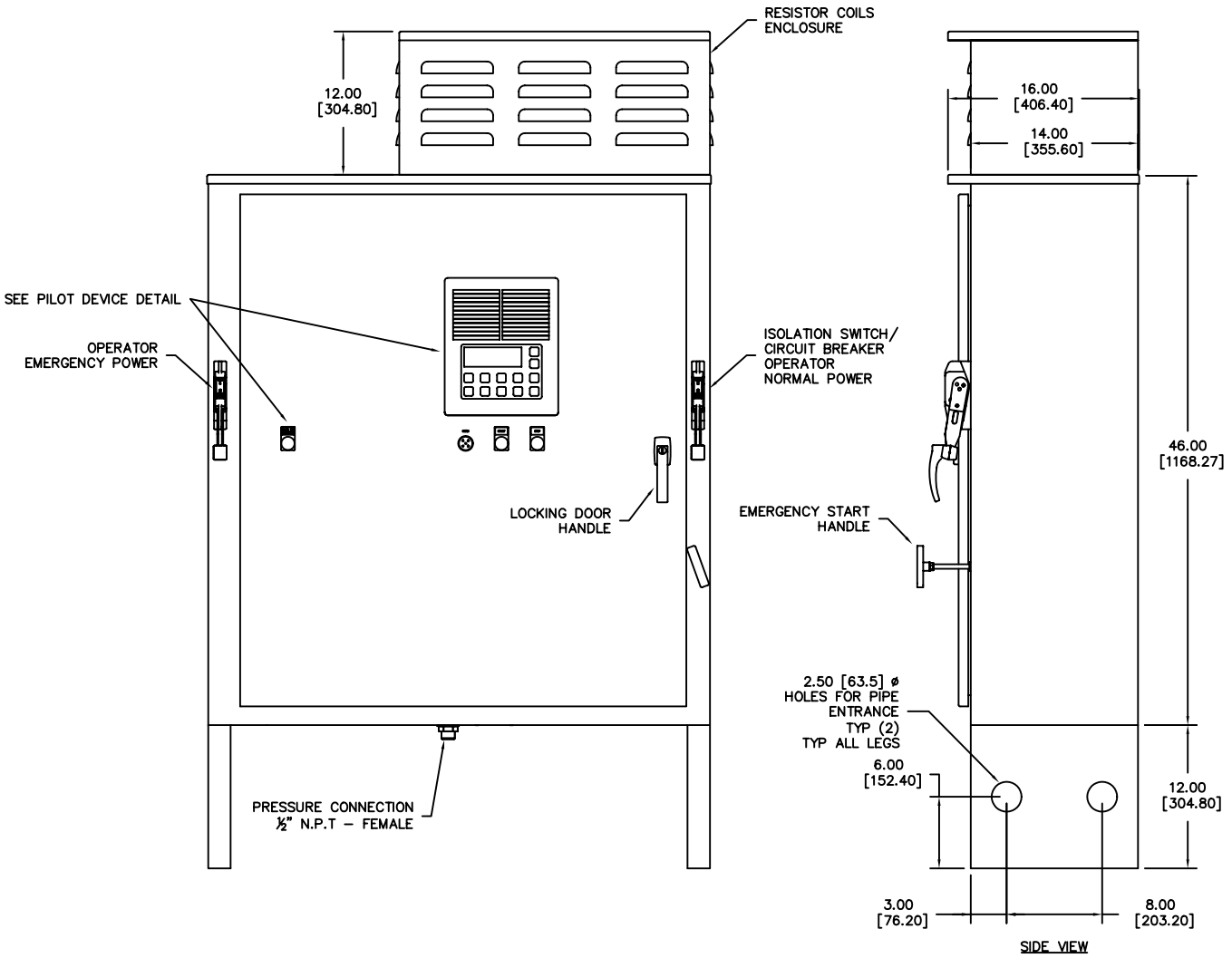
VOLTAGE	HORSEPOWER
200V	15–60 HP.
208V	15–75 HP.
230V	15–75 HP.
380V	15–125 HP.
460V	15–150 HP.

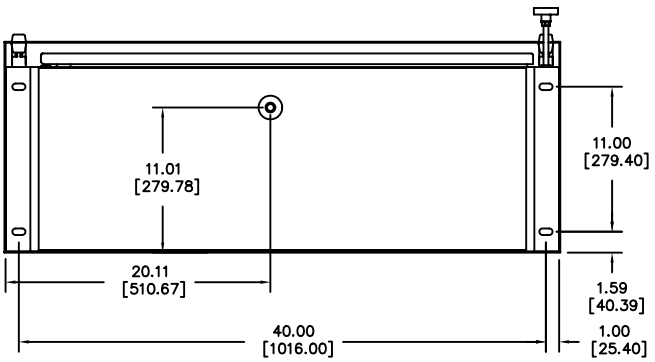
NOTES:
1. ALL DIMENSIONS IN INCHES AND MILLIMETERS ([]).
2. DOOR CLEARANCE REQUIRED IS 38" FROM FRONT OF ENCLOSURE.

DRAWN	M.M.	3–20–05	METRON, INC. DENVER, CO.
CHECK	M.	3–25–05	
APPD	SB	3–25–05	

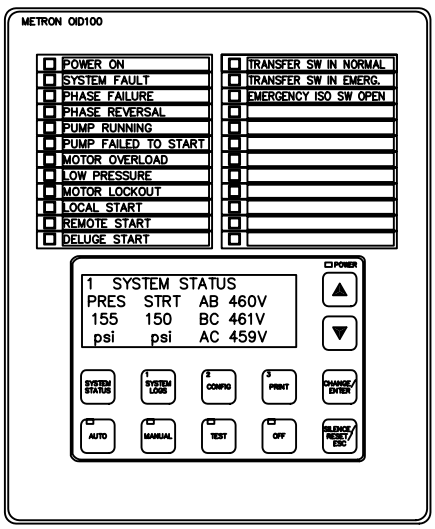
ENCLOSURE DIMENSIONS
MODEL MP300 WITH MTS
42"x46" CABINET
ELECTRIC FIRE PUMP CONTROLLER

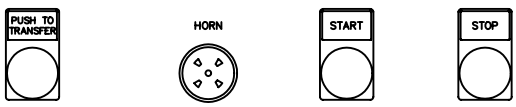
OPTIONS:
CD33989A
SCALE





PILOT DEVICE DETAIL





VOLTAGE	HORSEPOWER
200V	15–60 HP.
208V	15–75 HP.
230V	15–75 HP.
380V	15–125 HP.
460V	15–150 HP.

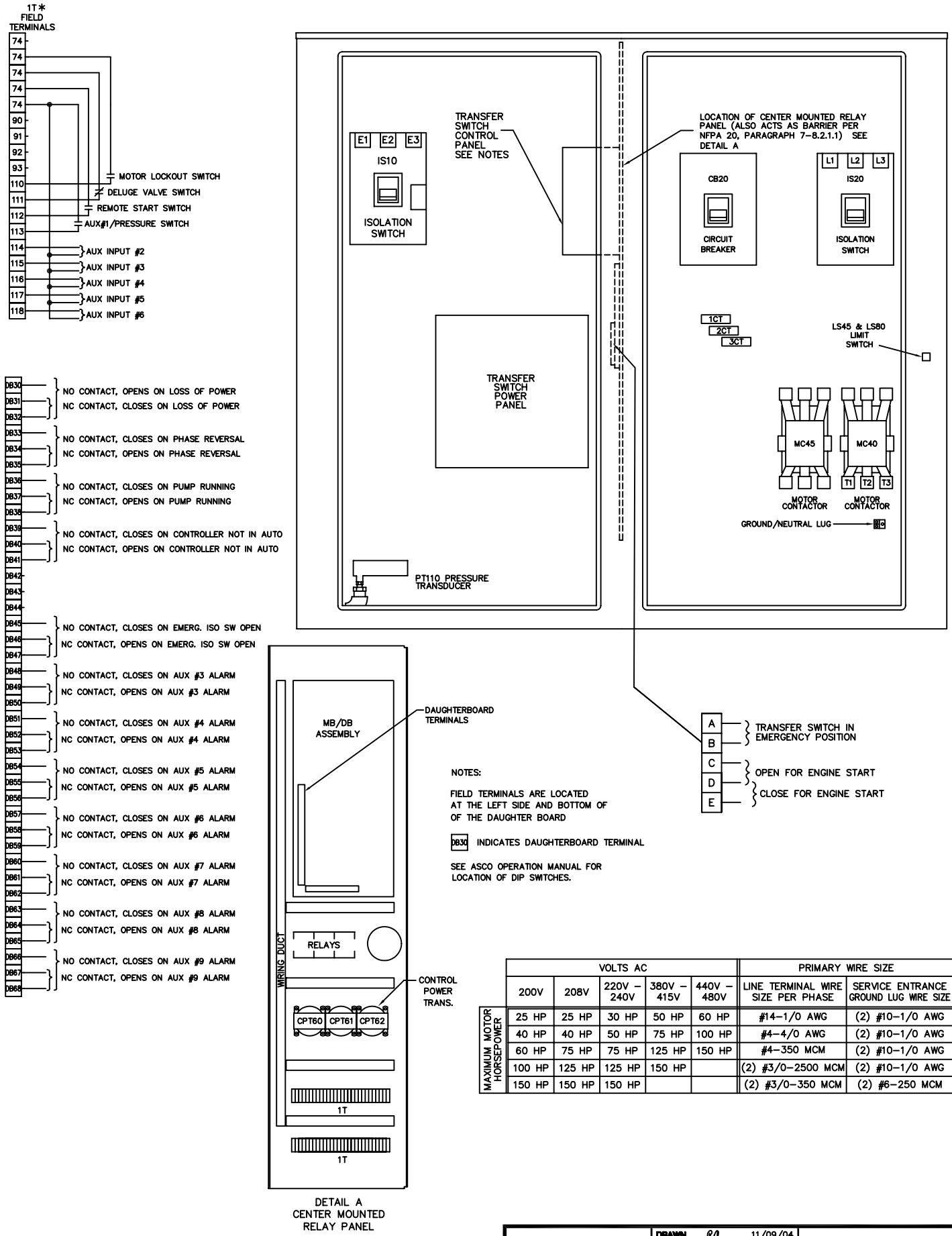
NOTES:
1. ALL DIMENSIONS IN INCHES AND MILLIMETERS ([]).

DRAWN	M.M.	3–20–05	METRON, INC. DENVER, CO.
CHECK	M.	3–25–05	
APPD	SB	3–25–05	

ENCLOSURE DIMENSIONS
MODEL MP400 WITH MTS
42"x46" CABINET
ELECTRIC FIRE PUMP CONTROLLER

OPTIONS:
CD33990

SCALE



DETAIL A
CENTER MOUNTED
RELAY PANEL

	VOLTS AC					PRIMARY WIRE SIZE	
	200V	208V	220V – 240V	380V – 415V	440V – 480V	LINE TERMINAL WIRE SIZE PER PHASE	SERVICE ENTRANCE GROUND LUG WIRE SIZE
MAXIMUM MOTOR HORSEPOWER	25 HP	25 HP	30 HP	50 HP	60 HP	#14–1/0 AWG	(2) #10–1/0 AWG
	40 HP	40 HP	50 HP	75 HP	100 HP	#4–4/0 AWG	(2) #10–1/0 AWG
	60 HP	75 HP	75 HP	125 HP	150 HP	#4–350 MCM	(2) #10–1/0 AWG
	100 HP	125 HP	125 HP	150 HP		(2) #3/0–2500 MCM	(2) #10–1/0 AWG
	150 HP	150 HP	150 HP			(2) #3/0–350 MCM	(2) #6–250 MCM

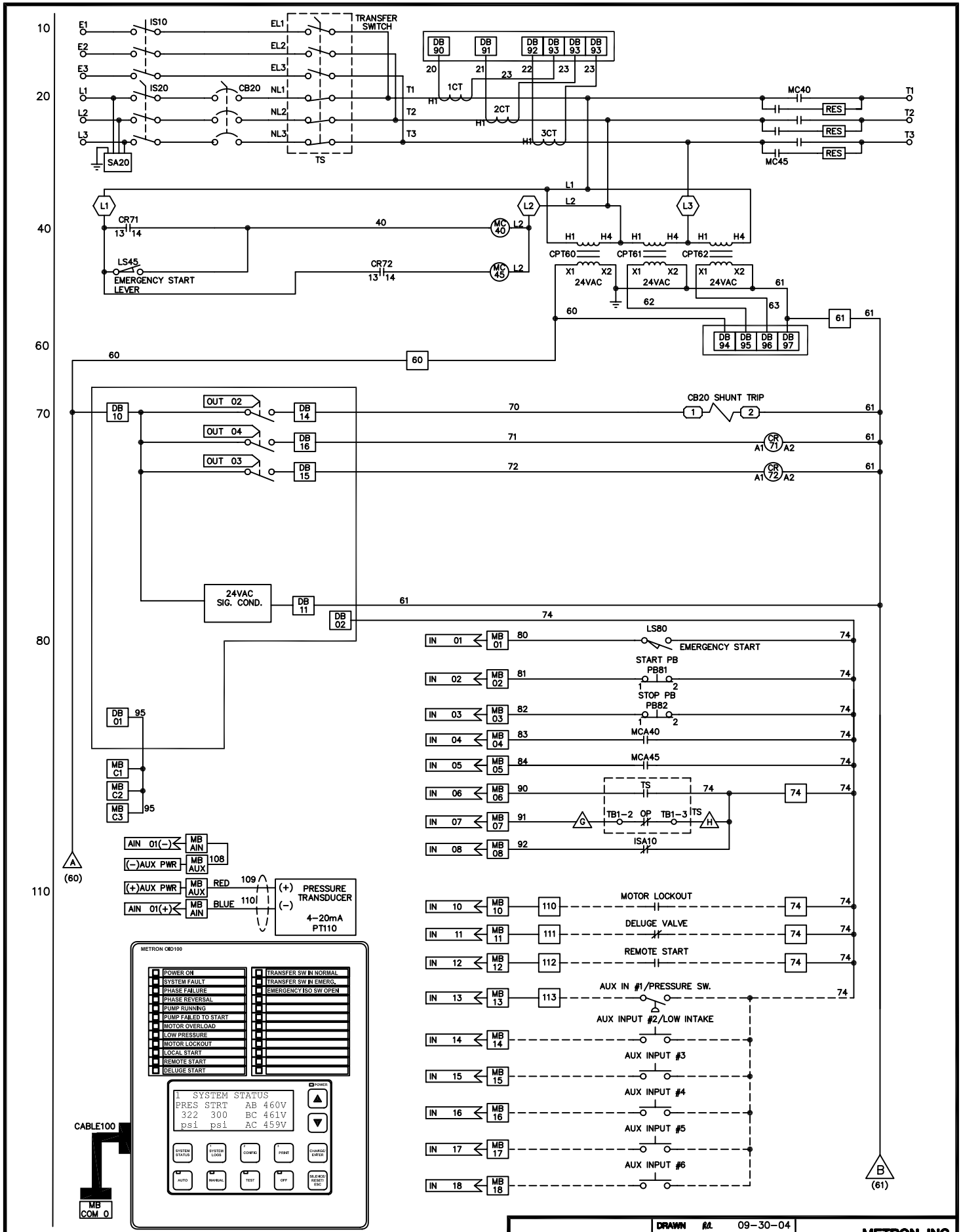
DRAWN	RA	11/09/04
CHECK	SB	11/30/04
APPD	M.H.	12/02/04

METRON, INC.
DENVER, CO.

INTERNAL LAYOUT & EXTERNAL HOOKUP
MODEL MP400 UTILITY/GEN-SET
ELECTRIC FIRE PUMP CONTROLLER
WITH ASCO TRANSFER SWITCH, GROUP 1

CH33709

SCALE N.T.S | SHEET 1 OF 1



LEGEND:

MB ## – MB = MB100 MOTHERBOARD I/O TERMINAL

DB ## – DB = DB200 DAUGHTERBOARD I/O TERMINAL

(1) – WIRES OR TERMINALS LOCATED ON CIRCUIT BREAKER

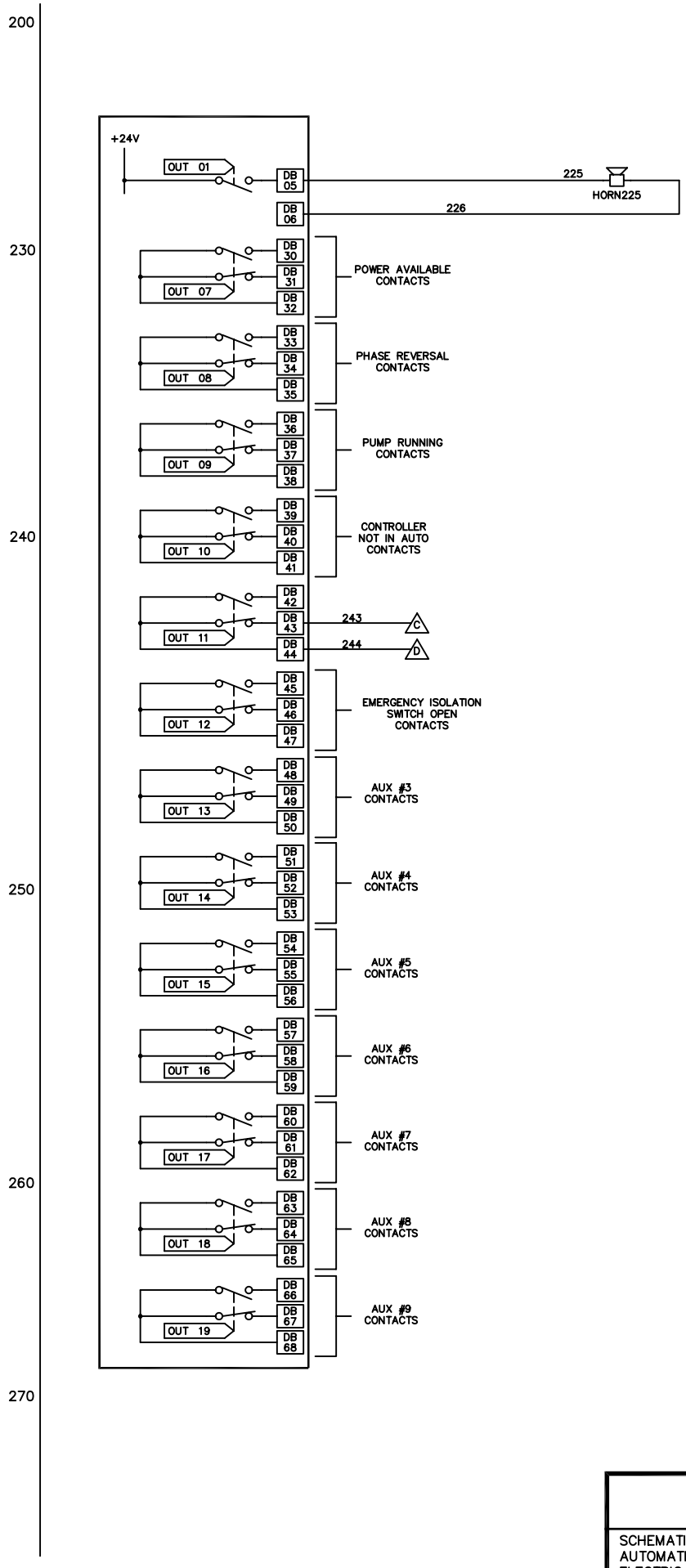
DRAWN	M.	09-30-04
CHECK	SB	11-05-04
APPD	M. H.	11-05-04

METRON, INC. DENVER, CO.

SCHEMATIC, MODEL MP400 COMBINED MANUAL-AUTOMATIC, PRIMARY RESISTANCE ELECTRIC FIRE PUMP CONTROLLER WITH TRANSFER SWITCH – UTILITY/GEN-SET

OPTIONS: CS33662A

SCALE NTS | SHEET 1 OF 2



DRAWN M.	09-30-04	METRON, INC. DENVER, CO.
CHECK SB	11-05-04	
APPD M.H.	11-05-04	

SCHEMATIC, MODEL MP400 COMBINED MANUAL-AUTOMATIC, PRIMARY RESISTANCE ELECTRIC FIRE PUMP CONTROLLER WITH TRANSFER SWITCH – UTILITY/GEN-SET

OPTIONS:

CS33662A

SCALE NTS | SHEET 2 OF 2

EMMONS PUMP & CONTROL, INC.
14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Customer : THE CHAZEN COMPANIES

Contact : GREG BOLNER
Project : CONDOMINIUM PROJECT-POUGHKEEPSIE **Phone :** **Fax :**
Quote No. : US-3489-205 **Page No :** 1 **Date :** Wednesday, January 11, 2006

Item: 1
Model : Peerless - 4AEF10

Flow (US gpm)	Head (psi)	Eff. (%)	Power (hp)	Speed (RPM)
750	110	72.3	66.77	3550
Liquid	**Temp. (°F)**	**Sp. Gravity**	**Visc. (cSt)**	**Dia. (inch)**
Water	68	1.000	1.007	8.45

Summary Quotation:

Item No	Description	Weight (lb)	Qty
1	4AEF10 - Bronze Fitted, Pkd FM Appd	330	1
2	CI Casing with 125lb Suct /125lb Disch FF ANSI flanges	0	1
3	Hardware & Gasket for 125lb/125lb ANSI Flanged Casing	0	1
4	Bronze Impeller with Integral Rings	0	1
5	Bronze Casing Rings	0	2
6	Standard Grease Lube Bearings	0	1
7	RH Steel Shaft Single Row Outboard Bearing	0	1
8	Single Row Outboard/Inboard Brgs with Std Lip Seals	0	1
9	Bronze Shaft Sleeves (set of 2)	0	1
10	Standard Packing Suction Pressure < 100 Psi	0	1
11	ALL FM Lantern Ring with Seal Piping Std or High Pressure Pkg	0	1
12	FM Approved Fire Pump Nameplate US	0	1
13	US H I Std NW Perf Test Included in Pump Price	0	1
14	US H I Non-Witness Hydrostatic Test Included in Pump Price	0	1
15	Sureflex 9SJES, Flexible Coupling, T B Woods	7	1
16	Standard, Coupling Guard, Factory	3	1
17	Base Mounted Controller Adapte, Mounting Parts, Factory	72	1
18	Mtr Frm 364TS, Splash Partition, Factory	10	1
19	Fabricated Steel Non-Drip Rim Base, Mounting Parts, Factory	190	1
20	75Hp 3600R 364TS 230/460V 3Ph 60Hz FULLVOLT EPACT EFF, UL List Horz Ft Mtd Mtr ODP F1, 1.15 SF, WEG	805	1
21	FP Cont MP300 460V 75Hp 100K, Full Voltage, Metron	375	1
22	Power On LED	0	1
23	Automatic Mode LED and 1 Form C Dry Contact	0	1

Quote valid for 30 days

EMMONS PUMP & CONTROL, INC.
14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Customer : THE CHAZEN COMPANIES

Contact : GREG BOLNER
Project : CONDOMINIUM PROJECT-POUGHKEEPSIE **Phone :** **Fax :**
Quote No. : US-3489-205 **Page No :** 2 **Date :** Wednesday, January 11, 2006

24	Pump Running LED and 1 Form C Dry Contact	0	1
25	Phase Failure LED and 1 Form C Dry Contact	0	1
26	Phase Reversal LED and 1 Form C Dry Contact	0	1
27	System Fault LED	0	1
28	Pump Failed to Start LED	0	1
29	Motor Over Load LED	0	1
30	Low Pressure LED	0	1
31	Motor Lock Out LED	0	1
32	Local Start LED	0	1
33	Remote Start LED	0	1
34	Deluge Valve Start LED	0	1
35	NEMA 4 Enclosure (100-600 Amp Brkr)	50	1
36	300 Psi Fresh Water Plumbing	0	1
37	60 Hertz Operation	0	0
38	6x4 125 Lb ANSI Flg CI , Concentric Discharge Reducer, Factory	50	1
39	-15-300Psi Suct 0-300Psi Disch, Suction and Discharge Gauges, Factory	6	1
40	8 x 125 Lb ANSI Flg CI, Hose Valve Head, Factory	67	1
41	1/2 400 psi Max, Hose Valve Head Drain Valve, Factory	2	1
42	2.5NPT Natl Std, Angle Hose Valves w/Caps&Chns, Factory	42	3
43	3/4 Inch 75-300 psi, Casing Relief Valve, Factory	4	1
44	1/2 In, 175 Psi Max UL,FM <20 Psi Static Suction Pressure , Automatic Air Release Valve, Factory Choice	5	1
45	6x5 125 Lb ANSI Flg CI, Eccentric Suction Reducer, Factory	53	1

Terms of Payment:

Freight Payment: Prepay & Add to Invoice
Estimated Schedule (week[s]): 8
Net Weight Total (lb): 2071
Payment Terms: Net 30 Days

Total ($): 17,748.82

Plus Applicable Taxes

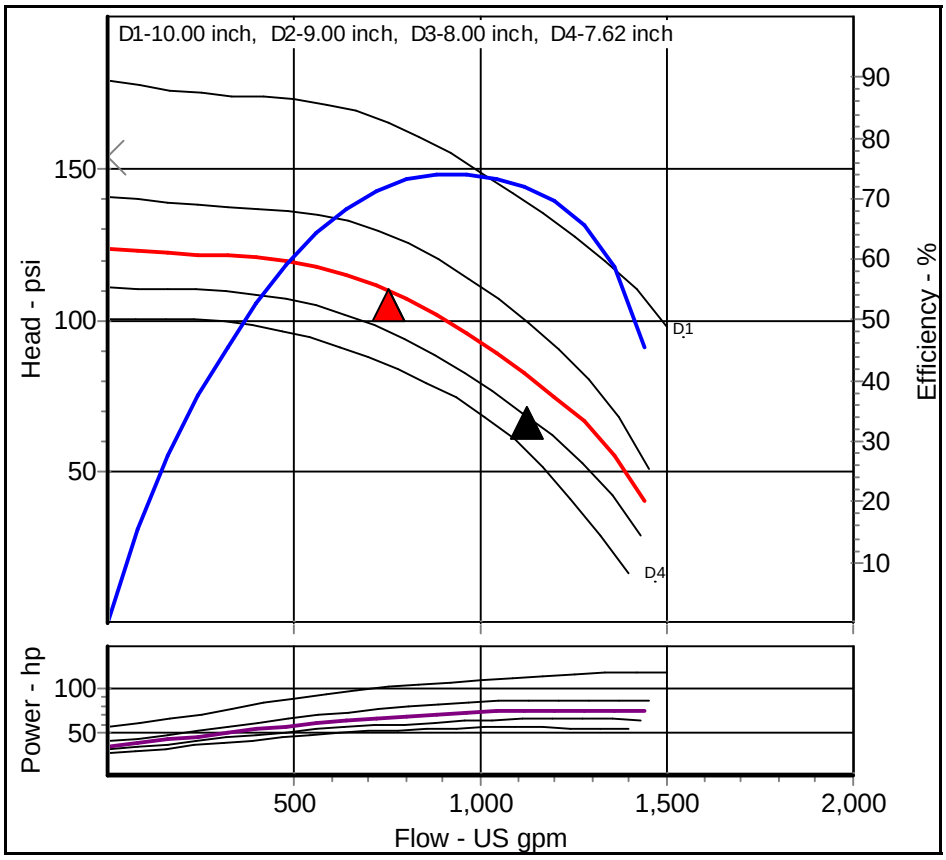
Prices quoted subject to acceptance of Peerless Pump Company Terms, Conditions, Warranty and our acceptance within 30 days from the date quoted herein.

EMMONS PUMP & CONTROL, INC.
14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Customer : THE CHAZEN COMPANIES

Contact : GREG BOLNER
Project : CONDOMINIUM PROJECT-POUGHKEEPSIE **Phone :** **Fax :**
Quote No. : US-3489-205 **Page No :** 3 **Date :** Wednesday, January 11, 2006

Type:	**AEF - Horizontal Split Case Single Stage Fire**	Item :	**1**
Pump Model:	**Peerless - 4AEF10**	Impeller No.:	2693319
Nom. Speed:	**3550 RPM, 60 Hz Electric**	Fluid:	**Water**
Impeller Dia.:	**8.45** inch	Temperature:	**68** °F
Curve No.:	**3136010**	Viscosity:	**1.007** cSt
Market :	**FM/UL/ULC Listed Fire Pump**	Sp. Gravity:	**1.000**
		Your Ref. :	



Rated Flow	**750** US gpm
Rated Head	**110** psi
Imp. Dia.	**8.45** inch
Rated Power Required	**66.8** hp
Rated Efficiency	**72.3** %

NFPA Limits:

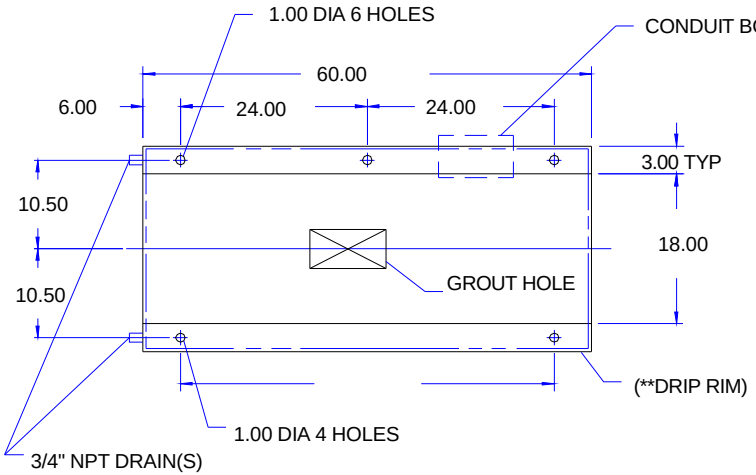
140% Head at shutoff	**154** psi
65% Head at 150% flow	**71.5** psi
Flow at 150%	**1125** US gpm
Head at 150%	**81.877** psi
Power Req. at 150%	**74.9** hp
Efficiency at 150%	**72** %
Peak Power	**75.5** hp
Closed Valve Head	**123.5** psi
Approval/Listing	**FM**

Comments

Performance curve represents typical performance. NPSH data is not applicable per 1999 NFPA 20 paragraph 2-9.3.

Flow (US gpm)	Head (psi)	Efficiency (%)	Power Required (hp)	NPSH Required (ft)
0.0	123.5	0.0	33.7	
180.1	122.1	30.4	42.2	
360.3	120.9	49.4	51.5	
540.4	118.2	63.1	59.1	
720.5	111.6	71.3	65.8	
900.6	100.2	74.1	71.1	
1080.8	85.7	72.7	74.4	
1260.9	68.7	67.0	75.5	
1441.0	40.0	45.5	74.0	

AGENCY APPROVAL/LISTING:FM



5 INCH SUCTION FLANGE
☐ 125 LB ANSI FLG DRILLING
☐ 250 LB ANSI FLG DRILLING

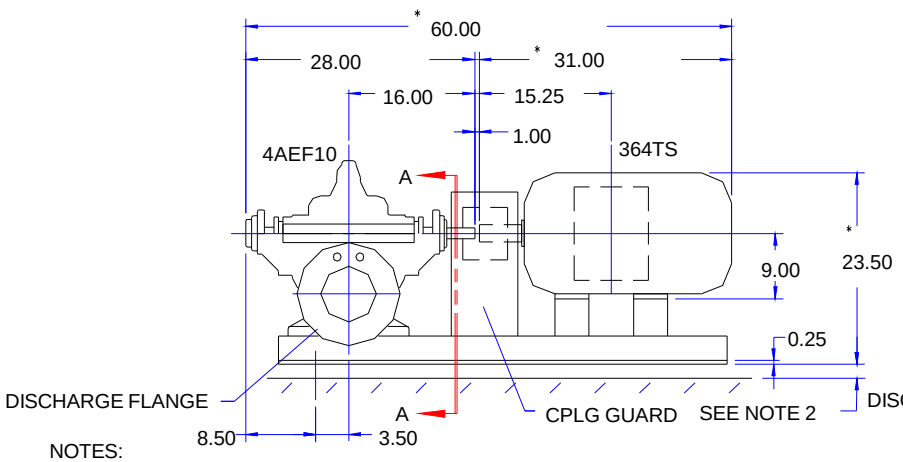
4 INCH DISCHARGE FLANGE
☐ 125 LB ANSI FLG DRILLING
☐ 250 LB ANSI FLG DRILLING

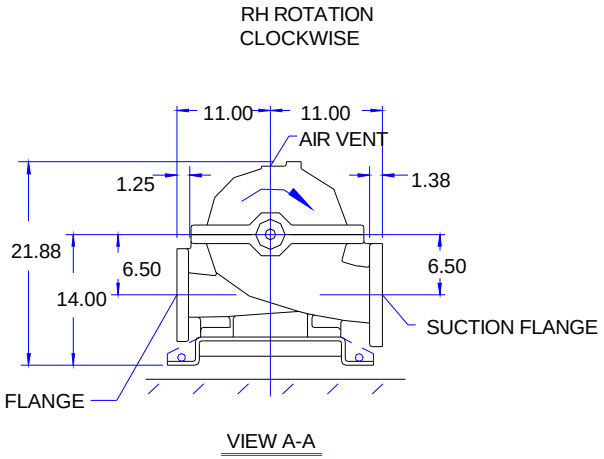
SOME HOLES MAY BE TAPPED

PUMP WT 315 LB / 143 Kg
CPLG WT 15 LBS 7 Kg
MOTOR WT 630 LBS 286 Kg
BASE & CPLG GUARD WT 190 LBS 86 Kg

TOTAL WT 1150 LBS 523 Kg

☐ STEEL NON-DRIP RIM BASE FURNISHED
☐ STEEL DRIP RIM BASE FURNISHED (** SHOWN IN PHANTOM LINES)





NOTES:
1. UNIT INSTALLATION & FINAL CPLG ALIGNMENT MUST BE IN ACCORDANCE TO BULLETIN 2880549.
2. CUSTOMER MUST FILL BASE WITH GROUT ALLOWING .75 TO 1.50 INCH OF GROUT BETWEEN FOUNDATION AND BOTTOM OF BASE.
*MAXIMUM DIMENSIONS, MAY BE LESS WITH DIFFERENT MAKE MOTORS OR ENCLOSURES.
INSTALLING CONTRACTOR (S) TO INSTALL EQUIPMENT IN ACCORDANCE WITH LATEST EDITIONS OF NATIONAL ELECTRIC CODE, LOCAL CODES AND NFPA PAMPHLET NO. 20 APPLICABLE

Dimensions in (inch)

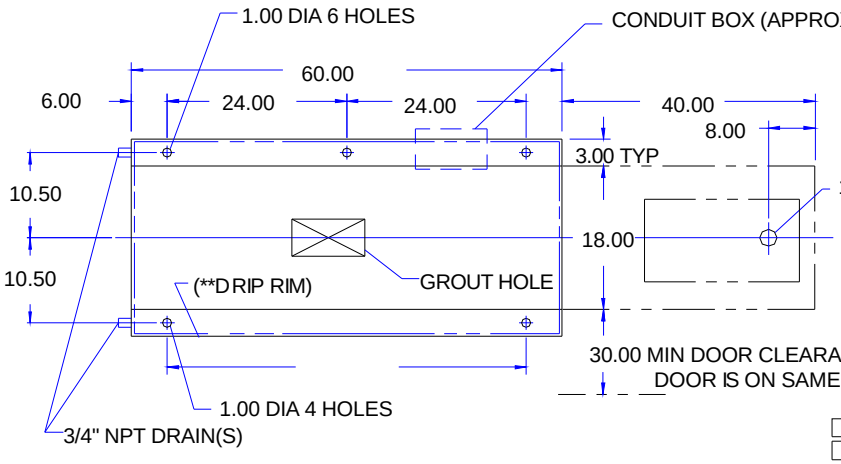
Project :	CONDOMINIUM PROJECT-POUGH	**Capacity:**	750 (US gpm)	**Frame/Model:**	364TS
Customer:	THE CHAZEN COMPANIES	**Total Head:**	110 (psi)	**Elec. Spec.:**	3 Ph. 230/460 V. 60 Hz
Item No.:	1	**Pump Speed:**	3550 (RPM)	**Service Factor:**	1.15
Quote No. :	US-3489-205	**Impeller Dia.:**	8.45 (inch)	**Rotation:**	Clockwise
Pump Model:	Peerless - 4AEF10	**Power:**	75 (hp)	**Enclosure/Type:**	ODP

PEERLESS PUMP®

EMMONS PUMP & CONTROL, INC.
14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Date : Wednesday, January 11, 2006
Page No : 4

AGENCY APPROVAL/LISTING:FM



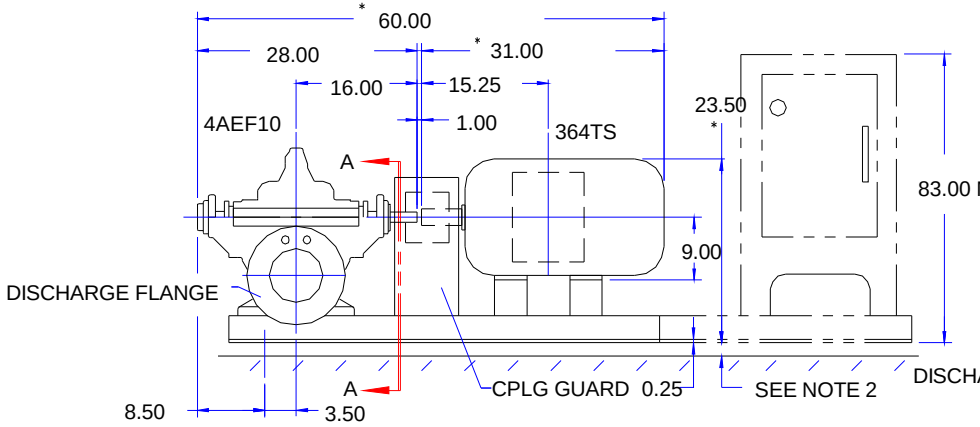
5 INCH SUCTION FLANGE
☐ 125 LB ANSI FLG DRILLING
☐ 250 LB ANSI FLG DRILLING

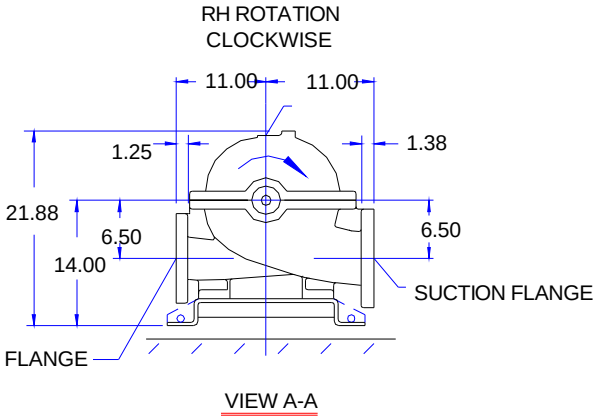
4 INCH DISCHARGE FLANGE
☐ 125 LB ANSI FLG DRILLING
☐ 250 LB ANSI FLG DRILLING

SOME HOLES MAY BE TAPPED

PUMP WT 315 LB / 143 Kg
CPLG WT 15 LBS 7 Kg
MOTOR WT 630 LBS 286 Kg
BASE & CPLG GUARD WT 190 LBS 86 Kg
TOTAL WT 1150 LBS 523 Kg

☐ STEEL NON-DRIP RIM BASE FURNISHED
☐ STEEL DRIP RIM BASE FURNISHED (** SHOWN IN PHANTOM LINES)





VIEW A-A

NOTES:
1. UNIT INSTALLATION & FINAL CPLG ALIGNMENT MUST BE IN ACCORDANCE TO BULLETIN 2880549.
2. CUSTOMER MUST FILL BASE WITH GROUT ALLOWING .75 TO 1.50 INCH OF GROUT BETWEEN FOUNDATION AND BOTTOM OF BASE.
*MAXIMUM DIMENSIONS, MAY BE LESS WITH DIFFERENT MAKE MOTORS OR ENCLOSURES.
INSTALLING CONTRACTOR (S) TO INSTALL EQUIPMENT IN ACCORDANCE WITH LATEST EDITIONS OF NATIONAL ELECTRIC CODE, LOCAL CODES AND NFPA PAMPHLET NO. 20 APPLICABLE TO FIRE PUMP INSTALLATIONS

Dimensions in (inch)

Project :	CONDOMINIUM PROJECT-POUGH	**Capacity:**	750 (US gpm)	**Frame/Model:**	364TS
Customer:	THE CHAZEN COMPANIES	**Total Head:**	110 (psi)	**Elec. Spec.:**	3 Ph. 230/460 V. 60 Hz
Item No.:	1	**Pump Speed:**	3550 (RPM)	**Service Factor:**	1.15
Quote No. :	US-3489-205	**Impeller Dia.:**	8.45 (inch)	**Rotation:**	Clockwise
Pump Model:	Peerless - 4AEF10	**Power:**	75 (hp)	**Enclosure/Type:**	ODP

PEERLESS PUMP®

EMMONS PUMP & CONTROL, INC.
14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Date : Wednesday, January 11, 2006
Page No : 5

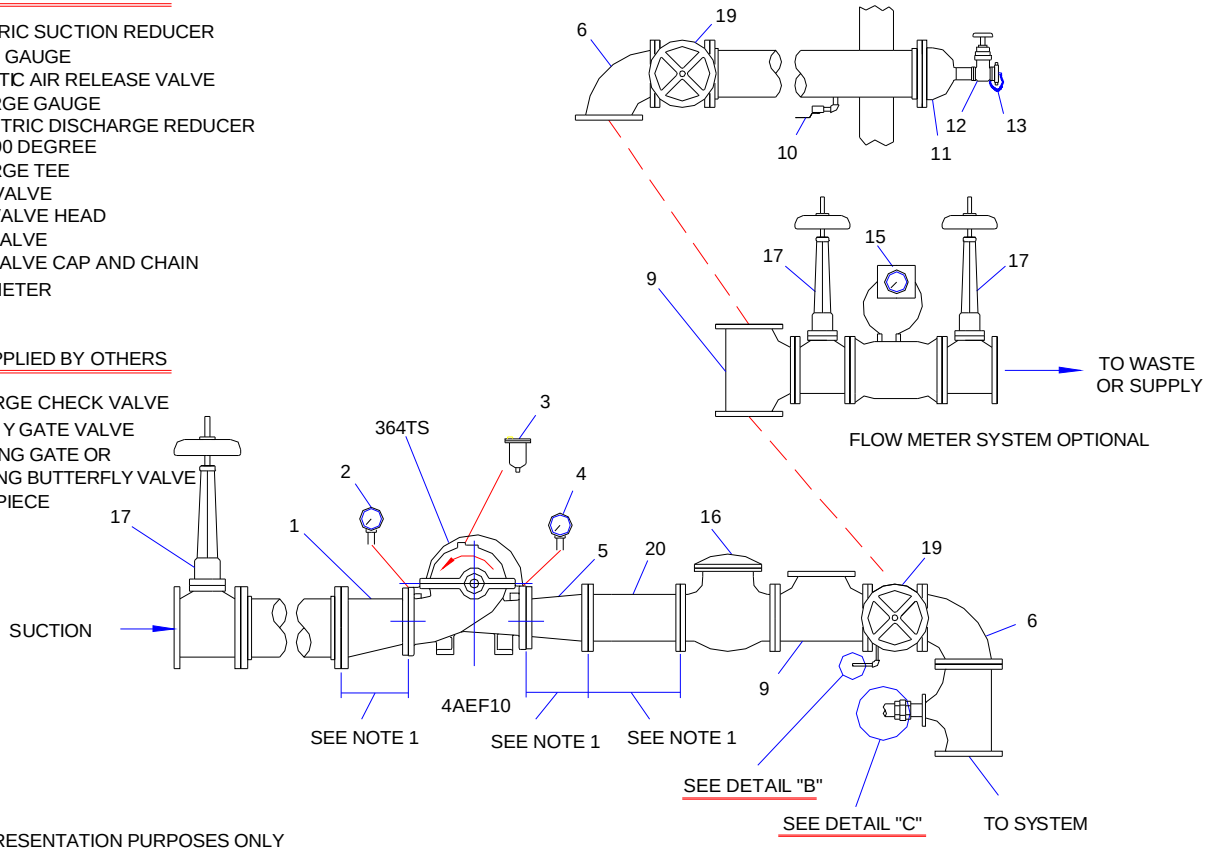
NOTES:
1. ITEM MAY NOT BE REQUIRED IF PUMP SUCTION AND DISCHARGE SIZES ARE EQUAL TO OR GREATER THAN NFPA RECOMMENDED PIPE SIZES
2. LOCATE AIR RELEASE AT HIGH POINT OF CASING

ONLY ITEMS MARKED ARE SUPPLIED

- ☐ 1. ECCENTRIC SUCTION REDUCER
- ☐ 2. SUCTION GAUGE
- ☐ 3. AUTOMATIC AIR RELEASE VALVE
- ☐ 4. DISCHARGE GAUGE
- ☐ 5. CONCENTRIC DISCHARGE REDUCER
- ☐ 6. ELBOW 90 DEGREE
- ☐ 9. DISCHARGE TEE
- ☐ 10. DRAIN VALVE
- ☐ 11. HOSE VALVE HEAD
- ☐ 12. HOSE VALVE
- ☐ 13. HOSE VALVE CAP AND CHAIN
- ☐ 15. FLOW METER

ITEMS SUPPLIED BY OTHERS

16. DISCHARGE CHECK VALVE
17. O S AND Y GATE VALVE
19. INDICATING GATE OR INDICATING BUTTERFLY VALVE
20. SPOOL PIECE



PIPING ARRANGEMENT FOR PRESENTATION PURPOSES ONLY
REFER TO NFPA REQUIREMENTS AND LOCAL PLUMBING CODES FOR DETAILS

Dimensions in (inch)

Project :	CONDOMINIUM PROJECT-POUGH	**Capacity:**	750 (US gpm)	**Frame/Model:**	364TS
Customer:	THE CHAZEN COMPANIES	**Total Head:**	110 (psi)	**Elec. Spec.:**	3 Ph. 230/460 V. 60 Hz
Item No.:	1	**Pump Speed:**	3550 (RPM)	**Service Factor:**	1.15
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Notes: 1. Only Items Marked ☑ will be furnished
2. All Dimensions are in inches
3. Hose Valve Threading (Specify)

✓	Item No.	✓	GPM	✓	GPM	✓	GPM	✓	GPM	✓	GPM	✓	Description	✓	Maximum Working Pressure PSIG					
	9A		250	-	-	-	-	-	-	-	-		Hose Valve Head		175	400	-	-	-	-
	9B		500	-	750	-	1000	-	1250	-	1500		Hose Valve Head		175	200	400		600	
	9C		1500		2000		2500	-	-	-	-		Hose Valve Head		175	200	400		600	
			3000		3500		4000		4500		5000		Hose Valve Head		150		175	300		600
	9D		500	-	-	-	-	-	-	-	-		Hose Valve Head		300	-	-	-	-	-
	10		Angle Hose Valve		Qty of								Wt. Lbs.							
	12		Cap & Chain		Qty of								Wt. Lbs.							
	16		Drain Valve												400					
	18		Suction and Discharge Gauge Set (Each Furnished with Gauge Cock)		Gauge Type		Dial Graduations													
					Suction		Outer Scale -15 PSI to 0 to 300 PSI						Inner Scale -1 BAR to 0 to 20 BAR		600	-	-	-	-	-
					Discharge		0 PSI to 300 PSI						0 to 20 BAR							
					Discharge		0 to 600 PSI						0 BAR to 41 BAR							

Pump Rating GPM

✓	ANSI Std. Dimension Flange	✓	250	500	750	1000	1250	1500	2000	2500	3000	3500	4000	4500	5000
	125	Dimension	3	6	6	6	8	8	8	10	-	-	-	-	-
	125	WW	3	6	8	8	10	10	10	12	-	-	-	-	-
	150	WW	3	4	6	6	8	8	8	10	10	12	12	12	12
	150	WW	-	-	-	-	-	-	-	-	12	14	14	14	14
	250	WW	3	6	8	8	10	10	10	12	-	-	-	-	-
	300	WW	3	4	6	6	8	8	8	10	10	12	12	12	12
	300	WW	-	-	-	-	-	-	-	-	12	14	14	14	14
	Quantity	Q	1	2	3	4	6	6	6	8	12	12	16	16	20
	Weight Lb. (Maximum)		25	50	84	84	150	150	150	255	360	360	360	360	360
	Item No.		9A	9B	9B	9B	9B	9B	9B	9B	9C	9C	9C	9C	9C

Subject to change without notice

DT485 1090
Rev 12-02

Dimensions in (inch)

Project :	CONDOMINIUM PROJECT-POUGH	**Capacity:**	750 (US gpm)	**Frame/Model:**	364TS
Customer:	THE CHAZEN COMPANIES	**Total Head:**	110 (psi)	**Elec. Spec.:**	3 Ph. 230/460 V. 60 Hz
Item No.:	1	**Pump Speed:**	3550 (RPM)	**Service Factor:**	1.15
Quote No. :	US-3489-205	**Impeller Dia.:**	8.45 (inch)	**Rotation:**	Clockwise
Pump Model:	Peerless - 4AEF10	**Power:**	75 (hp)	**Enclosure/Type:**	ODP

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Date : Wednesday, January 11, 2006
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Eccentric Suction Reducer

125 Lb. ANSI Flanged

175 Psig/12.06 Bar Maximum Working Pressure

√ Flanges A	B	C Inches	C mm	D Inches	D mm	Weight Lb	Weight Kg
4	3	7	177.8	0.50	12.7	29	13
5	4	8	203.2	0.50	12.7	42	19
6	4	9	228.6	1.00	25.4	50	23
6	5	9	228.6	0.50	12.7	53	24
8	5	11	279.4	1.50	38.1	79	36
8	6	11	279.4	1.00	25.4	80	36
10	6	12	304.8	2.00	50.8	106	48
10	8	12	304.8	1.00	25.4	132	60
12	10	14	355.6	1.00	25.4	196	89

150 Psig/10.34 Bar Maximum Working Pressure

√ Flanges A	B	C Inches	C mm	D Inches	D mm	Weight Lb	Weight Kg
14	12	16	406.4	1.00	25.4	225	102
16	12	18	457.2	2.00	50.8	251	114
16	14	18	457.2	1.00	25.4	370	168

Concentric Discharge Reducer

125 Lb. ANSI Flanged

175 Psig/12.06 Bar Maximum Working Pressure

√ Flanges A	B	C Inches	C mm	Weight Lb	Weight Kg
3	2	6	152.4	17	7.7
4	2	7	177.8	26	12
5	3	8	203.2	34	15
5	4	8	203.2	42	19
6	4	9	228.6	40	18
6	3	9	228.6	51	23
6	4	9	228.6	55	25
8	5	11	279.4	71	32
8	4	11	279.4	78	35
8	5	11	279.4	83	38
8	6	11	279.4	107	49
10	6	12	304.8	124	56
10	8	12	304.8	162	74
12	8	14	355.6	183	83

150 Psig/10.34 Bar Maximum Working Pressure

√ Flanges A	B	C Inches	C mm	Weight Lb	Weight Kg
14	10	16	406.4	257	117
14	12	16	406.4	281	128
16	10	18	457.2	296	135

Concentric Discharge Reducer

250 Lb. ANSI Flanged

500 Psig/34.47 Bar Maximum Working Pressure

√ Flanges A	B	C Inches	C mm	Weight Lb	Weight Kg
5	3	8	203.2	56	25
5	4	8	203.2	65	30
6	3	9	228.6	68	31
6	4	9	228.6	77	35
8	5	11	279.4	125	57
8	6	11	279.4	142	65
10	8	12	304.8	187	85
10	8	12	304.8	196	89
12	8	14	355.6	260	118

Notes:

1. Only items marked √ will be furnished
2. Pump flange must not be used to support weight of Fittings

Rev. 10-04

Drg. No.4851028

Dimensions in (inch)

Project :	CONDOMINIUM PROJECT-POUGH	**Capacity:**	750 (US gpm)	**Frame/Model:**	364TS
Customer:	THE CHAZEN COMPANIES	**Total Head:**	110 (psi)	**Elec. Spec.:**	3 Ph. 230/460 V. 60 Hz
Item No.:	1	**Pump Speed:**	3550 (RPM)	**Service Factor:**	1.15
Quote No. :	US-3489-205	**Impeller Dia.:**	8.45 (inch)	**Rotation:**	Clockwise
Pump Model:	Peerless - 4AEF10	**Power:**	75 (hp)	**Enclosure/Type:**	ODP

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EMMONS PUMP & CONTROL, INC.

