City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, June 24, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 28, 2025 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 121 PARKER AVENUE: SITE PLAN

2. 175 MANSION STREET: SITE PLAN

IV. REVIEW OF RESOLUTIONS

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

1. 191 COTTAGE AVENUE: SITE PLAN
Application for site plan review for the construction of a three-story mixed-use building with a brewery on the first floor and eight (8) dwelling units. Owner: Cardinal Assets Twenty Fourteen LLC; Applicant: Jim Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6162-72-452173; Zoning District: MU3; File #PB2025-008

2. LOT 276969 ‘149’ CANNON STREET: SITE PLAN
Application for site plan review for the construction of a four (4) family residence. Owner/Applicant: 5COPNY LLC; Consultant: KARC Planning

Consultants, Inc.; Grid #6161-23-276969; Zoning District: RNC; File #PB2025-019

3. LOT 288150 '53' N CLINTON STREET: SITE PLAN
Application for site plan review relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150; Zoning District: RNC; File #PB2025-020

4. LOT 069344 '24-26' PARKER AVENUE: SITE PLAN
Application for site plan review relative to the construction of a six (6) family residential building.
Owner: Parker CPK LLC; Applicant: Siegrist Properties LLC; Consultant: Ciro Interrante Architect; Grid # 616-62-069344; Zoning District: WG; File #PB2025-037

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. LOT 458149 "7" MORGAN AVENUE: SITE PLAN
Application for site plan review relative to the construction of two buildings containing a total of nine dwelling units with accessory off-street parking on the vacant parcel known as 7 Morgan Avenue. Owner: Patterson Calhoun, LLC; Applicant: James Patterson; Consultant: Ciro Interrante Architect, PC; Grid #6162-72-458149; Zoning District: RNC; File #PB2024-025

2. '8' SOUTH CLINTON STREET: SITE PLAN
An application for the proposed construction of a three-story residential structure on a vacant lot. The new building is proposed to contain 16 dwelling units. The applicant is requesting a parking waiver based on the Little Smith Street municipal parking lot. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture, PLLC; Grid # 6161-22-239997; Zoning District: PID-B; File #2025-009

3. 148 FRANKLIN STREET: SITE PLAN
Application for site plan review relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a three unit multiple dwelling, including development of an off-street parking area with retaining walls and landscaping. Owner/Applicant: S1 Properties LLC; Consultant: Brian Stokosa, Day Stokosa Engineering; Zoning District: RNC; Grid: #6161-29-110801: File #PB2025-015

VII. ADJOURNMENT

1. Adjourn Meeting to July 22, 2025

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

Wednesday, May 28, 2025 **6:00 PM** **Common Council Chambers**

I. ROLL CALL

Meeting called to order at 6:03 pm
Board Members:
Present: Member Andujar-McNeil, Member Peña, Member Egan, Member Holland Excused
Excused: Member Saylor, Member Petsas, Member Veltre
Staff:
Joanna Longcore, Assistant Corporation Counsel
Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant Chris Kroner, MASS Design Group

II. APPROVAL OF MEETING MINUTES

1. Approval of April 22, 2025 Meeting Minutes

A motion to Approve the April minutes was made by Member Egan and seconded by Member Pena.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 121 PARKER AVENUE : SITE PLAN

2. ‘8’ SOUTH CLINTON STREET: SITE PLAN

IV. EXTENSION REQUESTS

1. 70 AND 72-78 PROSPECT STREET: EXTENSION REQUEST

Request for a 1-year extension of the site plan approved on 4/25/24; Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: General Industrial (I-2); File #2023-024 and 2023-025

Presenting:
Brian Dreeland, Owner
Nate Gooden, P.E.