14 ARCH ST. WATERVLIET, NY 12189
KIM EMMONS
Phone 518-271-2580
Fax 518-271-2582

Date : Wednesday, January 11, 2006

Page No : 8

Peerless Pump Company- Indianapolis, IN 46207-7026

ELECTRIC MOTOR DRIVER
Performance and Data Sheet

Manufacturer	WEG
Motor Hp	75
Synch Rpm	3600
Motor Frame	364TS
Low Voltage	230
High Voltage	460
Phase	3
Hertz	60
Motor Type	SCI
NEMA Design	B
Enclosure	ODP
Class Insulation	F
Service Factor	1.15
Type Starting	FULL VOLT
Type Motor Efficiency	EPACT
Construction	Cast Iron
Full Load Rpm	
Full Load Efficiency %	94.1
Full Load Power Factor %	91
Low Voltage Full Load Amps	161.2
High Voltage Full Load Amps	80.6
Low Voltage Locked Rotor Amps	0
High Voltage Locked Rotor Amps	0
Maximum Altitude in Feet	3300

The above data are not certified being extracted from manufacturer's published catalog data sheets.

WARRANTY

New equipment manufactured by Peerless Pump Company. (Seller) is warranted to be free from defects in material and workmanship under normal use and service for a period of one year from date of shipment, Seller's obligation under this warranty being limited to repairing or replacing at its option any part found to be so defective provided that such part is, upon request, returned to Seller's factory from which it was shipped, transportation prepaid.

This warranty does not cover parts damaged by decomposition from chemical action or wear caused by abrasive materials, nor does it cover damage resulting from misuse, accident, neglect, or from improper operation, maintenance, installation, modification or adjustment.

This warranty does not cover parts repaired outside Seller's factory without prior written approval. Seller makes no warranty as to starting equipment, electrical apparatus or other material not of its manufacture, since the same are usually covered by warranties of the respective manufacturers thereof.

In the event, notwithstanding the terms of this agreement, it is determined by a court of competent jurisdiction that an express warranty has been given by Seller to Purchaser with respect to the head, capacity or other like performance characteristics of said equipment, Seller's liability for breach of the same shall be limited to accepting return of such equipment F.O.B. plant of manufacture, refunding any amount paid thereon by Purchaser (less depreciation at the rate of 15% per year if Purchaser has used equipment for more than thirty (30) days) and canceling any balance still owing on the equipment.

Peerless Pump Company. in no event will be liable for indirect or consequential damages.

This warranty is expressly in lieu of any other warranties, expressed or implied, and seller specifically disclaims any implied warranty of merchantability or fitness for a particular purpose.

Peerless Pump Company
2005 Dr. Martin Luther King Jr. Street
P. O. Box 7026
Indianapolis, Indiana 46207-7026

Phone (317) 925-9661 Fax (317) 924-7388

Form S-20
Rev10-15-03

For Non-Health Hazard Applications

Job Name _____ Contractor _____

Job Location _____ Approval _____

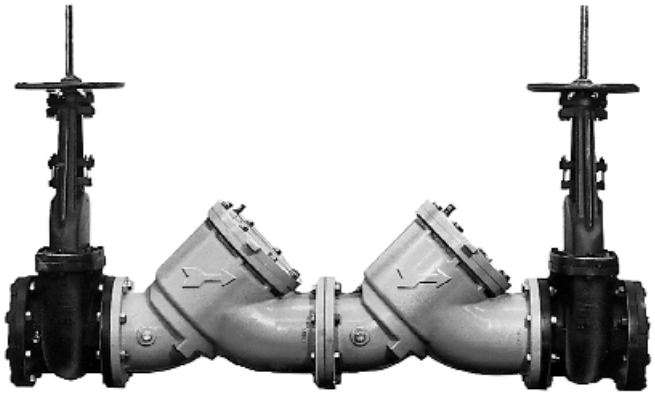
Engineer _____ Contractor's P.O. No. _____

Approval _____ Representative _____

Series 709
Double Check Valve Assemblies

Sizes: 2½" – 10" (65 – 250mm)

Series 709 Double Check Valve Assemblies are designed to prevent the reverse flow of polluted water from entering into the potable water system. This series can be applied, where approved by the local authority having jurisdiction, on non-health hazard installations. Series 709 features a modular check design concept to facilitate easy maintenance. Check with local jurisdictional authority as to installation requirements.



709 OSY

Features

- Replaceable bronze seats
- Maximum flow at low pressure drop
- Design simplicity for easy maintenance
- No special tools required for servicing
- Captured spring assemblies for safety
- Approved for vertical flow up installation

Models

Suffix:

NRS – non-rising stem resilient seated gate valves

OSY – UL/FM outside stem and yoke resilient seated gate valves

S-FDA – FDA epoxy coated strainer

BB – bronze body - 2½" – 3" (64 – 76mm)

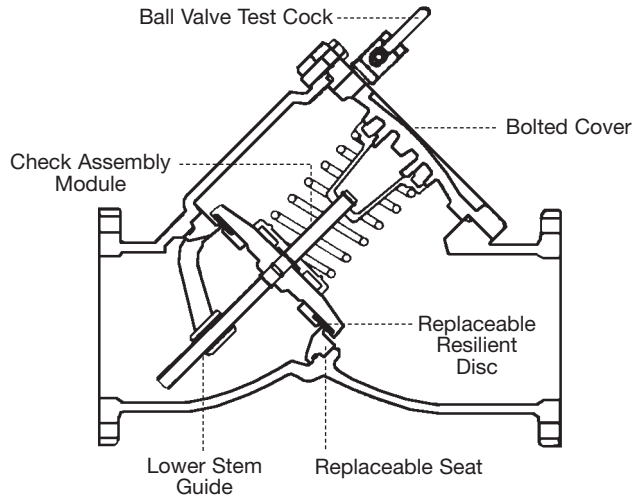
QT – quarter-turn ball valves

QT-FDA – FDA epoxy coated ball valve shutoffs

LF – without shutoff valves

Specifications

A Double Check Valve Assembly shall be installed at referenced cross-connections to prevent the backflow of polluted water into the potable water supply. The cross-connections shall be determined by local inspection authority for use where a high hazard situation does not exist. Valve shall feature modular check assemblies with center stem guiding. Each check module shall have a captured spring and be accessible through a bolted cover plate. Seats shall be replaceable without special tools. It shall be a complete assembly including tight-closing resilient seated shutoff valves, test cocks, and a strainer is recommended. The assembly shall meet the requirements of ASSE No. 1015; AWWA C510-92; CSA B64.5 and UL Classified File No. EX3185. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be a Watts Regulator Company Series 709.



Check Assembly Module

Series 709 features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load. Also, the first and second check module are identical and can be interchanged.

IMPORTANT: *INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS*

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-WB.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

Materials

Check Valve Bodies: Epoxy coated cast iron
Seats: Bronze

Pressure — Temperature

Temperatures Range: 33°F – 110°F (0.5°C – 43°C) continuous, 140°F (60°C) intermittent
Maximum Working Pressure: 175psi (12.1 bar)

Standards

AWWA C510-92
IAPMO PA 31
USC Manual for Cross-Connection Control, 8th Edition

Approvals

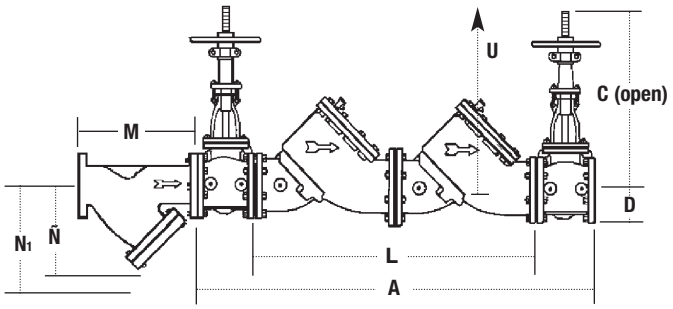
1015 B64.5

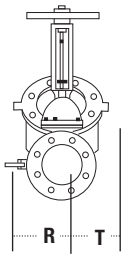
Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Sizes 4" – 10" (100 – 250mm) approved horizontal and vertical “flow up”. Size 2½" and 3" (65 – 80mm) approved horizontal only.

Factory Mutual approved 4" – 10" (80 – 250mm) vertical “flow up” with OSY gate valves only.

Note: Model "S" not listed

Dimensions — Weights





SIZE (DN)		DIMENSIONS															
		A		C (OSY)		C (NRS)		D		L		U*		M		N	
in.	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*
2½	65	39⅜	1000	16⅜	416	9⅜	238	3½	89	24⅛	613	11	279	10	254	6½	165
3	80	40⅜	1025	18⅞	479	10¼	260	3¾	95	24⅛	613	14	356	10⅛	257	7	178
4	100	52⅜	1330	22¾	578	12 3/16	310	4½	114	34⅛	867	14	356	12⅛	308	8¼	210
6	150	62⅞	1597	30⅛	765	16	406	5½	140	41⅝	1057	16	406	18½	470	13½	343
8	200	75	1905	37¾	959	19 15/16	506	6½	165	52	1321	21	533	21⅝	549	15½	394
10	250	90	2286	45¾	1162	23 13/16	605	8	203	64	1626	25	635	26	660	18½	470

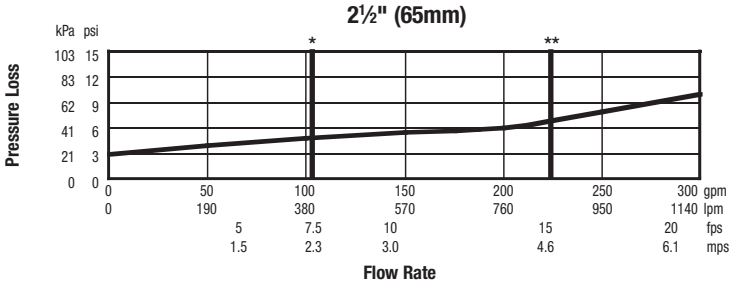
SIZE (DN)		DIMENSIONS								WEIGHT						STRAINER	
		N1†		R		R❖		T		NRS		OSY		QT		Weight	
in.	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*lbs.*	*kgs.*	*lbs.*	*kgs.*	*lbs.*	*kgs.*	*lbs.*	*kgs.*
2½	65	10	254	4	102	16	406	3	76	167	76	170	77	154	70	28	13
3	80	10	254	5	127	16	406	3	76	167	76	170	77	162	73	34	15
4	100	12	305	6	152	19¾	502	6	152	368	167	383	174	275	125	60	27
6	150	20	508	11	279	26	660	7½	191	627	284	707	321	611	277	122	55
8	200	22¾	578	11¼	286	11¼	286	9	229	1201	545	1307	593	1419	644	247	112
10	250	28	711	12½	318	12½	318	10¼	260	2003	909	2073	940	2466	1119	370	168

† - Dimension required for screen removal. ❖Quarter-turn (QT) valve dimensions.
*Service clearance for check assembly from center.

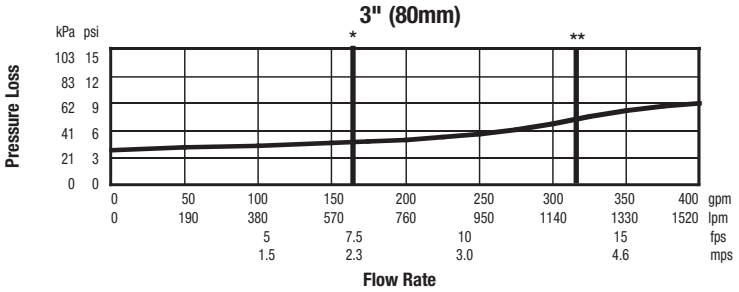
Capacity

*Typical maximum system flow rate (7.5 feet/sec.) **UL rated flow

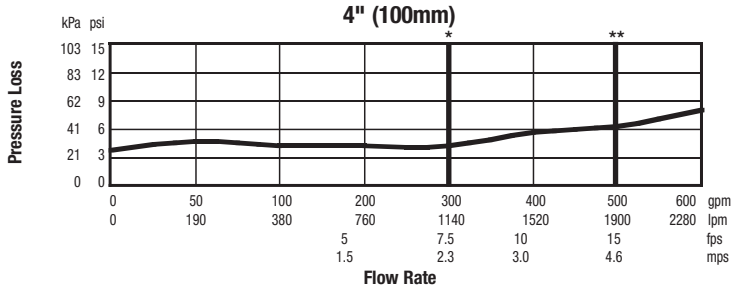
2½" (65mm)



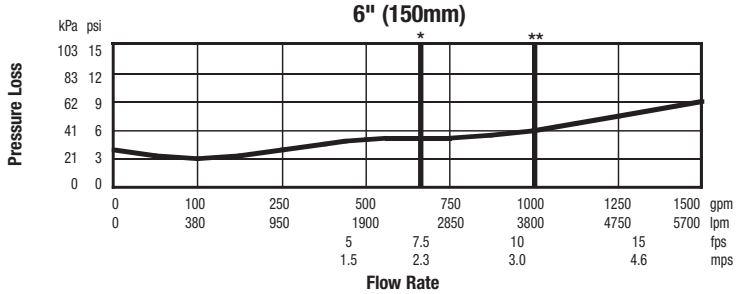
3" (80mm)



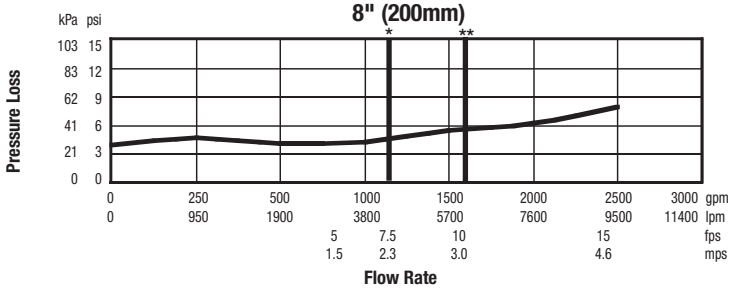
4" (100mm)



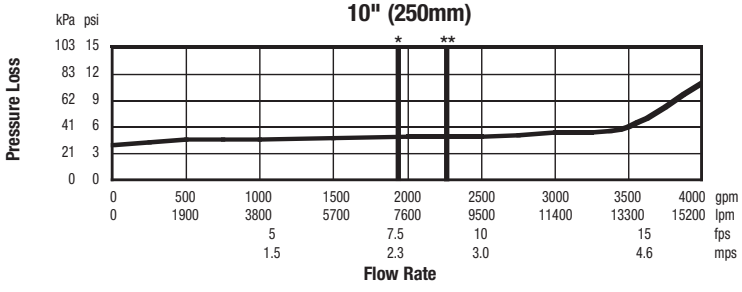
6" (150mm)



8" (200mm)



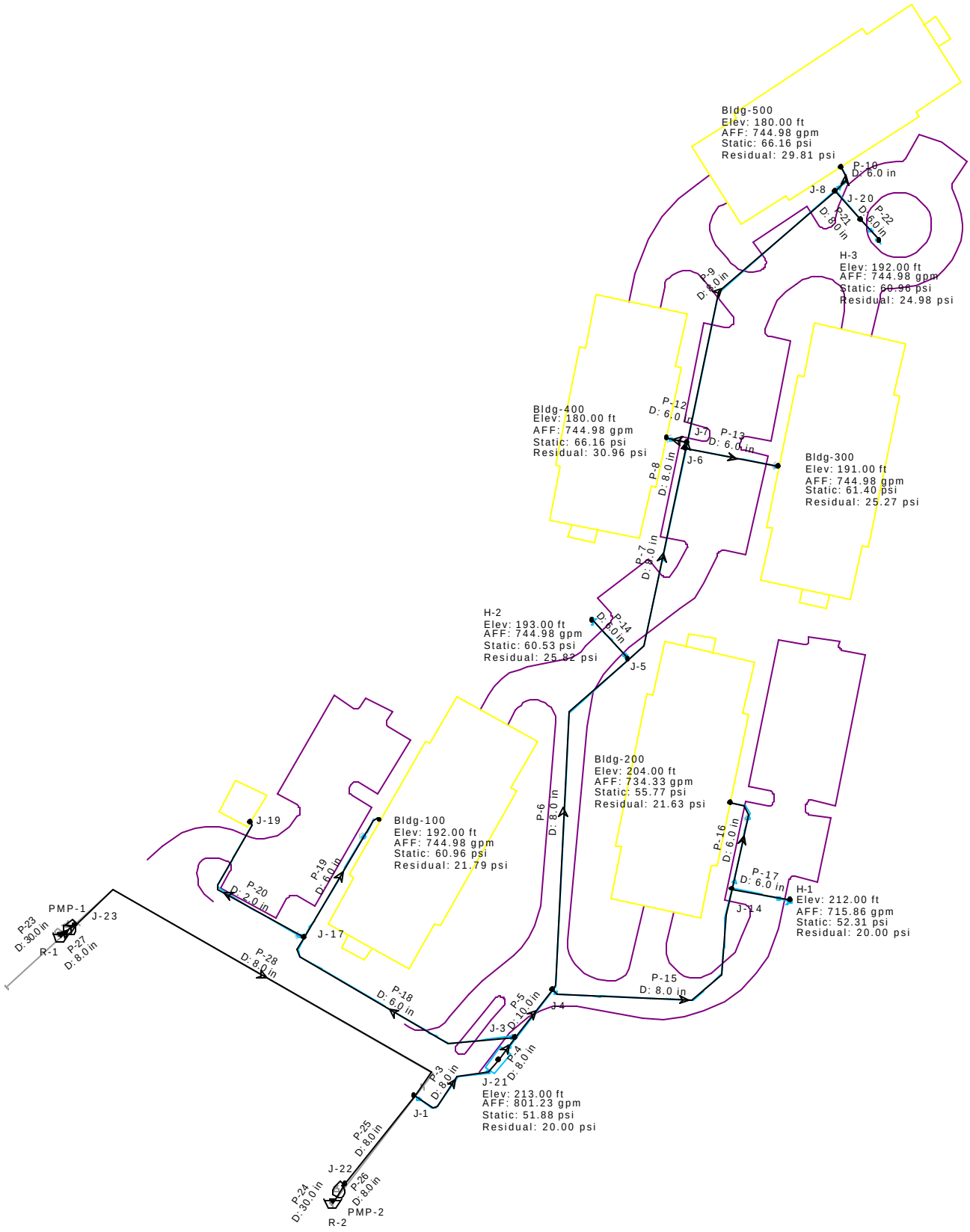
10" (250mm)



© 2009 Watts

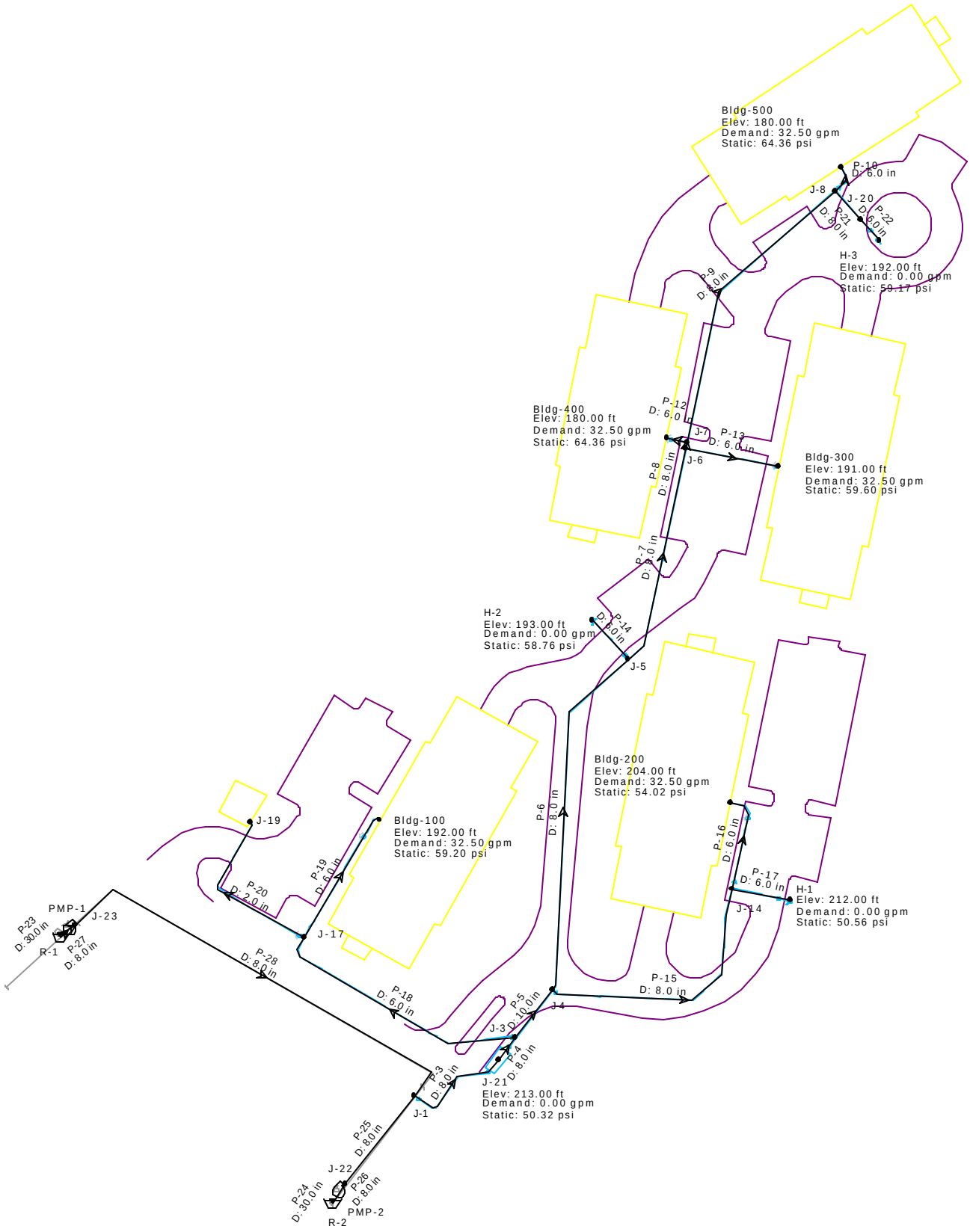
Appendix B:
2005 Approved WaterCAD Hydraulic Model Results

Scenario: DblCheckValve



© Haestad Methods, Inc.

Scenario: DblCheckValve



State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **CITY OF POUGHKEEPSIE PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Highview at the Fallkill Creek**

SEQR Status: Type 1 □
Unlisted ■

Conditioned Negative Declaration: □ Yes
■ No

Description of Action:

The project area is the subject of a Rezoning to Planned Residential Development (PRD) by the CITY OF POUGHKEEPSIE COMMON COUNCIL and Site Plan review (Unlisted Action) by the CITY OF POUGHKEEPSIE PLANNING BOARD.

The current project is an application for rezoning of a tax parcel on Milton Street in the City of Poughkeepsie from Medium Low-Density Residential (R-2) to Planned Residential Development (PRD) and Site Plan Approval for the construction of a 63-apartment unit clustered multifamily development within two buildings. The site is currently undeveloped and presently consists of upland hardwood forest, hardwood swamp, and upland shrubland along the Fall Kill Creek. The site is proposed to be served with central water and sewer from the City of Poughkeepsie. Development of the site will also involve the construction of the typical appurtenances associated with residences development such as lighting, asphalt drives, landscaping, sidewalk, pool, and pool house.

The project area is comprised of one parcel being 8.713 acres, Tax ID Number 6162-73-623227.

Access

Access to the proposed project will be from two new driveways off Milton Street.

Parking

The proposed project is required to provide 123 parking spaces per Section 19-4.3 of the City's Zoning Ordinance. As shown in Table 6, the proposed project will provide 124 parking spaces.

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MAY 25 2021

7. Concept Plan from The Chazen Companies dated February 11, 2020
8. Site Plan by The Chazen Companies last revised December 1, 2020
9. Grading and Utility Plan by The Chazen Companies last revised December 1, 2020
10. Landscape Plan by The Chazen Companies last revised December 1, 2020
11. Tree Removal Plan by The Chazen Companies last revised December 1, 2020
12. Wetlands Map by The Chazen Companies dated November 17, 2020
13. Threatened and Endangered Species Habitat Suitability Assessment Report by Ecological Solutions dated October 18, 2020
14. Correspondence from Office of Parks, Recreation and Historic Preservation (OPRHP), dated December 17, 2020
15. Correspondence from NYS DEC Environmental Engineering Technician, Division of Environmental Permits, dated January 19, 2021

The Planning Board initiated the environmental review of the project on October 20, 2020 by declaring its intent to be Lead Agency in a coordinated SEQR process. Notice of intent to be Lead Agency was then circulated to the City of Poughkeepsie Common Council, City of Poughkeepsie Zoning Board of Appeals, Dutchess County Planning Department and New York State Department of Environmental Conservation in line with Part 617 of Title 6 NYCRR. There was no objection to the designation.

The Planning Board considered the application, materials, comments and discussion at regular meetings on February 26, 2020, September 15, 2020, October 20, 2020, and December 15, 2020.

A duly notice public hearing on the matter was opened by the Common Council on November 16, 2020. At which two members of the public registered to speak. Written and oral comments were received by City Engineering Department; Dutchess County Department of Planning; and members of the public. Public comments received were in regards to visual and noise barriers between the proposed structures and Milton Street, dual access and egress driveways onto Milton Street to avoid one-way traffic, stormwater management, and protection of the Fall Kill Creek.

The Lead Agency has reviewed the proposed action to assess the severity of potential environmental impacts of the Rezoning and Site Plan and has determined that for the reasons set forth herein a Draft Environmental Impact Statement will not be required.

The project as designed will not result in a negative impact to the Groundwater on or near the project site as the project does not meet the threshold criteria as listed on the Part II EAF and will not result in new or additional use of ground water and is not expected to have potential to introduce contaminants to ground water or an aquifer.

5. **Impact on Flooding (Part II EAF # 5)**

The proposed action may result in development within a 100 year floodplain.

Although an area of the project site does fall within a 100 year floodplain, no construction will occur within the flood hazard area and minimal clearing and grading may occur. There will be a substantial buffer and distance between the proposed development and Fall Kill and the implementation of a SWPPP will ensure that no significant adverse impacts to the floodplain occur. Furthermore, a floodplain development permit application will be reviewed and approved by the City of Poughkeepsie Building Inspector prior to and grading or construction.

Accordingly, any potential adverse impacts to the floodplain associated with the project would be avoided.

6. **Impact on Air (Part II EAF # 6)**

The project as designed will not result in a negative impact to the Air Resources on or near the project site as the project does not meet the threshold criteria as listed on the Part II EAF as it does not include a state regulated air emission source.

7. **Impact on Plants and Animals (Part II EAF # 7)**

The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.

The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.

Although there are known occurrences of the Blanding's Turtle (a threatened species as listed by NYS) on or in the vicinity of the project site, a Habitat Assessment dated October 18, 2020 noted no core habitat on/or immediately adjacent from the site. A January 21, 2020 letter from NYSDEC noted that the project site is within screening distance of a known record. In response, the applicant has created Blanding's Turtle Education and Encounter Plan for measures to take during construction and

11. Impact to Open Space and Recreation (Part II EAF # 11)

The project as designed will not result in any impact to Open Space or Recreational areas near the Project Area as the project does not meet the threshold criteria as listed on the Part II EAF as it does not include or is immediately adjacent to Open Spaces or Recreational Areas.

12. Impact to Critical Environmental Areas (Part II EAF # 12)

The project is not located within a Critical Environmental Area and therefore will not result in a negative impact to Critical Environmental Areas.

13. Impact to Transportation (Part II EAF # 13)

The project as designed will not result in any significant impact to existing transportation systems near the Project Area as the project does not meet the threshold criteria as listed on the Part II EAF as it will generate fewer than 100 peak hour vehicle trips per hour.

14. Impact to Energy (Part II EAF # 14)

The project will not result in a negative impact to the Energy resources in the area as the project does not meet the threshold criteria as listed on the Part II EAF.

15. Impact to Noise, Odor and Lights (Part II EAF # 15)

The proposed action may result in light shining onto adjoining properties.

The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

Although the proposed action will include outdoor lighting, the city code of ordinances requires that light does not shine onto adjoining properties and that all lighting be fully-shielded and dark-sky compliant to reduce glare and sky glow impacts.

Accordingly, any potential adverse impacts with regards to outdoor lighting associated with the project would be avoided.

16. Impact to Human Health (Part II EAF # 16)

The project will not result in a negative impact to Human Health as the project does not meet the threshold criteria as listed on the Part II EAF and no impacts to Human Health have therefore been identified.

A copy of this Type I Negative Declaration must be filed with:

The Clerk of the City of Poughkeepsie

The City of Poughkeepsie Planning Board

The City of Poughkeepsie Common Council

The New York State Department of Environmental Conservation

Any person who has requested a copy

Applicant

ORDINANCE AMENDING CHAPTER XIX, SECTION 19-3.2 OF THE CITY OF POUGHKEEPSIE CODE OF ORDINANCES ENTITLED ZONING MAP

(0-21-01)

INTRODUCED BY COUNCILMEMBER MENIST

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie as follows:

SECTION 1: That the zoning map established pursuant to Chapter 19, §19-3.2, of the Code of Ordinances entitled "**Zoning Map**" of the City of Poughkeepsie be and same hereby is amended to rezone a nine (9) acre vacant parcel of land located on Milton Street known on the tax maps as Grid No. 6162-73-623227 from R-2 (Medium Low Density Residential District) to Planned Residential Development.

SECTION 2: That the City Chamberlain be and she hereby is directed to amend the official Zoning Map in accordance with this Ordinance.

SECTION 3: That the Planning Board of the City of Poughkeepsie as lead agency pursuant to a coordinated review has determined that the action is an unlisted action and upon a Full Environmental Assessment Form and the examination of 6 N.Y.C.R.R §617.7 of the State Environmental Quality Review Act adopted a negative declaration because no Negative impacts anticipated will occur by reason of this action and the Common Council hereby adopts the Negative Declaration of the Planning Board dated January 20, 2021.

SECTION 4: This Ordinance shall take effect immediately.

SECONDED BY COUNCILMEMBER BRANNEN

Submitted to Council: June 3, 2015 Council Action: Approved Roll call vote taken: Yes X No ____ Ayes 9 Nays 0 Abstain 0 Absent 0 Approved by Mayor On 2/18/21 Mayor's Signature R.S. Nelson	I hereby certify the foregoing to be a true and correct copy of a Resolution duly adopted at a regular meeting of the Common Council held February 16, 2021 Donna M. DeLuca Acting City Chamberlain

RECEIVED
JUN 18 2021

PAID
JUN 18 2021
CK #115693679
BY $9,765.20

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

PB-2021-038

OFFICE USE ONLY
CODE: PLSF
ID # 282090
FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 135 Main Street, Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** Omni New York
ADDRESS: 909 Third Avenue
21st Floor
NYC, NY 10022 (state and zip code)
PHONE NUMBER: (646)502-7200 (include area code)

III. **NAME OF APPLICANT:** Tinkelman Architecture
ADDRESS: 25 Van Wagner Road
Poughkeepsie, NY 12603 (state and zip code)
PHONE NUMBER: 845-473-0200 ext 103 (include area code)
EMAIL ADDRESS: Tink@tinkarch.com

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

IV. **CONSULTANT:** Ken Casamento
ADDRESS: The LCR Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845-243-2880 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Creation of multi-family 4/5 story residential apartment building at the corner of Main Street and North Perry Street

VI. **ZONING DISTRICT:** R-6

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

PROJECT INFORMATION

New construction: XX (yes)_____ (no)

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

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

Alteration:_____ (yes) XX (no)

Cost of Construction: $$13,000,000 (Preliminary)

LOT AND BULK INFORMATION: For all Lot & Bulk Information refer to Addenda 'A' & 'B' for the two separate lots to be created.

Lot area: Addenda 'A' & 'B' (acres) _____ (square feet)

Building Footprint: Addenda 'A' & 'B' (proposed square feet for new construction)

Addenda 'A' & 'B' (existing square feet for change of use/expansion)

Addenda 'A' & 'B' (additional proposed square feet for expansion)

Addenda 'A' & 'B' (total building footprint, square feet)

Lot Coverage: Addenda 'A' & 'B' (percentage, building coverage only)

Gross Floor Area: 61,768 SF (proposed square feet for new construction) Admiral Halsey Two - Lot One

86,745 SF (existing square feet for change of use/expansion) Admiral Halsey One - Lot Two

N/A (additional proposed square feet for expansion)

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

Building Height: Addenda 'A' & 'B' (stories) _____ (feet)

Floor Area Ratio: Addenda 'A' & 'B' (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: See Addenda 'A' & 'B'

B) Number of Off-Street Parking Spaces provided: See Addenda 'A' & 'B'

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

Is municipal parking available within 600 feet? _____ (Yes) XX (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) XX (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: Multiple Family Senior Development
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: See Addenda 'A' & 'B'

Number of one (1) bedroom units: See Addenda 'A' & 'B'

Number of two (2) bedroom unit's See Addenda 'A' & 'B'

Number with three or more bedrooms: See Addenda 'A' & 'B'

Total number of units: See Addenda 'A' & 'B'

C) Is funding public? XX Yes ____ No

If yes, describe funding source: NYC Homes & Community Renewal Program

Section X is 'Not Applicable'

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

Section XI is 'Not Applicable'

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: _____

Section XII is 'Not Applicable'

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

Section XIII is 'Not Applicable'

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? _____

Section XIV is 'Not Applicable'

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: _____

Section XV is 'Not Applicable'

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, STEVEN TINKELMAN, 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

17JUN21

Date

ADDENDUM 'A'

ZONING & LAND USE REGULATIONS
Admiral Halsey Two (Proposed Lot 1)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA (ACRES)	1.33 ACRES (57,600.00 SF)	1.17 ACRES (50,782.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	239.46 sf
MINIMUM LOT FRONTAGE (FEET)	100 ft	239.46 ft
MINIMUM FRONT YARD	20 ft	0.385 ft (CANOPY NEW BLDG.) 20.00 ft - (NEW BLDG.)
MINIMUM SIDE YARD #1	34.18 ft	73.25 ft
MINIMUM SIDE YARD #2	34.18 ft	10.31 ft
MINIMUM REAR YARD	34.18 ft	58.06 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	4/5 STORIES (68.375 FT)
MAXIMUM LOT COVERAGE	70%	25%
** MINIMUM USABLE OPEN SPACE	0.44 ACRES (19,200.00 SF)	0.12 ACRES (5,206.35 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	40 SPACES	58 SPACES

*MINIMUM LOT AREA CALCULATION

PROPOSED BUILDING:

STUDIO: 24 x 800 SF =	19,200 SF	
1 BEDROOM: 48 x 800 SF =	38,400 SF	
2 BEDROOM: 0 x 1,200 SF =	0 SF	
TOTAL REQUIRED MIN. LOT AREA =	57,600 SF	(1.33 ACRES)

TOTAL MINIMUM LOT AREA = 57,600 SF (1.33 ACRES)

**USABLE OPEN SPACE CALCULATION

PROPOSED BUILDING:

STUDIO: 24 x 200 SF =	4,800 SF	
1 BEDROOM: 48 x 300 SF =	14,400 SF	
2 BEDROOM: 0 x 400 SF =	0 SF	
TOTAL REQUIRED USABLE OPEN SPACE =	19,200 SF	(0.44 ACRES)

TOTAL MINIMUM OPEN SPACE = 19,200 SF (0.44 ACRES)

PARKING CALCULATION

PARKING Based on 9x20 Stall Dimensions	FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT.

PROPOSED BUILDING:

# OF STUDIO UNITS = 24 = 24 X 0.5 = 12 SPACES
# OF 1-BEDROOM UNITS = 48 = 48 X 0.5 = 24 SPACES
TOTAL = 36 SPACES

VISITOR: 10% OF 36 SPACES = 3.6 = 4 SPACES

PROPOSED BUILDING GRAND TOTAL REQUIRED = 40 SPACES

TOTAL REQUIRED FOR THE PROJECT = 40
TOTAL PROVIDED FOR THE PROJECT = 58

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 1.33 ACRES (57,600.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.17 ACRES (50,782.00 SF)
   - AREA SHORTFALL = 6,818 SF

2. SECTION 19-3.17(4)(e) - MINIMUM FRONT YARD
   - FRONT YARD REQUIRED = 20.00 ft
   - FRONT YARD PROVIDED = 0.385 ft - NEW BUILDING CANOPY
   - DISTANCE SHORTFALL = 19.615 ft

3. SECTION 19-3.17(4)(f)(1) - MINIMUM SIDE & FRONT YARDS
   - SIDE YARD #2 REQUIRED = 34.18 ft
   - SIDE YARD #2 PROVIDED = 10.31 ft
   - DISTANCE SHORTFALL = 23.87 ft

4. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 19,200.00 SF
   - PROVIDED OPEN SPACE = 5,206.35 SF
   - OPEN SPACE SHORTFALL = 13,993.65 SF

ADDENDUM 'B'

ZONING & LAND USE REGULATIONS
Admiral Halsey One (Proposed Lot 2)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA (ACRES)	2.185 ACRES (95,200.00 SF)	1.12 ACRES (48,773.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM LOT FRONTAGE (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM FRONT YARD #1 (CORNER LOT)	20 ft	48.45 ft
MINIMUM FRONT YARD #2 (CORNER LOT)	20 ft	20.54 ft
MINIMUM SIDE YARD	68.04 ft	113.75 ft
MINIMUM REAR YARD	68.04 ft	34.66 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	13 STORIES (136.083 FEET)
MAXIMUM LOT COVERAGE	70%	14.2%
** MINIMUM USABLE OPEN SPACE	0.82 ACRES (35,700.00 SF)	0.205 ACRES (8,929 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	66 SPACES	46 SPACES

*MINIMUM LOT AREA CALCULATION:

EXISTING BUILDING:

STUDIO: 0 x 800 SF =	0 SF	
1 BEDROOM: 119 x 800 SF =	95,200 SF	
2 BEDROOM: 0 x 1,200 SF =	0 SF	
TOTAL REQUIRED MIN LOT AREA =	95,200 SF	(2.185 ACRES)

TOTAL REQUIRED MINIMUM LOT AREA = 95,200 SF (2.185 ACRES)

**USABLE OPEN SPACE CALCULATION:

EXISTING BUILDING:

STUDIO: 0 x 200 SF =	0 SF	
1 BEDROOM: 119 x 300 SF =	35,700 SF	
2 BEDROOM: 0 x 400 SF =	0 SF	
TOTAL REQUIRED USABLE OPEN SPACE =	35,700 SF	(0.819 ACRES)

TOTAL MINIMUM OPEN SPACE = 35,700 SF (0.819 ACRES)

PARKING CALCULATION

PARKING Based on 9x20 Stall Dimensions	FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT.

EXISTING BUILDING:

OF 1-BEDROOM UNITS = 119 = 119 X 0.5 = 60 SPACES

TOTAL = 60 SPACES

VISITOR: 10% OF 60 SPACES = 6 SPACES

EXISTING BUILDING GRAND TOTAL REQUIRED = 66 SPACES

TOTAL REQUIRED FOR THE PROJECT = 66

TOTAL PROVIDED FOR THE PROJECT = 46

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 2.185 ACRES (95,200.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.12 ACRES (48,773.00 SF)
   - AREA SHORTFALL = 1.065 ACRES (46,427.00 SF)

2. SECTION 19-3.17 (4)(f)(1) - MINIMUM SIDE & REAR YARDS
   - REAR YARD REQUIRED = 68.04 ft
   - REAR YARD PROVIDED = 34.66 ft
   - DISTANCE SHORTFALL = 33.38 ft

3. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE
   - REQUIRED OPEN SPACE = 35,700.00 SF
   - PROVIDED OPEN SPACE = 8,929.00 SF
   - OPEN SPACE SHORTFALL = 26,771.00 SF

4. SECTION 19-4.3 - OFF-STREET PARKING
   - REQUIRED PARKING = 66
   - PROVIDED PARKING = 46
   - PARKING SHORTFALL = 20

RECEIVED
JUN 18 2021

PB-2021-037

Office Use Only
PLSD
ID#: 282090
FEE:

CITY OF POUGHKEEPSIE, NY
REQUEST FOR SUBDIVISION APPROVAL
(Please type or print legibly)

PAID
JUN 18 2021
CK # 14838
BY #600-

I) PROPERTY ADDRESS: 135 Main Street, Poughkeepsie, New York 12601

II) PROPERTY OWNERSHIP:

Name of Owner: Admiral Halsey Apartments Inc., 909 Third Ave, 21 Floor, New York, NY 10022
Address: _____
_____ (zip code)
Telephone: (646) 502-7197

III) APPLICANT INFORMATION (If different from above. If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):

Name of Applicant: Tinkelman Architecture, 25 Van Wagner Road, Poughkeepsie, NY 12603
Address: _____
_____ (zip code)
Telephone: ( )

IV) CONSULTANT INFORMATION (If different from above)

Name : Tinkelman Architecture, 25 Van Wagner Road, Poughkeepsie, NY 12603
Address: _____
_____ (zip code)
Telephone: (845) 473-0200

V) ZONING DISTRICT: R-6

VI) SUBDIVISION DESCRIPTION

a) Type of Subdivision (Choose One):
Lot Line Adjustment: _____ Subdivision (new lots created): 1

b) For Subdivisions only, please note the number of lots created: 2

c) Description of project: The project proposes a two lot subdivision of the existing parcel to construct a new senior affordable housing building on the project site. Please see cover letter for more information.

VII) The applicant hereby affirms that all information contained herein is accurate and complete as of the date of application.

Signature of applicant
Print name: STEVEN TINKELMAN

17 JUNE 21
Date

Revised February 2012: Previous Editions Obsolete

The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.

IMPROVEMENTS REQUIRED

(Check each item indicating whether compliance is proposed or a waiver requested)

Item		Compliance	Waiver Requested	Explanation of Waiver
1	Permanent monuments on ROW		X	No Change to Existing Base outside Survey Boundary
2	Sanitary Sewers	X		
3	Water Mains	X		
4	Gas Mains	X		
5	Electric Lines	X		
6	Storm Sewers	X		
7	Grading Plans	X		
8	Streets (grading and paving)	X		
9	Curbs or Curbs and Gutters	X		
10	Sidewalks	X		
11	Street Lights	X		
12	Street Trees	X		
13	Street Signs	X		
14	Fire Protection Systems	X		
15	Public Open Spaces	X		

FIVE FULL SIZE COPIES OF SUBDIVISION PLAN MUST ACCOMPANY THE APPLICATION FORM, ALONG WITH **TEN** 11"X 17" COPIES OF THE SUBDIVISION PLAN.

TINKELMAN ARCHITECTURE

June 22, 2021

Chairman Robert Levine and
Members of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 1260

Re: Admiral Halsey Apartments Inc. – Site Plan Review
Property: 135 Main Street, Poughkeepsie, New York

Dear Chairman Levine and Members of the Planning Board

On behalf of Admiral Halsey Apartments Inc. ("Applicant"), we respectfully submit this letter and enclosures in furtherance of the proposed multifamily senior development on property located at 135 Main Street, Poughkeepsie, New York (the "Project Site"). The Project Site is currently improved with an existing 13 story multifamily building, which includes 119 senior dwelling units. This existing structure is located on the southern portion of the Project Site. The Applicant is now proposing an additional 5 story building with 72 senior dwelling units in the rear of the Project Site (the "Project").

The Applicant has proposed to subdivide the Project Site into two lots. Proposed Lot 2 will include the existing multifamily building, consisting of 118 income restricted senior units, 1 superintendent's unit and 46 off-street parking spaces. Proposed Lot 1 will include the proposed new multifamily building, consisting of 71 income restricted senior units, 1 superintendent's unit and 58 off-street parking spaces. The proposed subdivision is required for Project financing and will result in the need for additional area variances. The proposed Project and related area variances are set forth in the enclosed site plans, prepared by Tinkelman Architecture and dated June 22, 2021 (the "Site Plans"). Importantly, the Project has been designed to ensure that the existing structure and new structure are coordinated, and new open spaces has been provided between the buildings for use by the residents of both facilities.

Project Submission and Review

In addition to the Site Plans, we have also enclosed with this letter: (1) site plan application form, (2) subdivision application form, (3) Full Environmental Assessment Form ("Full EAF"), and (4) application fees. Pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Project is an Unlisted Action. We submit that the Planning Board should designate itself as lead agency and conduct a coordinated SEQRA review.

In support of the application, we submit the below information that the Planning Board may consider in its initial review the Project pursuant to Zoning Code 19-6.1 (site plan review) and SEQRA. Once the Planning Board has had a chance to review this application and comment on the same, we will provide additional information as needed.

1) **Land Use and Community Character:** The Project will create additional affordable senior housing in the City of Poughkeepsie, which is in high demand. The Project Site is within the City's Urban Density Residence "R-6" zoning district and the proposed use is permitted with site plan review. While we understand that the City is currently updating its Comprehensive Plan, we submit that the Project Site is in the City's downtown area and the Project is consistent with the urban development principles in the current Comprehensive Plan. To this end, because this population is less dependent on vehicle transportation, it is important for senior housing to be located in a downtown urban area close to public transportation opportunities. As demonstrated by the renderings provided herein, the Project is consistent with the character of the neighborhood and has been designed to blend with the existing buildings in the area.

2) **Transportation and Parking:** The Project is creating an additional multifamily building on the Project Site, which will include 71 senior affordable units and 1 superintendent's unit. Additional off-street parking has been provided for the proposed new senior housing building that is compliant with the City's zoning requirement (58 parking spaces, where 40 is required). Off-street parking for the existing building is currently pre-existing legally non-conforming (54 parking spaces, where 66 is required) and provide more than enough parking spaces for the existing tenants. That said, tenants and guests of both buildings will be able to utilize the off-street parking on the entire Project Site (104 parking spaces, where 106 is required).

   As experienced with the existing building and the use thereof, the senior population occupying the Project is not dependent on personal vehicular transportation and does not fully utilize existing parking (see a summary of existing parking counts below). Additionally, 36 of the new 72 units will be set aside for frail elderly who will likely not have driver's licenses because of the mobility and/or audiovisual impairments which define their conditions. Instead, tenants will be dependent on local public transportation, group transportation, shuttle services provided for mobility impaired residents, and pedestrian travel. The current access points of the Project Site function without issue and the Project is not expected to result in any adverse traffic impacts.

   To demonstrate that the proposed parking will not be an issue, the Applicant performed parking counts, which resulted in the following findings:

   1) Tuesday May 24, 2021
      - 10:00 am – 34 spaces occupied.
      - 3:00 pm – 30 spaces occupied.
      - 7:00 pm – 32 spaces occupied.

2) Saturday May 29, 2021:
   - 10:00 am – 28 spaces occupied.
   - 3:00 pm – 32 spaces occupied.
   - 7:00 pm – 31 spaces occupied.

On Tuesday May 24th, the parking lot only utilized 62% of its actual capacity. On Saturday May 29th, the parking lot only utilized to 58% of its actual capacity. Accordingly, the existing building has much more parking than is utilized. Therefore, with the addition of the new off-street parking spaces on the Project Site, the Project will provide sufficient parking to serve its senior tenants and related guest.

3) **Water, Wastewater and Stormwater:** The Project will connect to existing public sewer and water supplies, which has ample capacity to serve the proposed Project. Further, related to stormwater management, due to the disturbance of >1 acre, a full Stormwater Pollution Prevention Plan ("SWPPP") will be prepared, which will demonstrate that stormwater will be appropriately controlled. The SWPPP is being prepared in compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-20-001. The Project is not within the current LWRP boundaries.

4) **Plants and Animals:** The Project Site is entirely within an urban setting and is previously disturbed. The Project will not have any adverse impact on plants or animals. There is no rare vegetation or critical wildlife habitat on the Project Site. Again, the Project is not within the current LWRP boundaries.

   A review of the EAF Mapper identified Atlantic Sturgeon and Shortnose Sturgeon located in the project vicinity. The habitat for these species is the Hudson River, approximately 0.5 miles from the project site. The area between the project and the Hudson River is developed suburban/urban and the proposed project will not impact these species or their habitats.

5) **Aesthetic Resources:** The Project Site is within an urban setting. The proposed new multifamily building has been specifically designed to complement and fit within its urban context. To this end, we have provided elevations and renderings of the Project for the Planning Board's review. The proposed building will feature massing and material changes which create the appearance of multiple buildings and not large monolithic shapes. To reinforce the residential scale of the building the plan of the building will be an "L" shape structure. The arm of the "L" along North Perry Street will be 4 stories high and the arm of the structure that is perpendicular to North Perry Street and further back from the street line shall be 5 stories. At the base of the building along North Perry Street, a loggia will encourage pedestrian circulation and engagement at the base of the building. Off this loggia is where much of the communal activities will take place. The facades will be a combination of fiber cement panels and brick veneer. The window systems that will be employed in the design shall be casement windows of a residential style and character. The brick will be compatible in color and texture with the surrounding brick buildings in the neighborhood to be consistent with the new building's existing context.

6) **Lighting:** New energy-efficient lighting will be utilized throughout the Project Site. Exterior site lighting will be designed to comply with the Zoning Code and to be the minimum necessary while ensuring safe and secure residential use. All proposed lighting will be downward facing and will minimize sky glow and light pollution from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The lighting is consistent with the Project Site urban setting.

7) **Historic and Archeological Resources:** The proposed Project has undergone a New York State Historic Preservation Office ("SHPO") review, which was completed on November 17, 2020, and found no adverse impacts. At the time of this review the proposed project consisted of a seven (7) story building with 72 dwelling units. The submitted project is a lower building with the same number of dwelling units. The effects on the surrounding historic districts would be the same in either case. This SHPO determinations has been enclosed herein.

Conclusion

Based on the above, we respectfully submit that the proposed Project is consistent with the neighborhood and is compliant with the City's site plan review considerations. We submit that the Planning Board should declare its intent to be the lead agency pursuant to SEQRA and commence coordinated review of the Project.

Once we obtain initial feedback from the Planning Board, the City's consultants, and involved/interested agencies, we will supplement our application. We look forward to working with the City in furtherance of the Project.

Respectfully,

Steven Tinkelman, AIA
Managing Member

Omni New York LLC

June 18, 2021

Chairman Robert Levine and
Members of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 1260

Re: Admiral Halsey Apartments Inc. - Owner Authorization and Assurances
Property: 135 Main Street, Poughkeepsie, New York

Dear Chairman Levine and Members of the Planning Board

Admiral Halsey Apartments Inc. ("Property Owner" or "Applicant"), an affiliated entity of Omni New York, LLC, is the record owner of property located at 135 Main Street, Poughkeepsie, New York (the "Project Site"). By this letter, the Property Owner authorizes the following entities to appear before the City of Poughkeepsie in furtherance of its proposed multifamily development on the Project Site: (1) Tinkelman Architecture PLLC, (2) The LRC Group, and (3) Hillmann Consulting.

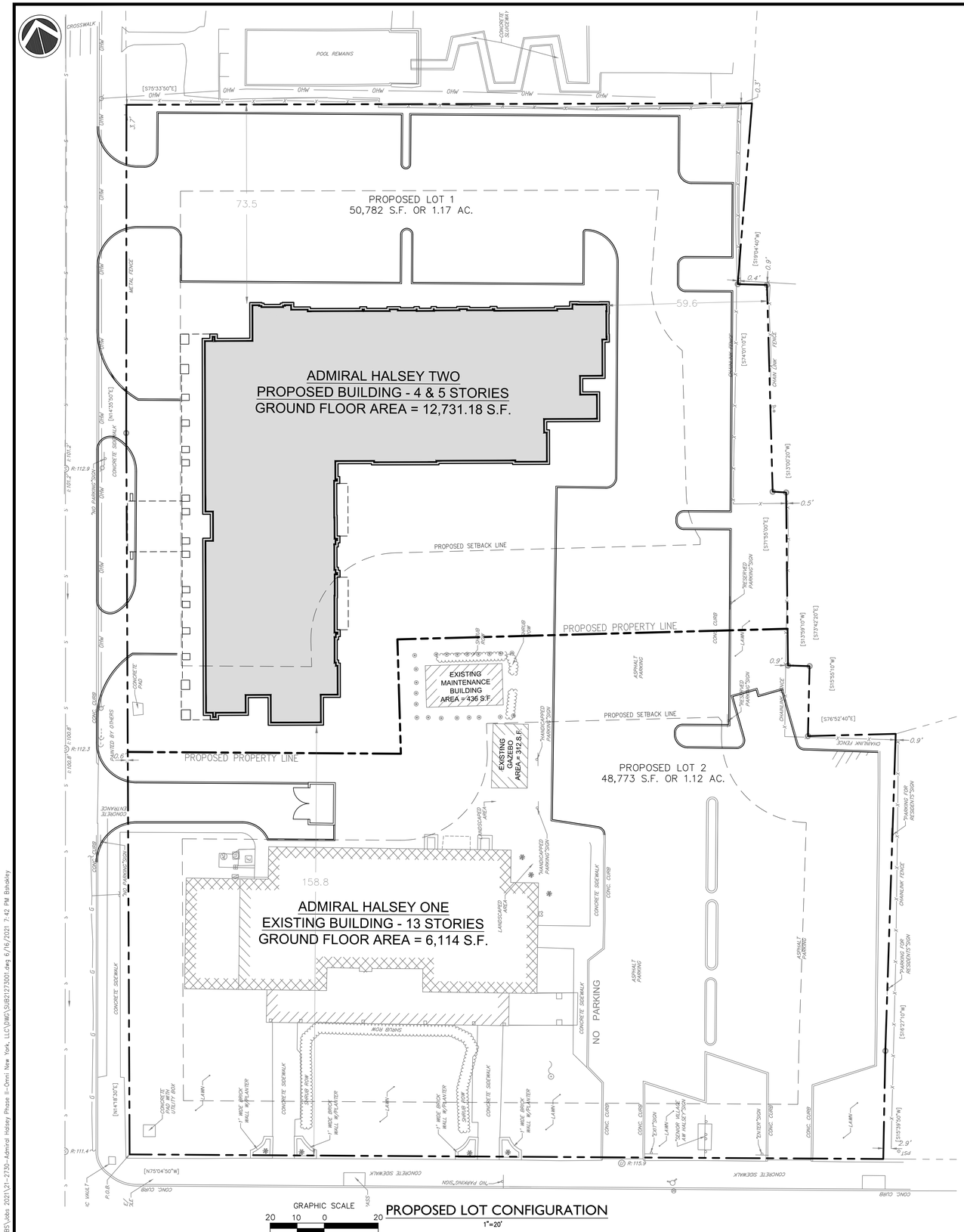
In addition to the above, we submit that the Applicant and its affiliate Omni New York, LLC have a proven track record of large scale multifamily urban revitalization projects throughout New York State. The Applicant will secure funding from the following sources for the proposed multifamily development: Federal and State Low Income Housing Tax Credits, Capital Subsidy from the New York State Department of Housing and Community Renewal, and construction loans and mortgages from private lenders.

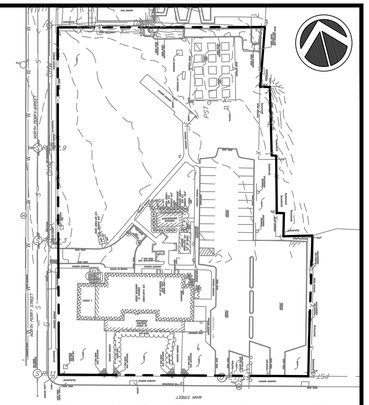
We look forward to working with the City in furtherance of this project.

Very Truly Yours,

Ken Spillberg
Senior Vice President of Development

909 Third Avenue, 21st Floor, New York, NY 10022 phone: 646-502-7200 fax: 212-486-0362





LOT AREA CHART

PROPOSED LOT #	AREA
1	50,782 SF OR 1.7 AC.
2	48,773 SF OR 1.12 AC.
TOTAL	99,555 SF OR 2.29 AC.

DUTCHESS COUNTY DEPARTMENT OF HEALTH NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND / OR SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

OWNER / APPLICANT CERTIFICATION

THE UNDERSIGNED, OWNER/APPLICANT OF THIS PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER/APPLICANT — DATE

ZONING R-6

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071196

Revisions		
No.	Date	Description

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SUBDIVISION PLAT

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SUB21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	SUB-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	AS NOTED	

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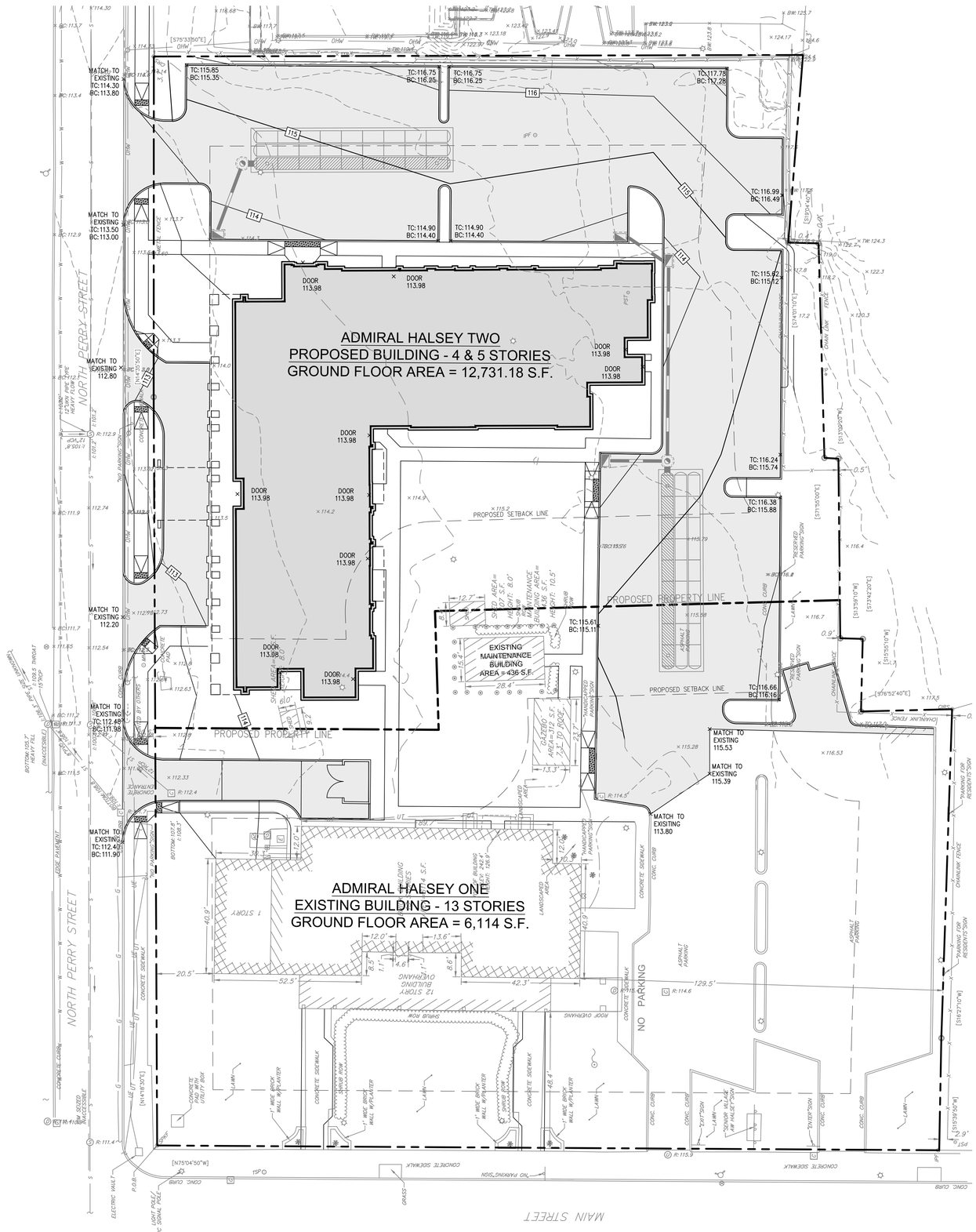

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- X 162 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
PROBERTE MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions		
	Date	Description
1		

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE GRADING PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SG21273001.dwg
Drawn	SMC	Project No.	20-2370
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	1"=20'

Sheet No. SG-1

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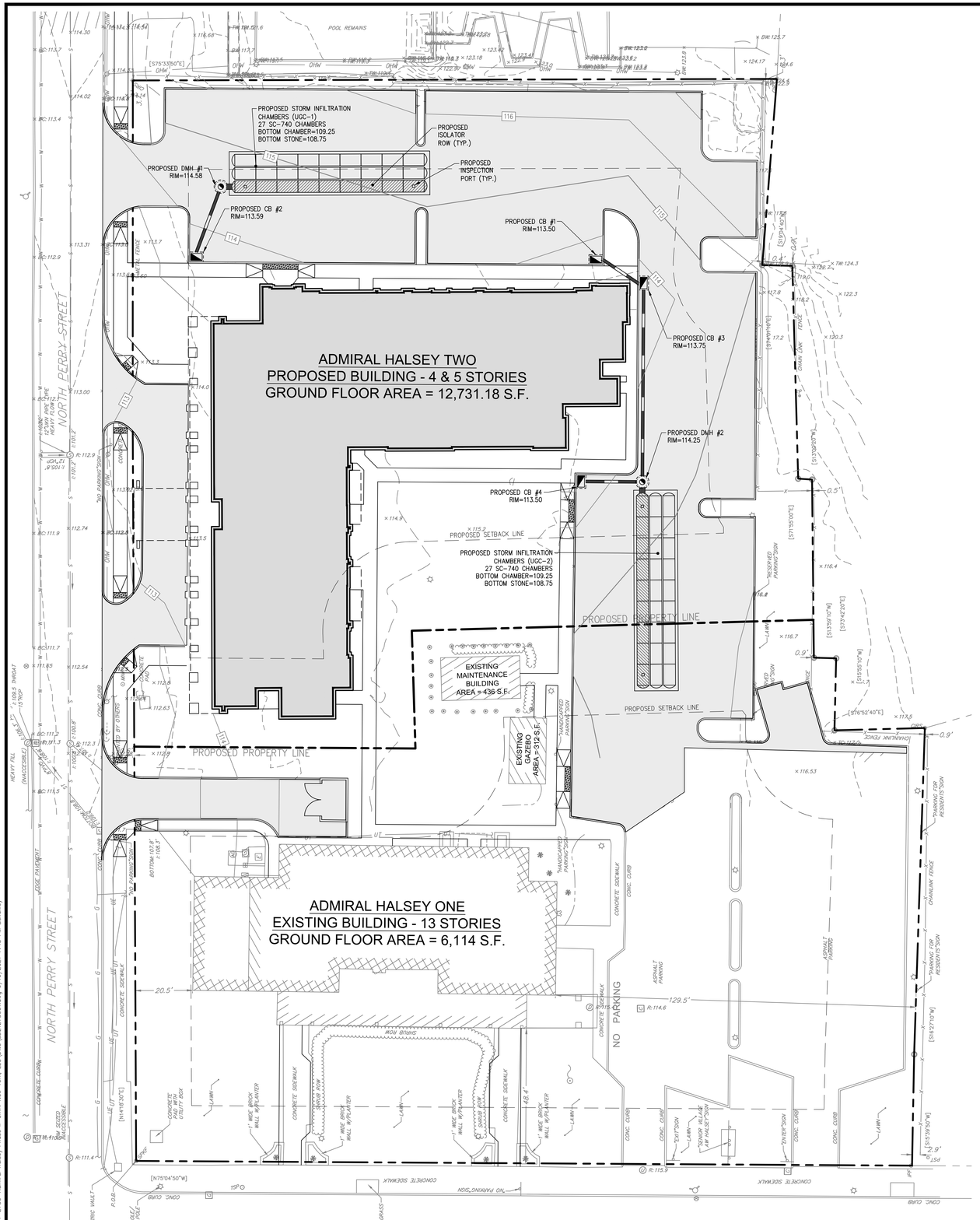

LEGEND

PROPOSED ASPHALT

PROPOSED STORM PIPE

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions		
	Date	Description

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE DRAINAGE PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SD21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	SD-1
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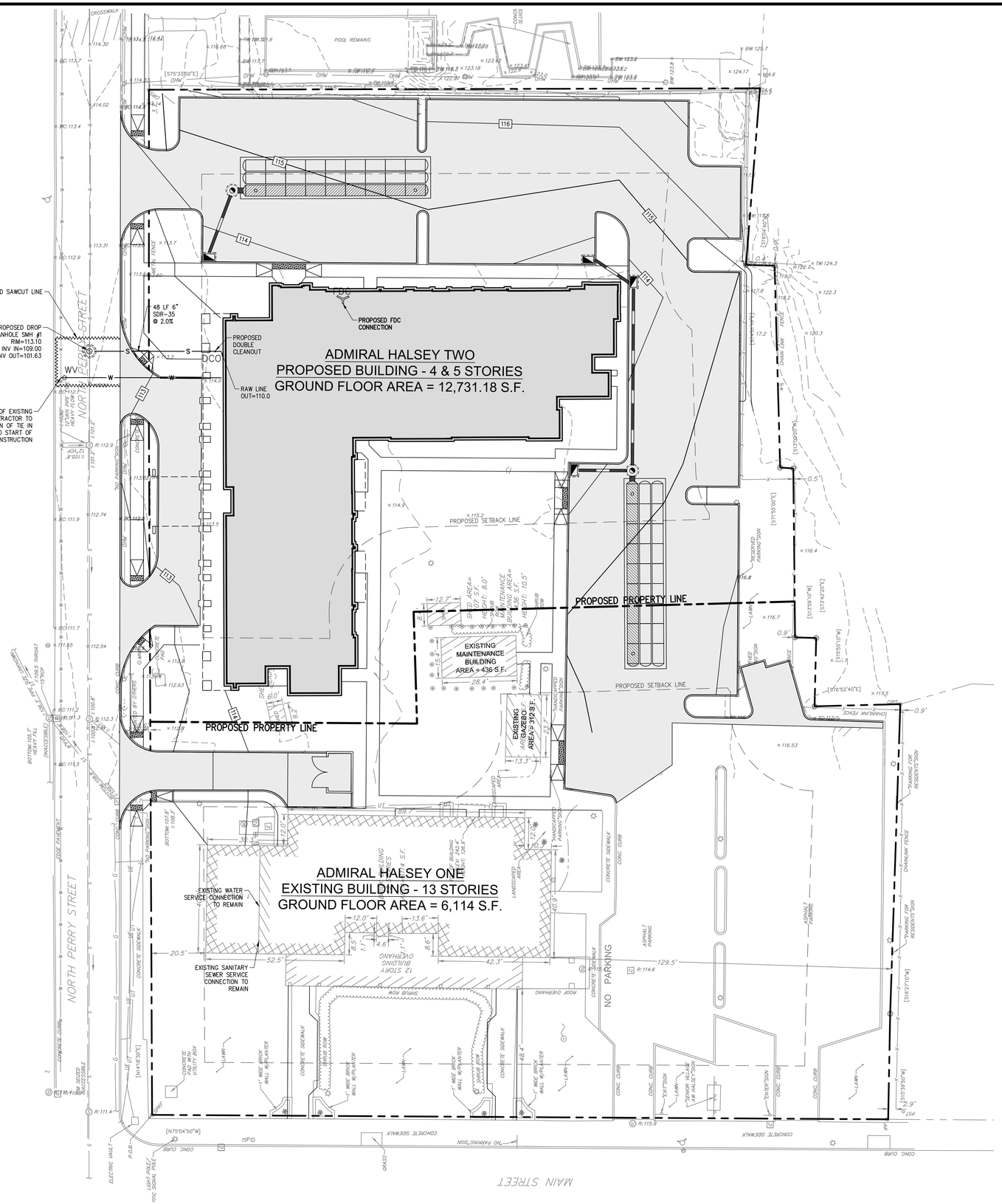

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- WSO — PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE AND CURB VALVE IN THE STREET ARE TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.

SEE NS-1 FOR WATER / SEWER NOTES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
075159

Revisions	Description	Date
1		

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

UTILITIES PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	UT21273001.dwg	Sheet No.	UT-1
Drawn	SMC	Project No.	20-2370		
Checked	KFC	Date	2021-06-22		
Approved	REM	Scale	1"=20'		

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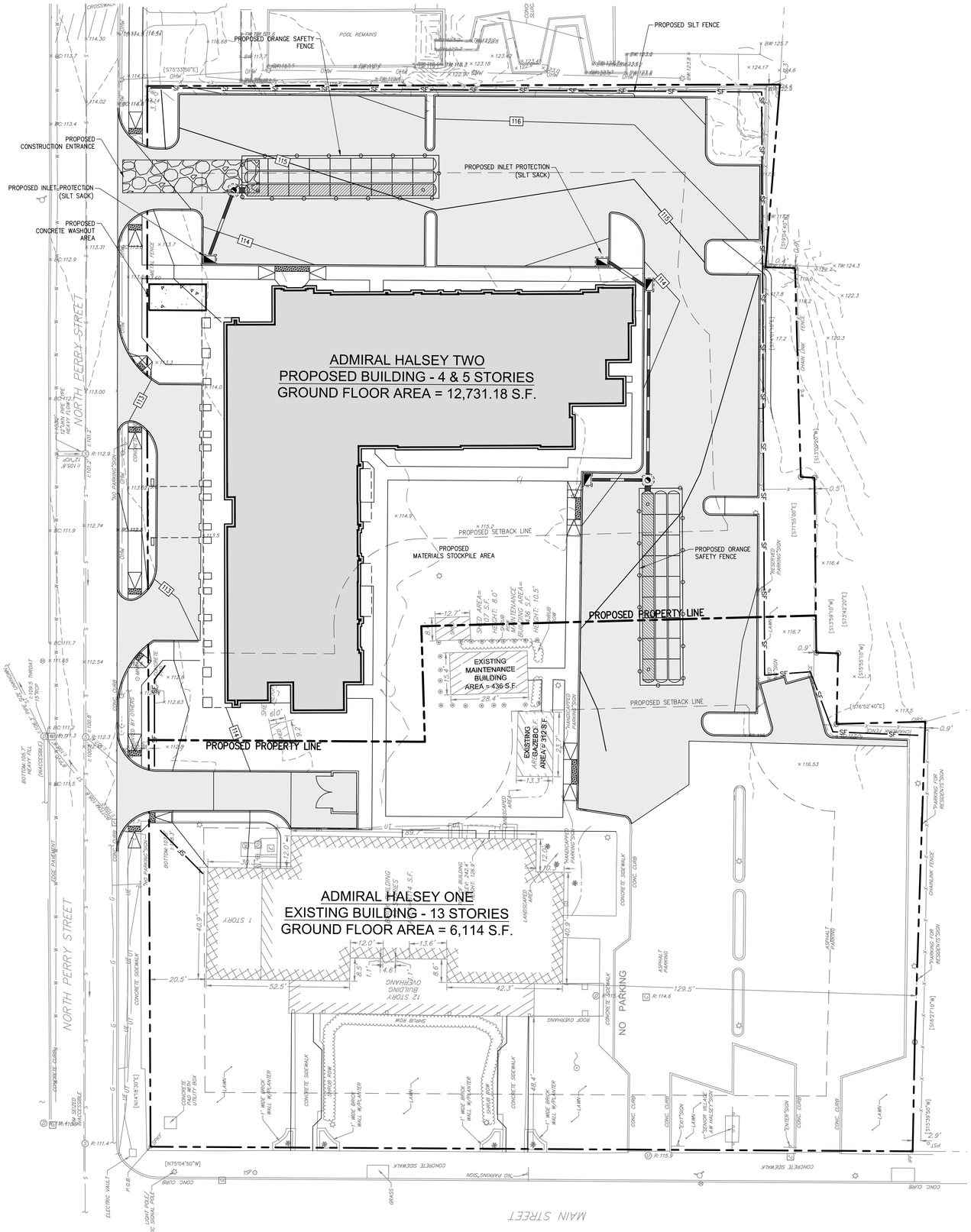

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas – upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5# 's per 1,000 sq. ft., fertilizer – 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

LEGEND

- SF — PROPOSED SILT FENCE
- CE — PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE IN LANDSCAPED AREAS. STOCKPILE IN ASPHALT AREAS SHALL HAVE A TARP COVERING AND MUST BE ANCHORED PROPERLY TO NOT LET SEDIMENT ESCAPE.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI–TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN–OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. INLET PROTECTION

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

TEMPORARY VEGETATIVE STABILIZATION

1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.
2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON–PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.
3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE–SEED AND RE–MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE–SEED AND RE–APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

	Pure Live Seed Values	
SPECIES (% by weight)	lbs/1000SF	lbs/acre
15% fine fescue	2.0 – 2.6	85 – 114
20% perrenial ryegrass	0.6 – 0.8	26 – 35
65% kentucky bluegrass blend	0.4 – 1.6	19 – 26
	3.0 – 4.0	130 – 175

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
071196
LICENSED PROFESSIONAL ENGINEER

Revisions	Description	Date

LRC GROUP
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LRC Engineering & Surveying, LLC
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EROSION AND SEDIMENTATION CONTROL PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	EC21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20–2370	EC-1
Checked	KFC	Date	2021–06–22	
Approved	REM	Scale	1"=20'	

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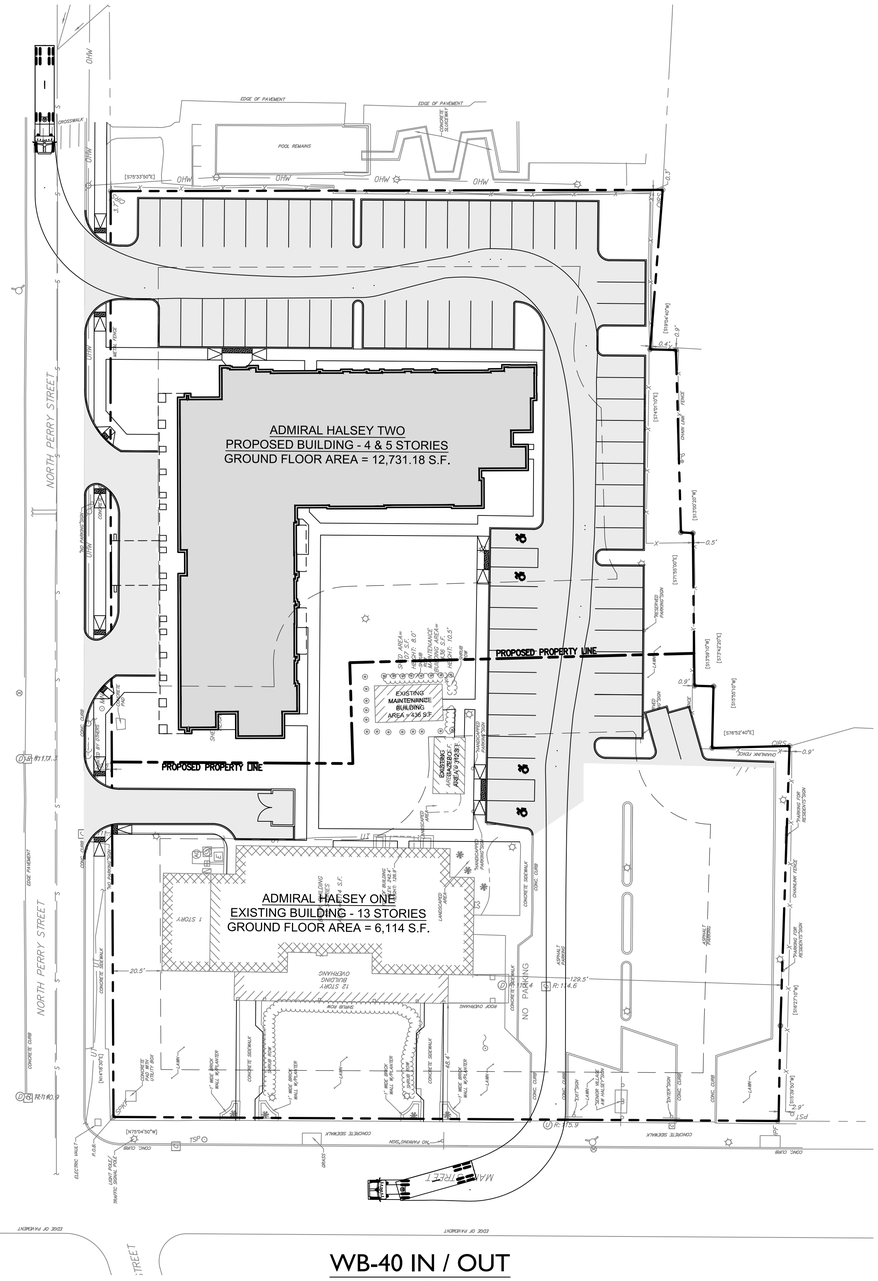
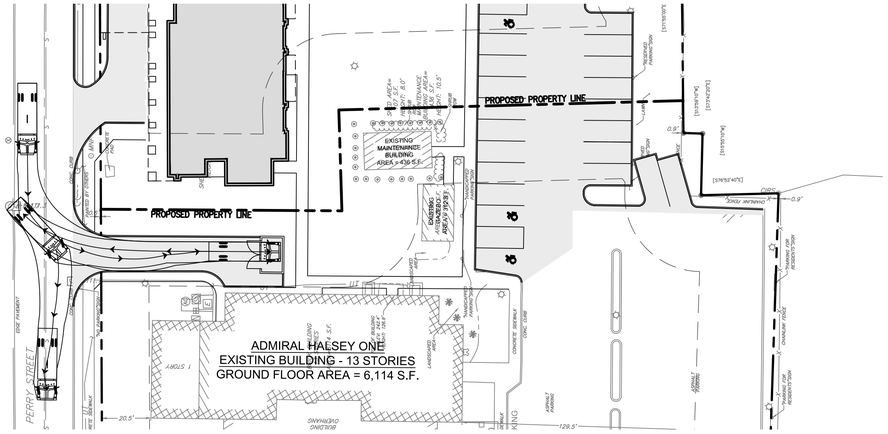


WB-40 IN / OUT

SCALE: 1"=30'



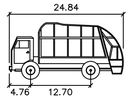
REFUSE VEHICLE

SCALE: 1"=30'

GRAPHIC SCALE

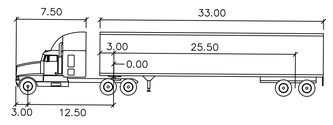
30 15 0 30

SCALE IN FEET



Refuse Vehicle

	feet
Width	: 7.87
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

WB-40 UTILIZED FOR ALL FIRE TRUCK MOVEMENTS

STATE OF NEW YORK
RODNEY E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions		
No.	Date	Description

LRC GROUP

- Land Planning
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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

TRUCK TURNING PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	TT21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	TT-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=30'	

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CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BIULT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY COSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIXED UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions			
No.	Description	Date	

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- Land Planning
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NOTE SHEET

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	NS21270301.dwg
Drawn	SMC	Project No.	20-2370
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	AS NOTED

Sheet No.
NS-1

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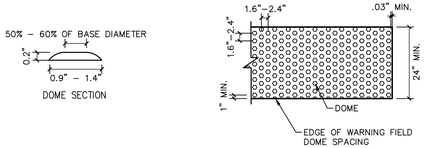


NOTES:

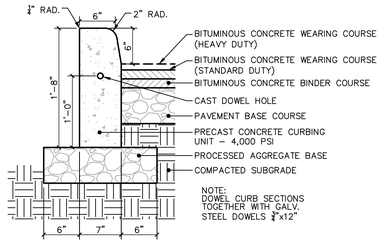
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'–0" MINIMUM AND 15'–0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING TILE SPECS

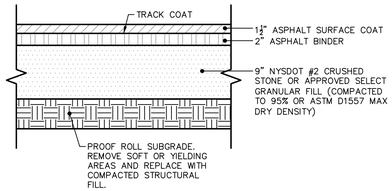
"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800-626-4653; NATURAL FINISH (NO POWDER COATING)

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

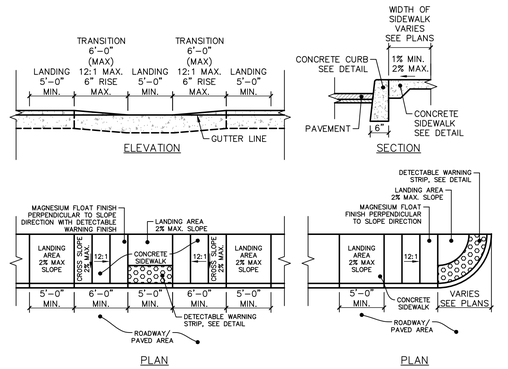
X DETECTABLE WARNING DETAIL
SCALE: 1/2" = 1'–0"



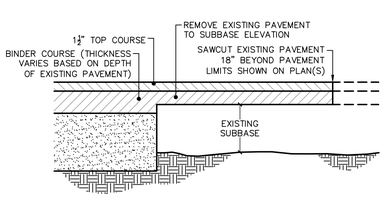
X CONCRETE CURB DETAIL
SCALE: 1" = 1'–0"



X STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'–0"



X HANDICAP RAMP DETAIL
SCALE: 1/8" = 1'–0"



X PAVEMENT TRANSITION DETAIL
SCALE: 1" = 1'–0"

X ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'–0"

X ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4" = 1'–0"

X PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'–0"

X CONCRETE SIDEWALK SECTION DETAIL
SCALE: 1" = 1'–0"

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STATE OF NEW YORK · ROBERT E MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

Revisions	Description	Date
1		

SITE DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN21270301.dwg	Sheet No.	DN-1
Drawn	SMC	Project No.	20–2370		
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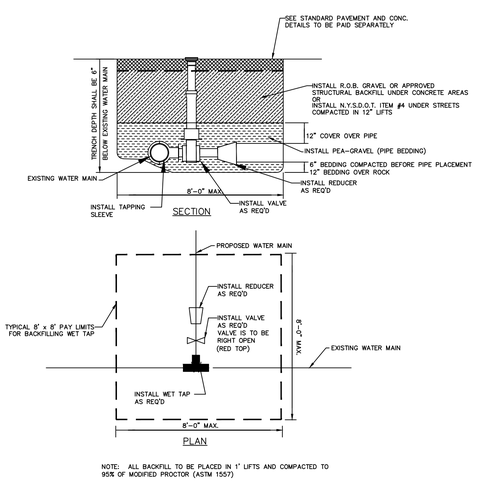

NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:		TAPPING SLEEVE & VALVE	1 PAGE NO.
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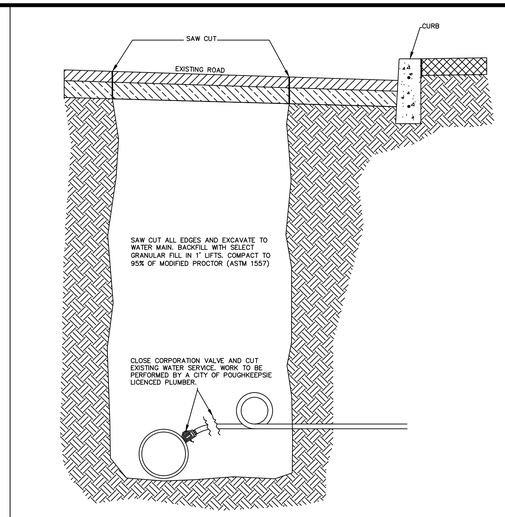
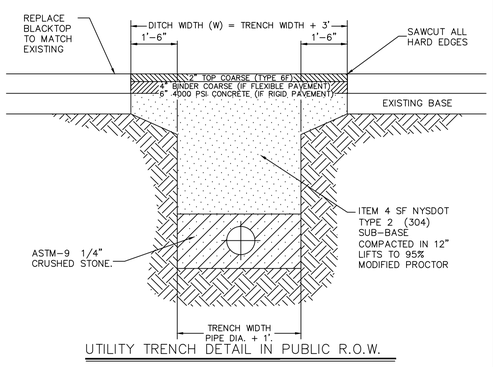
	SCALE:	AS NOTED		
	DRAWN BY:	JP		



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:		WATER DISCONNECT @ MAIN	1 PAGE NO.
	DATE:	08-21-08		
	SCALE:	AS NOTED		
	DRAWN BY:	JTK		

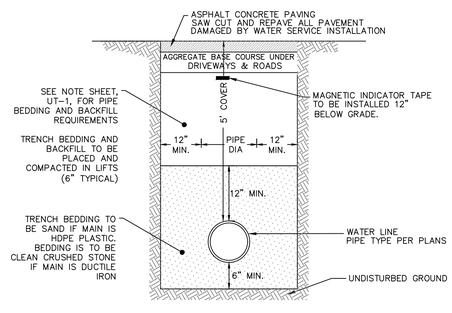


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

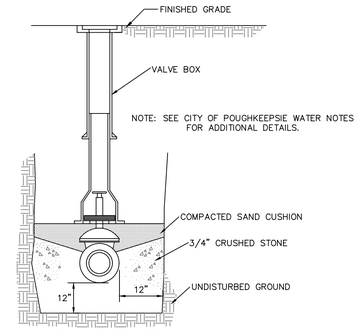
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.:	FLEXPAVE.DWG	TRENCH AND PAVEMENT DETAIL
	DATE:	9-9-04	
	SCALE:	AS NOTED	
	DRAWN BY:	ENGINEERING	



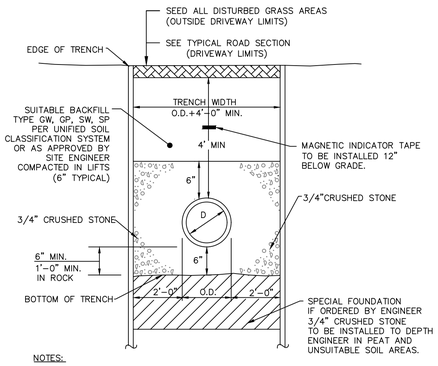
WATER MAIN TRENCH

NOT TO SCALE



VALVE AND VALVE BOX DETAIL

NOT TO SCALE



NOTES:

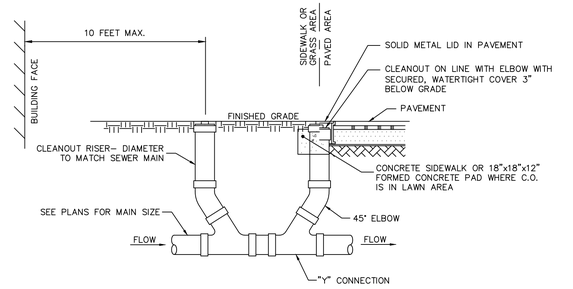
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.

SANITARY SEWER TRENCH SECTION

NOT TO SCALE

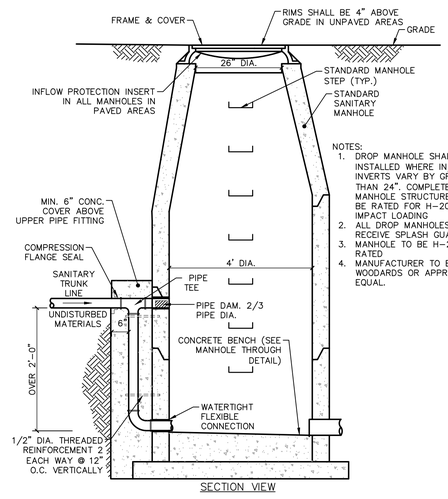
NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE



NOTES:

1. DROP MANHOLE SHALL BE INSTALLED WHERE IN/OUT INVERTS VARY BY GREATER THAN 24". COMPLETED MANHOLE STRUCTURE SHALL BE RATED FOR H-20 + 25% IMPACT LOADING
2. ALL DROP MANHOLES SHALL RECEIVE SPLASH GUARD.
3. MANHOLE TO BE H-20 LOAD RATED
4. MANUFACTURER TO BE WOODARDS OR APPROVED EQUAL.

SECTION VIEW

(X) SANITARY SEWER DROP MANHOLE DETAIL

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

Revisions			
#	Date	Description	

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SANITARY / WATER DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN21270302.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	DN-2
Checked	KFC	Date	2021-06-22	
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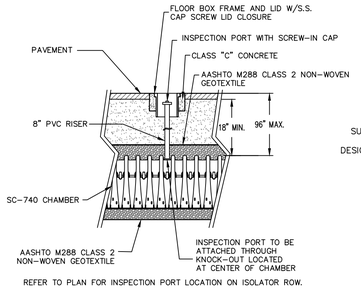
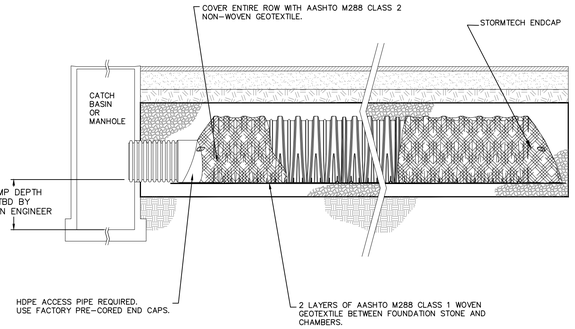


REFER TO PLAN FOR INSPECTION PORT LOCATION ON ISOLATOR ROW.

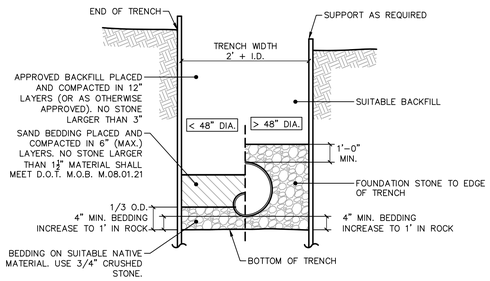
SC-740 INSPECTION PORT DETAIL

NOT TO SCALE



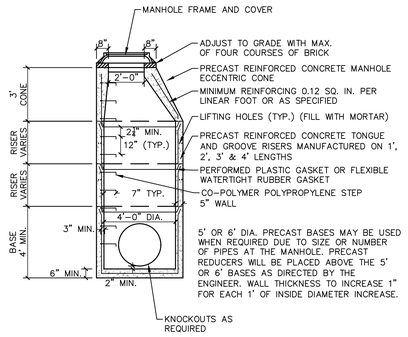
SC-740 ISOLATOR ROW DETAIL

NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION DETAIL

SCALE: 1/4" = 1'-0"

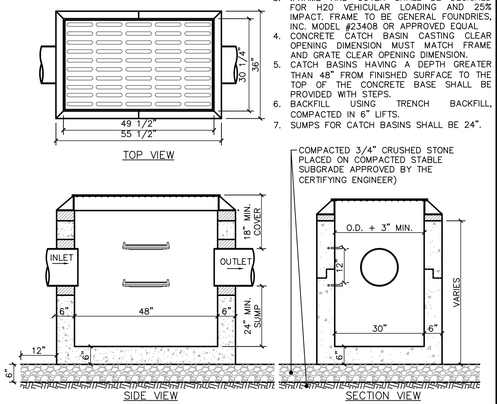


STORM DRAINAGE MANHOLE DETAIL

SCALE: 1/4" = 1'-0"

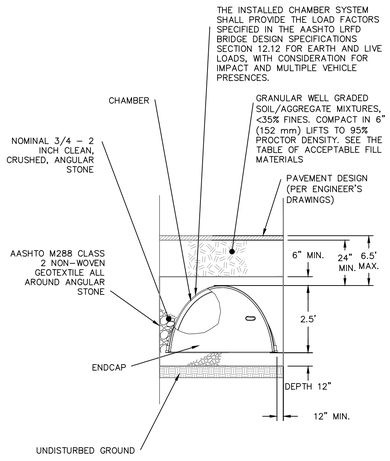
NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



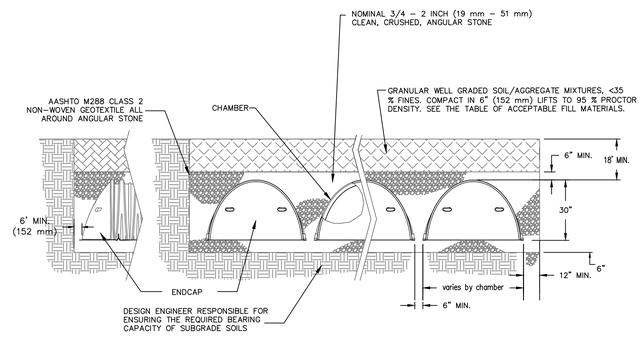
CURB LESS TYPE CATCH BASIN DETAIL

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



CHAMBER TYPICAL SC 740 CONSTRUCTION SECTION

NOT TO SCALE



CHAMBER TYPICAL CONSTRUCTION SECTION

NOT TO SCALE

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No.	Date	Description

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STORMWATER DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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Drawn	SMC	Project No.	20-2370	DN-3
Checked	KFC	Date	2021-06-22	
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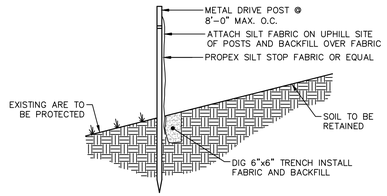
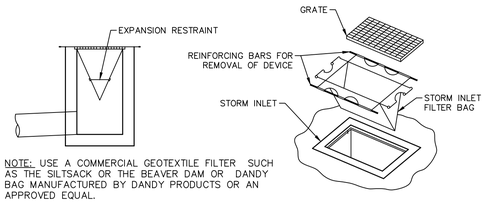


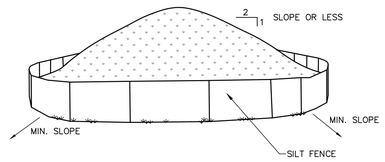
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

X SILT FENCE DETAIL
SCALE: N.T.S.



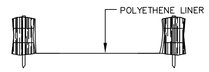
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

X SILT SACK DETAIL
SCALE: N.T.S.



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 OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

X MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.



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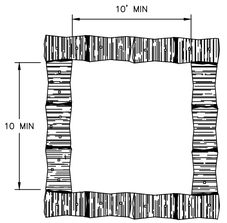
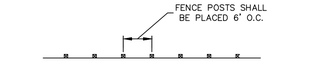


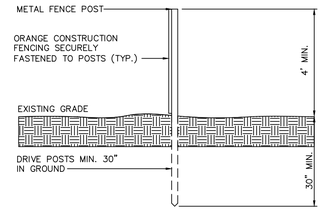
PLAN

NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

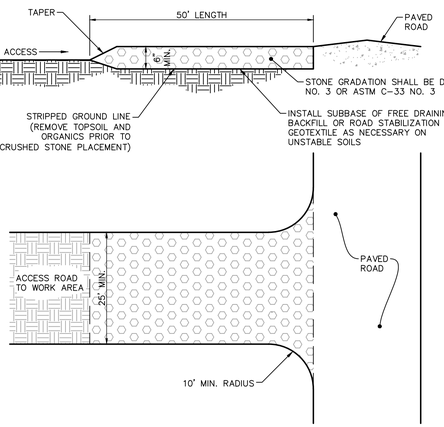
ABOVE GROUND TEMPORARY
CONCRETE/VEHICLE WASHOUT FACILITY
NOT TO SCALE



PLAN



SECTIONAL ELEVATION
ORANGE CONSTRUCTION FENCE
NOT TO SCALE



X CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

STATE OF NEW YORK
RICHETTE E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions		
No.	Date	Description

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

EROSION CONTROL DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN21270304.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	DN-4
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	AS NOTED	

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PROJECT TITLE:

ADMIRAL HALSEY II

PROJECT ADDRESS:

135 MAIN STREET
POUGHKEEPSIE, NY 12601

CLIENT:

OMNI NEW YORK
909 THIRD AVE., 21ST FLOOR
NEW YORK CITY, NY 10022

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL

FILE NO:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED at the Planning Board
Meeting held the _____ day of _____ 2_____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES
(Required Before Chairman's Signature)

Fire Chief _____ Date _____

Police Chief _____ Date _____

Building Inspector _____ Date _____

City Engineer _____ Date _____

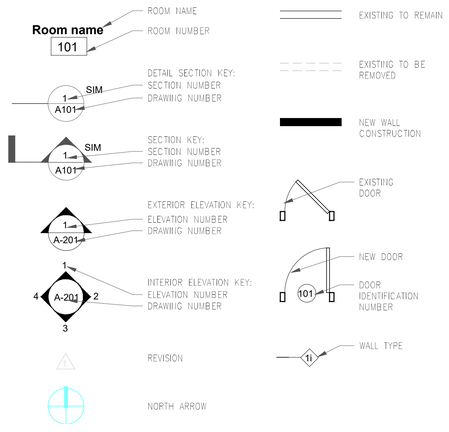
Commissioner of Public Works _____ Date _____

ABBREVIATIONS

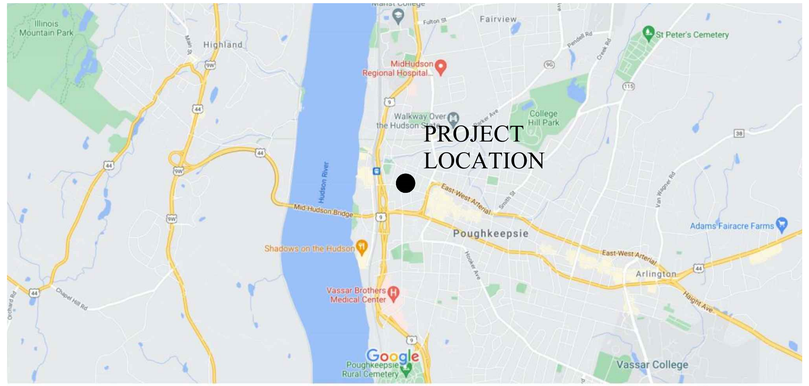
A	ACOUST.	ACOUSTICAL
	A.C.T.	ACOUSTICAL CEILING TILE
	A.F.F.	ABOVE FINISHED FLOOR
	ALUM.	ALUMINUM
	ANOD.	ANODIZED
	APPROX.	APPROXIMATE
	AVG.	AVERAGE
B	B.O.	BOTTOM OF
	BLDG.	BUILDING
	BLKG.	BLOCKING
	BRG.	BEARING
C	CAB.	CABINET
	CLG.	CEILING
	C.J.	CONTROL JOINT
	C.L.	CENTER LINE
	CLOS.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	CNTR.	COUNTER
	COL.	COLUMN
	CONC.	CONCRETE
	CONSTR.	CONSTRUCTION
	CONT.	CONTINUOUS
	CONTR.	CONTRACTOR
	C.T.	CERAMIC TILE
D	DBL.	DOUBLE
	DIA.	DIAMETER
	DIM.	DIMENSION
	DN.	DOWN
	DR.	DOOR
	DTL.	DETAIL
	DWG	DRAWING
E	EA.	EACH
	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
	ELECT.	ELECTRIC/ELECTRICAL
	ELEV.	ELEVATION
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	ETC.	ET CETERA
	EXIST.	EXISTING
	EXT.	EXTERIOR
F	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	FIN.	FINISH
	FIXT.	FIXTURE
	FLR.	FLOOR
	F.R.P.	FIBERGLASS REINF. PLASTIC
	FT.	FEET/FOOT
	FTG.	FOOTING
G	GA.	GAGE/GUAGE
	GALV.	GALVANIZED
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GYP.	GYPSUM
H	H.C.	HANDICAP ACCESSIBLE
	H.C.	HOLLOW CORE
	HDR.	HEADER
	H.M.	HOLLOW METAL
	H.P.	HIGH POINT
	H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
	HT.	HEIGHT
	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I	IN.	INCHES
	INFO.	INFORMATION
	INT.	INTERIOR
	INSUL.	INSULATION
J	J-BOX	JUNCTION BOX
	JST.	JOIST
K	K.E.S.	KITCHEN EQUIPMENT SUPPLIER
L	LAM.	LAMINATE
	LAV.	LAVATORY
	LBS.	POUNDS
	L.F.	LINEAL FOOT
	L.P.	LOW POINT
M	MANUF.	MANUFACTURER
	MAX.	MAXIMUM
	MECH.	MECHANICAL
	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MSRY.	MASONRY
	MTD.	MOUNTED
	MTL.	METAL
N	N.I.C.	NOT IN CONTRACT
	N.T.S.	NOT TO SCALE
O	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.H.	OPPOSITE HAND
	OPNG.	OPENING
	OPP.	OPPOSITE
	OPT.	OPTIONAL
P	PL.	PLATE
	PLUMB.	PLUMBING
	PLYWD.	PLYWOOD
	PNL.	PANEL
	PR.	PAIR
	PREP.	PREPARATION/PREPARED
	PT.	PART/POINT
R	R.A.	RETURN AIR
	RAD.	RADIUS
	RECPT.	RECEPTACLE
	REINF.	REINFORCING
	REQD.	REQUIRED
	R.O.	ROUGH OPENING
	R.T.U.	ROOF TOP UNIT
S	S.C.	SOLID CORE
	SCHD.	SCHEDULE
	SF.	STOREFRONT
	SHT.	SHEET
	SIM.	SIMILAR
	SPECS.	SPECIFICATIONS
	SPRINK.	SPRINKLERS
	SQ.	SQUARE
	S.S.	STAINLESS STEEL
	STD.	STANDARD
	STL.	STEEL
	STRUCT.	STRUCTURAL/STRUCTURE
	SUSP.	SUSPENDED
T	T.O.	TOP OF
	T&B	TOP & BOTTOM
	T&G	TONGUE & GROOVE
	TEMP.	TEMPERED
	TYP.	TYPICAL
V	V.	VOLT/VOLTAGE
	V.C.T.	VINYL COMPOSITION TILE
	VERT.	VERTICAL
W	W/	WITH
	W/O	WITHOUT
	W.B.	WALL BASE
	W.C.	WATER CLOSET
	WD.	WOOD
	W.H.	WATER HEATER
	WDW.	WINDOW
	WT.	WEIGHT
	W.W.F.	WELDED WIRE FABRIC

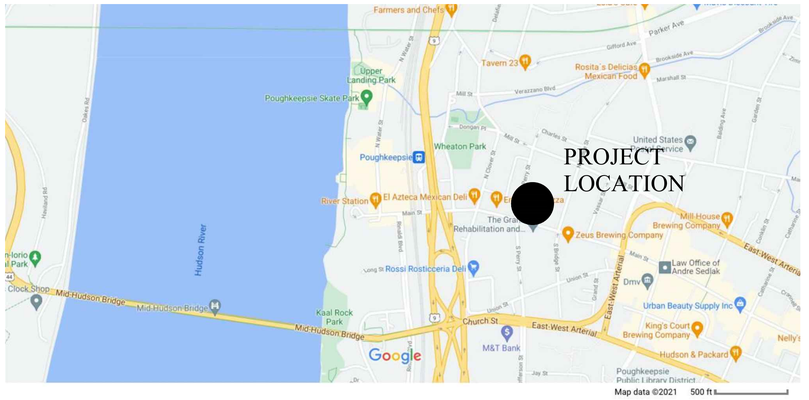
SITE DATA

SYMBOL LEGEND



LOCATION MAP





DRAWING INDEX

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2 - ARCHITECTURAL	
PZ-100	PROPOSED SITE PLAN
PZ-101	GROUND FLOOR PLAN
PZ-102	2ND - 4TH FLOORS
PZ-103	5TH FLOOR PLAN
PZ-104	WEST ELEVATION / SOUTH ELEVATION
PZ-105	EAST ELEVATION / NORTH ELEVATION
PZ-106	WEST SITE SECTION/SOUTH SITE SECTION
PZ-107	EAST SITE SECTION/NORTH SITE SECTION
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SG-1	SITE GRADING PLAN
SD-1	SITE DRAINAGE PLAN
UT-1	UTILITIES PLAN
EC-1	EROSION & SEDIMENTATION CONTROL PLAN
TT-1	TRUCK TURNING PLAN
NS-1	NOTE SHEET
DN-1	SITE DETAILS
DN-2	SANITARY / WATER DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS
4 - LANDSCAPE	

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME: OMNI NEW YORK
909 THIRD AVE., 21st FLOOR
NEW YORK CITY, NY 10022

PROJECT NAME: ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12603

TITLE SHEET

Date: 2021.06.22
Project number: Y1629.20

T-101

6/3/2021 10:45:37 AM

ZONING & LAND USE REGULATIONS

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
*MINIMUM LOT AREA. (ACRES)	*152,800 SF	99,555 SF (2.29 ac.)
MINIMUM LOT WIDTH (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM LOT FRONTAGE (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM FRONT YARD 1 (CORNER LOT)	20 ft	48.45 ft (NO CHANGE)
MINIMUM FRONT YARD 2 (CORNER LOT)	20 ft	0.385 ft (CANOPY NEW BLDG.) 20.00 ft - (NEW BLDG.)
MINIMUM SIDE YARD	34.18 ft	58.06 ft (NEW BLDG.)
MINIMUM REAR YARD	34.21 ft	75.25 ft (NEW BLDG.)
MAXIMUM BUILDING HEIGHT (STORIES)	None	EXIST. - 13 STORIES (136.08 ft) NEW - 4 / 5 STORIES (68.375 ft)
MAXIMUM LOT COVERAGE	70%	19.7%
**MINIMUM USABLE OPEN SPACE	**54,900 SF (1.26 ACRES)	18,120.11 SF (0.416 ACRES)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	90.72 ft	47.66 ft
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	106 Spaces	104 Spaces

*MINIMUM LOT AREA CALCULATION:

EXISTING BUILDING:
- STUDIO: 0 x 800 SF = 0 SF
- 1 BEDROOM: 119 x 800 SF = 95,200 SF
- 2 BEDROOM: 0 x 1,200 SF = 0 SF
- TOTAL REQUIRED MIN. LOT AREA = 95,200 SF (2.185 ACRES)

PROPOSED BUILDING:
- STUDIO: 24 x 800 SF = 19,200 SF
- 1 BEDROOM: 48 x 800 SF = 38,400 SF
- 2 BEDROOM: 0 x 1,200 SF = 0 SF
- TOTAL REQUIRED MIN. LOT AREA = 57,600 SF (1.322 ACRES)

TOTAL MINIMUM LOT AREA = 152,800 SF (3.508 ACRES)

**USABLE OPEN SPACE CALCULATION:

EXISTING BUILDING:
- STUDIO: 0 x 200 SF = 0 SF
- 1 BEDROOM: 119 x 300 SF = 35,700 SF
- 2 BEDROOM: 0 x 400 SF = 0 SF
- TOTAL REQUIRED USABLE OPEN SPACE = 35,700 SF (0.89 ACRES)

PROPOSED BUILDING:
- STUDIO: 24 x 200 SF = 4,800 SF
- 1 BEDROOM: 48 x 300 SF = 14,400 SF
- 2 BEDROOM: 0 x 400 SF = 0 SF
- TOTAL REQUIRED USABLE OPEN SPACE = 19,200 SF (0.44 ACRES)

TOTAL MINIMUM OPEN SPACE = 54,900 SF

PARKING CALCULATION

PARKING
Based on 9x20 Stall Dimensions

FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT.

EXISTING BUILDING:
- # OF 1-BEDROOM UNITS = 119 =119 X 0.5 = 60 SPACES
- TOTAL = 60 SPACES

VISITOR: 10% OF 60 SPACES = 6 SPACES

EXISTING BUILDING GRAND TOTAL REQUIRED = 66 SPACES

PROPOSED BUILDING:
- # OF STUDIO UNITS = 24 = 24 X 0.5 = 12 SPACES
- # OF 1-BEDROOM UNITS = 48 = 48 X 0.5 = 24 SPACES
- TOTAL = 36 SPACES

VISITOR: 10% OF 36 SPACES = 3.6 = 4 SPACES

PROPOSED BUILDING GRAND TOTAL REQUIRED = 40 SPACES

TOTAL REQUIRED FOR THE PROJECT = 106
TOTAL PROVIDED FOR THE PROJECT = 104

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 152,800 SF
   - PROVIDED MINIMUM LOT AREA = 101,411.00 SF
   - AREA SHORTFALL = 51,389 SF
2. SECTION 19-3.17(4)(f)2 - DISTANCE BETWEEN BUILDINGS:
   - REQUIRED DISTANCE = 90.72 ft
   - PROVIDED DISTANCE = 47.66 ft
   - DISTANCE SHORTFALL = 43.06 ft
3. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 54,900.00 SF
   - PROVIDED OPEN SPACE = 18,120.11 SF
   - OPEN SPACE SHORTFALL = 36,779.89 SF
4. SECTION 19-4.3 - OFF-STREET PARKING:
   - REQUIRED PARKING = 106
   - PROVIDED PARKING = 104
   - PARKING SHORTFALL = 2

ZONING & LAND USE REGULATIONS
Admiral Halsey Two (Proposed Lot 1)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA. (ACRES)	1.33 ACRES (57,600.00 SF)	1.17 ACRES (50,782.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	239.46 sf
MINIMUM LOT FRONTAGE (FEET)	100 ft	239.46 ft
MINIMUM FRONT YARD	20 ft	0.385 ft (CANOPY NEW BLDG.) 20.00 ft - (NEW BLDG.)
MINIMUM SIDE YARD #1	34.18 ft	73.25 ft
MINIMUM SIDE YARD #2	34.18 ft	10.31 ft
MINIMUM REAR YARD	34.18 ft	58.06 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	4/5 STORIES (68.375 FT)
MAXIMUM LOT COVERAGE	70%	25%
**MINIMUM USABLE OPEN SPACE	0.44 ACRES (19,200.00 SF)	0.12 ACRES (5,206.35 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	40 SPACES	58 SPACES

*MINIMUM LOT AREA CALCULATION:

PROPOSED BUILDING:
- STUDIO: 24 x 800 SF = 19,200 SF
- 1 BEDROOM: 48 x 800 SF = 38,400 SF
- 2 BEDROOM: 0 x 1,200 SF = 0 SF
- TOTAL REQUIRED MIN. LOT AREA = 57,600 SF (1.33 ACRES)

TOTAL MINIMUM LOT AREA = 57,600 SF (1.33 ACRES)

**USABLE OPEN SPACE CALCULATION:

PROPOSED BUILDING:
- STUDIO: 24 x 200 SF = 4,800 SF
- 1 BEDROOM: 48 x 300 SF = 14,400 SF
- 2 BEDROOM: 0 x 400 SF = 0 SF
- TOTAL REQUIRED USABLE OPEN SPACE = 19,200 SF (0.44 ACRES)

TOTAL MINIMUM OPEN SPACE = 19,200 SF (0.44 ACRES)

PARKING CALCULATION

PARKING
Based on 9x20 Stall Dimensions

FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT.

PROPOSED BUILDING:
- # OF STUDIO UNITS = 24 = 24 X 0.5 = 12 SPACES
- # OF 1-BEDROOM UNITS = 48 = 48 X 0.5 = 24 SPACES
- TOTAL = 36 SPACES

VISITOR: 10% OF 36 SPACES = 3.6 = 4 SPACES

PROPOSED BUILDING GRAND TOTAL REQUIRED = 40 SPACES

TOTAL REQUIRED FOR THE PROJECT = 40
TOTAL PROVIDED FOR THE PROJECT = 58

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 1.33 ACRES (57,600.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.17 ACRES (50,782.00 SF)
   - AREA SHORTFALL = 6,818 SF
2. SECTION 19-3.17(4)(e) - MINIMUM FRONT YARD:
   - FRONT YARD REQUIRED = 20.00 ft
   - FRONT YARD PROVIDED = 0.385 ft - NEW BUILDING CANOPY
   - DISTANCE SHORTFALL = 19.615 ft
3. SECTION 19-3.17(4)(f)(1) - MINIMUM SIDE & FRONT YARDS:
   - SIDE YARD #2 REQUIRED = 34.18 ft
   - SIDE YARD #2 PROVIDED = 10.31 ft
   - DISTANCE SHORTFALL = 23.87 ft
4. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 19,200.00 SF
   - PROVIDED OPEN SPACE = 5,206.35 SF
   - OPEN SPACE SHORTFALL = 13,993.65 SF

ZONING & LAND USE REGULATIONS
Admiral Halsey One (Proposed Lot 2)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA. (ACRES)	2.185 ACRES (95,200.00 SF)	1.12 ACRES (48,773.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM LOT FRONTAGE (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM FRONT YARD #1 (CORNER LOT)	20 ft	48.45 ft
MINIMUM FRONT YARD #2 (CORNER LOT)	20 ft	20.54 ft
MINIMUM SIDE YARD	68.04 ft	113.75 ft
MINIMUM REAR YARD	68.04 ft	34.66 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	13 STORIES (136.083 FEET)
MAXIMUM LOT COVERAGE	70%	14.2%
**MINIMUM USABLE OPEN SPACE	0.82 ACRES (35,700.00 SF)	0.205 ACRES (8,929 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	66 SPACES	46 SPACES

*MINIMUM LOT AREA CALCULATION:

EXISTING BUILDING:
- STUDIO: 0 x 800 SF = 0 SF
- 1 BEDROOM: 119 x 800 SF = 95,200 SF
- 2 BEDROOM: 0 x 1,200 SF = 0 SF
- TOTAL REQUIRED MIN. LOT AREA = 95,200 SF (2.185 ACRES)

TOTAL REQUIRED MINIMUM LOT AREA = 95,200 SF (2.185 ACRES)

**USABLE OPEN SPACE CALCULATION:

EXISTING BUILDING:
- STUDIO: 0 x 200 SF = 0 SF
- 1 BEDROOM: 119 x 300 SF = 35,700 SF
- 2 BEDROOM: 0 x 400 SF = 0 SF
- TOTAL REQUIRED USABLE OPEN SPACE = 35,700 SF (0.819 ACRES)

TOTAL MINIMUM OPEN SPACE = 35,700 SF (0.819 ACRES)

PARKING CALCULATION

PARKING
Based on 9x20 Stall Dimensions

FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT.

EXISTING BUILDING:
- # OF 1-BEDROOM UNITS = 119 =119 X 0.5 = 60 SPACES
- TOTAL = 60 SPACES

VISITOR: 10% OF 60 SPACES = 6 SPACES

EXISTING BUILDING GRAND TOTAL REQUIRED = 66 SPACES

TOTAL REQUIRED FOR THE PROJECT = 66
TOTAL PROVIDED FOR THE PROJECT = 46

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 2.185 ACRES (95,200.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.12 ACRES (48,773.00 SF)
   - AREA SHORTFALL = 1.065 ACRES (46,427.00 SF)
2. SECTION 19-3.17 (4)(f)(1) - MINIMUM SIDE & REAR YARDS
   - REAR YARD REQUIRED = 68.04 ft
   - REAR YARD PROVIDED = 34.66 ft
   - DISTANCE SHORTFALL = 33.38 ft
3. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 35,700.00 SF
   - PROVIDED OPEN SPACE = 8,929.00 SF
   - OPEN SPACE SHORTFALL = 26,771.00 SF
4. SECTION 19-4.3 - OFF-STREET PARKING:
   - REQUIRED PARKING = 66
   - PROVIDED PARKING = 46
   - PARKING SHORTFALL = 20

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME:
OMNI NEW YORK
909 THIRD AVE., 21st FLR.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

ZONING INFORMATION

Date: 2021.06.22
Project number: Y1629.20

G-101

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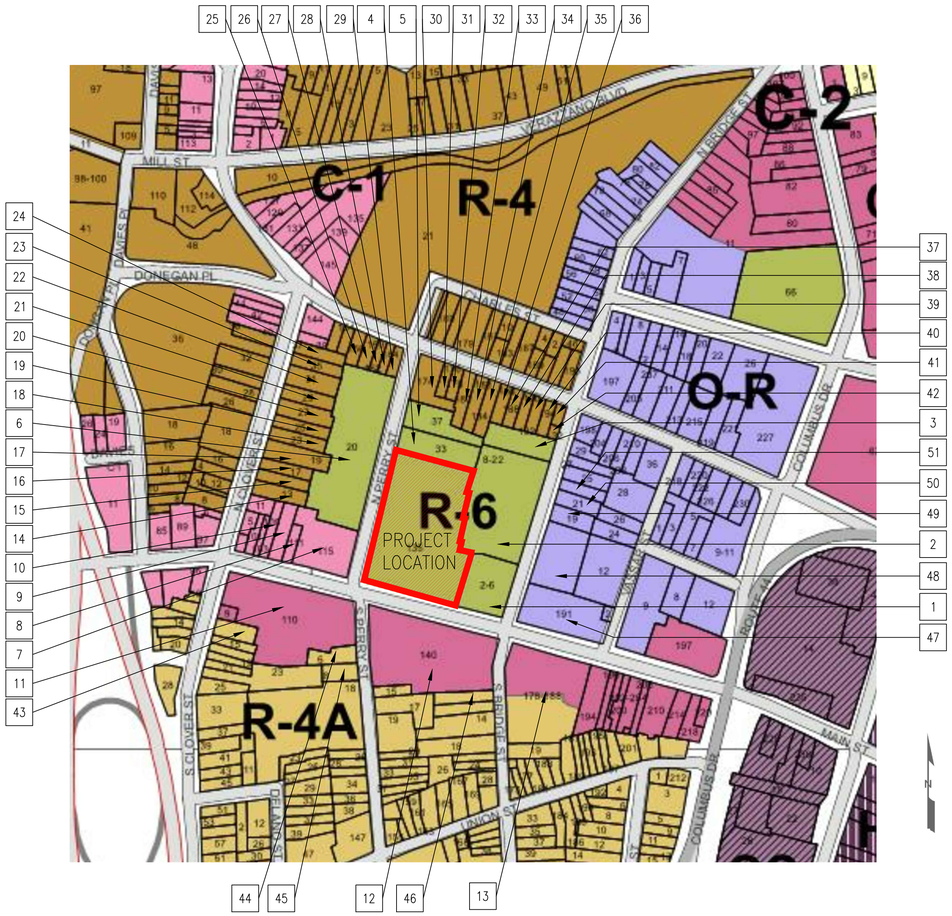

1 ADJOINING PROPERTY OWNER PLAN
NOT TO SCALE

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-1	1	925155	JOACHIM KIEFERT NEWBURGH GmbH 35 MANCHESTER CIRCLE POUGHKEEPSIE, NY 12601
	2	931179	JOHN F. BAHRENBURG – TRUSTEE 248 OVERLOOK ROAD POUGHKEEPSIE, NY 12603
	3	935196	MILL STREET ESTATES LLC 39 HOOSE BLVD FISHKILL, NY 12524
	4	912195	CITY OF POUGHKEEPSIE P.O. BOX 300 POUGHKEEPSIE NY 12602
	5	910206	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	6	888192	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	7	840167	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	8	871168	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	9	868171	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	10	865172	RODOLFO GUERRIERO LT 29 WORRALL AVENUE. POUGHKEEPSIE NY 12603
C-2	11	870147	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	12	906135	RIVER VALLEY REALTY CO. LP 143-10 20TH AVENUE WHITESTONE, NY 11357
	13	944121	QUEEN CITY LOFT HOUSING DEV. 34 CLAYTON BLVD. BALDWIN PLACE, NY 10505
R-4	14	867182	WILSON F. VILLA 13 NORTH CLOVER STREET POUGHKEEPSIE NY 12601
	15	868186	CAROL E. GUSTAFSON 649 NOXON ROAD POUGHKEEPSIE NY 12601
	16	869189	R.F. REYNOLDS PROPERTY & ACQUISITION CORP. 21 MARWILL STREET ALBANY, NY 12209
	17	873193	POUGHKEEPSIE APOSTOLIC CHURCH 19 N. CLOVER STREET POUGHKEEPSIE NY 12601
	18	872198	HEIDIN N. QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	19	873201	ELBIN ANTONIO QUIJADA GUERRA 25 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	20	874205	ALEYDA JUDITH QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	21	875209	ANTAR CAPITAL LLC 3224 CHURCH STREET POUGHKEEPSIE NY 12601
	22	876214	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	23	877219	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	24	878222	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	25	889224	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	26	892222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	27	895222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-4	28	898221	3 GEMMS REALTY LLC 30 MANCHESTER ROAD POUGHKEEPSIE, NY 12603
	29	900220	JOHN LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	30	909213	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	31	914214	LORY PROPERTIES CORP. P.O. BOX 235 STORMVILLE, NY 12582
	32	917213	333 MANSION LLC 35 MILE HILL ROAD HIGHLAND, NY 12528
	33	920209	SHANE BARTHOLOMEW 70 WHITTIER BLVD POUGHKEEPSIE, NY 12603
	34	923208	TURNOVER 2 LLC 117 EXECUTIVE DRIVE NEW WINDSOR, NY 12553
	35	927207	MICHAEL HOMAK 184 MILL STREET POUGHKEEPSIE, NY 12601
	36	931207	JAMES DOLFINGER 186 MILL STREET POUGHKEEPSIE, NY 12601
	37	934206	KMM PROPERTIES LLC 46 VASSAR ROAD POUGHKEEPSIE NY 12603
	38	937205	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	39	940204	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	40	943203	JOSHUA TAYLOR 194 MILL STREET POUGHKEEPSIE, NY 12601
	41	947204	VICTOR JOSEPH TROCINO 158 MORTON ROAD RHINRBECK, NY 12572
	42	945199	T.J. ASSOCIATES INC. P.O. BOX 5310 POUGHKEEPSIE NY 12602
R-4A	43	855143	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	44	881134	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	45	884129	BURTON COLD PROPERTIES LLC 12 RAYMOND AVE NE POUGHKEEPSIE, NY 12603
	46	920123	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
R-4A	47	941153	CMRC LTD 4 BRIDGE STREET BROADALBIN, NY 12025
	48	947163	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	49	951174	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	50	952178	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	51	954182	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	52	955186	ANGELA LEMOS 25 N. BRIDGE STREET POUGHKEEPSIE NY 12601

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME:
OMNI NEW YORK
909 THIRD AVE., 21st FLR.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

ADJOINING PROPERTIES MAP

Date: 2021.06.22
Project number: Y1629.20

G-102

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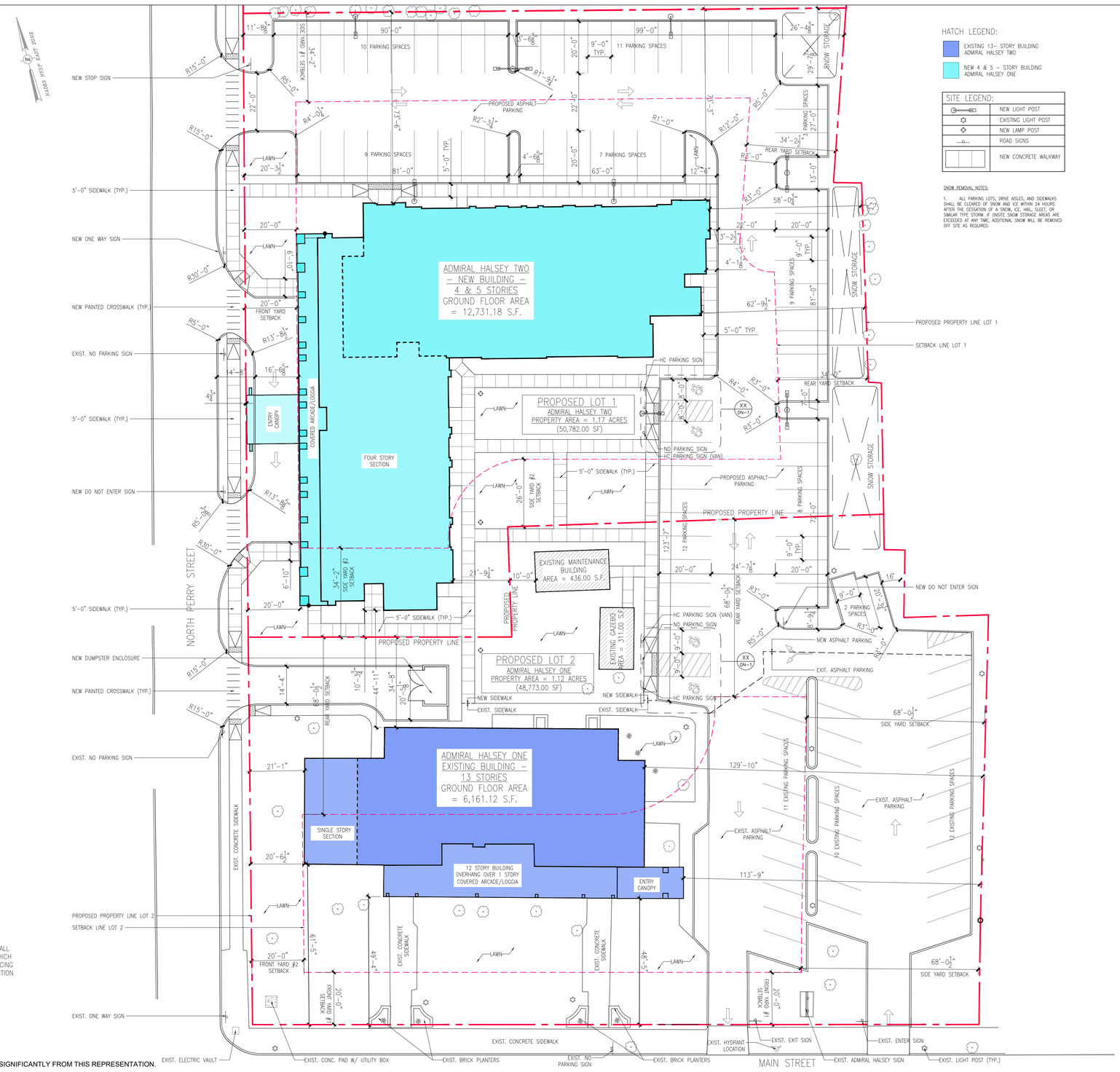

HATCH LEGEND:

- EXISTING 13– STORY BUILDING ADMIRAL HALSEY TWO
- NEW 4 & 5 – STORY BUILDING ADMIRAL HALSEY ONE

SITE LEGEND:	
	NEW LIGHT POST
	EXISTING LIGHT POST
	NEW LAMP POST
	ROAD SIGNS
	NEW CONCRETE WALKWAY

SNOW REMOVAL NOTES:

1. ALL PARKING LOTS, DRIVE AISLES, AND SIDEWALKS SHALL BE CLEARED OF SNOW AND ICE WITHIN 24 HOURS AFTER THE CESSATION OF A SNOW, ICE, HAIL, SLEET, OR SIMILAR TYPE STORM. IF ONSITE SNOW STORAGE AREAS ARE EXCEEDED AT ANY TIME, ADDITIONAL SNOW WILL BE REMOVED OFF SITE AS REQUIRED.

① SITE PLAN
1"=20'-0"

GRAPHIC SCALE

0 10' 20' 40'
1"=20'-0"

PLANNING BOARD NOTES:

1. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY A 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.
2. REFER TO CIVIL DRAWING SHEET DN–1 FOR THE FOLLOWING DETAILS:
   a. ACCESSIBLE PARKING SPACES.
   b. TYPICAL PARKING SPACES.
   c. PAVING DETAILS.
   d. CURB/SIDEWALK DETAILS.
   e. H.C. RAMP/CURB CUT DETAIL.

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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CLIENT NAME:

OMNI NEW YORK

909 THIRD AVE., 21st FLR.
NEW YORK CITY, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

135 MAIN STREET
POUGHKEEPSIE, NY 12601

SITE PLAN

Date: 2021.06.22
Project number: Y1629.20

PZ-100

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FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

1 1ST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

N

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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CLIENT NAME:
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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

GROUND FLOOR PLAN

Date: 7/14/2021 12:47:33 PM

Project number: Y1629.20

PZ-101

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FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

1 2ND - 4TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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CLIENT NAME:
OMNI NEW YORK
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

2ND - 4TH FLOORS

Date:

Project number:
Y1629.20

PZ-102

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FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

3 5TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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CLIENT NAME:
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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

5TH FLOOR

Date: 7/14/2021 12:47:53 PM

Project number: Y1629.20

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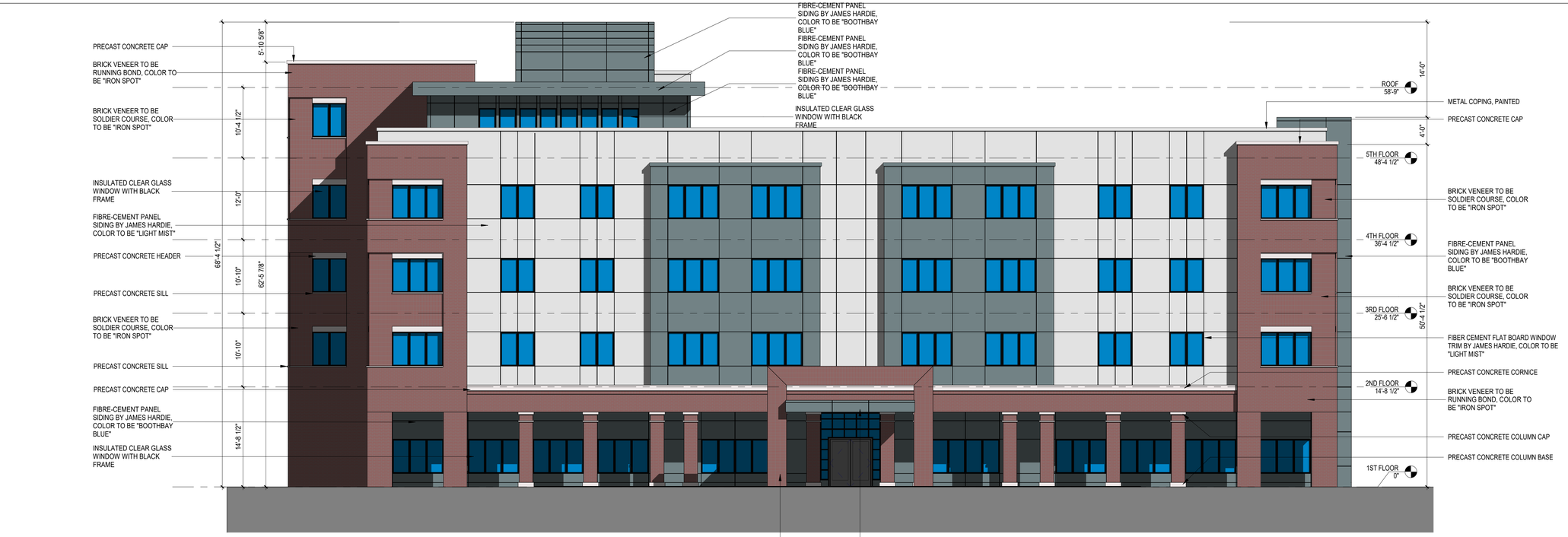

1 WEST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

2 SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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CLIENT NAME:

OMNI NEW YORK

909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

135 MAIN STREET
POUGHKEEPSIE, NY 12601

WEST ELEVATION
SOUTH ELEVATION

Date: 7/14/2021 12:48:10 PM

Project number: Y1629.20

PZ-104

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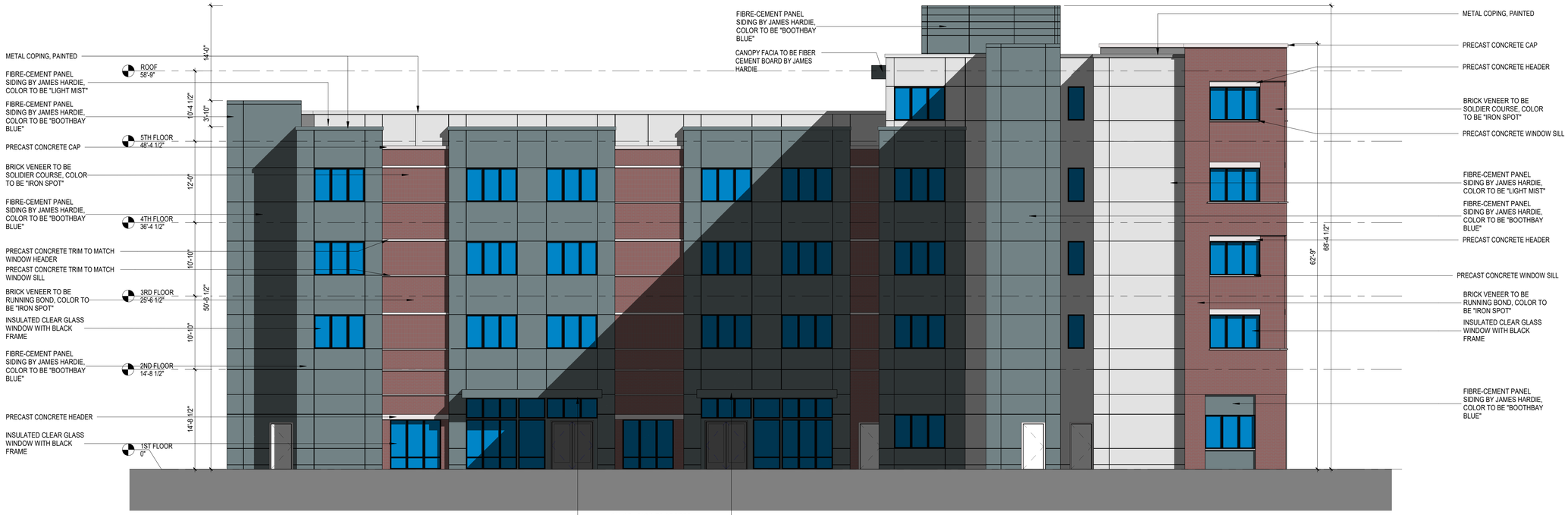

1 EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

2 NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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CLIENT NAME:
OMNI NEW YORK
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

EAST ELEVATION
NORTH ELEVATION

Date: 7/14/2021 12:48:30 PM
Project number: Y1629.20

PZ-105

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2 SITE SECTION: WEST ELEVATION
NOT TO SCALE

1 SITE SECTION: SOUTH ELEVATION
NOT TO SCALE

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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25 Van Wagner Road,
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CLIENT NAME:
Omni New York
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

WEST SITE SECTION
SOUTH SITE SECTION

Date: 6/4/2021
Project number: Y1629

PZ-106

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2 SITE SECTION: EAST ELEVATION
NOT TO SCALE

1 SITE SECTION: NORTH ELEVATION
NOT TO SCALE

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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CLIENT NAME:
Omni New York
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

EAST SITE SECTION
NORTH SITE SECTION

Date: 6/4/2021
Project number: Y1629

PZ-107

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1 RENDERING - LOOKING SOUTHWEST
NOT TO SCALE

2 RENDERING - LOOKING NORTH
NOT TO SCALE

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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New York 12603
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CLIENT NAME:
Omni New York
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

LOOKING NORTH LOOKING SOUTHWEST

Date: 6/4/2021
Project number: Y1629

PZ-108

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NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 17, 2020

Kenneth Spillberg
Senior VP Development - Omni New York LLC
909 Third Avenue
Floor 21
New York, NY 10022

Re: NYSHCR
Admiral Halsey Senior Village Phase II: New Construction
135 Main St, Poughkeepsie, NY 12601
20PR07157

Dear Mr. Spillberg:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The project area is located between the Mill Street-North Clover Street Historic District and the Union Street Historic District, both of which are listed in the State and National Registers of Historic Places. Our office has reviewed the proposed construction of a new 7-story residential building. Based upon our review, it is the SHPO's opinion that the project will have No Adverse Effect on historic or archaeological resources. If there are substantive changes to the project consultation with our office should resume.

If you have any questions, I can be reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

HILLMANN
CONSULTING

New York State Department of Environmental Conservation
Full Environmental Assessment Form

135 Main Street
Poughkeepsie, New York 12601

Prepared For:

OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

Hillmann Project Number Z34745

June 15, 2021

HILLMANN
CONSULTING

June 15, 2021

Mr. Kenneth Spillberg
OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

RE: New York State Department of Environmental Conservation
Full Environmental Assessment Form
135 Main Street
Poughkeepsie, New York 12601
Hillmann Project No: Z34745

Dear Mr. Spillberg:

Hillmann Consulting, LLC, is pleased to provide the results of our New York State Department of Environmental Conservation (NYSDEC) Full Environmental Assessment Form (FEAF) of the above referenced property. The FEAF was completed in accordance with the State Environmental Quality Act (SEQR) Handbook (Fourth Edition, 2020) and 6 CRR-NY 617.2.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 908-688-7800.

Sincerely,

Hillmann Consulting, LLC

Chris Hirschmann
Director, Environmental Services

Etan Hindin
Senior Project Manager

Attachments

- EAF Mapper Results
- SHPO Determination Letter; November 17, 2020
- Phase I Environmental Site Assessment by Hillmann; October 27, 2020
- Geotechnical Report Carlin-Simpson & Associates; May 11, 2020

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Admiral Halsey II - Affordable Housing Building		
Project Location (describe, and attach a general location map): 135 Main Street, Poughkeepsie, NY		
Brief Description of Proposed Action (include purpose or need): Omni New York LLC ("Omni") is proposing to construct an affordable housing building with 72 income restricted units (efficiency and one-bedroom) for seniors (the "Project") on property located at 135 Main Street, Poughkeepsie, New York 12601 (the "Property"). The Property is currently improved with an existing high-rise affordable housing building (Admiral Halsey I). Omni proposes to subdivide the Property into two (2) lots to permit the development. The building will be constructed on approximately 2.2 acres (101,411 sf) of lot area and will encompass approximately 85,800 sf of building floor area. The subject property is located in an R6 zoning district.		
Name of Applicant/Sponsor: Ken Spillberg - SVP of Development, Omni New York LLC	Telephone: (646) 502-7197 E-Mail: info@onyllc.com	
Address: 909 3rd Ave, 21st floor		
City/PO: New York	State: NY	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): Etan Hindin - Senior Project and Account Manager, Hillmann Consulting, LLC	Telephone: (908) 688-7800 x237 E-Mail: ehindin@hillmannconsulting.com	
Address: 1600 Route 22 East		
City/PO: Union	State: NJ	Zip Code: 07083
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, or Village Board of Trustees ☑Yes ☐No	City of Poughkeepsie - Common Council (PILOT)	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie - Site Plan	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie - Area Variances	TBD
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	Dutchess County Planning - GML Referral	TBD
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC - SWPPP; NYS HCR - Funding; SHPO	TBD
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?
R6

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Wheaton Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 2.2 acres
b. Total acreage to be physically disturbed? 2.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.2 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 101,411 sf Maximum 101,411 sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				72
At completion of all phases				72

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? Excav. of soil/removal of unsuitable fill for construction of new building.

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

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

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

Existing fill shall be removed from the project site. Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill.

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

If yes, describe. Any fill material that is or becomes wet must be dried prior to its re-use.

_____

v. What is the total area to be dredged or excavated? 2.2 acres

vi. What is the maximum area to be worked at any one time? 2.2 acres

vii. What would be the maximum depth of excavation or dredging? 7.5 feet

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

ix. Summarize site reclamation goals and plan: _____

The goal is to re-use as much existing fill as possible for the construction of the new building. As mentioned, Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill.

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: 14,400 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 Water District
- 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: Poughkeepsie Water Treatment Facility
- Name of district: City of Poughkeepsie Water Treatment District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 4:00 PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

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:

_____

_____

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): Parkland

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.2	2.2	0
• 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: _____ _____			

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:

The Grand Rehabilitation and Nursing at River Valley, Christopher Columbus Elementary School, Trinity Temple Church-Seventh, , St. Joseph's Church, Wheaton Park.

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): V00292, 314068, 314071, C314125, 546031

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

Remediation at sites V00292, 314068 and C314125 are complete. At site 314071 there was little to no evidence of contamination and no contact with site-related contaminants is expected. For site 546031, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

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? 13 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:

Fill Material	50 %
Coarse Sand	50 %
	%

d. What is the average depth to the water table on the project site? Average: 8.5 feet

e. Drainage status of project site soils:
- ☑ Well Drained: 100 % of site
- ☐ Moderately Well Drained: _____% of site
- ☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 100 % of site
- ☐ 10-15%: _____% of site
- ☐ 15% or greater: _____% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

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

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened): _____
Atlantic Sturgeon, Shortnose Sturgeon
_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Mill Street - North Clover Street Historic District, Union Street Historic District, Vassar Institute, Mill - North Clover (Boundary Increase)

iii. Brief description of attributes on which listing is based:

Hillmann notes a SHPO determination dated November 17, 2020 concluded the proposed Project would have "No Adverse Effect". SHPO letter attached.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Wheaton Park

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

iii. Distance between project and resource: 0.11 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Ken Spillberg Date 6/16/2021

Signature _____ Title Senior Vice President of Development

PRINT FORM

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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:314071
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	314071
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00292, 314068, 314071, C314070, C314125, C314134, 314122, 546031
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Mill Street-North Clover Street Historic District, Union Street Historic District, Second Baptist Church, Vassar Home for Aged Men, Vassar Institute, Mill St.-North Clover St. Historic District (Boundary Increase)
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 17, 2020

Kenneth Spillberg
Senior VP Development - Omni New York LLC
909 Third Avenue
Floor 21
New York, NY 10022

Re: NYSHCR
Admiral Halsey Senior Village Phase II: New Construction
135 Main St, Poughkeepsie, NY 12601
20PR07157

Dear Mr. Spillberg:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The project area is located between the Mill Street-North Clover Street Historic District and the Union Street Historic District, both of which are listed in the State and National Registers of Historic Places. Our office has reviewed the proposed construction of a new 7-story residential building. Based upon our review, it is the SHPO's opinion that the project will have No Adverse Effect on historic or archaeological resources. If there are substantive changes to the project consultation with our office should resume.

If you have any questions, I can be reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

HILLMANN
CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

135 Main Street
Poughkeepsie, New York 12601

Prepared For:

OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

October 27, 2020

Hillmann Project Number Z34631

Your Property. Our Priority.
Making a better future for all the communities we touch.
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HILLMANN
CONSULTING

October 27, 2020

Mr. Paul Shevchuk
OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

RE: Phase I Environmental Site Assessment
135 Main Street
Poughkeepsie, New York 12601
Hillmann Project No: Z34631

Dear Mr. Shevchuk:

Hillmann Consulting LLC is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in general accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 908-688-7800.

Sincerely,

Hillmann Consulting, LLC

Stephanie Lamb
Senior Project Manager

Chris Hirschmann
Environmental Services Director

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
DTSC	– Department of Toxic Substances Control
ENG	– Engineering
ERNS	– Emergency Response Notification System
FDEP	– Florida Department of Environmental Protection
FDNY	– Fire Department, City of New York
FDOT	– Florida Department of Transportation
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
MassDEP	– Massachusetts Department of Environmental Protection
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– New Jersey Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
NYCDEP	– New York City Department of Environmental Protection
NYCDOB	– New York City Department of Buildings
NYCOER	– New York City Office of Environmental Remediation
NYSDEC	– New York State Department of Environmental Conservation
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
RWQCB	– Regional Water Quality Control Board
SCAQMD	– South Coast Air Quality Management District
SCDHS	– Suffolk County Department of Health Services
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 135 Main Street, Poughkeepsie, New York (the Property). The assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

1.1 Summary of Project Details

Primary Street Address:		135 Main Street			
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:		Block 76, Lot 911			
Property Owner:		Admiral Halsey Apartments			
Zoning Designation:		R6 (Residential)			
Approx. Property Area:		2.20 acres			
Buildings/# of Floors		One building/13-story			
Approx. Building Area:		85,800 ft²			
Approx. Year Built:		1976			
Commercial Occupants:		None			
Current Use:		Residential (Senior)			
Prior Uses:		Commercial stores, Coal Manufactured Gas Plant			
Inspected By:		Ms. Stephanie Lamb			
Site Contact/Company:		Ms. Lori Ferguson/ Reliant Realty			
Site Escort/Company:		Mr. Chris Green/ Reliant Realty			
Inspection Date:		October 20, 2020			
Weather Conditions:		Overcast, 60 degrees F			

1.2 Findings Summary Table

Assessment Subject	No REC	REC	CREC	HREC	Rpt. Ref.
Property Regulatory Records Review:	X				4.3
Property Historical Records Review:	X				4.2
Bulk Petroleum Storage:	X				5.3
On-Site Operations:	X				5.3
On-Site Haz-Mat Storage/Use/Spills:	X				5.3
Transformers/Hydraulic Systems:	X				5.3
Waste Discharges:	X				5.3
Interviews:	X				6.0
Adjoining & Nearby Properties:	X				4.3 5.2
Prior Env. Reports/User Provided Info:		X			3.0
Data Gaps:	X				2.3

1.3 Findings, Opinions and Conclusions

1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

RECOGNIZED ENVIRONMENTAL CONDITIONS	
REC #1	Subsurface testing conducted at the Property in 2007 and 2019 identified metals and SVOCs in soils and groundwater at concentrations exceeding regulatory cleanup standards. The identified contaminants were attributed to historical urban fill. Groundwater results in one location indicated VOC and PAH compounds exceeding the NYSDEC regulatory cleanup standards. These compounds are indicative of possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring. Due to the findings of the subsurface testing, the Property voluntarily procured a Soil and Groundwater Contamination Health and Safety Plan (EHI, 2007) that prescribed operational procedures for site personnel to follow during activities that disturb soil or groundwater. Since the identified urban fill and VOC contaminants in soil and groundwater are being managed in place under the Soil and Groundwater Contamination Health and Safety Plan the metals and SVOCs in soil and VOCs in groundwater are considered to be a REC in connection with the Property.
HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No HRECs were identified
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No CRECs were identified

SIGNIFICANT DATA GAPS	
	No SDGs were identified.

1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the identified RECs for further investigation and/or corrective action:

REC RESPONSE ACTION SUMMARY TABLE	
REC	**Response Action**
REC #1	Given the presence of metals, PAHs, and VOCs in soil and groundwater, and the current plans for new construction at the site, the site specific management plan for handling site soils and groundwater should be updated and followed during planned construction activities.

1.3.3 Notable Environmental Conditions / De Minimis Conditions

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

NOTABLE ENVIRONMENTAL CONDITIONS / DE MINIMIS CONDITIONS	
1.	The central and northern portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.
2.	A gasoline UST associated with a former dairy operation was depicted at the northeast portion of the Property by a 1952 fire insurance map. The entire property was redeveloped into the current senior housing complex in the mid-1970s. While disposition of the historical gasoline UST has not been determined, subsurface testing at the Property did not identify evidence of a petroleum release from the former gasoline UST.
3.	A 10,000-gallon above ground storage tank (AST) was observed in the rear of the building, central portion of the Property. The tank is enclosed with a brick structure and accessed via permanent step ladder fixed to the concrete enclosure. No evidence of leakage was observed at the time of the inspection.
4.	A 10,000-gallon #2 heating oil UST was closed in place in 1997. The UST closure was documented by a 1997 tank closure report by Conrad Geoscience, which concluded that all soil testing results were below NYSDEC standards.
5.	One 55-gallon drum of floor cleaner was observed in the maintenance storage room. No signs of leaking or staining were observed in the area of the drum.
6.	One hydraulic trash compactor was observed in the compactor room. No signs of leaking or staining were observed in the area of the compactor motor.

1.3.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Stephanie Lamb
Environmental Professional

1.4 Business Environmental Risks / Non-ASTM Scope

Hillmann has performed a limited review of the following potential Business Environmental Risks (BER), also known as "Non-ASTM Scope concerns", in accordance with the contracted scope of work scope for this assessment. The following is a summary of findings for applicable BERs. For a more detailed discussion of the findings and contracted scope of work, please see the referenced report section.

BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE			
Subject	**Findings**	**Not Appl.**	**Rpt. Ref.**
Asbestos	Based on the building age, asbestos may be present. Suspect ACM noted within the building included sheet rock wall materials in good condition, vinyl floor tiles and mastic in locally damaged condition, and glued on ceiling tiles in damaged condition. Although not observed, roofing materials are also assumed ACM.		7.1
Lead Paint	Painted surfaces observed within the accessed areas of the residential building were noted to be in good condition. Hillmann was provided with a copy of a prior lead paint screening report titled Lead Paint Screening; by Environmental Health Investigations, dated October 9, 2007. Based on the results of the screening, no tested paint surfaces were found to contain lead paint.		7.2
Radon	Property is located in the USEPA radon designation Zone 1 or 'high risk' area for radon. Hillmann was provided with a copy of a prior radon testing report titled Radon Testing; by Environmental Health Investigations, dated September 8, 2008. All sample results were below the EPA Action Level of 4.0 pCi/L.		7.3
Mold / Microbial Damage	Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.		7.4
NWI Wetlands	No mapped wetland areas were depicted at the Property.		4.1
Lead in Drinking Water	Potable water service at the Property is provided by a utility connection with the New York City Water Supply System. A recently published water quality report from the utility indicated compliance with USEPA water quality standards for lead in drinking water.		7.6

2.0 INTRODUCTION

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be *"de minimis conditions"* are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, "…as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.

- A review of standard physical record sources for available topographic, geologic and groundwater data.

- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.

- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A cursory non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold/Microbial Damage: A cursory non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water damaged building materials or musty odors. It is emphasized that this cursory non-

intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

NWI Wetlands: Review of US Fish and Wildlife Service National Wetland Inventory digitized data of mapped wetlands as presented in the attached EDR Radius Map plus Geocheck Report.

It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

Lead in Drinking Water: Review of the potential for elevated levels of lead in the drinking water by determining the source of the drinking water supply and a review of available testing or compliance data reports.

2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

Primary Street Address:	135 Main Street				
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:	Block 76, Lot 911				
Approx. Land Area:	2.20 acres				
Apprx. Latitude/Longitude:	North 41.7058760 degrees/West 73.9334410 degrees				
Additional Details (if appl.):	Historic Address Ranges of 5-27 N. Perry St (Bayeaux Street) and 127-149 Main Street				
Property Owner:	Admiral Halsey Apartments				
Zoning Designation:	R6 (Residential)				

2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

Data Gap:	Significant (Yes/No)?	Discussion
Historical records data failure	No	The date and/or type of the first developed use of the Property was not documented. Records gaps exceeding five years were encountered; however, no significant site use changes are suspected during these intervals.

Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.

2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

2.5 Significant Assumptions

The following significant assumptions are made:

- The site operations at the time of the site visit are assumed to reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, it is assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not reported, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.

- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, an assumption has been made that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

2.6 General Limitations and Exceptions

2.6.1 Limitations

The report turnaround time specified by the contract agreement for this assessment may present a limitation to the availability of pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

2.6.2 Other Exceptions or Deletions

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

2.6.3 Special Terms and Conditions

This Phase I Environmental Site Assessment has been prepared using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. No representation or warranty is made that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Information obtained during the assessment, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or government agency source; is assumed to be accurate except as specifically stated otherwise in this report. Independent verification of the accuracy or completeness of all information reviewed or received during the course of this assessment is not made and excluded from the scope of work for this assessment. No warranty or guarantee is made of the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. Reasonable efforts are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles

and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

No guarantee, explicit or implied, is made that the records pertaining to historical ownership or occupancy which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User's analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

3.0 USER PROVIDED INFORMATION

The term "User" is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

3.1 Prior Environmental Reports/Documentation

The following prior environmental reports/documentation was provided:

Phase I Environmental Site Assessment, 135 Main Street, Poughkeepsie, NY 12601; prepared by Hillmann Consulting, LLC and dated April 8, 2019. The report stated the following:

> *"Subsurface testing conducted at the Property in 2007 and 2019 identified metals and SVOCs in soils and groundwater at concentrations exceeding regulatory cleanup standards. The identified contaminants were attributed to historical urban fill. Groundwater results in one location indicated VOC and PAH exceeding the regulatory cleanup standards. These compounds are indicative of a possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring. Due to the findings of the subsurface testing, the Property voluntarily procured a Soil and Groundwater Contamination Health and Safety Plan (EHI, 2007) that prescribed operational procedures for site personnel to follow during activities that disturb soil or groundwater. Since the identified urban fill and VOC contaminants in soil and groundwater are being managed in place under the Soil and Groundwater Contamination Health and Safety Plan, the metals, SVOCs, in soil and VOCs in groundwater are considered to be a REC in connection with the Property."*

Phase II Subsurface Investigation Report, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Consulting, LLC and dated April 8, 2019. The report stated the following:

> *"Laboratory results indicated various exceedances of the Unrestricted Use Soil Cleanup Level but not the Restricted-Residential Soil Cleanup Level. The various detections are suspected as attributed to the historic fill material located on the Property. Arsenic that was the only compound in soil detected above the RRUSCO in several soil samples. The Arsenic detections are suspected as attributed to historic property use as a manufactured gas plant or historic fill material.*
>
> *During site redevelopment activities, all soil slated for removal off-site should be disposed of in accordance with federal, state and local regulations.*
>
> *The metals exceedances detected in groundwater are suspected as attributed to turbidity/particulates suspended in groundwater associated with temporary well point installation and not dissolved groundwater contamination. Several of the detected metals including Sodium, Selenium, Magnesium, Beryllium, Silver, and Nickel, are typically naturally occurring/background conditions.*
>
> *Groundwater results from sample TWP-1 indicated VOC and PAH compounds in exceedance of the GQS. These compounds are indicative of possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring.*
>
> *During site redevelopment activities, groundwater dewatering, if needed, should be performed in accordance with all federal, state and local regulations."*

Tank Closure Site Assessment Report; Admiral Halsey Village, 135 Main St., Poughkeepsie, New York; prepared by Conrad GeoScience Corp; dated November 18, 1997. The report documented

tank closure activities for a former 10,000-gallon heating oil UST located in the courtyard behind the apartment building. Initially planned for closure by removal, the report stated that the tank was abandoned in place on October 17, 1997 due to the proximity of a natural gas utility pipe and difficulties removing an UST anchor point. Three soil samples were collected from the bottom of the tank excavation and submitted for VOC and SVOC analysis. No VOCs were detected in any of the samples collected. Seven SVOCs were detected at concentrations well below NYSDEC standards. The report concluded:

> *"Considering the integrity of the UST upon cleaning and attempted excavation, along with the lack of petroleum contaminated soils, there is no evidence of prior leakage or spillage from this tank. In addition, SVOCs detected are well below NYSDEC standards and, therefore, no remedial activity is required. The SVOCs present may represent residual coal tar. No information pertaining to groundwater quality, and the presence of these compounds in groundwater is available at this time."*

Phase I Environmental Site Assessment – Update, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Consulting on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, August 28, 2007. The report concluded the following with regard to recognized environmental conditions (RECs) in connection with the Property:

> *"This update assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for the following:*
>
> *• A Limited Phase II Investigation report was prepared by Hillmann in March 2007 to evaluate two recognized environmental condition that were identified by Hillmann's prior Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil and groundwater samples. The results of the investigation identified the presence of residual contamination which could be attributed to the past manufactured gas plant usage. The Limited Phase II Investigation identified elevated levels of metals and PAHs in soils throughout the property. Hillmann understands that Omni has obtained a "Property Use and Work Plan" to protect against possible contamination exposure. This document provides insight on which procedures to follow during excavation activities. In addition, this document is site specific and will only pertain to the subject property. Hillmann has contacted the NYSDEC directly, and was informed that there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYSDEC. Hillmann notes that a Soil and Groundwater Contamination Health and Safety Plan was developed for the Property on behalf of Admiral Halsey LP, dated July 11, 2007."*

The August 28, 2007 Hillman Phase I ESA report also included a summary of a NYSDEC file review of the former Bayeaux Street Coal Gasification Plant. Documentation consisted of a series of reports concerning historic coal gasification plants located the City of Poughkeepsie. Much of the documentation pertained to a different historic coal gas plant located several blocks to the west of the Property along the Hudson River Waterfront. A Phase I investigation report of the Bayeaux Street Coal Gas Plant site was also included, as summarized below by the 2007 Phase I ESA:

> *Phase I Investigation Poughkeepsie (Bayeaux Street) Coal Gasification Plant Site, City of Poughkeepsie, Dutchess County, New York; prepared by EA Science and Technology of Middletown, New York; on behalf of Central Hudson Gas & electric Corporation, January 1987:*

The report indicated that a historic coal gas plant that formerly occupied the Property operated from approximately 1850 to 1911, at which time it was replaced by a Water Street plant located several blocks to the west. The report concluded the following:

"The available data are considered insufficient to prepare a final HRS (Hazard Ranking System) score for this site. There is no documentation of hazardous waste or contamination at the former Poughkeepsie Bayeaux Street Coal Gas Plant site. Groundwater soil quality data lacking."

"In order to prepare a final HRS score for this site, analytical data regarding the quality of the ground-water and soil, and characteristics of waste (if present), will be necessary, thus requiring performance of a Phase II investigation. The proposed Phase II study would include the performance of a soil vapor survey, the installation of 4 observation wells and the collection and analysis of ground-water and soil samples."

Limited Phase II Investigation, Admiral Halsey, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, May 2007.

The purpose of the Limited Phase II Investigation was to evaluate two RECs that were identified by a 2007 Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil samples. These samples were collected from boring locations in the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant. A total of fourteen (14) soil and three (3) groundwater samples were collected and analyzed for parameters including volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals.

The following is a summary of the conclusions of the Limited Phase II Investigation:

"Hillmann has completed a Limited Phase II Investigation at 135 Main Street to assess the impact of former coal gasification plant and UST located on site. The completed scope of work included a GPR survey, the advancement of subsurface borings utilizing a Geoprobe and hand auguring. The following has been concluded from this investigation.

1. *The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater.*
2. *It appears that the contamination identified is the result of former coal gasification processes conducted on site.*
3. *Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.*
4. *Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.*
5. *Omni has decided to develop a raised garden bed system. This decision will protect the current residence using the garden area. A brief description of the garden area is described in the below section.*

6. *Additionally, Omni is in the process of obtaining a "Property Use and Work Plan" to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility."*

Vapor Intrusion Investigation, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, July 13, 2007.

The scope of work consisted of one round of sampling for VOCs by TO-15 Method. Samples were collected from the Sub-Basement, Maintenance Room, Community Room, on the 1st Floor Adjacent the Elevator, and on the 6th Floor Adjacent the Elevator. Also, one outdoor reference sample was collected. The conclusions and recommendations stated the following:

4.1 Conclusions
Based on Hillmann's review, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. Based on the data that we have at this time, Hillmann has found no evidence that an increase health risk exists from the previous Manufactured Gas Plant (MGP). Although the NYSDOH or Hillmann recognize the upper range of the comparative data as a valid reference, it should be noted that very few samples would exceed this level present in some non-impacted homes. Furthermore, it should be noted that samples were collected from areas susceptible to organic vapors from maintenance products and processes.

4.2 Recommendations
Based on Hillmann's review of indoor sample results, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. In order to conduct a comprehensive vapor intrusion assessment NYSDOH Guidelines recommend that sub-slab soil vapor samples be collected. Sub-slab samples are an important component used to compare with indoor and outdoor samples in order to evaluate current and potential human exposures (e.g. if the building's structural integrity or use changes) and determine the site-specific attenuation factors, which compares the ratio of indoor air to sub-slab vapor concentrations. Furthermore, it may be prudent for follow-up sampling to be conducted on a periodic basis (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase."

Soil & Groundwater Contamination Health & Safety Plan, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared for Admiral Halsey L.P by Environmental Health Investigations, Inc.; dated July 11, 2007. The report established policy for managing potential exposures to chemicals which exist in low concentrations within the soil and ground water associated with the Admiral William F. Halsey Senior Village property located at 135 Main Street in Poughkeepsie, New York.

Supplemental Investigation of Poughkeepsie Bayeaux Street Site; prepared by Central Hudson & Electric Corporation, July 2006. This report detailed a supplemental investigation conducted following results finding from an August 1990 investigation and well installation. The 2006 investigation consisted of the installation of five soil borings in and around the former MGP structure at the site. Soil and monitoring well borings from 1990 consisted of fill material at various depths ranging from ground surface to approximately 8 feet below ground surface in most areas investigated. The four monitoring wells were installed at the Property to assess water quality in 1990. Based on the results from a 1990 Phase II investigation and 2006 supplemental investigation,

conclusions, Central Hudson requested that the NYSDEC delist the former Bayeaux Street site from the Inactive Hazardous Waste Disposal Site Program Registry and abandon all monitoring wells.

3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, the ASTM E1527-13 standard recommends a questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31 be provided to the original report User. Hillmann has been informed by the User that, as a prospective lender, they have declined to complete the User Questionnaire.

Question:	Yes/No:	Detail:
Environmental liens that are filed or recorded against the property: Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	NR	
Activity and use limitations that are in place on the property or that have been filed or recorded against the property: Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	NR	
Specialized knowledge or experience of the person seeking to qualify for the LLP: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	NR	
Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	NR	
Commonly Known or Reasonably Ascertainable Information: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		
-Do you know the past uses of the property?	NR	
-Do you know of specific chemicals that are present or were once present at the property?	NR	

Question:	Yes/No:	Detail:
-Do you know of spills or other chemical releases that have taken place at the property?	NR	
-Do you know of any environmental cleanups that have taken place at the property?	NR	
The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?	NR	
Litigation/Administrative Proceedings/Government Notices As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	NR	

NR-no response

3.3 Reason for Performing Phase I ESA

The User did not indicate the purpose of the assessment. In accordance with ASTM E1527-13, it is assumed that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 112 feet above mean sea level. An interpretation of topographic contour lines as well as a review of the EDR Geocheck-General Topographic Gradient suggested terrain sloping downward towards the west. The closest down gradient water body is the Hudson River, located approximately 1,900 feet to the West.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The soil type at the Property is classified as "Udorthents". This soil type is described as a gravelly loam surface texture and is well drained with an intermediate water holding capacity
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The geologic formation in the vicinity of the Property is described as a stratified sequence of the Paleozoic Era, Ordovician System, and Middle Ordovician Series.
Prior Env. Reports: (Section 3.1)	No additional relevant site specific geologic data was noted from a review of the prior environmental reports listed in Section 3.1.
Additional Sources/ Data:	No additional physical setting sources or data was obtained.
Groundwater Flow Discussion:	Based on a review of the above information as well as observation of the site, the direction of shallow groundwater flow at the site is inferred to be towards the west.
NWI Wetlands Data: (EDR Geocheck-Physical Setting Source Addendum)	No NWI mapped wetlands areas were depicted at the Property.

4.2 Historical Use – Property and Adjoining Properties

Research has been conducted in an attempt to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

4.2.1 Fire Insurance Maps

A Certified Sanborn Map Report was obtained from EDR for a review of published historic fire insurance maps for the Property and surrounding area. The following is a summary of site uses and notable details depicted by the available maps:

Year(s)	Description	
1887	**Property**	The Property is developed along Main Street in the southern portion and southwest along Bayeaux Street with various commercial stores and businesses. The central of the property is developed with pottery maker including a coal shed. The northern portion of the property is a developed with portions of the Poughkeepsie Gas Light company, a manufactured gas plant. An iron gas holder is depicted at the northeast corner of the site.

Year(s)	Description	
	Adjoining Properties	The adjoining properties are depicted with a school house to the north; developed residential dwellings and vacant building to the west; developed commercial businesses to the south including drugstore, grocery, butcher, carpeting and wall paper shop, and laundry facility; developed commercial businesses to the southeast, and portions of the Poughkeepsie Gas Light Company to the northeast.
1895	**Property**	The Property is depicted as developed with commercials business to the south along Main Street and southwestern portion along Bayeaux Street, in the central portion with a factory for stone, earthenware and piping; and the buried foundation of manufactured gas tank on the northern portion.
	Adjoining Properties	No significant changes.
1913	**Property**	The Property is depicted as developed in the southern portion along Main Street and southwestern portion along Bayeaux Street with commercial business. Central portion of the property along Bayeaux Street depicts a gas and electric store. The Poughkeepsie Gas Light Company is no longer depicted.
	Adjoining Properties	The adjoining property to the north of the site is depicted as a tenement. A gasometer labeled as "Not Used) is depicted in the northwest. No other significant changes.
1950	**Property**	Bayeaux Street is now named North Perry Street. The Property is depicted as developed in the southern portion along Main Street and southwestern portion along North Perry Street with commercial business. Central portion of the property along North Perry Street depicts a poultry market and vacant building. The northern portion of the property depicts a private garage for automobiles and "J. Schrauths Sons Inc." is labeled across the north portion.
	Adjoining Properties	The adjoining property to the north of the site is depicted as vacant and boarded up. A scrap metal yard is depicted adjoining to the northwest. No other significant changes.
1952	**Property**	The garage structure at the northern portion of the Property is now labeled as an ice cream distribution warehouse instead of a private garage. A buried gasoline tank is depicted adjacent to the southeast corner of the garage. No other significant changes.
	Adjoining Properties	No other significant changes.
1990	**Property**	The Property is depicted with the Admiral William F Halsey Senior village for housing at the southern end and the remaining portion of the site with no improvements.
	Adjoining Properties	The adjoining properties are depicted as developed with a parking lot to the southwest with commercial businesses and apartments, northwest and east adjoining depicts multifamily residential dwellings. The north adjoining property is depicted as a playground. The southern adjoining properties are depicted as vacant lots.

A copy of the Certified Sanborn Map Report is attached in Appendix D.

4.2.2 City Directories

An EDR City Directory Abstract report was reviewed for data of former occupants of the Property's street address. The following is a generalized summary of the findings of city directory research for past occupants of the Property.

Property	
Occupant(s)	**Appr. Date Range**
Residential and Commercial Listings (127-149 Main Street)	1942 - 1970
Self Service Laundry (145 Main Street)	1963
Disabled American Veterans	2000

Property	
Occupant(s)	**Appr. Date Range**
Residential occupants of Admiral Williams F Halsey Senior Village (135 Main Street)	1980-1992, 2005-2014

The EDR City Directory Abstract report was also reviewed for listings of historic occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties		
Address(es)	**Historic Occupant(s)**	**Appr. Date Range**
130-150 Main Street	Various Residential and commercial listings including a motor vehicle bureau, funeral home, plumbing supply store	1942 – 1975
138-140 Main Street	Commercial listings including Irene Development Corp and River Valley Realty Corp, Peter J Liepmann MD LLC, & River Valley Care Center Inc	2000-2014
98-128 Main Street	Residential and Commercial listings including shoe repair, electronic store, restaurant, motor cycle repair shop, fruit market, linen supply company	1942 – 1980
110-116 Main Street	Various commercial listings including Ackerman Quinn Financial Services, Poughkeepsie Chamber of Commerce, Alternative Environmental Services, Marshall & Sterling Inc., etc.	1992-2014
113-125 Main Street	Residential and Commercial listings including a tavern, janitor supply	1942-1975
113-115 Main Street	Residential and Commercial listing including Milanese Restaurant	1975-2014
157 - 161 Main Street	Residential Listing	2010- 2014
12-42 North Perry Street	Residential listings	1942-2000

A copy of the EDR City Directory report is attached in Appendix D.

4.2.3 Historical Topographic Maps

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical topographic maps were not researched for this assessment.

Year(s)	Summary	
	Property:	(not reviewed)
	Adjoining:	

4.2.4 Historical Aerial Photographs

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical aerial photographs were not researched for this assessment.

Year(s)	Summary of Interpretation	
	Property:	(not reviewed)
	Adjoining:	

4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which is discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP- a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Database	On-site Listings:	Adjoining/Off-Site Listings
Historic Cleaners: (on-site/adjoining only)	None	None
Historic Auto: (on-site/adjoining only)	None	None
MGP: (1-mile distance)	The Property is listed as a former MGP from as early as 1887 through approximately 1911.	Two additional MGP listings are identified within 1-mile search distance. One MGP site is located approximately 2,041 feet to the south-southwest of the Property. The second MGP site is located approximately 2,243 feet to the northwest of the Property.

4.2.6 Petroleum/Natural Gas Well Review

The historical record sources were reviewed for records of historic petroleum and/or natural gas wells at the Property. No record of any historical petroleum/natural gas wells at or adjoining the Property was identified.

4.2.7 Additional Historical Data

Where applicable, the following additional pertinent historical data was obtained:

Interviews/Anecdotal:	No additional pertinent historical data was obtained.
Local Gov't Records:	No additional pertinent historical data was obtained.
Prior Env. Reports: (Section 3.1)	Prior environmental reports reviewed as part of this assessment, as detailed in Section 3.1, did not provide additional pertinent detail of historical site usage.
Site Observations:	Indications of historic uses of the Property or adjoining properties were not observed during the site reconnaissance.
Other Sources:	No additional pertinent historical data was obtained.

4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate date ranges of identified prior uses of the Property:

Property	
Date Range	**Use**
1887 to 1913	Various commercial stores observed to the south of the property along Main street; Central portions of the property observed various commercial business; Northern portion of the property is observed with a manufactured gas plant.
1913 to 1952	Various commercial properties are observed in the south along Main Street. Central portions of the property is developed with commercial businesses, portions of a dairy and a vacant building; North portion of the property is developed with a private garage for automobiles.
Circa 1975 to Present	Senior Citizen Apartment Complex

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Date Range	**Use**
1887 to present	Residential, commercial, and storage

4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant?
First developed use/date determined?	No	The earliest documented use of the Property was a mix of commercial stores/businesses and a manufactured gas plant in 1887.	No

Objective	Met?	Detail	Significant?
Record sources at 5-year intervals back to 1940 or first developed use?	No	Historical record gaps exceeding five years were encountered. However, significant site-use changes or undiscovered site uses appear unlikely to have occurred during the record gaps.	No
All obvious prior uses identified?	Yes	See Section 4.2.8.	No

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

4.2.10 Historic Uses REC Discussion

The review of historical records did not indicate evidence of a REC in connection with the Property.

The central and north portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.

The northern half of the Property was occupied by portions of a dairy in the mid-20th century, which included a garage structure and adjoining buried gasoline storage tank depicted by a 1952 historical fire insurance map. The site was redeveloped into the current configuration in the 1970s. Subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST; however, the disposition of the historical gasoline tank was not determined.

4.3 Standard Environmental Record Sources

A regulatory database report, titled EDR Radius Map™ Report, prepared by Environmental Data Resources of Shelton, CT was obtained and reviewed. The report provided a search of standard environmental record sources for listings of the Property, adjoining properties and sites within the surrounding area; and has been reviewed for the purpose of identifying listings suggesting a potential impact to the Property due to presence or migration of hazardous substances and/or petroleum products. Additional descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E. The EDR Radius Map™ Report provided a search of the following database categories in accordance with the requirements of the ASTM Standard E1527-13:

Regulatory Database	Search Distance
Fed. National Priorities List (NPL/a.k.a. "Superfund" sites) & Proposed NPL	1-mile
Fed. Delisted NPL	½-mile
Fed. Superfund Enterprise Management System (SEMS; formerly CERCLIS)	½-mile
Fed. SEMS-ARCHIVE (formerly known as CERCLIS NFRAP)	½-mile
Fed. RCRA Corrective Action Sites (CORRACTS)	1-mile
Fed. RCRA Transport/Storage/Disposal (TSD) sites	½-mile
Fed. RCRA Generators (LQG, SGQ & CESQG)	Site & Adjoining
Fed. Institutional Control/Engineering Control (IC/EC) Registries	Site only
Fed. Emergency Response Notification System (ERNS)	Site only
State/Tribal Hazardous Waste Sites (SHWS)	1-mile
State/Tribal Landfill and/or Solid Waste Disposal (LF/SWF)	½-mile
State/Tribal Leaking Storage Tanks	½-mile
State/Tribal Registered Storage Tanks	Site & Adjoining
State/Tribal IC/EC Registries	Site
State/Tribal Voluntary Cleanup Sites	½-mile
State/Tribal Brownfields	½-mile
Additional Federal, State, Tribal and Local Environmental Databases	Variable

Reported distances for adjoining listings discussed in Section 4.3.4, if applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property.

The reported gradients indicated where applicable in Sections 4.3.4 and 4.3.5 have been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

4.3.1 Supplemental Database Listings

The regulatory database report was also reviewed for listings on supplemental databases, in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases of significant concern, if identified, is discussed in Sections 4.3.3 and 4.3.4. Otherwise, none of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

4.3.2 Limited Tier I Vapor Encroachment Screening

Limited analysis of the details of on-site, adjoining and vicinity database sites was conducted to identify potential sources of sub-surface vapor encroachment. This review was based on elements of the ASTM "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E 2600-15); and also on elements of "Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources" (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Regulatory database sites with active petroleum or non-petroleum releases that are considered to constitute a vapor encroachment condition (VEC) to the Property, if any, are identified and discussed in Sections 4.3.3, 4.3.4 and 4.3.5.

4.3.3 Property Listings

The following listings of the Property were identified:

Name/Address:	Admiral William F. Halsey Senior Village, 135 Main Street
Database(s):	AST, UST
Data Discussion:	According to the database, a 10,000-gallon #2 heating oil UST was installed in 1976 and with the status "closed – removed" in 1997. The AST listing indicated a 10,000-gallon #2 heating oil tank installed in 2008 with the status "In Service". No indication of reported spills were noted for either tank.
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.
VEC Discussion:	Based on the available data, a VEC is not suspected.

Name/Address:	CH - Bayeaux Street Poughkeepsie MGP, Main Street and North Perry Street
Database(s):	SHWS/NY HSWDS
Data Discussion:	The HSWDS listing reflected information dated 2003 that the former Bayeaux Street MGP was listed as a potential hazardous waste disposal site. Although not listed by EDR on the SHWS database, a search of the NYSDEC Environmental Site Remediation database listed the former Bayeaux Street MGP (#314071) in the state superfund program with "C" (completed) classification. Further, the database details state *"Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07."*
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.
VEC Discussion:	Based on the available data, a VEC is not suspected.

4.3.4 Adjoining Property Listings

The following adjoining property listings were identified. Reported distances, where applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property. The reported gradient has been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

Name/Address:	Salvation Army – 150 Main Street				
Database(s):	NY SPILLS				
Distance in feet:	86	**Direction:**	SSE	**Gradient:**	Up
Data Discussion:	According to the database, case number 1809200 was opened on December 1, 2018 when one gallon of fuel oil spilled onto the sidewalk due to a tank overfill. Corrective action was taken and the spill was closed on December 3, 2018				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	NYSDOT Project, 133 Main Street, Spill number 9604735				
Database(s):	NY SPILLS				
Distance in feet:		**Direction:**		**Gradient:**	
Data Discussion:	Although mistakenly listed as adjoining by EDR, the listing is actually for a site located in Carroll (Chautauqua County) , New York				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	River Care Nursing Home, 138-144 Main Street, Spill number 9714354				
Database(s):	UST, NY SPILLS				
Distance in feet:	1	**Direction:**	S	**Gradient:**	Cross
Data Discussion:	The UST listing indicated a 1500-gallon #2 fuel oil UST was installed in 1998 and has been closed by removal. According to the NY Spills listing, contamination was discovered during the removal of a 275 gallon AST from the basement of a demolished building. The spill case was closed on March 26, 1998.				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	115 Main Street, Spill number 9202522				
Database(s):	NY SPILLS				
Distance in feet:	130	**Direction:**	WSW	**Gradient:**	Down
Data Discussion:	According to the database, an air eliminator truck malfunctioned causing an oil leak to the paved street. Driver applied Speedi-Dri® and confirmed cleanup, and the spill case was closed on June 2, 1992.				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

4.3.5 ASTM Search Distance Findings

The following is a discussion of non-adjoining sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this discussion informative and concise, discussion(s) is/are provided of the listed site(s) for each database category that appears most likely to impact the Property based on distance, area topography and/or regulatory status. Listings of sites within the applicable search distances not specifically discussed below were reviewed and

concluded not to be RECs in connection with the Property or VECs based on various factors including distance, area topography, known or inferred groundwater flow direction and/or regulatory status. Listings for the following databases, if identified, have been discussed above in Sections 4.3.3 and 4.3.4: Registered Storage Tanks, Federal RCRA Generators, Federal and State EC/IC, ERNS. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Federal NPL				**# of sites:**	1	**Search Distance:**	1-mile
Notable Listing:	Hudson River PCBs						
Distance in feet:	1,814	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	The site is a 40-mile stretch of the Hudson River between Mechanicsville and Fort Edward. General Electric discharged an estimated 1 million pounds of PCBs into that stretch of water. The State has identified 40 hot spots with contaminated sediments greater than 50 parts per million. EPA has prepared a feasibility study and to evaluate alternative remedial actions under CERCLA. EPA approved funding for cleanup and two potential parties responsible for waste associated with this site have been notified.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal Delisted NPL				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:							
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal SEMS				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	Hudson River PCBs						
Distance in feet:	1,814	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	This site is discussed in the NPL section above						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal SEMS-ARCHIVE				**# of sites:**	2	**Search Distance:**	½-mile
Notable Listing:	Berncolors-Poughkeepsie Inc – 75 N Water St						
Distance in feet:	1,830	**Direction:**	NW	**Gradient:**	Down		
Data Discussion:	This is the closest SEMS-ARCHIVE site to the Property. The site was indicated as Removal Only Site (No Site Assessment Work Needed) and is not on the NPL.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal CORRACTS				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal RCRA-TSD				**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

State HAZARDOUS WASTE SITE				**# of sites:**	4	**Search Distance:**	1-mile
Notable Listing:	HRH Lead Abatement Site – 55 Garden Street						
Distance in feet:	1,954	**Direction:**	E	**Gradient:**	Up		
Data Discussion:	This is the closest SHWS site to the Property. According to the database, *"The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint… All lead resulting from the abatement was containerized and properly disposed off-site."*						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State SOLID WASTE FACILITY/LANDFILL				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	GF Refuse TF – 240 Main St						
Distance in feet:	1,264	**Direction:**	ESE	**Gradient:**	Up		
Data Discussion:	According to the database, this site is an inactive transfer station. This address is not listed on any additional regulatory databases.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State LEAKING STORAGE TANKS				**# of sites:**	24	**Search Distance:**	½-mile
Notable Listing:	Apt Milanese – 111 Main St						
Distance in feet:	225	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	All of the 24 LTANKS listings have a closed regulatory status and none are considered RECs						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State VOLUNTARY CLEANUP SITES				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	CH - Water St. - Poughkeepsie MGP – North Water Street						
Distance in feet:	2,128	**Direction:**	NW	**Gradient:**	Down		
Data Discussion:	According to the database, the former MGP operated from 1911 to 1950, with contaminant of concern coal tar leaking from the storage vessels and piping and still present in the subsurface. Some tars continually to discharge into the Hudson River sporadically. Several environmental investigations indicated coal tar contains high levels of dissolved BTEX, PAH and metal compounds that has impacted the subsurface of the site, bedrock and Hudson River. Based on the active investigation, the flow of contamination towards the Hudson River, elevation and distance from the Property, this listing is not considered a REC in connection of the Property.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State BROWNFIELD SITES				# of sites:	4	Search Distance:	½-mile
Notable Listing:	Queen City Lofts – 178-188 Main St & 11 S. Bridge St.						
Distance in feet:	311	**Direction:**	SE	**Gradient:**	Up		
Data Discussion:	According to the database, the site was used for various industrial, commercial and residential purposes including a machine shop and laundry facility from as early as 1887 until the mid-1980s. Contamination was identified during a subsurface investigation attributed to historic fill and two USTs. Contamination is documented to be contained within the site boundaries. Based on the subsurface investigation and no contamination leaching offsite, this listing is not considered to be a REC in connection with the Property. Based on various factors including distance, area topography and/or site status, none of the other BROWNFIELDS listings are considered to be a REC for the Property.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

UNMAPPED/ORPHAN LIST SITES	
	Hillmann has also reviewed a list of unmapped sites (a.k.a. "Orphan List" sites) indicated by the database report. Unmapped sites that were identified as falling within an applicable specific search distance or warranting discussion have either been discussed in the preceding tables or are detailed below:
Notable Listings:	None

4.4 Additional Environmental Record Sources

Requests have been submitted to local, municipal and state agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Where applicable, internet research of government environmental regulatory databases was also conducted, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
NYS Dept of Environmental Conservation	FOI request	A response was recieved stating that no records were found.
Dutchess County	FOI request	A response was recieved stating that no records were found.
City of Poughkeepsie	FOI request	A response was received indicating building department records were available however as of the date of this report no records have been received.
EPA Envirofacts	Online search	Hillmann reviewed available on-line records pertaining to the Property. No information indicative of a REC was identified.
Internet Search Engine	Online search	Hillmann reviewed available on-line records pertaining to the Property. No information indicative of a REC was identified.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, representative areas of building interiors were accessed and observed to the extent they were made safely accessible with the cooperation of the site escort.

Site Inspection Personnel:	Stephanie Lamb
Property Escort/Company:	Mr. Chris Green/ Reliant Realty
Inspection Date:	October 20, 2020
Weather Conditions:	Overcast, 60 degrees F

5.1.1 Significant Inaccessible Areas

No significant areas of the Property inaccessible at the time of the inspection were noted.

5.1.2 Significant Limiting Site Conditions

No significant limiting site conditions were noted at the time of the site reconnaissance.

5.2 General Site Setting

5.2.1 Site and Vicinity Characteristics

Abutting Roadways:	Main Street to the south; North Perry Street to the west
Current Property Use:	Residential Senior Housing
Evidence of Past Property Uses:	None observed.
Evidence of Past Adjoining Property Uses:	None observed.
Surrounding Area Uses:	Commercial, residential, park

5.2.2 Current Adjoining Property Uses

Dir	Street Address	Description
N	31-35 North Perry Street	City Park
NW	20 North Perry Street	Apartments (Residential Multifamily)
W	115 Main Street	Restaurant
SW	110 Main Street	Offices
S	140 Main Street	The Grand Rehabilitation & Nursing at River Valley
E	20 North Bridge Street	Apartments (Residential Multifamily)

No visual observations indicative of a potential environmental concern were noted on the adjoining properties.

5.2.3 Topographic Characteristics

Terrain:	Flat to gently sloping
Direction of Downward Slope:	Towards the west
On-site Water Bodies:	None observed
Other Significant Features:	None observed

5.2.4 General Description of Structures

Buildings/# of Floors	One building/13-story
Approx. Building Area:	85,800 ft²
Approx. Year Built:	1976
Ancillary Structures:	Heating Oil Storage Tank Building, 2 Small Sheds
Sources of Heating & Cooling:	Oil fired and electrical powered systems
Potable Water/Sewage Disposal:	Municipal utility connections

5.3 Interior & Exterior Observations

5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
Owner	Various cleaning and maintenance supplies	Multiple 1-5 gal Containers	In Maintenance Storage.

5.3.2 Drums

The following hazardous substance or petroleum product drums were noted on the Property:

One 55-gallon drum of floor cleaner was observed in the maintenance storage room. No signs of leaking or staining were observed in the area of the drum.

5.3.3 Unidentified Substance Containers

No unidentified substance containers suspected of containing hazardous substance or petroleum product were noted on the Property.

5.3.4 Other Hazardous Substances/Petroleum Products

No other containers of hazardous substances or petroleum products were noted on the Property.

5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
AST	No. 2 Fuel Oil	10,000-gal	Steel	2008	In Service	Within sheltered enclosure; no evidence of a release was observed.
UST	No. 2 Fuel Oil	10,000-gal	Steel	1976	Closed in Place	UST decommissioned in 1997; see UST closure report discussion in Section 3.1

Hillmann notes that the potential presence of abandoned USTs and/or associated buried piping at the Property cannot be ruled out. A 1952 Sanborn fire insurance map depicted a buried gasoline on the northeastern portion of the Property. The site was redeveloped into the current configuration in the 1970s. While subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST, the disposition of the historical gasoline tank was not determined.

5.3.6 PCBs in Oil Filled Electrical/Hydraulic Equipment

The existing site improvements were established prior to the ban of PCBs in 1979. The following oil-filled electrical/hydraulic equipment was identified at the Property:

One hydraulic trash compactor was observed in the compactor room. No signs of leaking or staining were observed in the area of the compactor motor.

5.3.7 Odors

No strong, pungent or noxious odors were noted at the Property.

5.3.8 Pools of Liquid

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were noted at the Property.

5.3.9 Interior Stains or Corrosion

No interior stains or corrosion due to hazardous substance/petroleum products spills/releases were noted at the Property.

5.3.10 Interior Drains/Sumps

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

5.3.11 Exterior Pits/Ponds/Lagoons

No exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

5.3.12 Stained Soil, Pavement/Stressed Vegetation

No stained soil, pavement or stressed vegetation was observed at the Property.

5.3.13 On-Site Solid Waste Disposal/Fill Material

No evidence of any on-site solid waste dumping was noted at the Property. No evidence of recently deposited fill materials was observed at the Property.

5.3.14 Waste Water

Sanitary sewage generated at the Property is discharged via a connection to the local public sewer system.

Storm water runoff at the Property is discharged via roof drains into the municipal sewer system.

No additional waste water discharges were identified at the Property.

5.3.15 Septic Systems

No septic systems were identified at the Property.

5.3.16 Wells

No potable, monitoring or other groundwater wells were identified at the Property.

5.3.17 Railroad Spurs

No railroad spurs were identified on the Property.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Ms. Lori Ferguson & Mr. Chris Green / Reliant Realty	Ms. Ferguson was provided an environmental questionnaire and Ms. Ferguson and Mr. Green were interviewed during the site inspection. Pertinent information from the interview, where applicable, has been referenced in various sections of this report.
Property Occupants	Not applicable	Property occupants were not available for interview at the time of the assessment.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjoining or nearby property owners or occupants were not conducted.

6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.

7.0 BUSINESS ENVIRONMENTAL RISKS

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as "Non-Scope Considerations"). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."*

7.1 Asbestos-Containing Material (ACM)

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials in the readily accessible and observed areas of the building, and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspected ACM noted within the accessed building areas included floor tile and associated mastics, roofing materials, cover base and associated mastic, gypsum wallboard systems, suspended ceiling panels and thermal systems insulation.

Hillmann was provided with a copy of a prior asbestos survey report titled Asbestos Inspection Survey, Admiral Halsey Senior Housing Complex-135 Main Street, Poughkeepsie, NY; by Environmental Health Investigations, dated May 30, 2007. The survey was indicated to be non-intrusive. Fifty-six samples were collected for asbestos analysis. Identified ACM materials included roofing materials (assumed), floor tile and associated mastic, boiler flue insulation, rope-like boiler gasket and caulking/insulation.

7.2 Lead-Based Paint

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. This is not intended to constitute a comprehensive survey for LBP or potential lead hazards, and no testing has been conducted.

Painted surfaces observed within the accessed areas of the residential building were noted to be in good condition.

Hillmann was provided with a copy of a prior lead paint screening report titled Lead Paint Screening; by Environmental Health Investigations, dated October 9, 2007. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

> *"Based on the results of the screening, no tested paint surfaces were found to contain lead paint. However, many of the wall tiles in the bathrooms throughout the facility tested positive for lead. The wall tiles are not considered a lead painted surface but do contain levels of lead in them greater than or equal to 1.0 mg/cm2. Contractors performing any renovation or demolition activities that will impact*

the wall tiles creating dust and debris should consult the Operations and Maintenance Plan to determine work practices and proper personal protective equipment."

7.3 Radon

Data compiled by the USEPA, as summarized by the regulatory database report, indicated that the Property is located in an area classified as Zone 1 or 'high risk' area for radon. Radon testing was not included in the scope of this assessment.

Hillmann was provided with a copy of a prior radon testing report titled Radon Testing; by Environmental Health Investigations, dated September 8, 2008. The main office, community room, and boiler room were the sample locations for the radon test. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

"The US EPA has set an action level of 4.0 pico Curies per Liter (pCi/L) for a residence. The tests conducted at the Admiral Halsey are all well below the action level. The US EPA maintains a radon information website which includes copies of all publications, at www.epa.gov/iaq/radon."

7.4 Mold/Microbial Damage

As per the contracted scope of work, Hillmann conducted a cursory visual screening of the accessed areas of the building for evidence of significant damage to building materials and finishes as result of moisture intrusion and/or mold/microbial growth. Hillmann did not observe evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.

7.5 NWI Mapped Wetlands

As indicated in the Physical Setting Source table of Section 4.1, no NWI mapped wetlands areas were depicted at the Property by the EDR Geocheck-Physical Setting Source Addendum (attached in Appendic E).

The scope of work for this assessment excludes a visual determination of regulated wetlands at the Property. It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

7.6 Lead in Drinking Water

The scope of work for this assessment included a review of the potential for elevated levels of lead in drinking water by determining the source of the drinking water supply and a review of available compliance or testing data.

Potable water service at the Property is provided by a utility connection with the City of Poughkeepsie A recently published water quality report from the utility indicated compliance with USEPA water quality standards for lead in drinking water. A copy of the report has been attached in Appendix F.

8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report, Environmental Data Resources, 2020

EDR City Directory Abstract Report, Environmental Data Resources, 2019

EDR Sanborn Map Report, Environmental Data Resources, 2019

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011

Phase I Environmental Site Assessment, 135 Main Street, Poughkeepsie, NY 12601; prepared by Hillmann Consulting, LLC and dated April 8, 2019.

Phase II Subsurface Investigation Report, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Consulting, LLC and dated April 8, 2019.

Tank Closure Site Assessment Report; Admiral Halsey Village, 135 Main St., Poughkeepsie, New York; prepared by Conrad GeoScience Corp; dated November 18, 1997.

Phase I Environmental Site Assessment – Update, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Consulting on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, August 28, 2007.

Limited Phase II Investigation, Admiral Halsey, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, May 2007.

Vapor Intrusion Investigation, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, July 13, 2007.

Soil & Groundwater Contamination Health & Safety Plan, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared for Admiral Halsey L.P by Environmental Health Investigations, Inc.; dated July 11, 2007.

Supplemental Investigation of Poughkeepsie Bayeaux Street Site; prepared by Central Hudson & Electric Corporation, July 2006.

9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents / Lab Results
Appendix G	Project Personnel Qualifications

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

PAID
JUN 29 2021
CK # 207
#5823.50

Application for Site Plan, Special Permit & Facade Approval

PB-2021-040

OFFICE USE ONLY

CODE: PLSF

ID # 294080

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

I. **PROPERTY ADDRESS:** 278-282 Main Street

II. **PROPERTY OWNER:** Kirchner Realty, Inc.
ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 452-3045 (include area code)

III. **NAME OF APPLICANT:** Kirchner Realty, Inc.

ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 452-3045 (include area code)

EMAIL ADDRESS: decordovamichael@gmail.com

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

IV. **CONSULTANT:** Aryeh Siegel Architect

ADDRESS: 84 Mason Circle

Beacon, NY 12508 (state and zip code)

PHONE NUMBER: 845-838-2490 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Mixed use commercial and multi-family residential. Renovate existing Main Street facade. New facade at east elevation

VI. **ZONING DISTRICT:** PID - Historic Core

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

RECEIVED
JUN 29 2021

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

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

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

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

Alteration: X _____ (yes) _____ (no)

Cost of Construction: $ $2.5 million _____

LOT AND BULK INFORMATION:

Lot area: 0.56 _____ (acres) _____ (square feet)

Building Footprint: 0 _____ (proposed square feet for new construction)

10,570 _____ (existing square feet for change of use/expansion)

1,588 _____ (additional proposed square feet for expansion)

12,158 _____ (total building footprint, square feet)

Lot Coverage: 50% _____ (percentage, building coverage only)

Gross Floor Area: 0 _____ (proposed square feet for new construction)

27,628 _____ (existing square feet for change of use/expansion)

8,122 _____ (additional proposed square feet for expansion)

35,750 _____ (total gross floor area, square feet)

Building Height: 5 _____ (stories) / _____ (feet)

Floor Area Ratio: 1.47 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0 _____

B) Number of Off-Street Parking Spaces provided: 0 _____

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

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

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 2

Number of one (1) bedroom units: 14

Number of two (2) bedroom unit's 8

Number with three or more bedrooms: 0

Total number of units: 24

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: _____

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):

Commercial use will be established when the space is built out.

XVII. APPLICANT CERTIFICATION

I, Michael DeCordova, 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

June 29, 2021

Date

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2			
3			
4			
5			
6			
7			
8			

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF

PROPOSED 6" EASEMENT FROM VERGILIS ENTERPRISES TO MICHAEL DECORDOVA OVER EXISTING BRICK BUILDING OF 276 MAIN STREET

N/F
VERGILIS ENTERPRISES
LIBER 1526 PAGE 63

1 PARKING SPACE (EXISTING)

PROPOSED 6' HIGH STOCKADE FENCE AND GATE TRASH ENCLOSURE

PROPOSED STAIR ADDITION

278-282 MAIN STREET
4 STORY MASONRY BUILDING
WITH 5TH STORY ADDITION

FFE 1179.94
EE 1179.92

PROPOSED ADDITION

PAVE AT EXISTING PARKING AREA

G LOT

FFE 1180.53
EE1180.5

LIGHT POLE (TYP)

BICYCLES

MUNICIPAL PARKING LOT

2 STORY FRAME BUILDING

MAIN STREET

0 5' 10' 20'

SCALE: 1"=10'

Site Plan: Proposed

Scale: 1" = 10'

STATE BUILDING CODE VARIANCE

A CODE VARIANCE (PETITION NO. 2010-0016) WAS GRANTED ON FEBRUARY 9, 2010, BY THE NYS DEPARTMENT OF STATE - HUDSON VALLEY REGIONAL BOARD OF REVIEW TO ALLOW LOT LINE WINDOWS TO BE INSTALLED ON THE WEST FACADE OF THE BUILDING SUBJECT TO THE CONDITIONS LISTED IN THE DECISION

278-282 Main Street

Location Plan

Scale: NTS

Bulk Zoning Regulations Table

	Maximum Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Minimum Lot Coverage	Proposed Lot Coverage	Required Setbacks			Proposed Setbacks			Frontage Occupancy	Existing Frontage Occupancy	Actual Lot Area
								Front	Side	Rear	Front	Side	Rear			
Zoning District																
HC Historic Core	5 Stories	5 Stories	100%	N/A		75%	50%	0	0	0	N/A	N/A	N/A	100%		24,393 sf

Notes:
1 Minimum lot coverage is calculated as a percentage of the total lot area.
2 Minimum open space is calculated as a percentage of the total lot area. Minimum open space requirements are waived for lots under 5,000 square feet. Green roofs may be counted towards open space requirements.
3 Recessed entryways as permitted within frontage types [Section 19-3.37(10)(b)] are not considered setbacks and do not detract from the percentage of frontage occupancy.
4 A side yard shall not be required, but, if provided shall not be less than six feet in width

Zoning Summary

Zoning District:	Poughkeepsie Innovation District (PID) – Historic Core
Tax Map No.:	278 Main Street: 6162-77-059084
	284 Main Street: 6162-77-062084
	286 Main Street: 6162-77-065083
	Wood Lane: 6162-77-060075
	288 Main Street: 6162-77-068081 (Conveyed from City to Applicant)
Total Lot Area:	0.56 Acres
Building Footprint:	10,405 square feet
Historical Core District:	Yes
Parking Required:	Not required for proposed uses
Existing Use:	Vacant. Last used as Assembly/Storage
Proposed Use:	Commercial (Restaurant) / Residential

Parking Requirements

No Off-Street Parking Required for Commercial or Residential in this District	24 apartments total: (2) studio (14) 1 bedroom (8) 2 bedroom	0 parking spaces
Restaurant / Commercial		
No Off-Street Parking Required for Commercial or Residential in this District	10,940 sf	0
Total Required Parking Spaces		***0 Parking Spaces***
Total Proposed Parking Spaces		**0 Parking Spaces**

Notes:

1. Per City of Poughkeepsie Zoning Chapter 19-4.3 (9):

   All or portions of the off-street parking requirement may be waived by the Planning Board, provided that:

   (a) The proposed use is within six hundred (600) feet of a municipally operated off-street parking facility or privately owned parking area.

   (b) The Planning Board shall, at the time of its approval of a site development plan, certify on such plan that the municipally operated off-street parking facility or, in the case where nearby private parking area is to be utilized, the private parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility. In determining the existence of such adequate capacity, the Planning Board shall consider the need for preventing frequent parking on the street by persons visiting or connected with each use which is proposed to be served by such off-street municipal or private parking facility.

3. The hours of operation for the commercial use are 7am – 11pm daily.
4. Site lighting will be on from dusk to dawn, with photocell switching

Index of Drawings

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Sheet 2 of 11 Demolition Plan
Sheet 3 of 11 Site Plan
Sheet 4 of 11 Grading Plan
Sheet 5 of 11 Planting Plan
Sheet 6 of 11 Site Details
Sheet 7 of 11 Drainage Plan
Sheet 8 of 11 Erosion & Sediment Control Plan
Sheet 9 of 11 Floor Plans
Sheet 10 of 11 Elevations
Sheet 11 of 11 Elevations

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 026892 STATE OF NEW YORK

Site Plan

Sheet 1 of 11

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

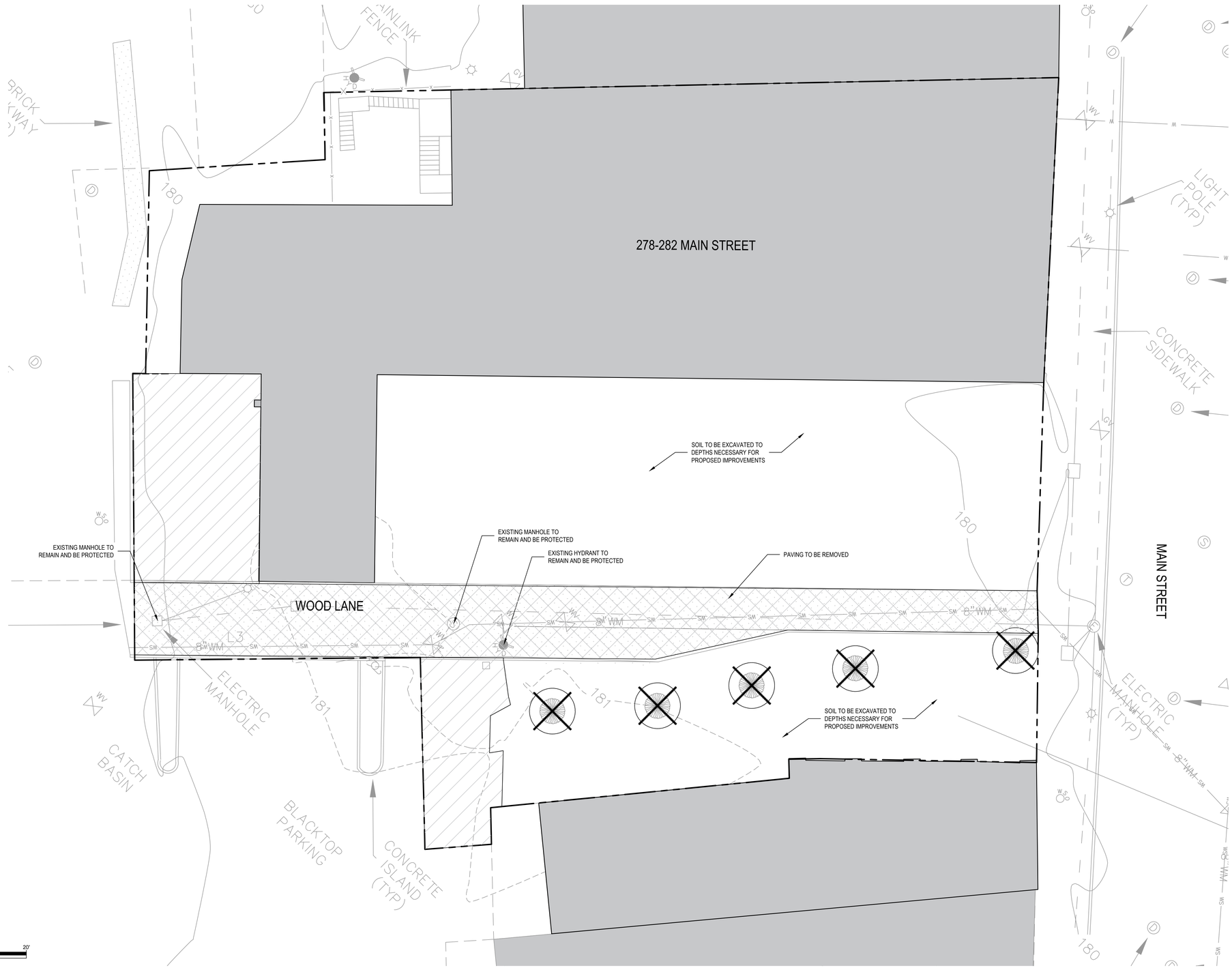
Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

GENERAL SHEET NOTES - DEMOLITION

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
2. CONTRACTOR TO PROVIDE TEMPORARY WALKWAYS AND TRAFFIC SIGNS TO PROTECT PEDESTRIANS
3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION.
4. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
5. ALL REMOVED/DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
6. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

KEY	MATERIAL	DETAIL
	TREE TO BE REMOVED	
	UNIT PAVERS TO BE REMOVED	
	ASPHALT PAVING TO BE REMOVED	
	PROPERTY BOUNDARY	



Demolition Plan

Sheet 2 of 11

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Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
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Beacon, New York 12508

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Beacon, NY12508

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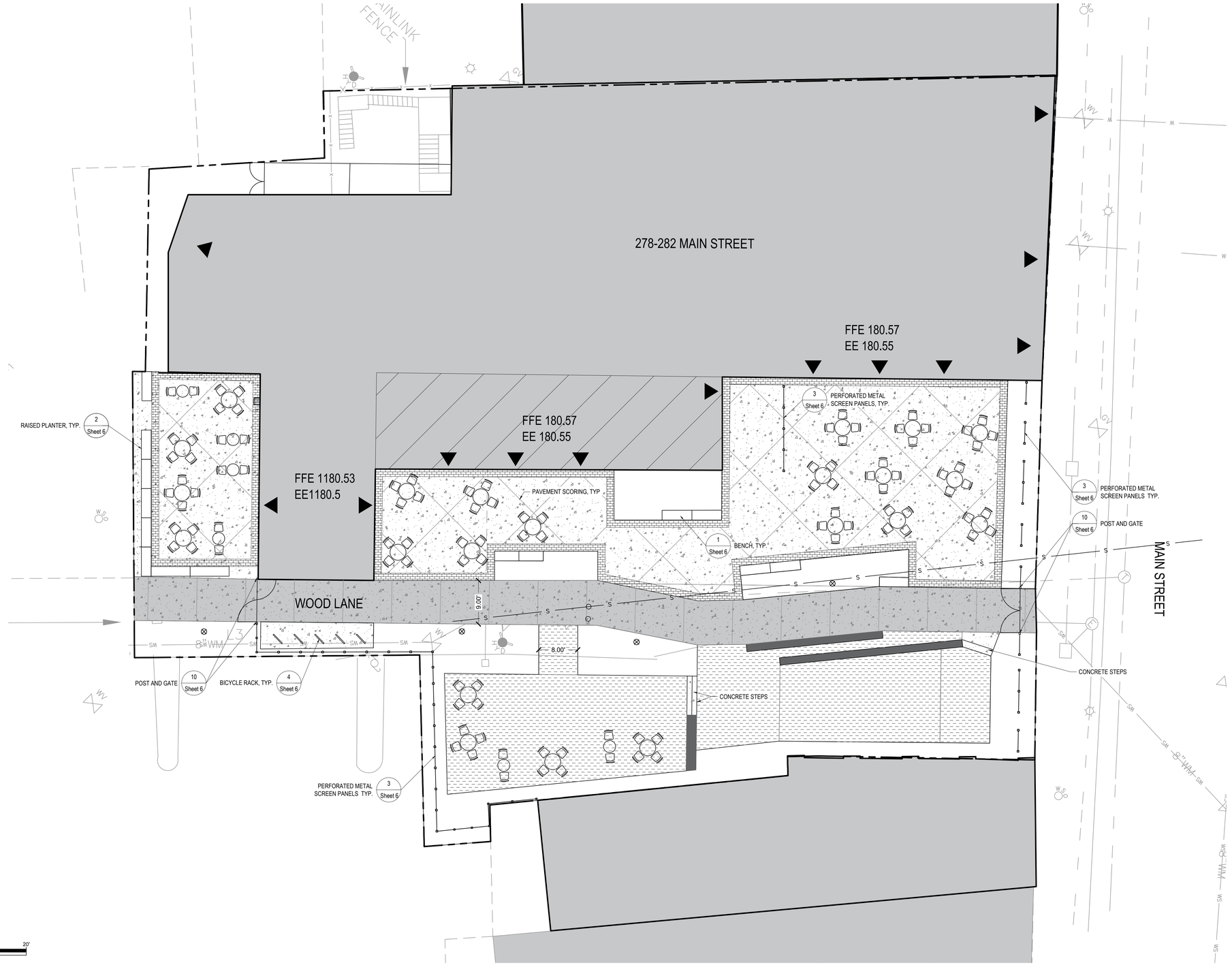

GENERAL SHEET NOTES - LAYOUT

LAYOUT NOTES:

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. SEE CIVIL AND ELECTRICAL DRAWINGS FOR LAYOUT OF UNDERGROUND UTILITIES AND SITE LIGHTING.
4. INSTALL EXPANSION JOINTS EVERY 30' MAX IN CONCRETE PAVEMENT AND IN AREAS WHERE CONCRETE ABUTS CURBS OR OTHER FIXED OBJECTS.
5. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
6. DO NOT SCALE FROM MEASURING DRAWINGS.
7. WALKS, DRIVES, CURBS AND PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.
8. LAYOUT DIMENSIONS AND RADII ARE TO EDGE OF CONCRETE WALKS AND FACE OF CURB.
9. ALL PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED ON PLAN.

KEY	MATERIAL	DETAIL
	MEDIUM DUTY CONCRETE PAVING	9 Sheet 6
	HEAVY DUTY CONCRETE PAVING	8 Sheet 6
	STONE DUST PAVING	5 Sheet 6
	UNIT PAVERS	11 Sheet 6
	SEAT WALL	
	PERFORATED METAL SCREENING PANEL	3 Sheet 6
	SITE FURNISHINGS - TABLES AND CHAIRS	
	PEDESTRIAN LIGHT FIXTURE	
	PROPOSED BUILDING ADDITION	

Site Plan

Sheet 3 of 11

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Hudson Land Design
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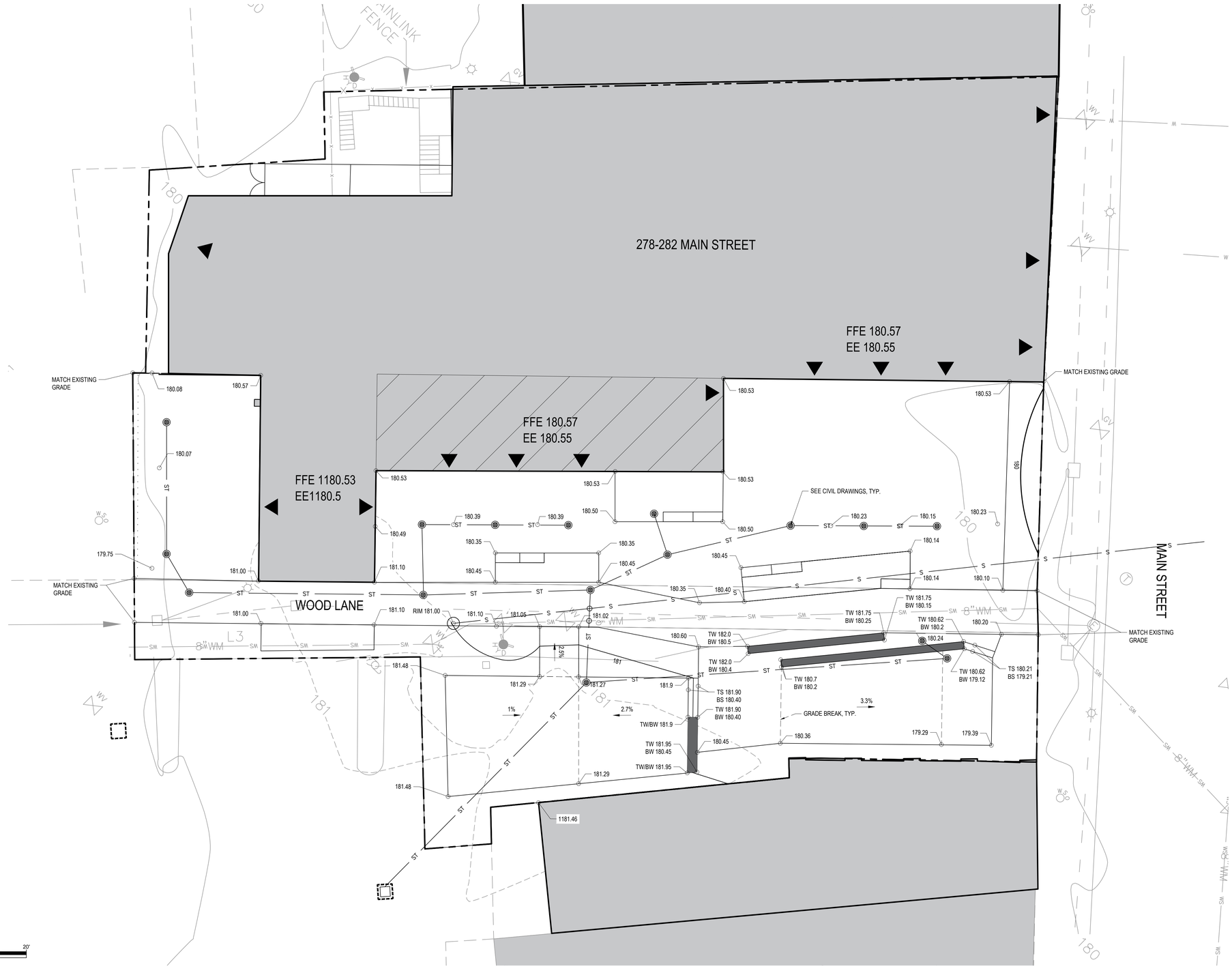
278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

GENERAL SHEET NOTES - GRADING

1. PROPOSED GRADING PLAN BASED ON 03/12/2012 SURVEY COMPLETED BY ROBERT V. OSWALD LAND SURVEYING.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.
5. SEE CIVIL DRAWINGS FOR PROPOSED UTILITIES.



- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED CONTOUR
- TC 389.30 / BC 388.80 — PROPOSED SPOT ELEVATION
- TC911.60 / BC911.17 — EXISTING SPOT ELEVATION
- STORM INLET (SEE CIVIL)
- STORM CULVERT (SEE CIVIL)

TC	=	TOP OF CURB
BC	=	BOTTOM OF CURB
HP	=	HIGH POINT
TW	=	TOP OF WALL
BW	=	BOTTOM OF WALL
RIM	=	RIM ELEVATION
BS	=	BOTTOM OF STAIR
TS	=	TOP OF STAIR
HPS	=	HIGH POINT OF SWALE
FFE	=	FINISH FLOOR ELEVATION
EE	=	ENTRY ELEVATION

- PROPOSED BUILDING ADDITION

Grading Plan

Sheet 4 of 11

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Beacon, NY12508

278-282 Main Street

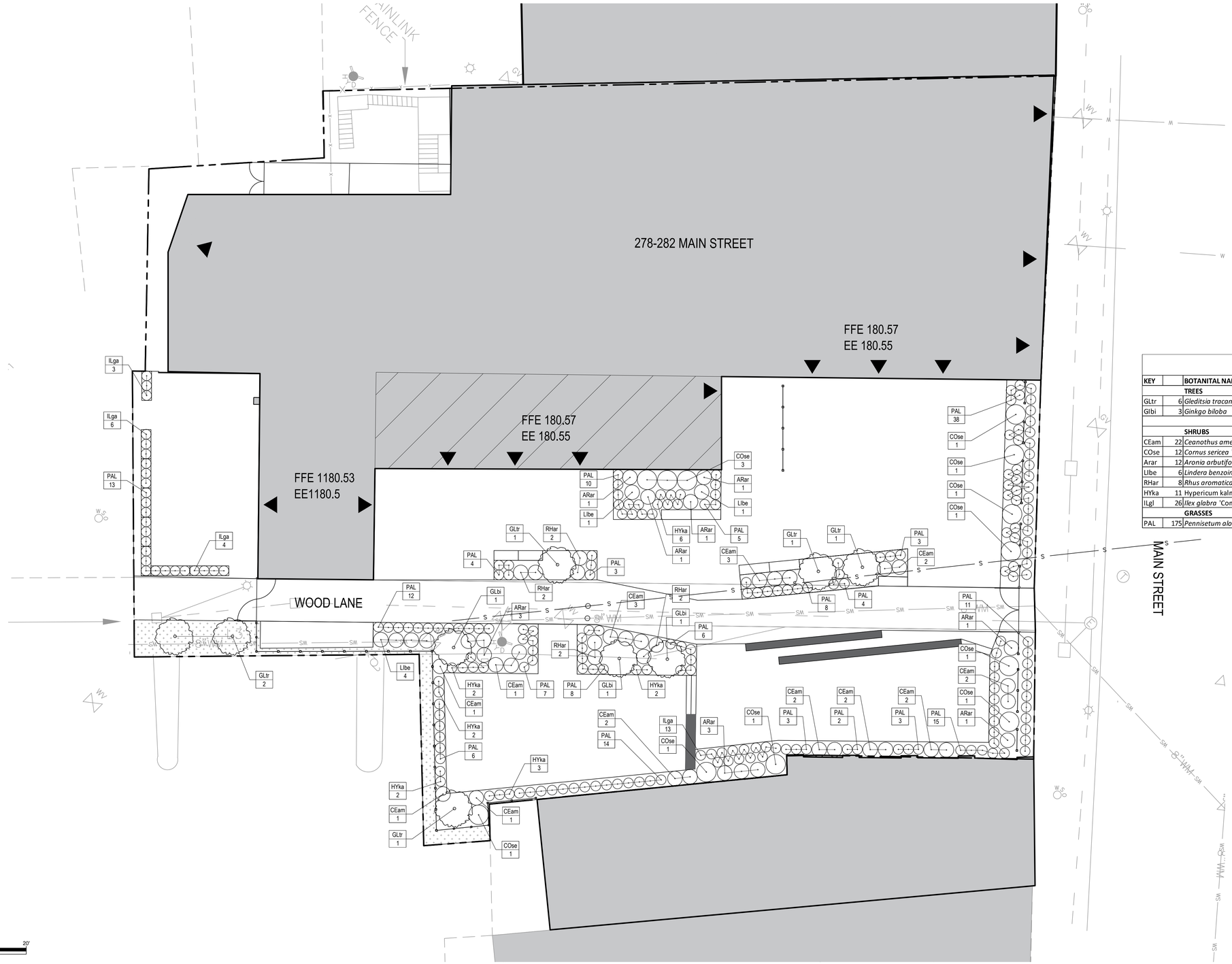
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

GENERAL SHEET NOTES - PLANTING

PLANTING NOTES:

1. ALL PLANTING BEDS TO BE PREPARED AS SPECIFIED: SHRUB BEDS TO BE PREPARED IN THEIR ENTIRETY WITH PLANTING SOIL MIX. TREE PITS TO BE DUG TO DEPTH OF ROOTBALL BY 3X THE DIAMETER.
2. AFTER BEDS ARE PREPARED, THE LANDSCAPE CONTRACTOR IS TO LOCATE TREES, SHRUBS AND VINES AS SHOWN ON PLANS. TREE, SHRUB AND PERENNIAL LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
3. NO PLANTS ARE TO BE PLANTED UNDER ROOF OVERHANGS OR CANOPIES.
4. ANY AND ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT SHOWN AS PAVED OR PLANTED BED ARE TO BE SEEDED AS TURF, UNLESS INDICATED OTHERWISE. PREPARE AND SEED TURF AS PER SPECIFICATIONS AND DETAILS.
5. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 260.1 "AMERICAN STANDARD FOR NURSERY STOCK".
6. MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
7. TURF IS TO BE ESTABLISHED EARLY ENOUGH TO ACHIEVE 80% COVERAGE BY THE END OF THE GROWING SEASON.

KEY	MATERIAL	DETAIL
	LOW MOW GRASS OR TURF	
	SHRUB PLANTING	12 Sheet 6
	TREE PLANTING	13 Sheet 6
	PERFORATED METAL SCREEN	
	PROPOSED BUILDING ADDITION	



PLANTING SCHEDULE

KEY		BOTANITAL NAME	COMMON NAME	ROOT	SIZE	NOTES
		TREES				
GLtr	6	*Gleditsia tracanthos*	Honeylocust	B &B	2"-2-1/2	
Glbi	3	*Ginkgo biloba*	Ginkgo	B&B	2" - 2.5" CAL	Male
		SHRUBS				
CEam	22	*Ceanothus americanus*	New Jersey Tea	#3 cont.	18"-24"	
COse	12	*Cornus sericea* 'Farrow' Arctic Fire	Red Twig Dogwood	#3 cont.	18"-24"	
Arar	12	*Aronia arbutifolia*	Red Chokeberry			
Llbe	6	*Lindera benzoin*	Spicebush	#5 cont.	3'-4'	
RHar	8	*Rhus aromatica* 'Gro-Low'	Gro-low Fragrant Sumac	#3 cont.	18"-24"	
HYka	11	Hypericum kalmianum 'Ames'	Ames Kalm St. John's Wort	#3 cont.	15"-18"	
ILgl	26	*Ilex glabra* 'Compacta'	Compact Inkberry	#3 cont.	18"-24"	Five are to be male
		GRASSES				
PAL	175	*Pennisetum alopecuroides 'Hameln'*	Dwarf Fountain Grass	#2 cont.		

Planting Plan

Sheet 5 of 11

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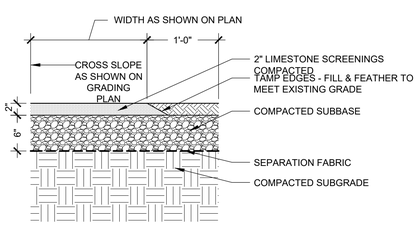
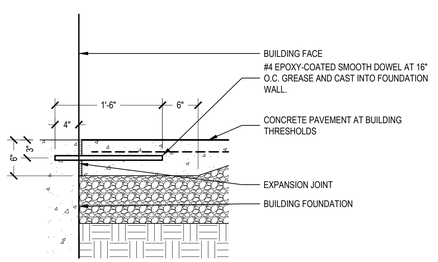
BASIS OF DESIGN: TOURNESOL WILSHIRE BENCH - WCF-48
MATERIAL: CONCRETE
BASE COLOR: CHARCOAL

1 BENCH
Scale: 1/4"=1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE AROUND PIN AND MESH



5 STONE DUST PAVING
Scale: 1"=1'-0"

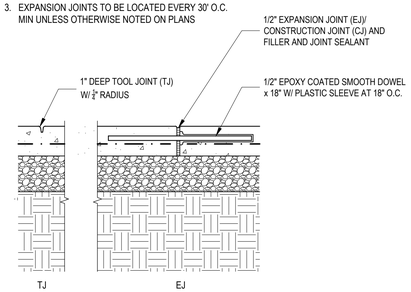


6 PIN AT BUILDING THRESHOLD
Scale: 1"=1'-0"

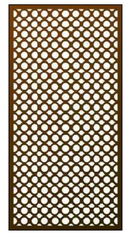
EXAMPLES OF FURNISH RAISED PLANTER WITH OPTION PLANTING SCREEN
BASIS OF DESIGN: TOURNESOL WILSHIRE SCREEN
COLOR: BLACK

2 FURNISHED RAISED PLANTERS
Scale: 1/4"=1'-0"

NOTES:
1. SEE PLANS FOR LOCATION AND TYPE OF JOINTS.
2. OVERLAP MESH SHEETS 1'-0" MIN.
3. EXPANSION JOINTS TO BE LOCATED EVERY 30' O.C. MIN UNLESS OTHERWISE NOTED ON PLANS



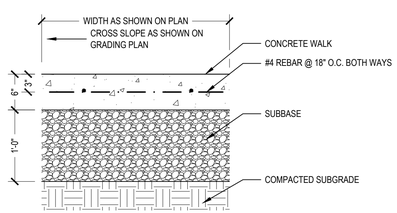
7 CONCRETE JOINTS
Scale: 1"=1'-0"



EXAMPLES OF PERFORATED METAL SCREENING PANELS
BASIS OF DESIGN: PARASOLEIL EQUINOX SERIES - LUNAR SCREEN SYSTEM
MATERIAL: ALUMINUM WITH POWDER COAT PATINA FINISH IN COR11
PATTERN: FATHOMS

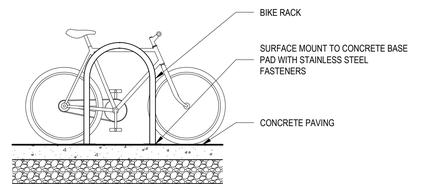
3 PERFORATED METAL SCREENING PANELS
Scale: 1/4"=1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE ON REBAR



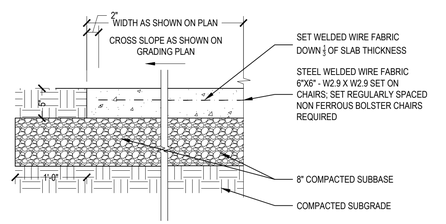
8 HEAVY DUTY CONCRETE PAVEMENT
Scale: 1"=1'-0"

BASIS OF DESIGN: DERO HOOP RACK
FINISH: POWDER COAT
BASE COLOR: BLACK



4 BICYCLE RACK
Scale: 1/2"=1'-0"

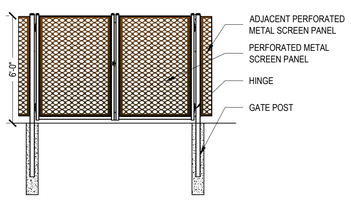
NOTES:
1. WELDED WIRE MESH MUST BE SET ON CHAIRS, PULLING WIRE MESH UP FROM SUB BASE WHEN PLACING CONCRETE IS NOT PERMITTED.
2. 2" MINIMUM CONCRETE COVERAGE ON MESH AND TIES.



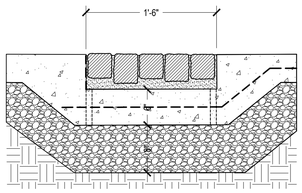
9 MEDIUM DUTY CONCRETE PAVEMENT
Scale: 1"=1'-0"

BASIS OF DESIGN: OMEGA UNIK DOUBLE SWING GATE WITH PERFORATED METAL SCREEN PANEL
COLOR: RUST

GATE HARDWARE TO BE INSTALLED TO ALLOW RESIDENT ACCESS AFTER HOURS

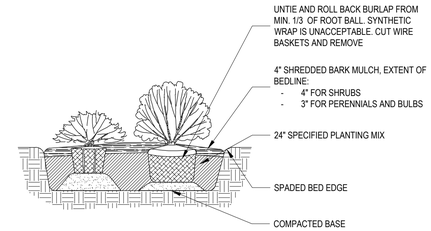


10 POST AND GATE
Scale: 1/4"=1'-0"



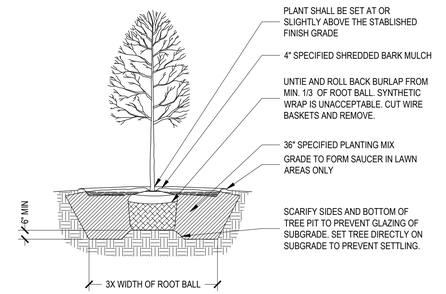
11 UNIT PAVERS
Scale: 1"=1'-0"

NOTES:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY OR CONTAINER.
2. PROVIDE COMPACTED BASE UNDER ROOT BALL ONLY TO PREVENT SETTLING.
3. CUT ANY CIRCLING ROOTS AND TEASE APART ROOTS OF POT BOUND CONTAINERIZED PLANTS.
4. DO NOT USE TREATED BURLAP.



12 SHRUB PLANTING
Scale: 1/4"=1'-0"

NOTES:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY OR CONTAINER.
2. PROVIDE COMPACTED BASE UNDER ROOT BALL ONLY TO PREVENT SETTLING.
3. ENTIRE BED EXCAVATED AND BACKFILLED WITH SPECIFIED PLANTING MIX.



13 TREE PLANTING
Scale: 1/4"=1'-0"

Site Details

Sheet 6 of 11

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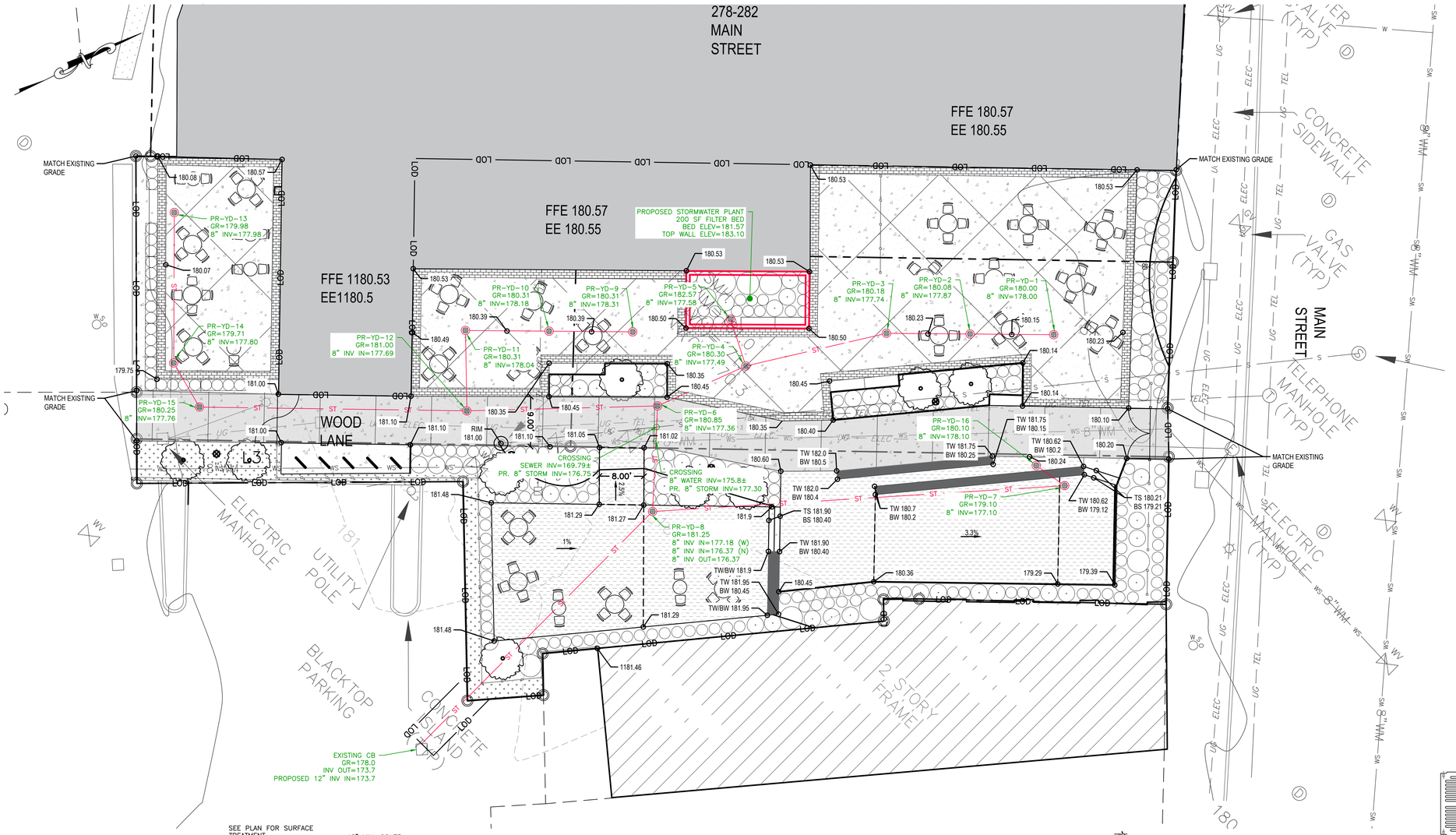
Scale: As Noted
June 29, 2021



PROJECT INFORMATION:

PARCEL OWNER:	KIRCHNER REALTY, INC.; 2406 NEW HACKENSACK RD. POUGHKEEPSIE, NY 12603
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	278-282 MAIN ST. POUGHKEEPSIE, NY 12601
TAX PARCEL ID:	6162-77-059084, 062084, 065083, 060075, & 068081
PARCEL AREA:	±0.56-ACRES
WATER SUPPLY:	PUBLIC
SEWAGE DISPOSAL:	PUBLIC

MAP REFERENCES:

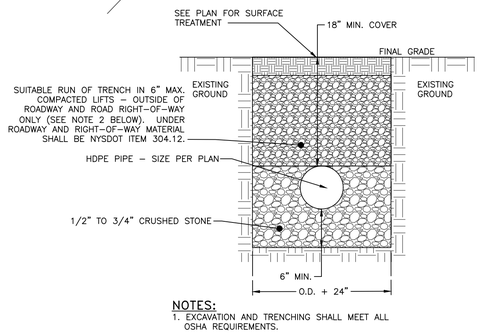
1. EXISTING FEATURES SHOWN PER A MAP ENTITLED "SUBDIVISION AND LOTLINE REALIGNMENT FOR THE LANDS OF THE CITY OF POUGHKEEPSIE & KIRCHNER REALTY, INC" COMPLETED BY ROBERT V. OSWALD LAND SURVEYING DATED MARCH 27, 2012.
2. REFER TO OTHER SHEETS IN SET PREPARED BY ARYEH SIEGEL, ARCHITECT AND TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS.

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS SHALL COMPLY WITH CITY REQUIREMENTS.
2. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
3. INVERT AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ROOF LEADERS WILL BE CONNECTED TO THE PROPOSED STORMWATER PLANTER AS SHOWN ON THIS PLAN.

GRADING & DRAINAGE NOTES:

1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH. REFER TO THE E&SC PLAN.
2. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING LESS THAN ONE (1) ACRE IN AREA.
3. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO AREAS OF TRAPPED DRAINAGE FOLLOWING CONSTRUCTION. POSITIVE PITCH TO PROMOTE OVERLAND FLOW TO ADEQUATE DISCHARGE LOCATIONS IS REQUIRED.
4. GRADING ADJACENT TO BUILDING SHALL MEET BUILDING CODE REQUIREMENTS.
5. SPOT ELEVATIONS ALONG CURBING DENOTE BOTTOM CURB ELEVATION UNLESS OTHERWISE NOTED.
6. ALL PARKING SPACES AND SIDEWALK GRADES SHALL BE ADA COMPLIANT.

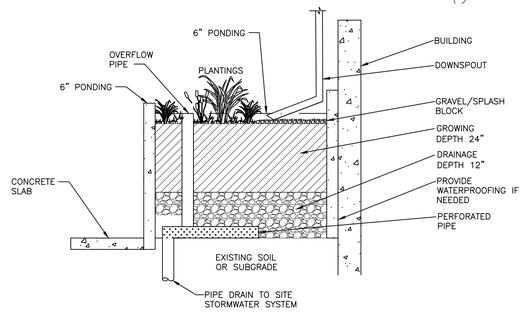


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

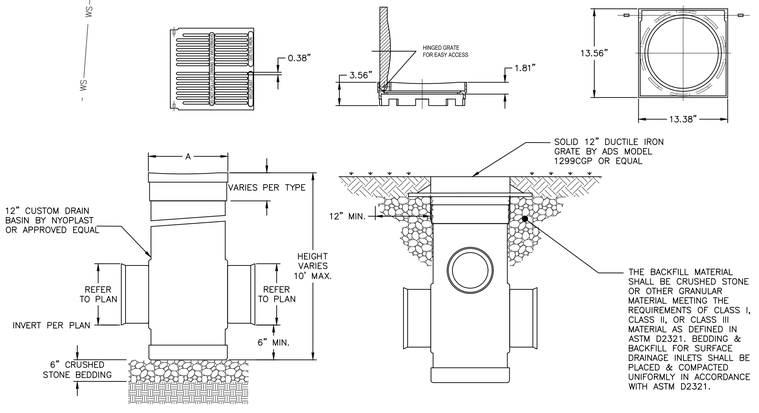
STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

DRAINAGE PLAN
SCALE: 1" = 10'
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



STORMWATER PLANTER DETAIL
NOT TO SCALE



YARD DRAIN DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

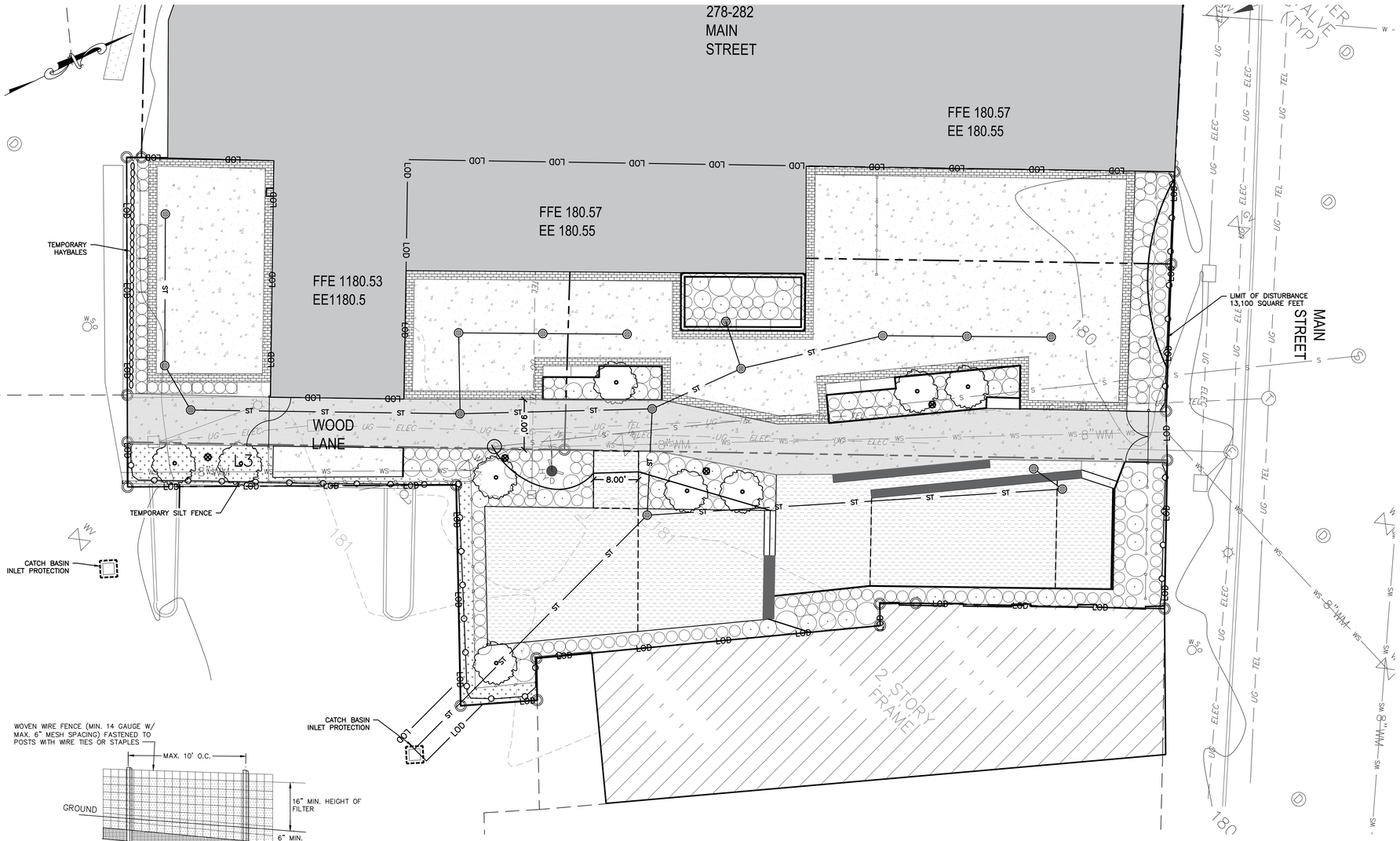
DRAINAGE PLAN

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-059084, 062084, 065083, 060075, & 068081

JOB #:	2021:007
DATE:	6/29/2021
SCALE:	1" = 10'
TITLE:	DR-1
SHEET:	7 OF 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

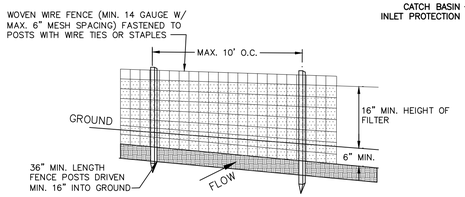
GRAPHIC SCALE

10 0 5 10 20 40

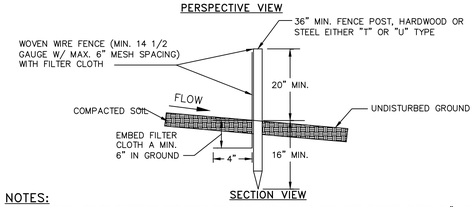
(IN FEET)
1 inch = 10 ft.

EROSION AND SEDIMENT CONTROL NOTES:

1. NOTIFY 811 AT LEAST FORTY-EIGHT (48) HOURS, EXCLUDING THE DAY OF THE NOTIFICATION, BEFORE ANY GROUND DISTURBANCE HAS COMMENCED AND HAVE THE UNDERGROUND UTILITIES MARKED OUT. WAIT FOR THE AFFECTED UTILITY OPERATORS TO RESPOND, AND THEN CONFIRM THE UTILITIES HAVE BEEN ACCURATELY LOCATED. RESPECT THE IDENTIFIED LOCATIONS AND DIG ACCORDINGLY, TAKING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARK OUTS CANNOT BE MAINTAINED AND/OR GROUND DISTURBANCE CONTINUES LONGER THAN TEN (10) DAYS, NOTIFY 811 AND REQUEST A REMARK.
2. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND/OR STORMWATER POLLUTION PREVENTION PLAN ('SWPPP'). IF APPLICABLE, SHALL NOT BE CONSTRUED TO PROHIBIT THE STATE OF NEW YORK FROM EXERCISING ANY AUTHORITY PURSUANT TO THE ENVIRONMENTAL CONSERVATION LAW, COMMON LAW, OR FEDERAL LAW. ADDITIONALLY, NEW YORK STATE SHALL NOT BE PROHIBITED FROM TAKING ANY MEASURES, WHETHER CIVIL OR CRIMINAL, TO PREVENT VIOLATIONS OF THE LAWS OF THE STATE OF NEW YORK, OR PROTECT THE PUBLIC HEALTH AND SAFETY AND/OR THE ENVIRONMENT.
3. AUTHORIZED REPRESENTATIVES FROM ANY REGULATORY AGENCIES HAVING JURISDICTION MAY ENTER AND INSPECT, AT REASONABLE TIMES, UPON PRESENTATION OF VALID CREDENTIALS TO ENSURE COMPLIANCE WITH SECTION 402 OF THE CLEAN WATER ACT AND ARTICLE 17 OF THE ENVIRONMENTAL CONSERVATION LAW.
4. EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES, COLLECTIVELY KNOWN AS BEST MANAGEMENT PRACTICES ('BMP'S'), SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S), SWPPP, IF APPLICABLE, AND THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. ACTIVE DISTURBANCE SHALL BE LIMITED TO A FIVE (5) ACRE MAXIMUM AT ANY TIME, UNLESS AUTHORIZATION FOR A LARGER DISTURBANCE BY THE NYSDEC IS GRANTED.
6. CLEARING, GRUBBING, AND/OR STRIPPING OF TOPSOIL SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. THE AFOREMENTIONED SCOPE OF WORK MAY NOT COMMENCE IN ANY STAGE OF THE CONSTRUCTION SEQUENCE UNTIL THE BMPS SPECIFIED HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, STORMWATER POLLUTION PREVENTION PLAN ('SWPPP'), IF APPLICABLE, AND/OR THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
7. ALL GROUND DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLAN. DEVIATION FROM THAT CONSTRUCTION SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL STORMWATER MANAGEMENT OFFICER AND/OR THE NYSDEC PRIOR TO IMPLEMENTATION.
8. INSPECTION AND MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE THE INTEGRITY AND EFFECTIVENESS OF INSTALLED BMPS. A TRAINED CONTRACTOR, AT AMINIMUM HAVING CURRENT CREDENTIALS FOR THE NYSDEC 4-HOUR EROSION AND SEDIMNET CONTROL TRAINING, SHALL INSPECT BMPS WITHIN THE ACTIVE WORK AREA DAILY AND AFTER EVERY STORMWATER EVENT, THAT GENERATES RUNOFF. A SIMILARLY QUALIFIED INSPECTOR SHALL INSPECT BMPS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS. IN THE EVENT DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING THE NECESSARY CORRECTIVE ACTIONS WITHIN ONE (1) BUSINESS DAY AND COMPLETE CORRECTIVE ACTIONS IN A REASONABLE TIMEFRAME.
9. DUST CONTROL SHALL BE IMPLEMENTED DURING PERIODS OF DRY WEATHER TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES. APPROPRIATE DUST CONTROL MAY UTILIZE VEGETATIVE COVER, MULCH, OR SPRINKLING WITH WATER.
10. RE-STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED, INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS. WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR STABILIZATION IS UNACCEPTABLE.
11. TEMPORARY STABILIZATION VIA SEEDING SHALL OCCUR IN ACCORDANCE WITH THE TEMPORARY SEEDING SCHEDULE, GENERALLY SOWN IN SPRING, MARCH THROUGH MAY, AND/OR FALL, SEPTEMBER THROUGH OCTOBER, APPLICATION INTO NOVEMBER IS PERMISSIBLE SHOULD RYE BE UTILIZED. DURING SUMMER MONTHS, JUNE THROUGH AUGUST, AND WINTER MONTHS, DECEMBER THROUGH FEBRUARY, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, MULCHING ONLY SHALL BE IMPLEMENTED. MULCH THE AREA WITH HAY OR STRAW AT A RATE OF TWO (2) TONS PER ACRE, APPROXIMATELY NINETY (90) LBS. PER 1000 SQ. FT. OR TWO (2) BALES. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.
12. PRIOR TO TEMPORARY STABILIZATION, THE AREA SHALL BE ROUGH GRADED AND CONSTRUCTED SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS SHALL BE REMOVED.
13. PERMANENT STABILIZATION VIA SEEDING SHALL BE IN ACCORDANCE WITH THE PERMANENT SEEDING SCHEDULE, GENERALLY SOWN FROM MARCH THROUGH MAY OR SEPTEMBER THROUGH OCTOBER, NOVEMBER IF RYE IS UTILIZED. DURING SUMMER MONTHS, JUNE THROUGH AUGUST, AND WINTER MONTHS, DECEMBER THROUGH FEBRUARY, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, MULCHING ONLY SHALL BE IMPLEMENTED. PERMANENT STABILIZATION VIA SEEDING MAY BE UNDERTAKEN DURING THE SUMMER MONTHS IF PLANS PROVIDE FOR ADEQUATE WATERING. MULCH THE AREA WITH STRAW AT A RATE OF TWO (2) TONS PER ACRE, APPROXIMATELY NINETY (90) LBS. PER 1000 SQ. FT. OR TWO (2) BALES. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.
14. PRIOR TO PERMANENT STABILIZATION, ROUGH GRADE OF CONSTRUCTED SLOPES SHALL BE SCARIFIED AND LOOSENED TO A MINIMUM DEPTH OF FOUR (4) INCHES WITH MECHANICAL RAKES PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE SPREAD TO A LOOSELY COMPACTED UNIFORM MINIMUM THICKNESS OF FOUR (4) INCHES. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES, AS NEEDED, TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, SATURATED, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
15. THE INTEGRITY AND EFFECTIVENESS OF TEMPORARY BMPS SHALL BE MAINTAINED AND NOT REMOVED UNTIL ALL GROUND DISTURBANCE TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED, E.G. EIGHTY (80) PERCENT UNIFORM DENSITY OF PERMANENT VEGETATION OR A PERMANENT APPLICATION OF AN ALTERNATIVE GROUNDCOVER IN ACCORDANCE WITH THE APPROVED SITE PLAN.
16. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT MIGRATION, THE LOCAL STORMWATER MANAGEMENT OFFICER, THEIR INSPECTOR, AND/OR THE NYSDEC SHALL BE NOTIFIED AND APPROPRIATE BMPS SHALL BE IDENTIFIED AND INSTALLED.
17. ADDITIONAL BMPS MAY BE REQUIRED BY THE LOCAL STORMWATER MANAGEMENT OFFICER, THEIR INSPECTOR, AND/OR THE NYSDEC DEPENDENT UPON FIELD CONDITIONS. ANY ADDITIONAL BMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.



PERSPECTIVE VIEW

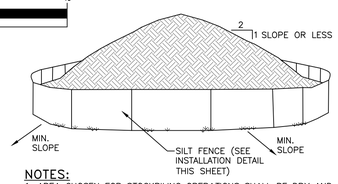


SECTION VIEW

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. 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 EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

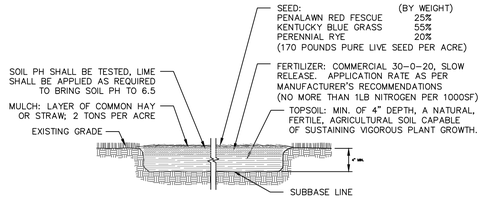
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

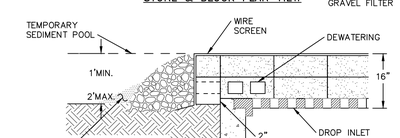
TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



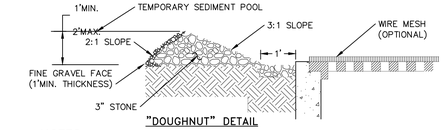
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



STONE & BLOCK PLAN VIEW

STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

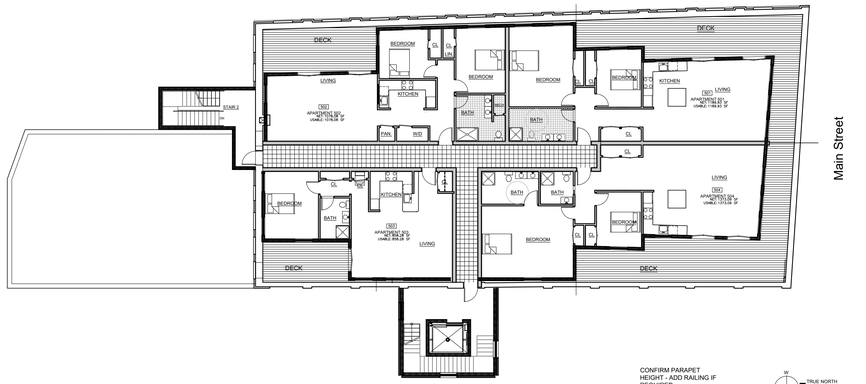
EROSION & SEDIMENT CONTROL PLAN

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-059084, 062084, 065083, 060075, & 068081

JOB #:	2021:007
DATE:	6/29/2021
SCALE:	1" = 10'
TITLE:	EC-1
SHEET:	8 OF 11

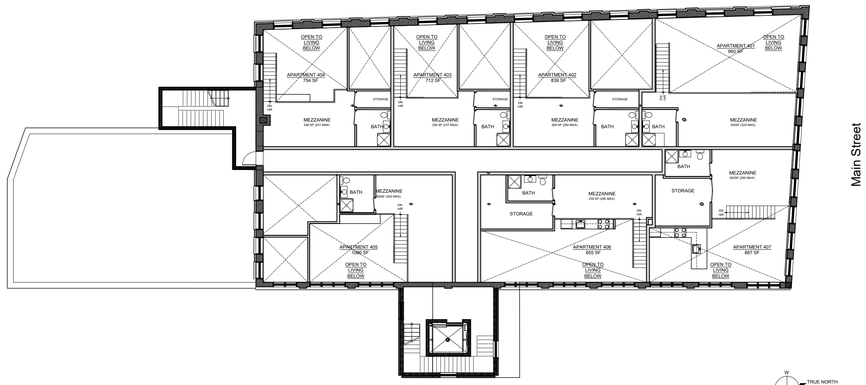
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



CONFIRM PARAPET HEIGHT - ADD RAILING IF REQUIRED

5th Floor Plan

Scale: 1/16" = 1'-0"

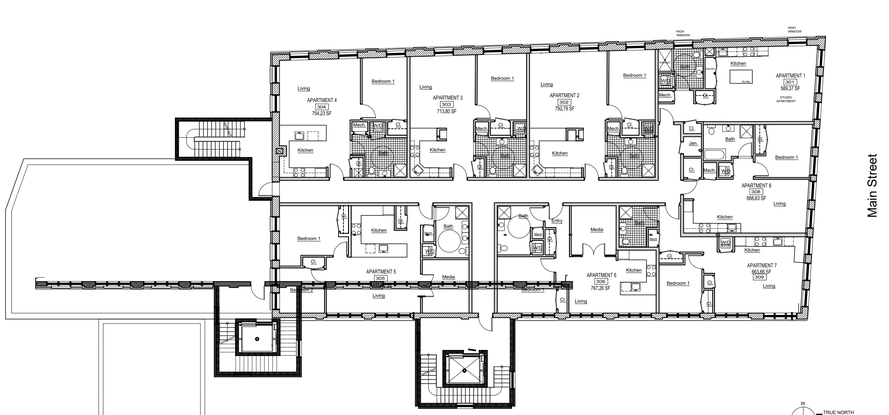


4th Floor Loft Plan

Scale: 1/16" = 1'-0"

4th Floor Plan

Scale: 1/16" = 1'-0"

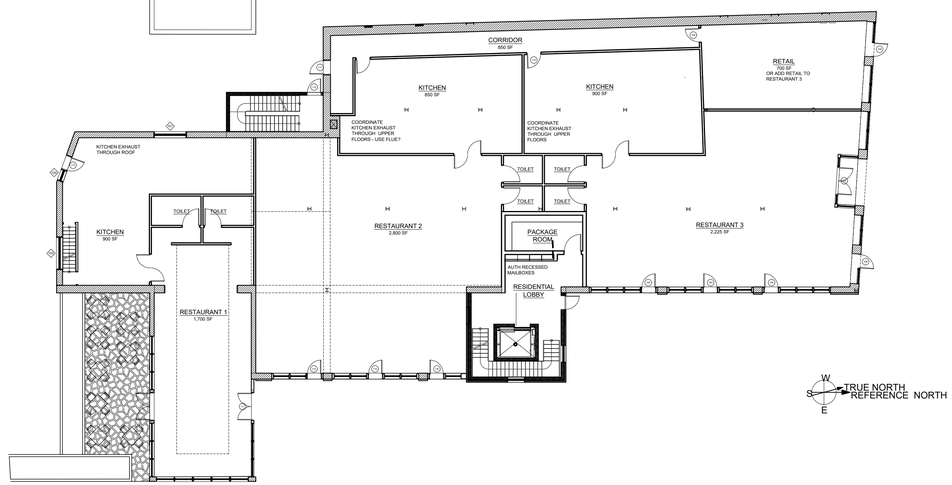


3rd Floor Plan

Scale: 1/16" = 1'-0"

2nd Floor Plan

Scale: 1/16" = 1'-0"



1st Floor Plan

Scale: 1/16" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF

Floor Plans

Sheet 9 of 11

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

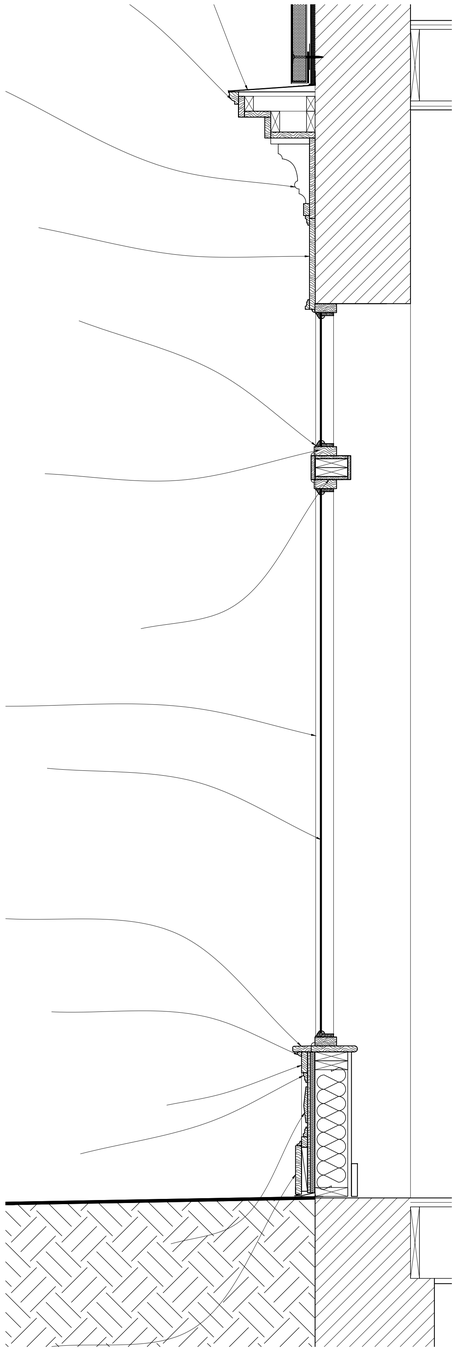
Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021



Typical Storefront Section

Scale: 1" = 1'-0"

Elevation: West

Scale: ⅛" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2			
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5			
6			
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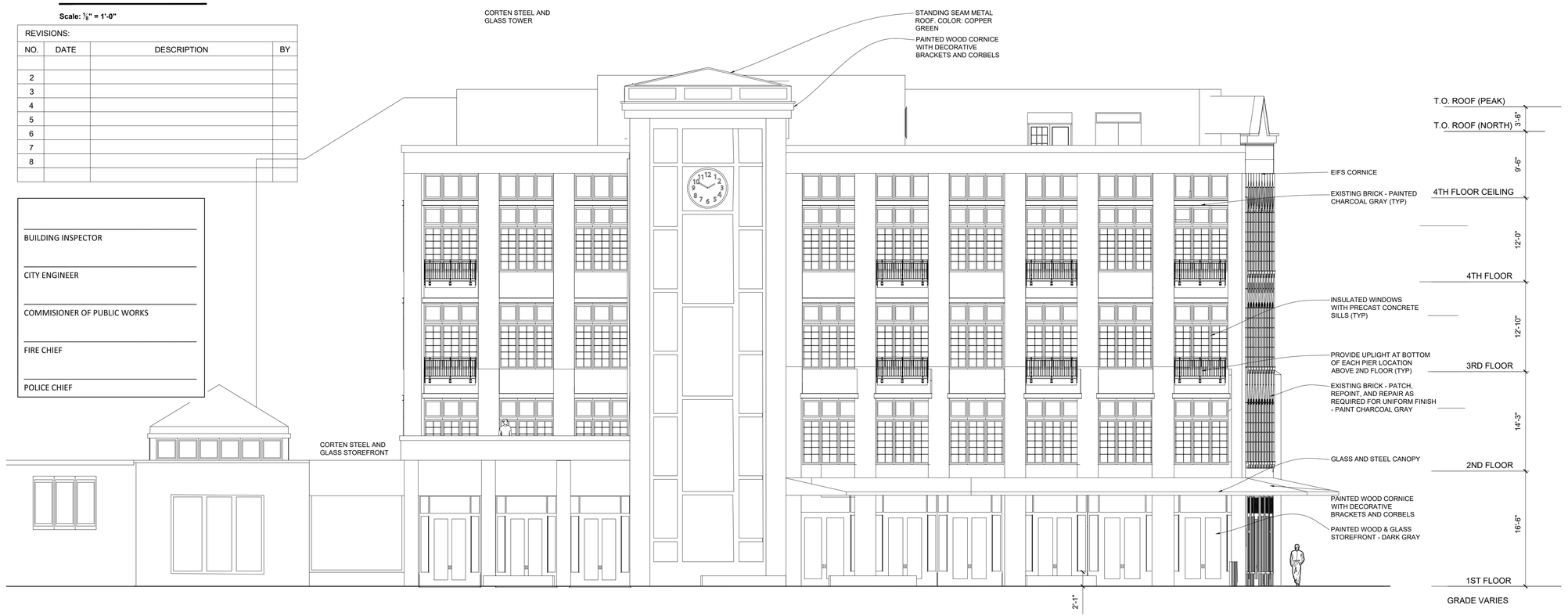
BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF



Elevation: East

Scale: ⅛" = 1'-0"

Elevations

Sheet 10 of 11

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
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Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

REGISTERED ARCHITECT JOSEPH J. SIEGEL 043892 STATE OF NEW YORK

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

Elevation: South

Scale: 1/8" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2			
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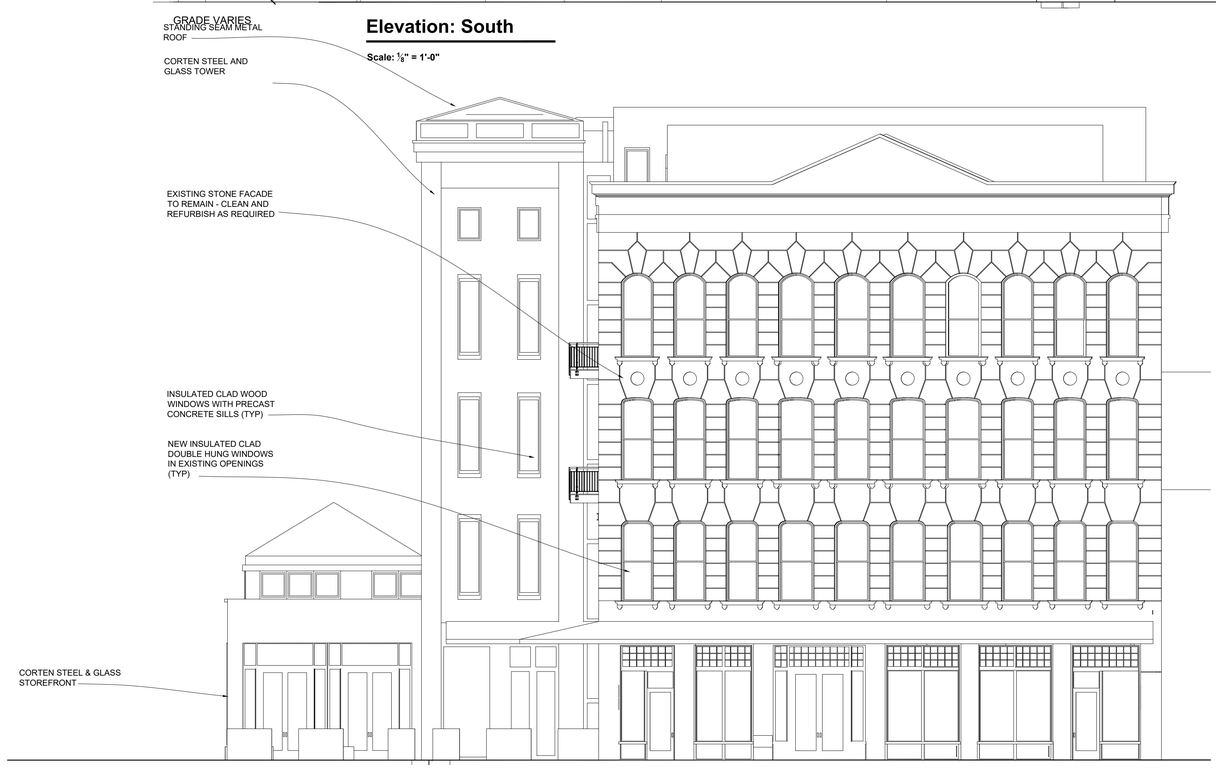
View 1

View 2

View 3



Elevation: North (With Side View of Stair Tower)

Scale: 1/8" = 1'-0"

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF

Elevation: North

Scale: 1/8" = 1'-0"

Elevations

Sheet 11 of 11

Owner / Applicant:
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514 Main Street
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Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

REGISTERED ARCHITECT ROBERT JOSEPH SIEGEL 026492 STATE OF NEW YORK

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

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:

278-282 Main Street

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

278-282 Main Street, Poughkeepsie NY 12601

Brief Description of Proposed Action:

The applicant wishes to renovate and develop the existing building and lots at 278-282 Main Street in the City of Poughkeepsie's downtown area. The site is comprised of 5 city lots (6162-77-059084, -062084, -065083, -060075 and -068081), which includes the locally historical Kirchner Hall at 278 Main Street. Modifications to Kirchner Hall include the renovation of Kirchner Hall's old facade along its 1st floor frontage with Main Street and the restoration of the Main Street facade above the 1st floor storefront, the replacement of old windows and/or installation of brand new ones, the addition of a brand new 5th story to the existing building and revamping of the building's interior to create 24 new apartments. The existing building's 1st floor will be modified and expanded to accommodate 3 restaurants and a retail store. Additionally a new tower expansion will be constructed on the building's east side which will display a large clock and serve as access staircases/elevator for the apartment residents. For the lots east of Kirchner Hall, the space will be developed to serve as a public space/park for gatherings and outside entertainment as well as outdoor seating for the restaurants.

Name of Applicant or Sponsor:	Telephone: (845) 452-3045
Kirchner Realty, Inc. / Michael DeCordova (contact)	E-Mail: decordovamichael@gmail.com

Address:

2406 New Hackensack Road

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12603

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

3. a. Total acreage of the site of the proposed action? 0.56 acres
   b. Total acreage to be physically disturbed? 0.30 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.56 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

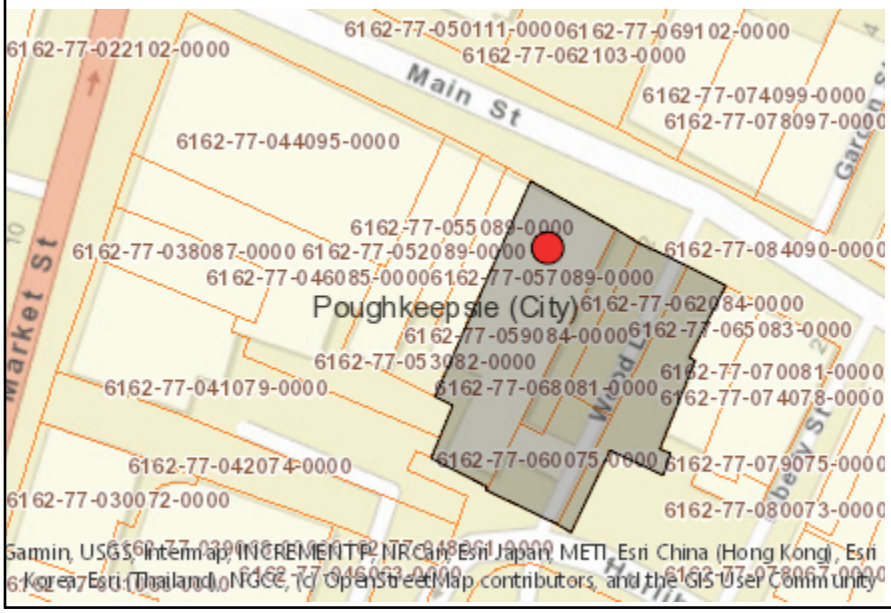
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
On site storm management system with overflow to the city's storm collection system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		
314071 - C (Completed); C314125 - C (Completed); B00148 - C (Completed); C314126 - A (Active); C314126A - A (Active); C314134 - A (Active); C314122 - A (Active); C314130 - A (Active). Please see attached DEC Site Records for more detail		

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

Applicant/sponsor name: Hudson Land Design Professional Engineering, P.C. Date: 7/27/21

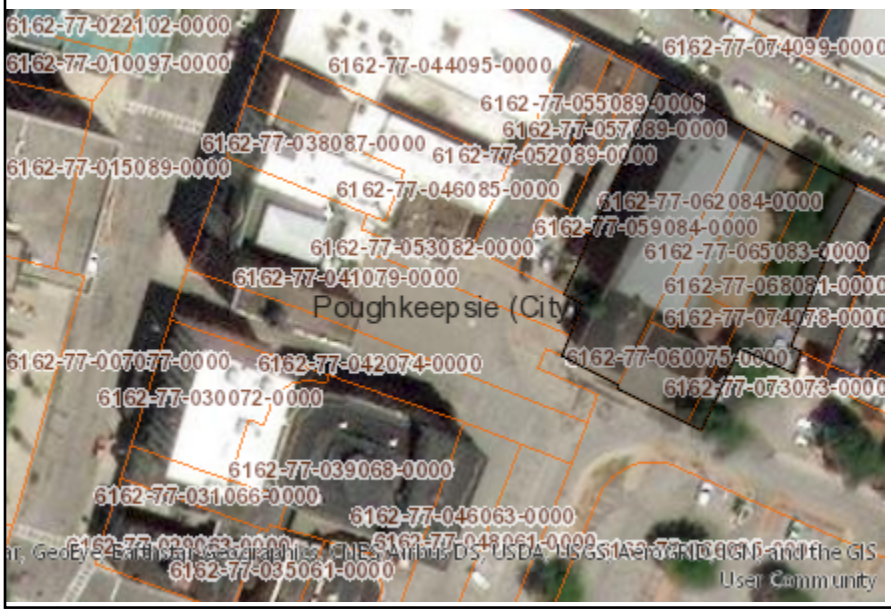
Signature: _____ Title: Daniel G. Koehler, P.E. Engineer for Applicant

PRINT FORM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



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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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126, C314126A, C314134, 314122, C314130
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]	Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, New York State Armory, Young Men's Christian Association, Lady Washington Hose Company, Dutchess County Court House, Main Mall Row, Poughkeepsie Trust Company, Poughkeepsie Savings Bank, Church Building, First Baptist Church, Upper-Mill Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

We

Criteria | Spatial | Results

Lookup | USN | Survey | National Register | Library

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National Register Number: ex: 94NR00710

Survey Number: ex: 14SR00001

Submission Token: ex: ABCDEF012345

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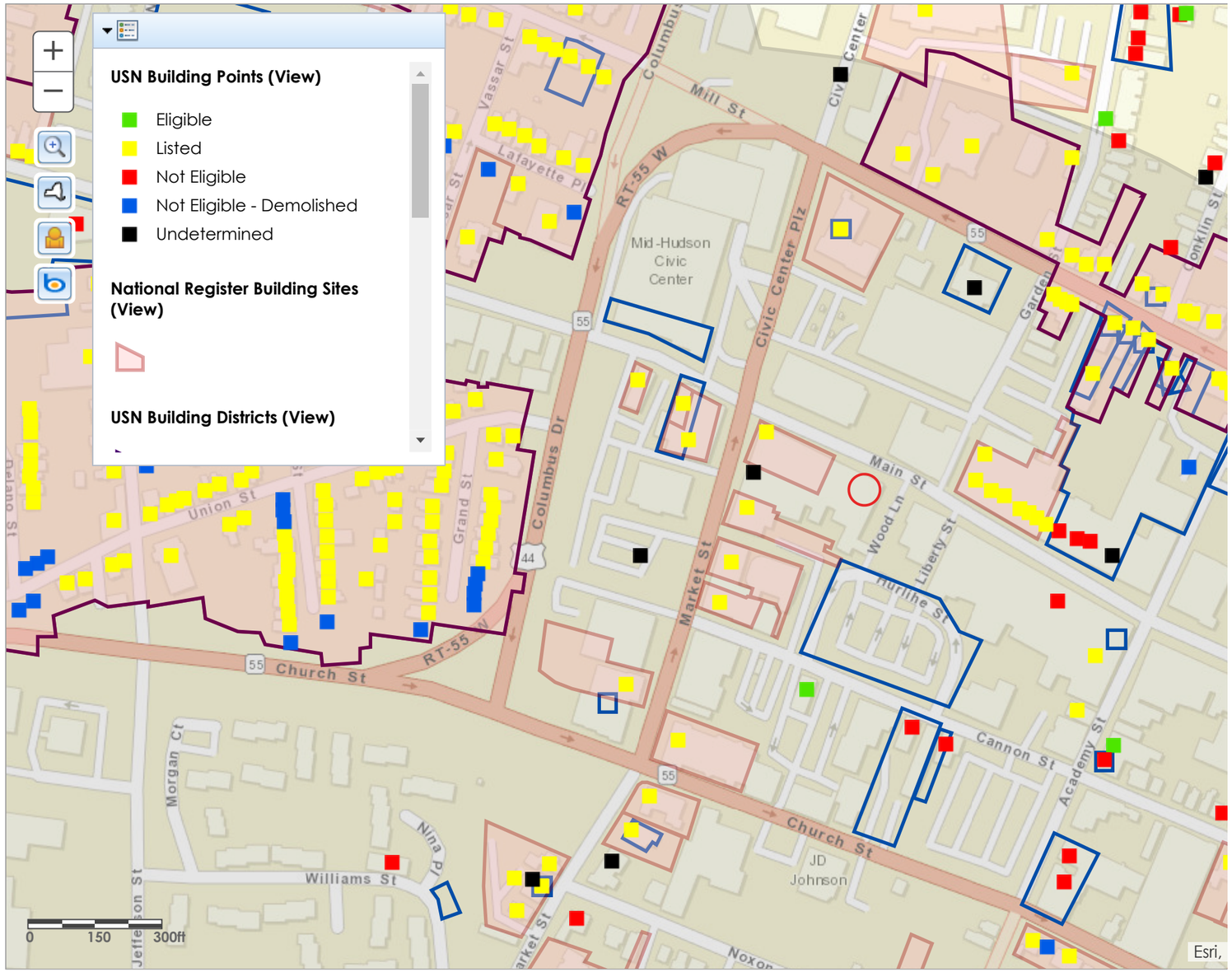

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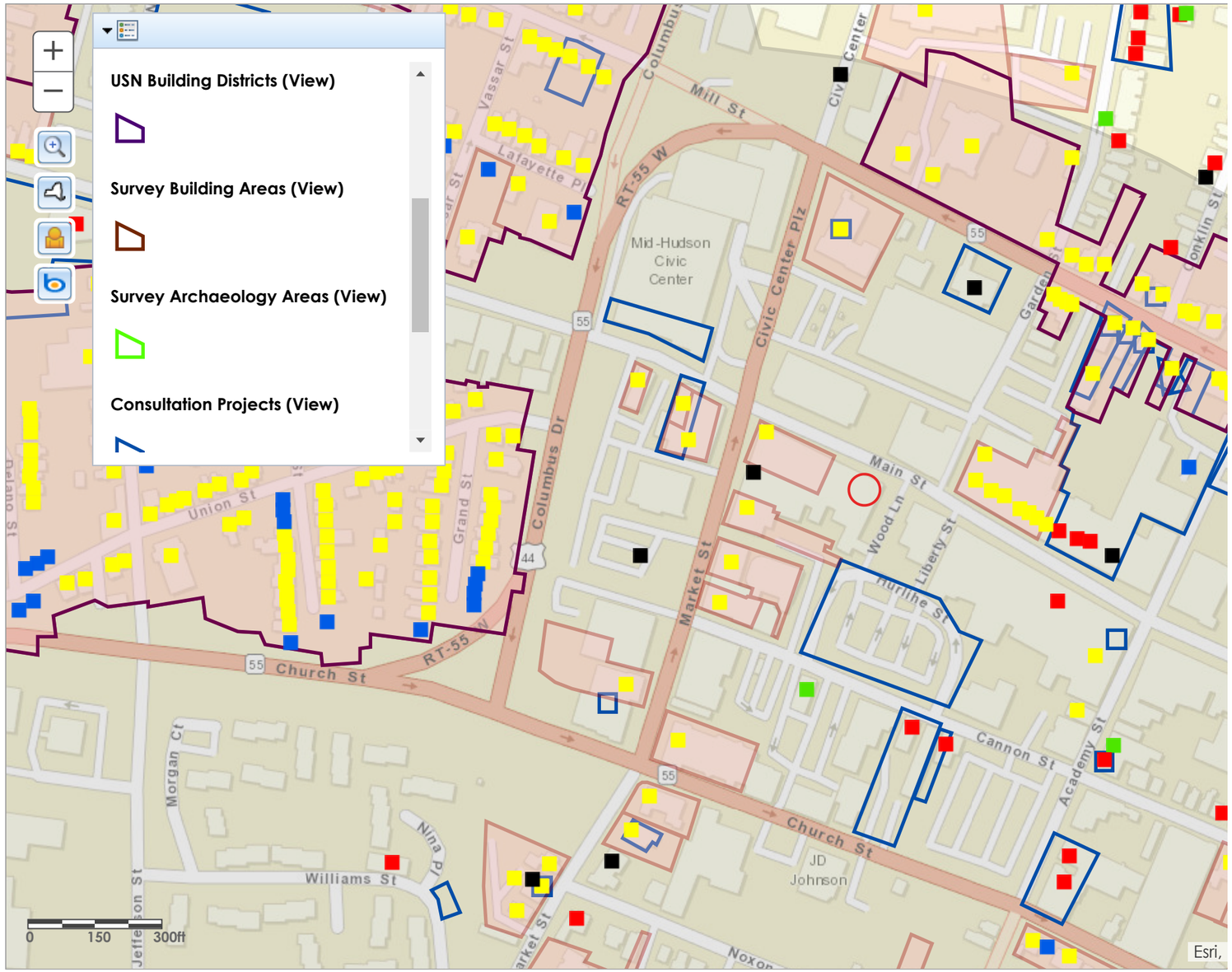

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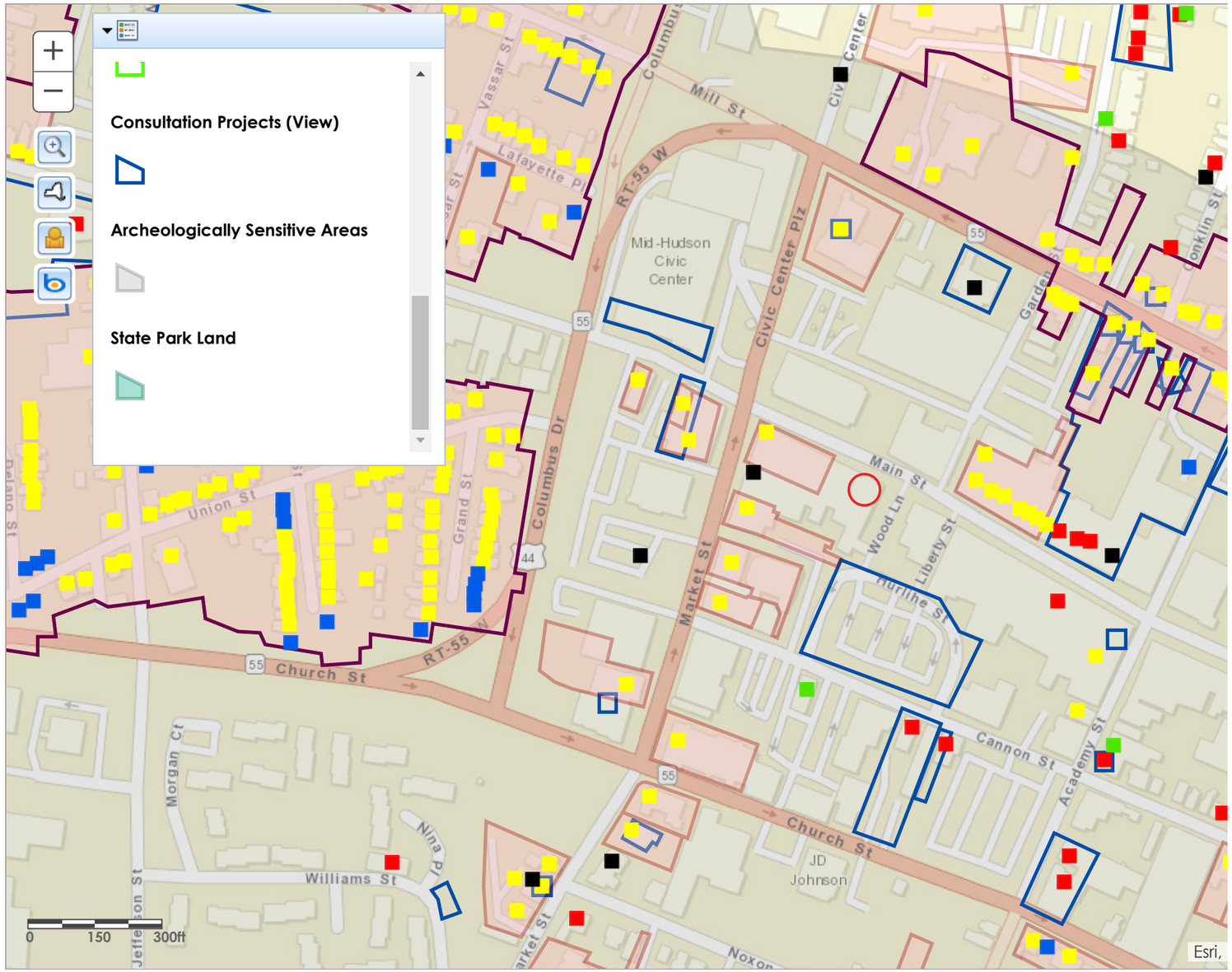

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP
Site Code: 314071
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Main Street and North Perry Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.706217571
Longitude: -73.932790146
Site Type:
Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED
Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE,NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test

pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Queen City Lofts
Site Code: C314125
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 178-188 Main Street and 11 South Bridge Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.704788889
Longitude: -73.932219444
Site Type:
Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership

Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,2,4-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
n-propylbenzene

lead
ethylbenzene
mercury

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Vapor Mitigation
Soil Management Plan
Cover System
Alternate Water Supply
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The ¿400 Block¿ Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.5-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property¿s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site¿s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street
Site Code: C314126
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701983333
Longitude: -73.925652778
Site Type:
Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC
Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York,NY, 10010
Current Owner Name: PoK Academy, LLC
Current Owner(s) Address: 93 Fourth Ave #1289
New York,NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

cis-1,2-dichloroethene
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with

the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion in not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and

printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bgs appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bgs. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The ¿Wallace Campus¿ BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current On-Site Operator: City of Poughkeepsie Department of Public Works
Stated Operator(s) Address: 62 Civic Center Plaza
Poughkeepsie,NY 12601

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.22-acre parcel. The site is the entirety of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill

Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

dibenz[a,h]anthracene
lead
tetrachloroethene (PCE)
indeno(1,2,3-CD)pyrene
arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
carbon tetrachloride
benzo(a)anthracene
chrysene
mercury
benzo(b)fluoranthene
benzo(a)pyrene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances

(PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory¿s contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to

low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. The site is used as parking and covered with asphalt, however, people who enter the site may come into contact with soil and groundwater contamination if they dig below the ground surface. The site is currently vacant of occupied structures, so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. Environmental sampling also indicates that soil vapor intrusion is not a concern for off-site buildings.

For more Information: E-mail Us

Refine This Search

PB-2021-050

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

PAID
SEP 02 2021
#3402.05
BY CK #1353

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 134-136 South Ave Poughkeepsie NY 12601

II. **PROPERTY OWNER:** 134-136 South Ave LLC / Brian Trematore
ADDRESS: 5 Daniel Rd

Fairfield, NJ 07004 (state and zip code)

PHONE NUMBER: 973.227.8330 (include area code)

III. **NAME OF APPLICANT:** AE Baxter LLC / Eric Baxter

ADDRESS: 278 Mill St.
Suite 100
Poughkeepsie, NY 12601 (state and zip code)

PHONE NUMBER: 845.471.1047 (include area code)

EMAIL ADDRESS: eric@baxterbuilt.com

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

IV. **CONSULTANT:** Anderson Design Group / Jason Anderson

ADDRESS: 25 Wallkill Ave

Montgomery, NY 12549 (state and zip code)

PHONE NUMBER: 845.294.2724 (include area code)

OFFICE USE ONLY

CODE: PLSF

ID # 425120

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):

Mixed use building with 3 commercial spaces and 15 apartment units

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

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

Revised January 2018: Previous Editions Obsolete

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: $ $3.5m

LOT AND BULK INFORMATION:

Lot area: 0.28 (acres) 12,378.7 (square feet)

Building Footprint: 4,127 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

4,127 SF (total building footprint, square feet)

Lot Coverage: 33.2% (percentage, building coverage only)

Gross Floor Area: 12,157 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

12,157 SF (total gross floor area, square feet)

Building Height: 3 (stories) 34 (feet)

Floor Area Ratio: 0.98 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 32

B) Number of Off-Street Parking Spaces provided: 22

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X_____ (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 11

Number of two (2) bedroom unit's 4

Number with three or more bedrooms: 0

Total number of units: 15

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 X____ Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: 9AM-6PM

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

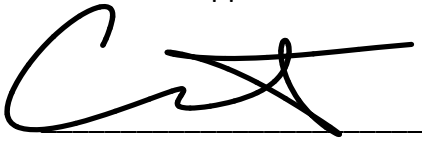
_____

_____

XVII. APPLICANT CERTIFICATION

I, Eric Baxter _____, 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.



_____ 8/31/2021

Signature of Applicant Date

134-136 SOUTH AVE

SITE PLAN

SOUTH AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6061-44-956742
TOTAL LOT AREA: ±0.28 ACRES
C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

AREA MAP SCALE: 1" = 200'

OWNER:
134-136 SOUTH AVENUE, LLC
5 DANIEL ROAD
FAIRFIELD, NEW JERSEY 07004
PH: 973-227-8330

APPLICANT:
AE BAXTER, LLC
278 MILL STREET, SUITE 100
POUGHKEEPSIE, NY 12601
PH: 845-471-1047

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
ANDERSON DESIGN GROUP
25 WALLKILL AVENUE
MONTGOMERY, NY 12549
PH: 845-294-2724

PROJECT SURVEYOR:
MASER CONSULTING, P.A.
18 COMPUTER DRIVE EAST
SUITE 203
ALBANY NY 12205
PH: 518-459-3252
F: 518-459-3284

Dig Safely. New York. Call 811 before you dig

GENERAL NOTES:

1. THE OWNER/APPLICANT WISHES TO RAZE THE EXISTING BUILDING LOCATED AT 134-136 SOUTH AVENUE, POUGHKEEPSIE NY, AND CONSTRUCT A NEW 3-STORY MULTI-USE BUILDING GENERALLY IN ITS PLACE. THE FIRST FLOOR WILL PROVIDE ±2,017 SQUARE FEET OF COMMERCIAL SPACE PLUS THREE 1-BEDROOM RESIDENTIAL APARTMENT UNITS, AND THE SECOND AND THIRD FLOORS WILL PROVIDE A TOTAL OF EIGHT 1-BEDROOM AND FOUR 2-BEDROOM RESIDENTIAL APARTMENT UNITS.
2. MULTI-USE BUILDINGS ARE SPECIALLY PERMITTED IN THE C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT.
3. EXISTING FEATURES AS SHOWN ON THIS SITE PLAN PROVIDED BY A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR B&A REALTY MANAGEMENT" PREPARED BY MASER ASSOCIATES AND DATED NOVEMBER 13, 2017.
4. THE SITE DOES NOT CONTAIN ANY WETLANDS, WATERCOURSES OR FLOODPLAINS PER AVAILABLE GIS MAPPING.
5. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF POUGHKEEPSIE.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. TREES SHALL BE PLANTED CLEAR OF EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUN OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
   E. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS: UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE RAW SEWER LINE SHALL BE SET TO ENSURE GRAVITY FLOW FROM THE BUILDING TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. THE SEWER LATERAL, IF REQUIRED, SHALL BE THE SAME SIZE AS THE EXISTING SERVICE LINE CONNECTION WITH GASKETED WATERTIGHT JOINTS AND SHALL BE LAID WITH A MINIMUM SLOPE. ACCEPTABLE TO THE SEWER DEPARTMENT AND PROJECT ENGINEER.
5. INVERT AND LOCATION OF EXISTING STORMWATER LINES, SANITARY SEWER MAINS, AND WATER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION.
6. ROOF LEADERS WILL BE CONNECTED TO THE NEAREST STORMWATER MANHOLE TO THE EAST OF THE BUILDING.

GRADING & DRAINAGE NOTES:

1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH. REFER TO THE E&SC PLAN.
2. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING LESS THAN ONE (1) ACRE IN AREA.
3. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO AREAS OF TRAPPED DRAINAGE FOLLOWING CONSTRUCTION. POSITIVE PITCH TO PROMOTE OVERLAND FLOW TO ADEQUATE DISCHARGE LOCATIONS IS REQUIRED.
4. SPOT ELEVATIONS ALONG CURB LINE REPRESENT BOTTOM OF CURB ELEVATION UNLESS OTHERWISE NOTED.

DRAWING INDEX:

SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-1)
SHEET 4: GRADING PLAN (GD-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (EC-1)
SHEET 6: UTILITY PLAN (UT-1)
SHEET 7: UTILITY PROFILES (PR-1) (TO BE PROVIDED)
SHEET 8: LANDSCAPING PLAN (LS-1) (TO BE PROVIDED)
SHEET 9: LIGHTING PLAN (LT-1) (TO BE PROVIDED)
SHEET 10: CONSTRUCTION DETAILS (CD-1)
SHEET 11: CONSTRUCTION DETAILS (CD-2)
SHEET 12: CONSTRUCTION DETAILS (CD-3)

PROJECT INFORMATION:

PARCEL OWNER:	134-136 SOUTH AVENUE, LLC, 5 DANIEL ROAD, FAIRFIELD, NJ 07004
APPLICANT:	AE BAXTER, LLC, 278 MILL STREET, SUITE 100, POUGHKEEPSIE NY 12601
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT ARCHITECT:	ANDERSON DESIGN GROUP, 25 WALLKILL AVENUE, MONTGOMERY, NY 12549
PROJECT SURVEYOR:	MASER CONSULTING, P.A., 18 COMPUTER DRIVE EAST, SUITE 203, ALBANY NY 12205
PARCEL LOCATION:	134-136 SOUTH AVENUE POUGHKEEPSIE, NY 12601
TAX PARCEL ID:	6061-44-956742
PARCEL AREA:	±0.28 ACRES
WATER SUPPLY:	MUNICIPAL - CITY OF POUGHKEEPSIE
SEWAGE DISPOSAL:	MUNICIPAL - CITY OF POUGHKEEPSIE

ADJOINING OWNERS:

PARCEL: OWNER & ADDRESS PER FINAL ROLL MAY 1, 2018
1: KULLMAN, KENNETH; 21 MARWILL STREET ALBANY, NY 12209
2: B A G RITE AID #188 LP; PO BOX 3165 HARRIDBURG, PA 17105
3: ABDELRAZAQ AGHA; 40 PHILLIPS AVE HIGHLAND; NY 12528
4: 84 NEW HACKENSACK LLC; 84 NEW HACKENSACK ROAD WAPPINGERS FALLS, NY 12590
5: NEVILLE MCDONALD; 8 MARTIN DRIVE POUGHKEEPSIE, NY 12603
6: FRANCIS J MILLER JR.; 2 READE PLACE, POUGHKEEPSIE, NY 12601
7: 130 SOUTH AVENUE, LLC.; 35 BEECHWOOD AVENUE POUGHKEEPSIE, NY 12601

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   1.1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   1.2. CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   1.3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   1.5. DOORWAYS - MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

EROSION AND SEDIMENT CONTROL NOTES:

1. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING ±0.34 ACRES (LESS THAN ONE 1 ACRE IN AREA, THEREFORE SPDES IS NOT REQUIRED).
2. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
3. ALL STORMWATER SYSTEMS (E.G. BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS.
4. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. STOCKPILES, IF NEEDED, SHALL BE LOCATED IN AREAS AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
6. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
7. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
8. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
9. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
10. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
11. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
12. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR 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 AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER 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.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. 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.

DEWATERING PITS:
(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESARRY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESARRY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	FOR PB SUBMISSION	ESR				

STATE OF NEW YORK 2017 DANIEL G. KOSERVA 082716 LICENSED PROFESSIONAL ENGINEER
SEAL

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COVER SHEET
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134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #: 2021:035
DATE: 8/18/2021
SCALE: AS SHOWN
TITLE: CV-1
SHEET: 1 OF 12

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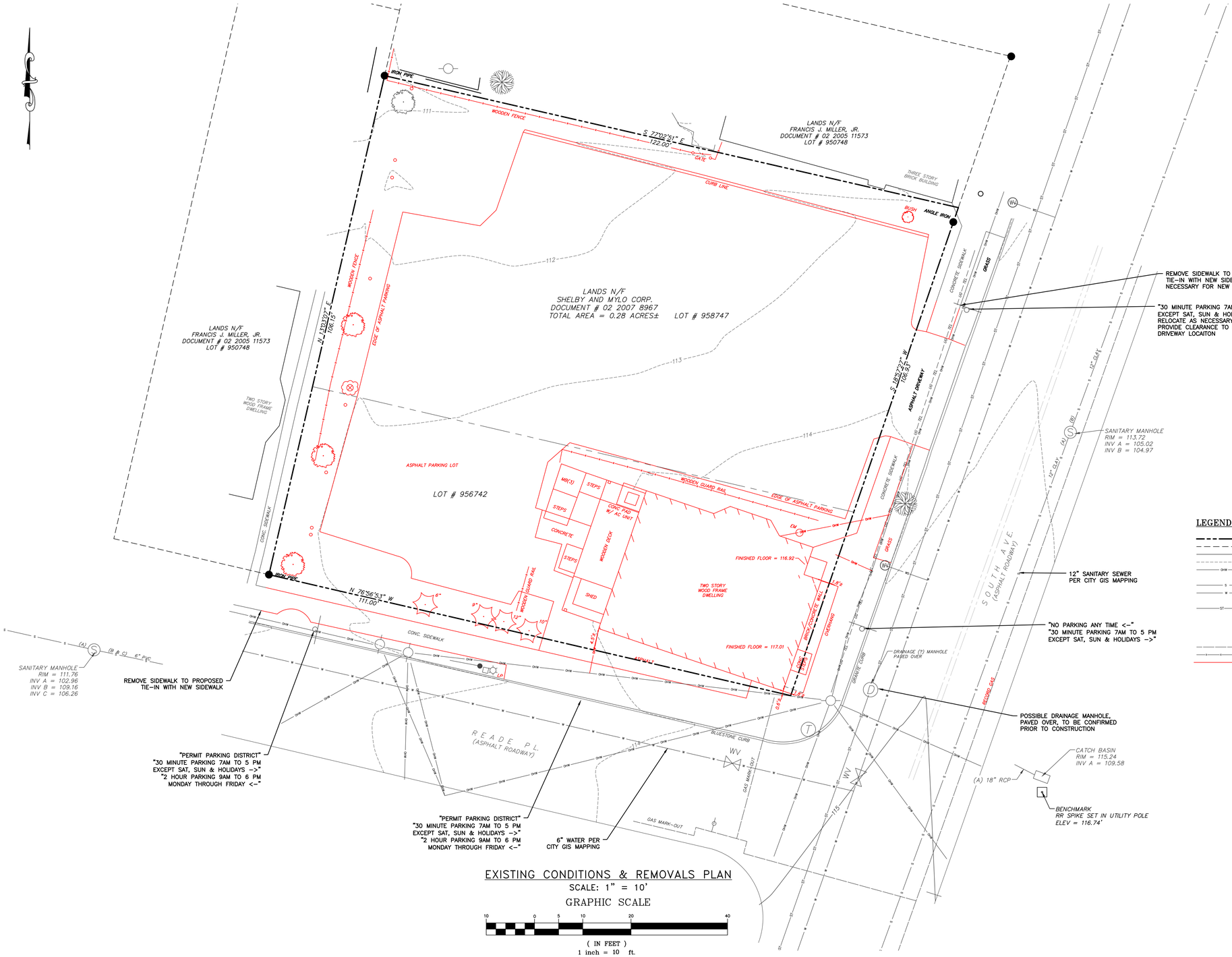

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SITE PLAN PROVIDED BY A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR B&A REALTY MANAGEMENT" PREPARED BY MASER ASSOCIATES AND DATED NOVEMBER 13, 2017.

DEMOLITION NOTES:

1. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. EXISTING WATER, SEWER, GAS AND OTHER SERVICES TO BE ABANDONED PER THE REQUIREMENTS OF THE REGULATING AGENCY.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CHAINLINK FENCE
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED IN THEIR ENTIRETY. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING TREES, SHRUBS, TREE STUMPS, LANDSCAPING, FENCES AND GATES (WOOD AND METAL), RETAINING WALLS (CONCRETE AND WOOD), ASPHALT PAVEMENT, CONCRETE SIDEWALKS, CURBS, STAIRS, UNDERGROUND UTILITIES, STORM DRAINAGE STRUCTURES/PIPING, MANHOLES, ETC.

EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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EXISTING CONDITIONS & REMOVALS PLAN

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CITY OF POUGHKEEPSIE
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TAX ID: 6061-44-956742

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SITE PLAN
SCALE: 1" = 10'
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CHAINLINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (C-1)
BULK REGULATIONS & CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	35,400 S.F.[1]	±12,379 S.F.	±12,379 S.F.
LOT FRONTAGE:	40 FEET MINIMUM	±110 FEET	±110 FEET
YARD SETBACKS:			
FRONT YARD (SOUTH AVE):	15 FEET MINIMUM[2]	±1.8 FEET[3]	6.00 FEET[4]
FRONT YARD (READE PL):	15 FEET MINIMUM[2]	±0.6 FEET[3]	6.00 FEET[4]
SIDE YARD:	15 FEET MINIMUM[5]	±69.10 FEET	6.20 FEET[6]
REAR YARD:[7]	25 FEET MINIMUM	±70.95 FEET	53.68 FEET
LOT COVERAGE:	MAX 80%	±9.9%	±33.2%
USEABLE OPEN SPACE:	4,900 SQ FT MINIMUM[8]	2,868 S.F.	2,155 S.F.[9]
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 35 FEET	2 STORIES, < 35'	3 STORIES, 34'

1. THE MINIMUM REQUIRED LOT AREA IS BASED ON THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT, WHERE 19-3.22(4)(b) REQUIRES 2,200 SF PER 1-BR UNIT AND 2,800 SF PER 2-BR UNIT, RESULTING IN A REQUIRED 35,400 S.F. LOT AREA.
2. TEN (10) FEET, IF CORNER LOT FIFTEEN (15) FEET.
3. EXISTING NON-CONFORMING
4. THE APPLICANT IS SEEKING A VARIANCE WHERE 15 FEET IS REQUIRED, AND 6 FEET IS PROVIDED, THEREBY REQUIRING RELIEF OF 9 FEET.
5. NO SIDE YARD IS REQUIRED, EXCEPT, IF PROVIDED, IT MUST BE AT LEAST SIX (6) FEET; IF A CORNER LOT, THE SIDE YARD MUST FIFTEEN (15) FEET.
6. THE APPLICANT IS SEEKING A VARIANCE WHERE 15 FEET IS REQUIRED, AND 6.2 FEET IS PROVIDED, THEREBY REQUIRING RELIEF OF 8.8 FEET.
7. PER 19-4.12(4), ON A CORNER LOT, ONE YARD OTHER THAN THE FRONT YARDS SHALL BE DEEMED TO BE A REAR YARD AND THE OTHER OR OTHERS SHALL BE DEEMED TO BE SIDE YARDS. THE APPLICANT IS CHOOSING THE NORTHERN PROPERTY LINE TO BE THE REAR YARD.
8. THE MINIMUM USABLE OPEN SPACE REQUIRED IN C-1 ZONE, PER 19-3.22(4)(h), IS THE SAME AS THAT PER 19-3.15(4)(i), WHICH REQUIRES 300 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ONE-BEDROOM UNIT AND 400 SQUARE FEET OF USABLE OPEN SPACE FOR EACH TWO-OR-MORE-BEDROOM UNIT, FOR A MINIMUM REQUIRED USABLE OPEN SPACE OF 4,900 SQUARE FEET (FOR ELEVEN 1-BR UNITS PLUS FOUR 2-BR UNITS).
9. THE APPLICANT IS SEEKING A VARIANCE WHERE THE MINIMUM USABLE OPEN SPACE IS 4,900 SQUARE FEET, AND NONE IS PROVIDED (OPEN SPACE ON THE SITE IS SHOWN, BUT DOES NOT MEET THE DEFINITION OF USABLE OPEN SPACE), THEREBY REQUIRING RELIEF OF 4,900 SQUARE FEET.

REQUIRED PARKING:

USE = COMMERCIAL (ASSUME RETAIL)
REQUIRED SPACES = 1/300 SF FLOOR AREA
PROPOSED FLOOR AREA = 2,017 SQUARE FEET
REQUIRED COMM'L PARKING = 6.7 SPACES

USE = MULTI-FAMILY RESIDENTIAL
REQUIRED SPACES = 1.5/1-BR UNIT
REQUIRED SPACES = 2/2BR UNIT
REQUIRED RES'L PARKING = 24.5 SPACES
TOTAL REQUIRED PARKING = 31.6 SPACES (SAY 32 SPACES)

PROVIDED PARKING:

ON-SITE PARKING = 19 SPACES
ON-SITE ACCESSIBLE PARKING = 2 SPACES
ON-SITE TOTAL PARKING = 21 SPACES
ON-STREET PARKING = 8 SPACES
TOTAL PARKING PROVIDED = 29 SPACES
NOTES:
1. ON-STREET PARKING IS TIME LIMITED (REFER TO THE CALLOUTS ON EXISTING SIGNAGE).
2. 19-4.3(4) ALLOWS FOR JOINT USE OF PARKING BASED ON TIME DIFFERENCES. IT IS ASSUMED THAT THE MAJORITY OF RESIDENTIAL SPACES WILL BE AVAILABLE DURING NORMAL BUSINESS HOURS DURING WEEKDAYS. HOWEVER, THE APPLICANT IS SEEKING A VARIANCE WHERE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES IS 32, WHERE 21 ON-SITE PARKING SPACES ARE PROVIDED, THEREBY REQUIRING RELIEF OF 11 PARKING SPACES.

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SITE PLAN

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
SCALE:	1" = 10'
TITLE:	SP-1
SHEET:	3 OF 12

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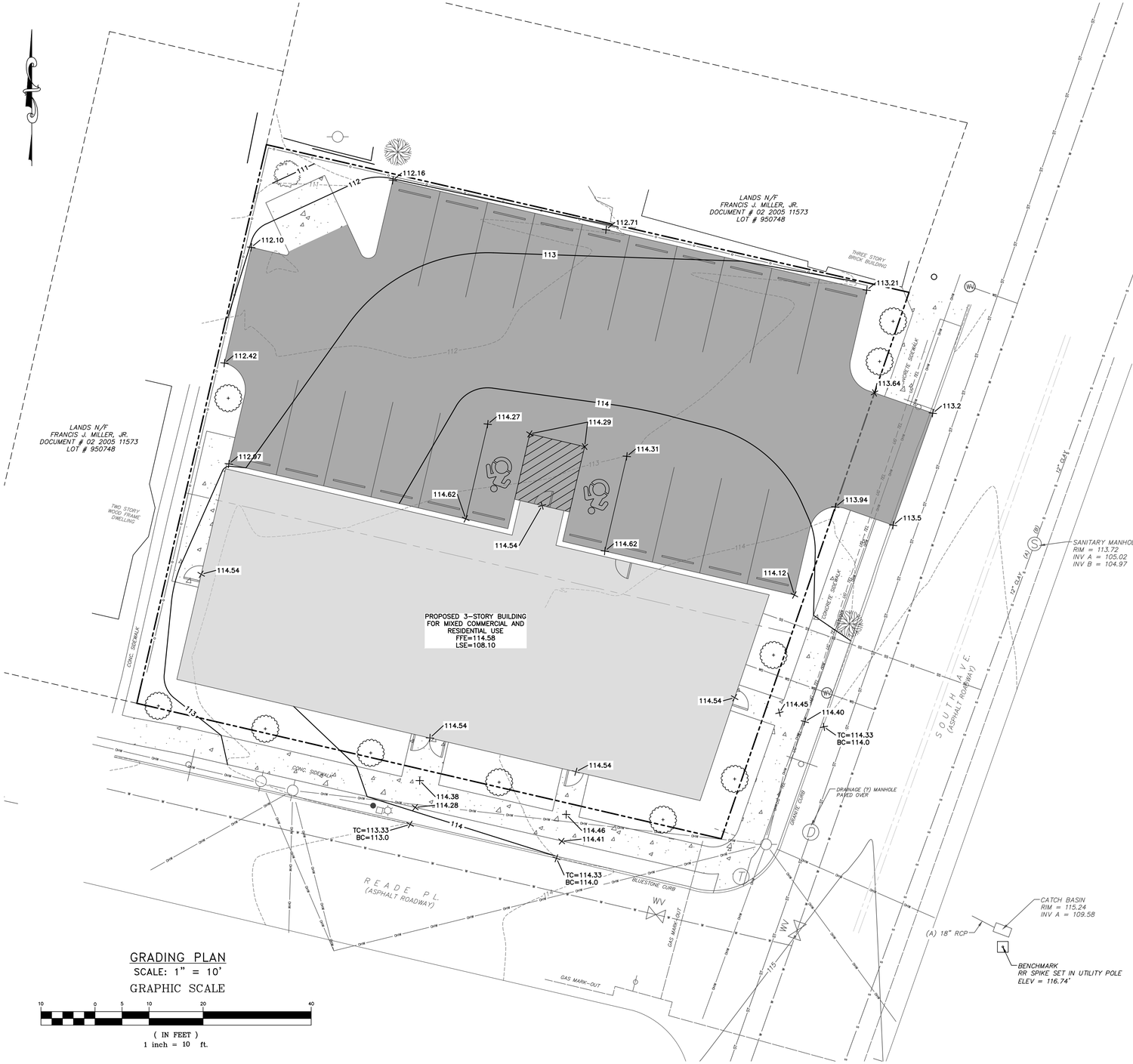

GRADING PLAN
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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GRADING PLAN

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

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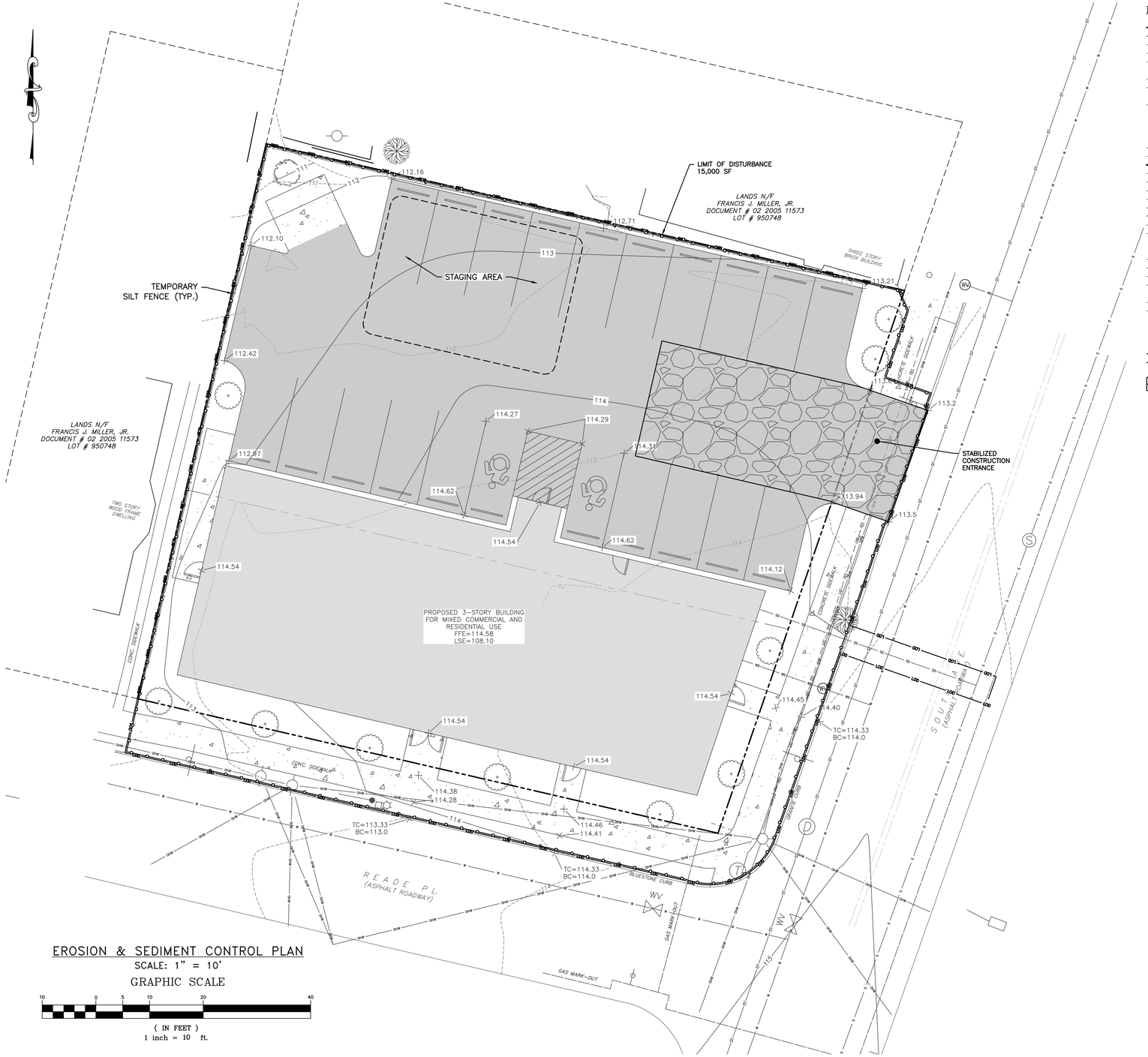

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CHAINLINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
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- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
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- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

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EROSION & SEDIMENT CONTROL PLAN

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
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TITLE:	EC-1
SHEET:	5 OF 12

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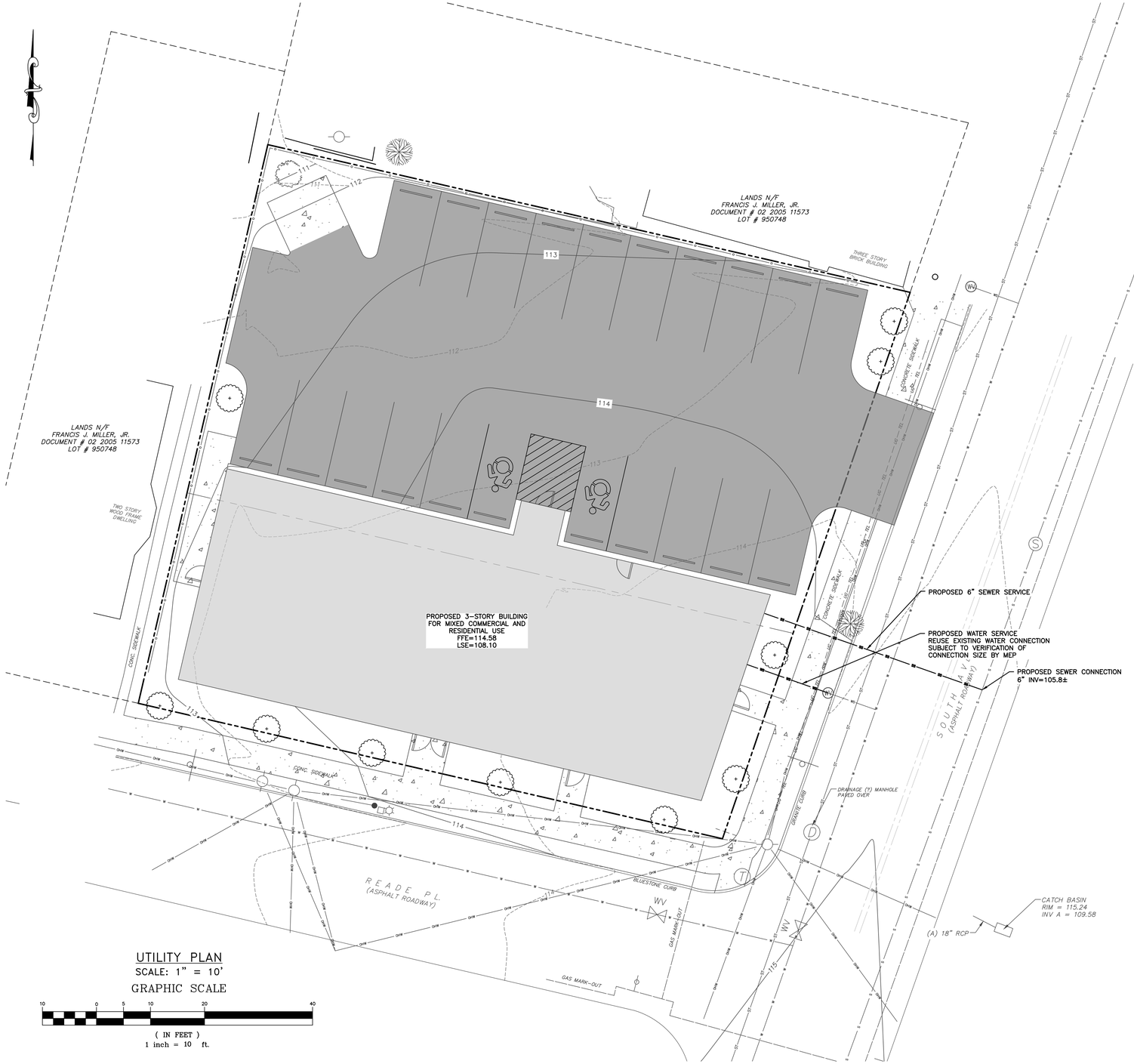

UTILITY PLAN
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CHAINLINK FENCE
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- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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UTILITY PLAN

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
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TITLE:	UT-1
SHEET:	6 OF 12

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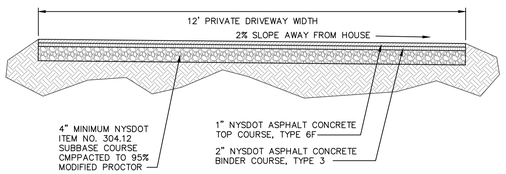
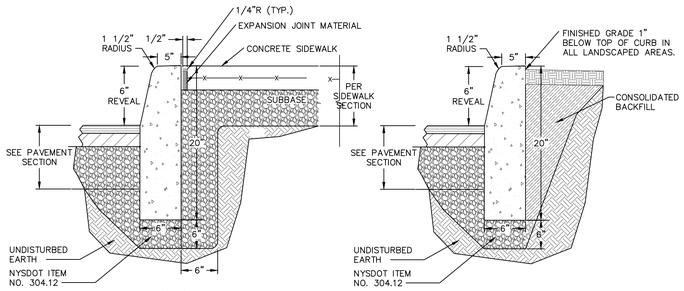
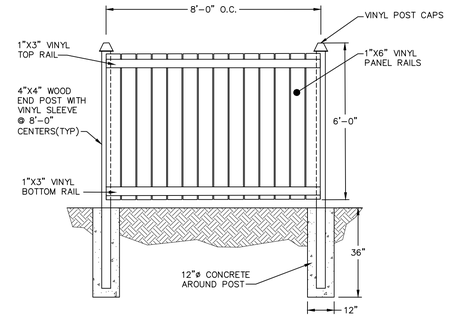


PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

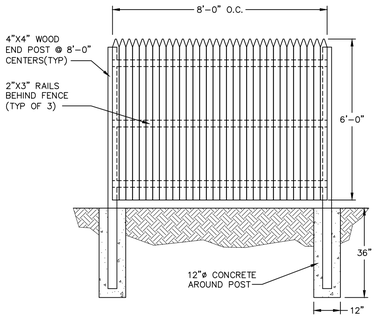


NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

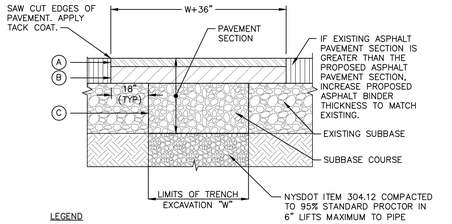
CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



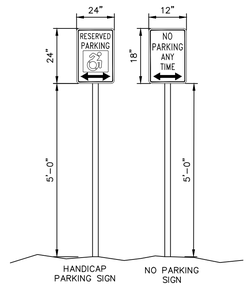
WOOD STOCKADE FENCE DETAIL
NOT TO SCALE



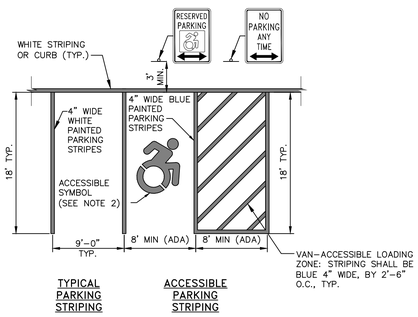
LEGEND
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE- NYSDOT ITEM 304.12

NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

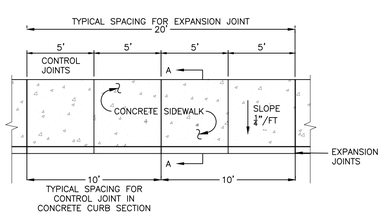


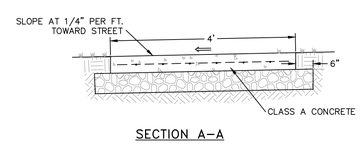
SIGN DETAILS
NOT TO SCALE



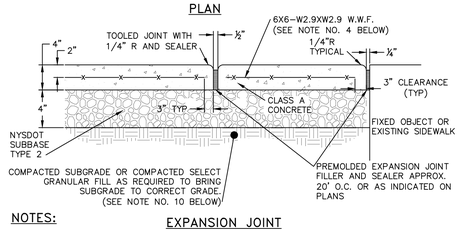
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

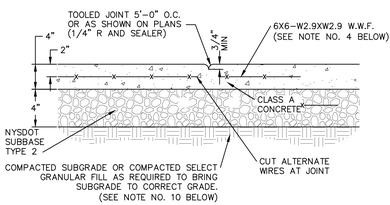




SECTION A-A



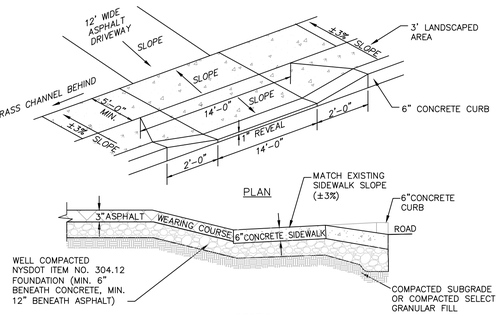
EXPANSION JOINT



CONTROL JOINT

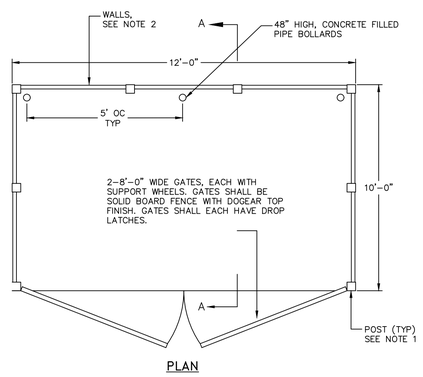
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

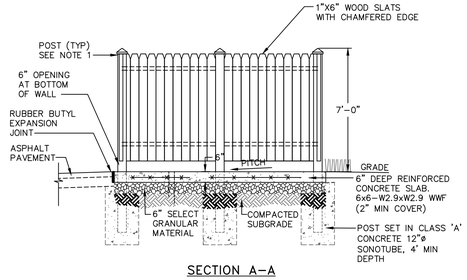
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTE:
1. PRE-MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE SIDEWALK.
3. EXISTING SIDEWALK TO REMAIN UNTOUCHED.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

DRIVEWAY ENTRANCE THROUGH SIDEWALK DETAIL
NOT TO SCALE





NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE

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PH: 845-440-6926
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CONSTRUCTION DETAILS

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	10 OF 12

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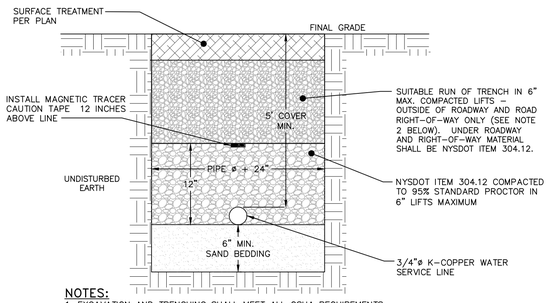
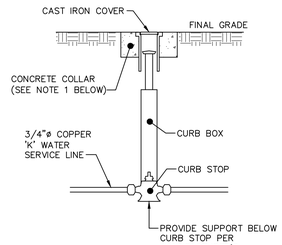


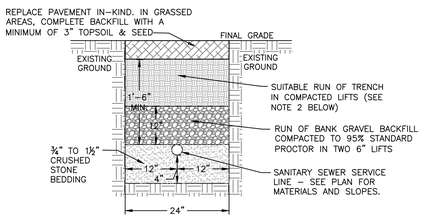
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



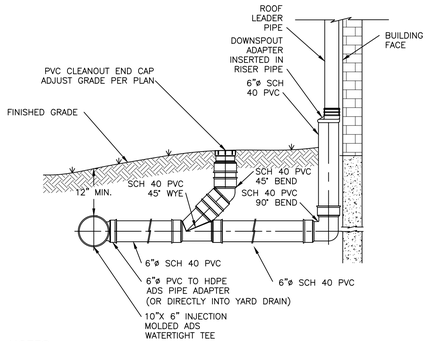
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



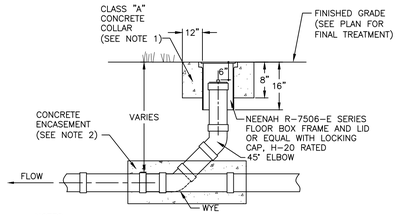
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER LINE TRENCH DETAIL
NOT TO SCALE



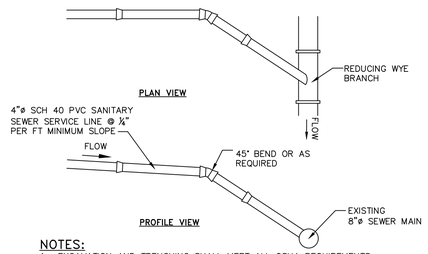
NOTES:
1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 12" FROM THE COVER AND SHALL BE A MINIMUM OF 8" THICK.
2. CONCRETE ENCASEMENT SHALL BE A MINIMUM OF 6" AROUND PIPE JOINTS OF WYE.

CLEANOUT DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	FOR PB SUBMISSION	ESR				

SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #: 2021:035
DATE: 8/18/2021
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 11 OF 12

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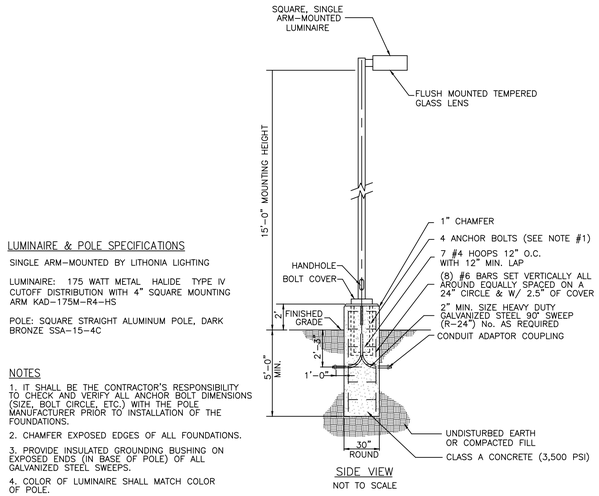


SIDE VIEW
NOT TO SCALE

LUMINAIRE & POLE SPECIFICATIONS

SINGLE ARM-MOUNTED BY LITHONIA LIGHTING

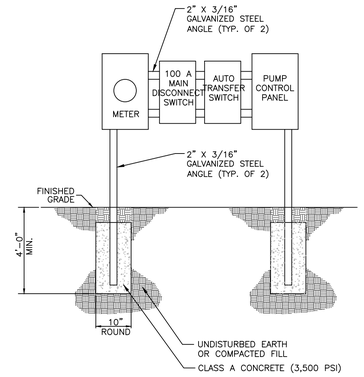
LUMINAIRE: 175 WATT METAL HALIDE TYPE IV CUTOFF DISTRIBUTION WITH 4" SQUARE MOUNTING ARM KAD-175M-R4-HS

POLE: SQUARE STRAIGHT ALUMINUM POLE, DARK BRONZE SSA-15-4C

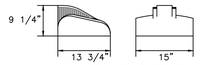
NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

POLE AND LUMINARE DETAIL
NOT TO SCALE



ELECTRICAL EQUIPMENT MOUNTING DETAIL
NOT TO SCALE



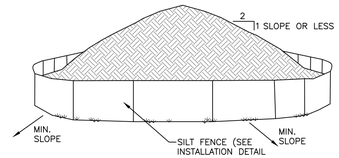
LUMINAIRE & POLE SPECIFICATIONS

ASW1 WALL MOUNTED SERIES BY LITHONIA LIGHTING

LUMINAIRE: 100 WATT METAL HALIDE TYPE III ASYMETRIC DISTRIBUTION MOUNTED AT 8 FT ASW1-100M- SR3

COLOR: TEXTURED DARK BRONZE POLYETER POWDER FINISH.

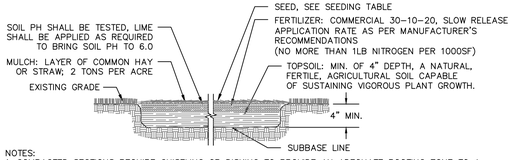
WALL MOUNTED LUMINARE DETAIL
NOT TO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

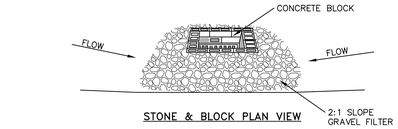


NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 POUNDS PER ACRE 5-5-10 OR EQUIVALENT.
3. PERMANENT SEEDINGS MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. LATE JUNE THROUGH EARLY AUGUST IS NOT OPTIMAL SEEDING PERIOD AS PORTIONS OF THE SEEDING MAY FAIL DUE TO DROUGHT AND HEAT. THESE AREAS MAY NEED RESEEDING IN LATE SUMMER/FALL OR THE FOLLOWING SPRING.
4. WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEDING WHEN A DROUGHT CONDITION OCCURS SHORTLY AFTER A NEW SEEDING EMERGES. DO NOT EXCEED THE APPLICATION RATE FOR THE SEED OR SUBSOIL.

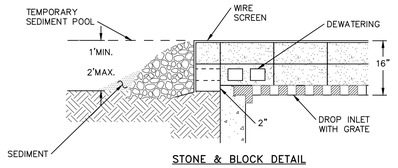
SEEDING TABLE

TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	70% CREEPING RED FESCUE 30% BLEND OF SHADE-TOLERANT HARD FESCUE 130 POUNDS PER ACRE
OPTION B	100% CREEPING RED FESCUE 200 LBS PER ACRE	100% CREEPING RED FESCUE 200 LBS PER ACRE	80% BLEND OF SHADE-TOLERANT CEREAL RYE 20% PERENNIAL RYE 175 LBS PER ACRE	100% CHEWINGS FESCUE 200 LBS PER ACRE
OPTION C			100% CREEPING RED FESCUE 200 LBS PER ACRE	

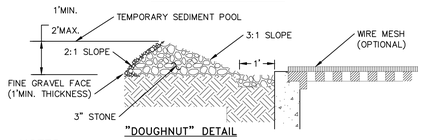
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

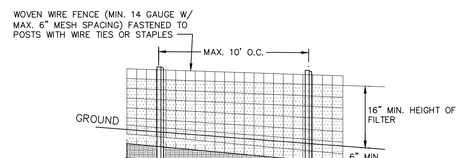


"DOUGHNUT" DETAIL

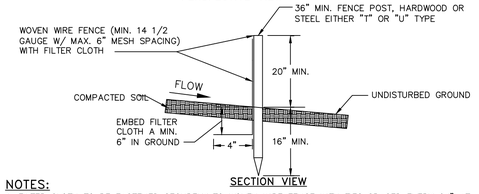
NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

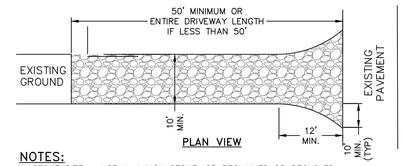


SECTION VIEW

NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. 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 EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



PLAN VIEW

NOTES:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	FOR PB SUBMISSION	ESR				

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

134-136 SOUTH AVENUE

134-136 SOUTH AVENUE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6061-44-956742

JOB #:	2021:035
DATE:	8/18/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	12 OF 12

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

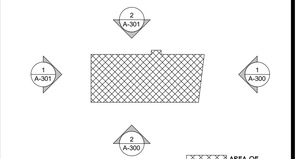
1 WEST EXTERIOR ELEVATION
3/16" = 1'-0"

2 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

PROJECT

PROJECT

N O R T H



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NUM.	DATE	DESCRIPTION

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O. 845. 294.2724 | F.888.305.6442

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CONTACT@ADGARCHITECT.COM

Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: NORTH & WEST EXTERIOR ELEVATIONS

Drawn:	Scale:	Project:	Date:
Author	AS NOTED	21122	08/24/21

Drawing Number: A-301

REGISTERED ARCHITECT
JASON T. ANDERSON
033127
STATE OF NEW YORK
08/31/21

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1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"

2 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"

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PROJECT

PROJECT NORTH

KEY PLAN

2 A-301 | 1 A-301 | 1 A-300 | 2 A-300

AREA OF CONSTRUCTION

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REVISIONS:

NUM.	DATE	DESCRIPTION

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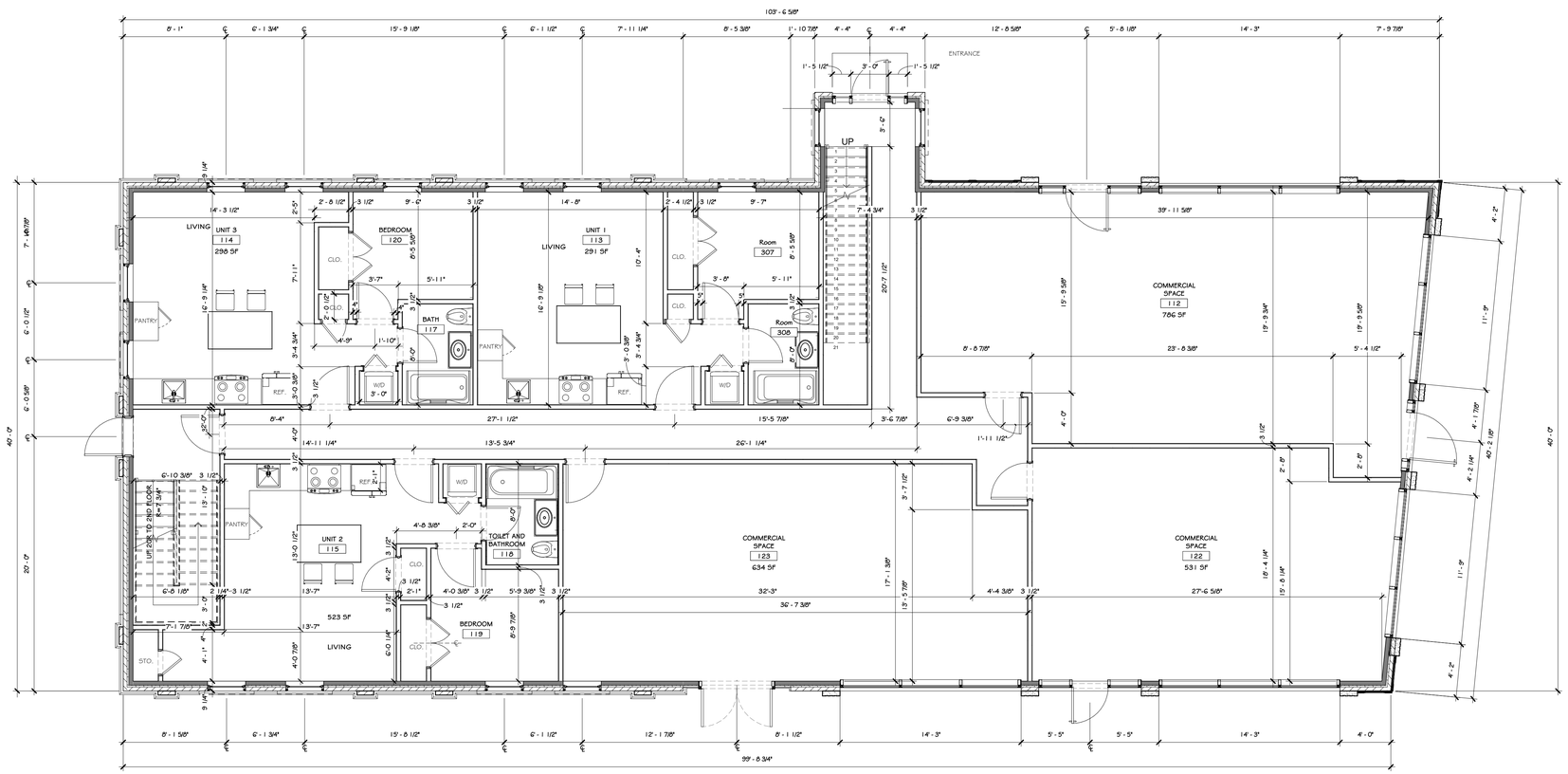
Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: SOUTH & EAST EXTERIOR ELEVATIONS

Drawn: IDEA	Scale: AS NOTED	Project: 21122	Date: 08/24/21

Drawing Number: A-300

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK 09-31-21



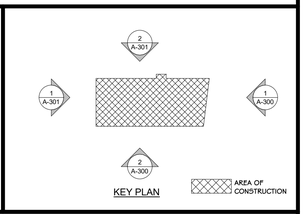
1 FIRST FLOOR PLAN
3/16" = 1'-0"

BUILDING GROSS AREA

• TOTAL GROSS SQUARE FOOTAGE	4,127 S.F.

PROJECT

NORTH



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Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: FIRST FLOOR PLAN

Drawn: IDEA	Scale: AS NOTED	Project: 21122	Date: 08/24/07

Drawing Number: A-201

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK 10-31-21

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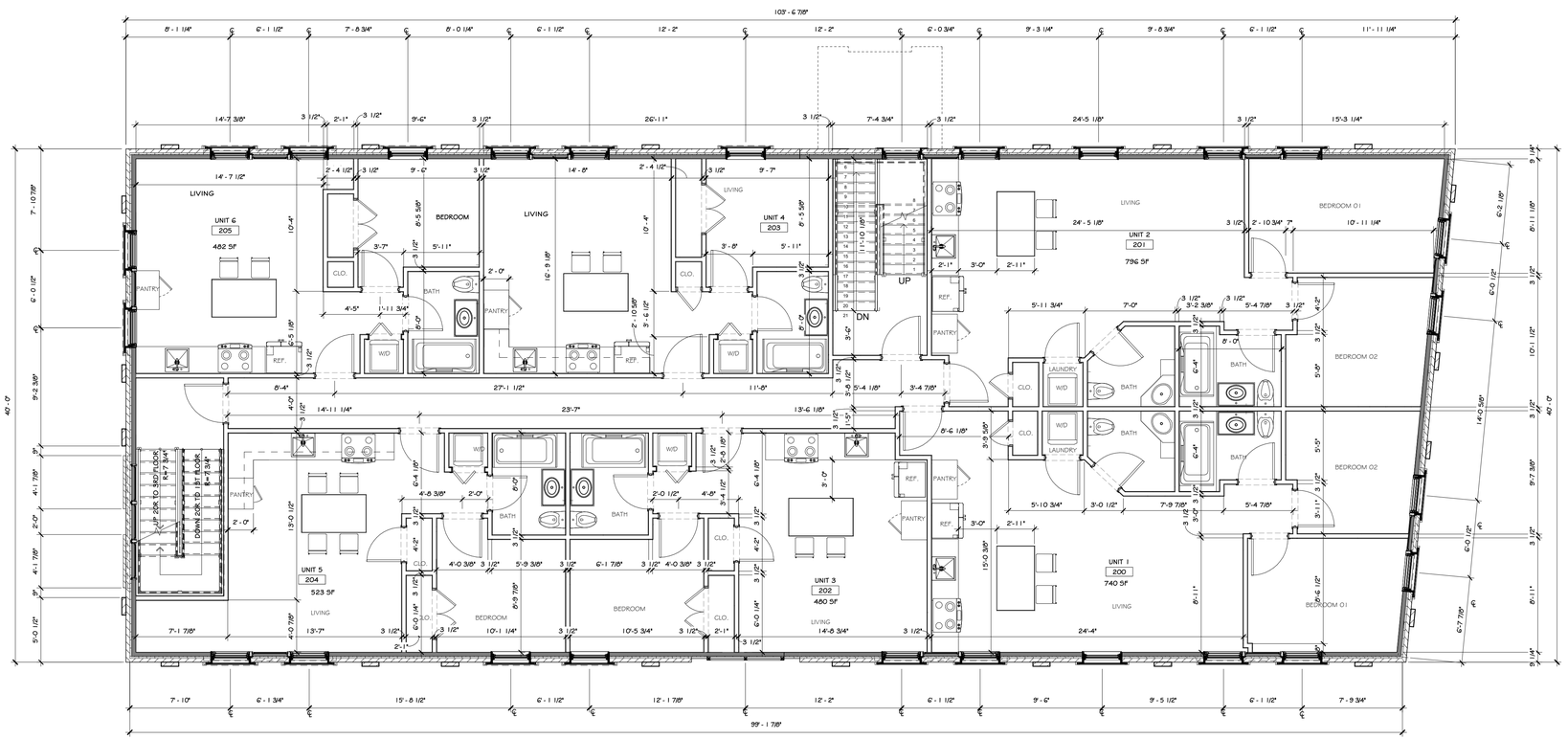

2
A-300

1 SECOND FLOOR PLAN
3/16" = 1'-0"

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BUILDING GROSS AREA

• TOTAL GROSS SQUARE FOOTAGE	4,066 S.F.

PROJECT

NORTH

2 A-301 · 1 A-301 · 1 A-300 · 2 A-300

KEY PLAN

AREA OF CONSTRUCTION

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REVISIONS:

NUM.	DATE	DESCRIPTION

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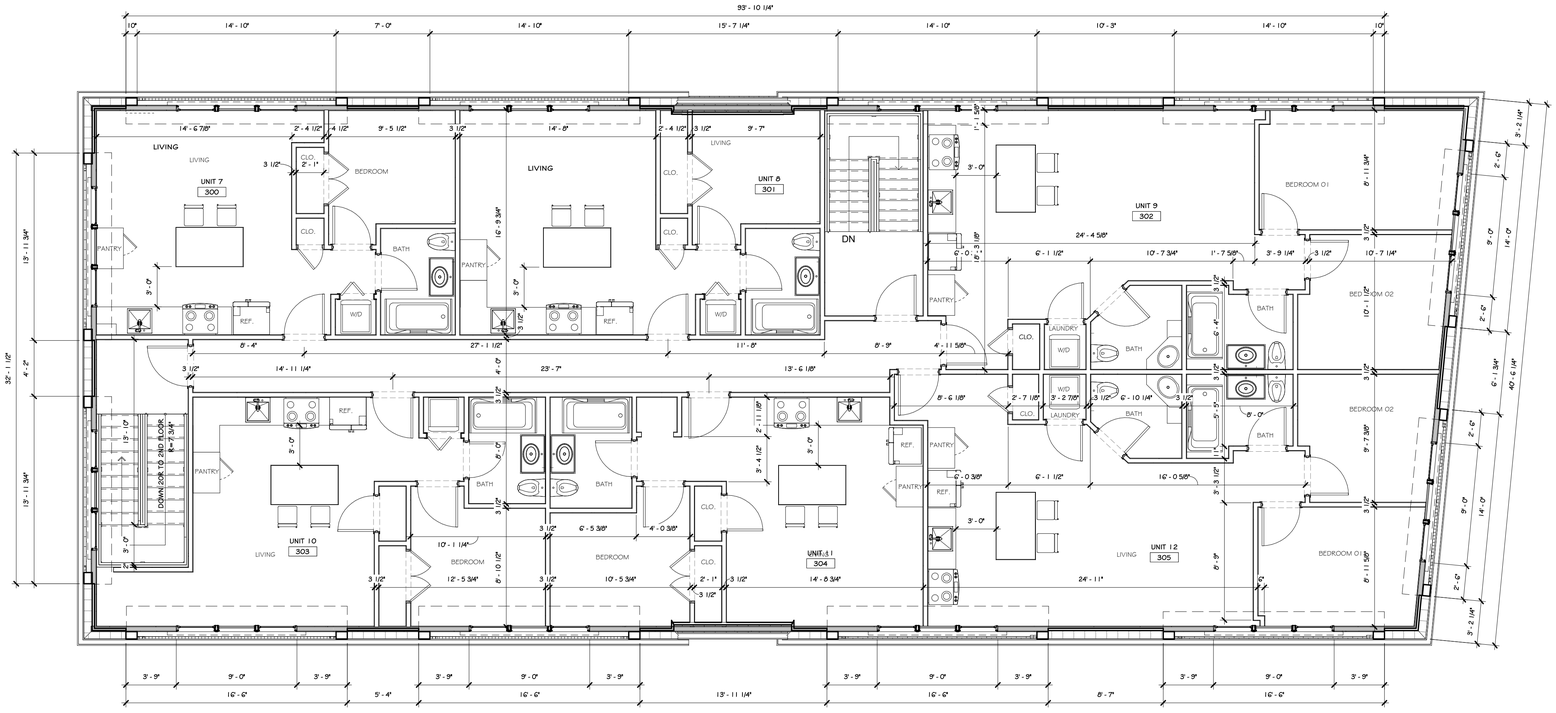
Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: SECOND FLOOR PLAN

Drawn: IDEA | Scale: AS NOTED | Project: 21122 | Date: 08/24/21

Drawing Number: A-202

REGISTERED ARCHITECT JASON T. ANDERSON 033127 STATE OF NEW YORK 08/31/21



A-301 2

A-301 1

A-300 2

A-300 1

THIRD FLOOR PLAN

3/16" = 1'-0"

BUILDING GROSS AREA

• TOTAL GROSS SQUARE FOOTAGE	3,964 S.F.

PROJECT

PROJECT

NORTH

CONCEPT SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP

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INTERIORS

25 WALLKILL AVE ● MONTGOMERY ● NY 12549
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Project: SOUTH AVENUE MIXED-USED COMMERCIAL BUILDING
134 - 136 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

Drawing Name: THIRD FLOOR PLAN

Drawn: IDEA	Scale: AS NOTED	Project: 21122	Date: 08/24/21

Drawing Number: A-203

REGISTERED ARCHITECT
JASON T. ANDERSON
033127
STATE OF NEW YORK

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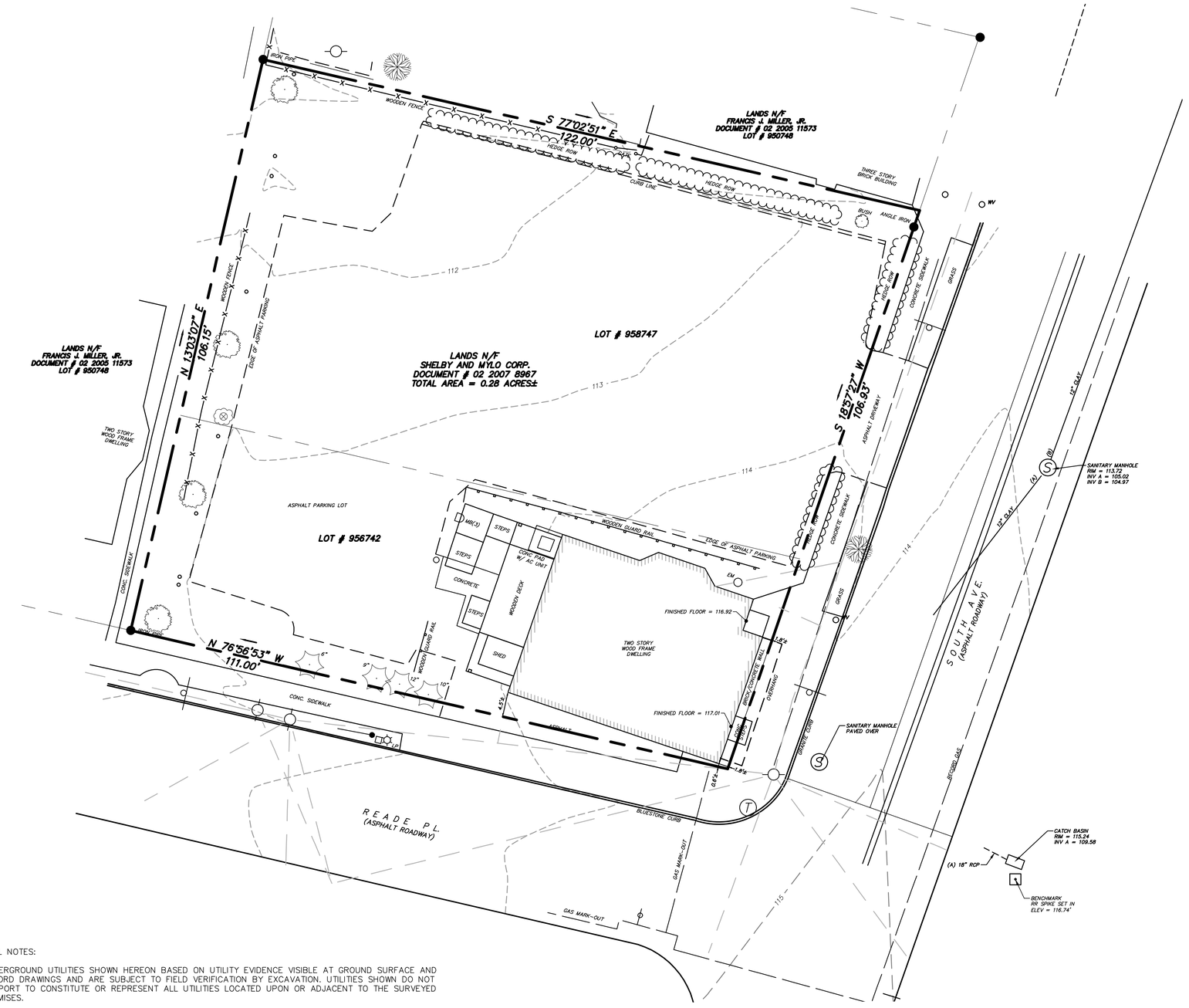

N

W E

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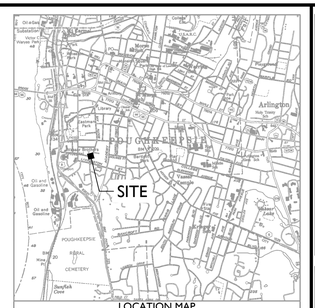
NEW YORK STATE PLANE COORDINATE SYSTEM



LOCATION MAP

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING KEYNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE KEYNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

LEGEND

- TRAVERSE LINE, CENTER LINE OR BASELINE (℄ 124+00 PI 134+00 ℄)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (FACE)
- CURB LINE (G.G. BACK)
- DEPRESSED CURB
- CHAIN FENCE
- WETLAND LINE
- MUNICIPAL BOUNDARY
- TREELINE
- ELECTRICAL MANHOLE (E)
- WATER MANHOLE (W)
- TELEPHONE MANHOLE (T)
- UNMARKED MANHOLE
- SANITARY MANHOLE (S)
- DRAINAGE MANHOLE (D)
- MAJOR CONTOUR (75)
- MINOR CONTOUR (74)
- SPOT ELEVATION (× G 29.0)
- TOP OF CURB ELEV. (× TC 29.0)
- BOTTOM OF CURB ELEV. (× BC 29.0)
- U/G CABLE TV LINE
- U/G FIBER OPTIC LINE
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE (UE)
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER (W-1)
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MAILBOX
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION (FDC)
- FIRE HYDRANT
- WATER VALVE (WV)
- GAS VALVE (GV)
- SANITARY CLEANOUT (CO)
- CONCRETE MONUMENT
- CAPPED REBAR/IRON PIPE
- STORM INLET TYPE 'A'
- STORM INLET TYPE 'B'
- STM. DBL. INLET TYPE 'B'
- STORM INLET TYPE 'E'
- STM. DBL. INLET TYPE 'E'
- FLARED END SECTION
- HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB	FF. = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	
TC = TOP OF CURB	MH = MANHOLE	MLWL= MEAN LOW WATERLINE
BOL = BOLLARD	DEP. = DEPRESSED	
GRT = GRATE	CL = CENTERLINE	TW = TOP OF WALL
MB = MAILBOX	PM = PARKING METER	BW = BOTTOM WALL

10 0 10 20

SCALE : 1" = 10'

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

PRELIMINARY

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR

B&A REALTY MANAGEMENT

TAX LOTS #956742 & #958747
134-136 SOUTH AVE

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
STATE OF NEW YORK

ALBANY OFFICE
18 Computer Drive East
Suite 203
Albany, NY 12205

Phone: 518.459.3252
Fax: 518.459.3284

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/13/17	UB	UB

PROJECT NUMBER:	DRAWING NAME:
17006773A	V-SURV

SHEET TITLE:

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:

1 of 1

20171700673A\Survey\Plans\SURVey\By:LBOYER

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:

134-136 South Avenue Mixed-Use Commercial Building

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

134-136 South Avenue, Poughkeepsie NY 12601

Brief Description of Proposed Action:

The applicant wishes to develop the lot located at 134-136 South Avenue in the City of Poughkeepsie (Tax ID # 6061-44-956742). The development will include razing of the existing residential building on site and construction of a new 3-floor Commercial-Residential mixed used building in its place. In total the building will accommodate space for 3 retail stores, 11 one-bedroom apartments, and 4 two-bedroom apartments. The remainder of the site will be developed to accommodate off-street parking and pedestrian ways. The site is located in the City of Poughkeepsie's C-1 Neighborhood Commercial Zoning District where mixed used residential buildings are allowed under special permit.

Name of Applicant or Sponsor:	Telephone: 845-471-1047
AE Baxter, LLC c/o Eric Baxter	E-Mail: eric@baxterbuilt.com

Address:

278 Mill Street, Suite 100

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12601

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

3. a. Total acreage of the site of the proposed action? 0.28 acres
   b. Total acreage to be physically disturbed? +/- 0.26 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.28 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Bald Eag...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Potential discharge to city's storm collection system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: B00190 - C (Completed), E314108 - C (Completed) , C314108 - C (Completed) Please refer to the attached DEC Site Records for more details on these sites.	☐	☑

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

Applicant/sponsor/name: Eric Baxter Date: 8/23/2021

Signature: _____ Title: Applicant

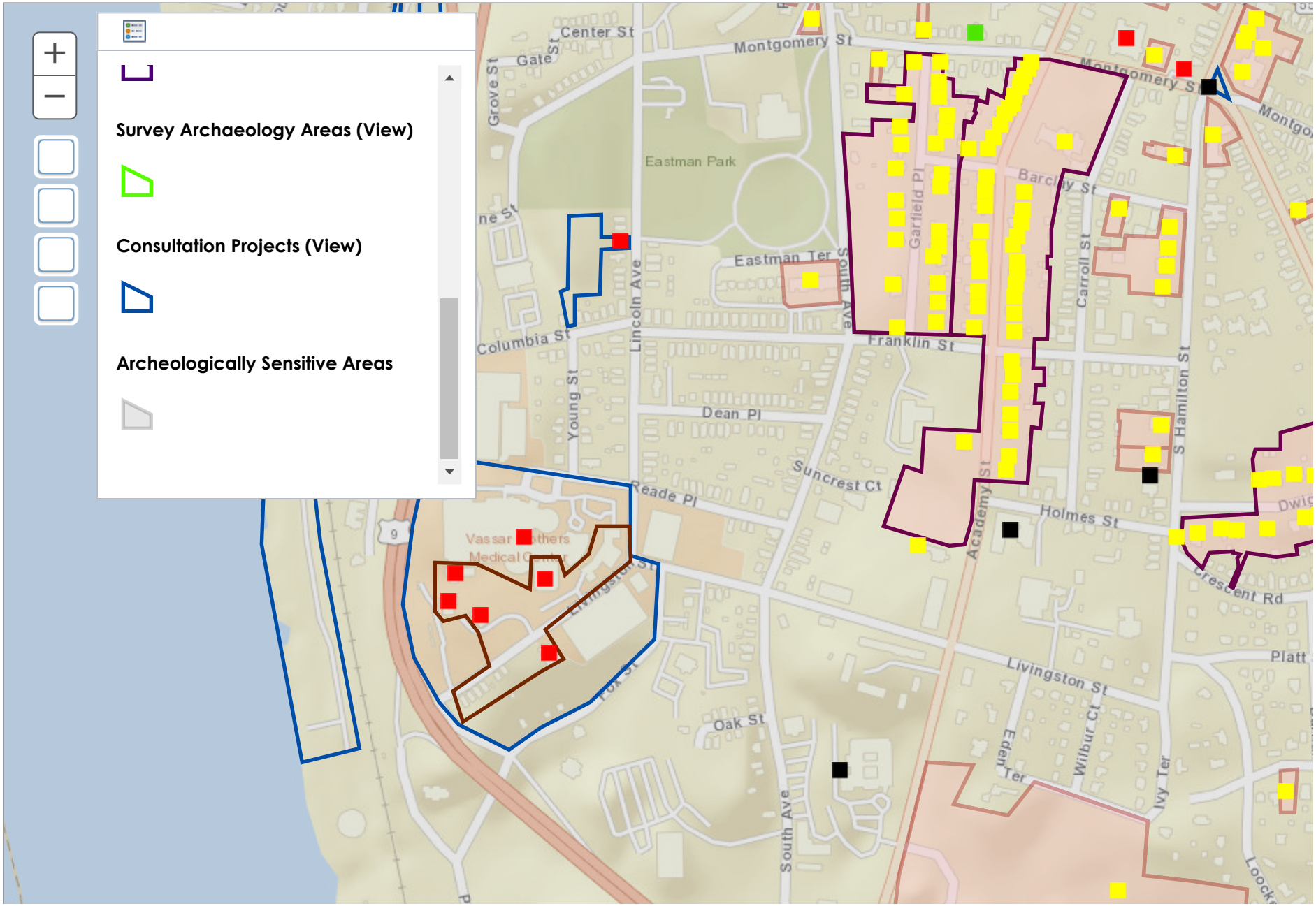
PRINT FORM

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Hudson River Waterfront-DeLaval Property
Site Code: B00190
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 202-204 Rinaldi Blvd.
City: Poughkeepsie (c) Zip: 12601-
County: Dutchess
Latitude: 41.694702778
Longitude: -73.939361111
Site Type: DUMP
Estimated Size: 13.64 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Subsurface Barriers
Fencing/Access Control
Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: City of Poughkeepsie
Current Owner(s) Address: 62 CIVIC CENTER PLAZA
POUGHKEEPSIE,NY, 12601

Site Document Repository

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie,NY 12601
Name: NYSDEC Region 3
Address: 21 S. Putt Corners Rd
New Paltz,NY 12561
Name: City of Poughkeepsie Engineering
Address: City Hall
62 Civic Center Plaza Poughkeepsie,NY 12601

Site Description

Location: The Hudson River Waterfront-DeLaval Property is an approximately 13.64-acre site located in an urban portion of the City of Poughkeepsie, Dutchess County. The site lies southwest of the intersection of Rinaldi Boulevard and Pine Street. It consists of a long, thin, waterfront parcel along the eastern shore of the Hudson River, bordered to the north by a restaurant/catering facility, to the east by railroad tracks, and to the south by a major oil storage facility. Site Features: Most of the site is covered by crushed stone or clean soil. The northern portion of the site has been paved and is being used as a parking lot. Prior to remediation, the site was largely overgrown with grass and shrubs with some larger trees in a relatively small area in the southwest portion of the site. Current Zoning and Land Use: The site is currently vacant, except for the aforementioned parking lot, and is within the Waterfront zoning district. The surrounding parcels to the north and east are predominantly used for commercial and residential purposes. The surrounding properties to the south are currently used for industrial purposes. the City of Poughkeepsie uses the site for storage. Past Use of the Site: From the late 1800's until the 1960's, the site was used to manufacture various types of stainless steel farming equipment. Other former industrial usages include a supplier of construction materials, a tannery, a carpentry shop, and coal sheds. These uses appear to have led to contamination from various industrial operations including waste disposal/landfill area, convenience dumping, an underground fuel oil storage tank and underground petroleum pipelines. Site Geology and Hydrogeology: Much of the site is made land and consists of fill material. The depth of the fill ranges from 2 to 11 feet across the site. The fill material includes a significant amount of construction and demolition debris from the demolition of buildings that once occupied the site. Soils encountered beneath the fill and in areas where fill was not encountered generally consists of silt and fine sand. Bedrock outcrops occur at the southern boundary of the site, particularly in the southwest corner, and also outcrops near the northeastern corner. Bedrock was observed to consist of dark grey shale at these locations. Bedrock drops steeply and was not encountered in other areas of the site. The depth to groundwater at the site ranges from 5 to 7 feet below grade. The groundwater fluctuations are believed to be due to tidal

changes in the river elevation of the adjacent Hudson River. Shallow groundwater flow is largely influenced by the tidal fluctuations of the Hudson River, with a general flow direction to the west toward the river.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,2,4-trimethylbenzene
barium
benzo(b)fluoranthene
chrysene
naphthalene
polychlorinated biphenyls (PCB)
selenium
unknown petroleum
cadmium
lead
benzene
mercury
arsenic
benzo(a)pyrene
1,3,5-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
acetone
chromium

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern at the site included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs). The VOCs and SVOCs are primarily related to the petroleum contamination, which is still present at residual levels at the site. PCBs were primarily present in the landfill area, which has been removed. Soil: Levels of SVOCs and

metals are likely still present at relatively low levels across much of the site. A site cover system has been constructed across the site as part of the remedy. Remedial actions have successfully achieved cleanup objectives for commercial use. Residual contamination in the soil is being managed under a Site Management Plan.

Site Health Assessment

Contaminated soils remain at the site below clean backfill. People will not come in contact with contaminated soils or groundwater unless they dig below the surface materials. People are not drinking the contaminated groundwater because the area is served by a public water supply is not affected by this contamination. Volatile organic compounds in the groundwater or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. However, active sub-slab depressurization systems (systems that ventilate/remove the air from beneath the building) will be installed in any new buildings constructed on the site.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: PURA -14 Property
Site Code: E314108
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Pine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.698541667
Longitude: -73.9374
Site Type:
Estimated Size: 5.53 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: City of Poughkeepsie Industrial Development Agency
Current Owner(s) Address: 62 Civic Center Plaza
Poughkeepsie,NY, 12601

Site Description

Location Description: The PURA-14 site is located in an urban portion in the City of Poughkeepsie, Dutchess County, NY. The site lies northeast of the intersection of Rinaldi Boulevard and Pine Street, and Route 9 runs along the east side. This site is approximately 5.53 acres in size. Predominant Site Features: The site is largely overgrown with grass and other various forms of vegetation with no existing buildings, and a single paved road through the center running north to south. Bordered to the west by railroad tracks, a restaurant/catering facility, and finally the Hudson River. Current Use: The site is currently inactive but until 1960's was home to the Moline plow company, an artillery shell manufacturer, and a chemical fertilizer manufacturer. Surrounding Uses: The surrounding parcels are currently used for a combination of commercial, industrial, residential, recreational, and a hospital on Pine Street. Historical Sources of Contamination: Prior uses that appear to have led to site contamination include convenience dumping, C&D wastes, and the manufacturing of plows, ammunition, and fertilizer. Investigation/Actions performed to Date: Completed investigations include a Phase I Environmental Site Assessment for the Procida Waterfront Property (1999), Phase II Subsurface Investigation (2001), and the Environmental Restoration Program (ERP) Remedial Investigation/Alternatives Analysis Report completed in 2005. Current Actions: A Record of Decision (ROD) was issued under the ERP in March 2006, requiring a demarcation layer beneath a minimum two feet of clean soil cover or paved surfaces; institutional controls in the form of an environmental easement; a site management plan, and periodic certification that the remedy remains in place and is effective. Remedial Action is being addressed under the Brownfield Cleanup Program (see Site ID No. C314108). Environmental Easement was terminated under the ERP program and refiled under the BCP. See C314108.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

beryllium
arsenic
benzo(a)pyrene
benzo(k)fluoranthene
zinc
benzo(b)fluoranthene
cadmium
chrysene
silver
antimony
lead
mercury
thallium
benzo(a)anthracene
copper
nickel

selenium
dibenz[a,h]anthracene

Site Environmental Assessment

Contaminants of Concern: The primary contaminants of concern at this site are metals, and semi-volatile organic compounds (SVOCs). Impacted Media: Investigations indicate the contamination is present in the surface and subsurface soil at this site, typical of a former industrial property. The soil contamination is associated with the manufacture of artillery shells, snow plows and other past site uses. No groundwater impacts were identified during the 2005 Remedial Investigation.

Site Health Assessment

Elevated levels of PAHs are present in surface and subsurface soils. Elevated concentrations of metals were also detected in the surface soils. Groundwater is not impacted. A Record of Decision has been issued and the areas of contamination on the site are to be covered with a minimum two foot soil cover or paved, reducing the potential for direct contact exposures. The area is served by public water.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: PURA-14 Site
Site Code: C314108
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 36 Pine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.698541667
Longitude: -73.9374
Site Type:
Estimated Size: 5.53 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE IDA
Current Owner(s) Address: 28 Garfield Place
POUGHKEEPSIE,NY, 12601

Site Document Repository

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie,NY 12602

Site Description

Location: The PURA-14 site is located in an urban area in the City of Poughkeepsie, Dutchess County. The site is generally bounded by Laurel Street to the north, Pine Street to the south, Route 9 to the east and railroad tracks to the west. This site is approximately 5.5 acres in size. Site Features: The site was redeveloped in 2016 as a 136 unit apartment building with swimming pool, parking spaces, landscaping and peripheral grass covered areas. The building includes indoor parking, office and multi-use space on the ground floor. There are no residences on the ground floor. Current zoning: Current land use code is 411 (apartments). The surrounding parcels are currently used for a combination of commercial, industrial, residential and recreational purposes. Past Use of the Site: Until the 1960's the property was used for a variety of purposes and was formerly home to several industrial operations, including the Moline plow company, an artillery shell manufacturer, a rail yard, and a chemical fertilizer manufacturer. Site Geology and Hydrology: The Remedial Investigation showed site soils consist of fill materials including asphalt, ash, slag, brick, concrete, metal fragments, slag, silty sand and various fill soils. Fill deposits varied in thickness across the site and exceeded 10 feet in some locations. The natural soils underlying the fill materials consisted primarily of poorly sorted fine, medium, and coarse sands with trace amounts of fine gravel. Layers of clayey silt were also present at certain depths. Bedrock was encountered in the northeastern comer of the site at a depth of 18 feet below ground surface. Groundwater was encountered at depths ranging from approximately 16 feet to 18 feet below ground surface and flows generally in a southwesterly direction towards the Hudson River.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
benzo(a)anthracene
benzo(b)fluoranthene

arsenic
benzo(a)pyrene
lead

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were benzo(a)anthracene, benzo(b)fluoranthene, chrysene, benzo(a)pyrene and dibenzo(a,h)anthracene and metals in soil. Remedial action consisting of installing a cover system has successfully achieved soil cleanup objectives for restricted residential use. The property was developed in 2016 by constructing apartment buildings on site. The cover system disturbed during the construction activity was restored. Residual contamination in the soil is being managed under a Site Management Plan.

Site Health Assessment

Residual soil contamination is covered by clean soil or pavement so public contact with subsurface contamination is unlikely. Drinking contaminated groundwater is not expected because public water serves the area. Prior to any building being constructed on the site, the potential for soil vapor intrusion will be evaluated and, if necessary, mitigative measures implemented to protect building occupants.

For more Information: E-mail Us

Refine This Search

Rhinebeck Bank

August 26, 2021

R. L. Baxter Building Corp, Inc.
Eric Baxter
278 Mill St., Suite 100
Poughkeepsie, NY 12601

RE: Letter of reference

To whom it may concern:

Rhinebeck Bank has been working with R. L. Baxter and the members of the Baxter family since 2012. During this time, I have had the privaledge to be their relationship manager and have had the opportunity to finance roughly 15 projects with them. These range from medium six figure budgets to high seven figure budgets. I can say emphatically that there has not been one instance where the project was not completed on time. Perhaps more importantly, every project was completed within the outlined budget presented to the Bank prior to the construction beginning.

Without getting into specifics, R. L. Baxter is a well capitalized company that keeps average depsit balances at the Bank that are in the seven figures. Additionally, they maintain a line of credit that is also in the seven figures that has always been paid as agreed and all financial covenants have been met.

On a personal note, I can not express enough that it has always been a pleasure to work with Eric, Amanda and Robert Baxter. Aside from the quality work that they have performed, I am confident in saying that their character has played an important role in their growth in the Hudson Valley. If there are any additional questions that you may have pertaining to R. L. Baxter, please do not hesitate to contact me at 845-489-2997.

Sincerely,

Roy Shemitz
Vice President, Commercial Lending

Member FDIC Equal Housing Lender