A motion to Approve the Extension was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

2. 45 READE PLACE: EXTENSION REQUEST

Request for a 1-year extension of the site plan approved on 6/25/24; Applicant: Vassar Brothers Medical Center; Consultant: LaBella Associates; Grid #6061-43-843721 (0000, 0001, 0002 and 0004); Zoning District: Hospital Medical (H-M); File #2024-013

Presenting:
Chris Lapine, LaBella Associates
Michal Zolnick, Vassar Brothers Hospital

A motion to Approve the Extension was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE

Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 110 SOUTH GRAND AVENUE: SITE PLAN

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

Presenting:
Michael Berta, Architect

A motion to Approve was made by Member Egan and seconded by Member Pena.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

2. 191 COTTAGE AVENUE : SITE PLAN

Application for site plan review for the construction of a three-story mixed-use building with a brewery on the first floor and eight dwelling units. Owner: Cardinal Assets Twenty Fourteen LLC; Applicant: Jim Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6162-72-452173; Zoning District: MU3; File #PB2025-008

Presenting:
Jim Sullivan, Owner
Shawn Curran, LRC Group

A motion to set a $3,000 escrow was made by Member Egan and seconded by Member Peña.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

A motion to Set a Public Hearing for June 24th was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE

Yes/Aye: Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay: None
Abstain: None
Absent: Member Saylor, Member Petsas, Member Veltre
Result: **Passed**

3. 175 MANSION STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of an existing single-family dwelling at 175 Mansion Street to a four (4) family dwelling. Owner/applicant: Shane Bartholomew; Consultant: John Sullivan; Grid #6162-71-262207; Zoning District: RNC; File #PB2025-014

Presenting:
John Sullivan, Consultant
Shane Bartholomew, Owner

4. LOT 276969 ‘149’ CANNON STREET : SITE PLAN

Application for site plan review for the construction of a four (4) family residence. Owner/Applicant: 5COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6161-23-276969; Zoning District: RNC; File #PB2025-019

Presenting:
Natalie Quinn, KARC Planning Consultants, Inc.

A motion for an Escrow of $3,000 be set to be shared with '53' N Clinton Street was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

A motion to set a Public Hearing for June 24th was made by Member Egan and seconded by Member Peña.

Minutes of May 28, 2025 - VOICE VOTE

Yes/Aye: Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay: None
Abstain: None
Absent: Member Saylor, Member Petsas, Member Veltre
Result: **Passed**

5. Lot #288150 '53' N CLINTON STREET : SITE PLAN

Application for site plan review relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150; Zoning District: RNC; File #PB2025-020

Presenting:
Natalie Quinn, KARC Planning Consultants Inc

A motion for an Escrow of $3,000 set to be shared with '149' Cannon Street was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

A motion for a Public Hearing to be set for June 24th was made by Member Egan and seconded by Member Peña.

Minutes of May 28, 2025 - VOICE VOTE

Yes/Aye: Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay: None
Abstain: None
Absent: Member Saylor, Member Petsas, Member Veltre
Result: **Passed**

6. LOT 069344 '24-26' PARKER AVE : SITE PLAN

Application for site plan review relative to the construction of a six (6) family residential building.
Owner: Parker CPK LLC; Applicant: Siegrist Properties LLC; Consultant: Ciro Interrante Architect; Grid # 616-62-069344; Zoning District: WG; File #PB2025-037

Presenting:
Ciro Interante, Architect
Nickole Papa, Ciro Architects

A motion for an escrow be set at $3,000 was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

A motion that a Public Hearing be set for June 24th was made by Member Egan and seconded by Member Holland.

Minutes of May 28, 2025 - VOICE VOTE

Yes/Aye: Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay: None
Abstain: None
Absent: Member Saylor, Member Petsas, Member Veltre
Result: **Passed**

VI. ADJOURNMENT

1. Meeting Adjourned June 24, 2025

Meeting adjourned at 7:57 pm

A motion to Adjourn was made by Member Holland and seconded by Member Egan.

Minutes of May 28, 2025 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Peña, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Saylor, Member Petsas, Member Veltre
Result:	**Passed**

THE CITY OF POUGHKEEPSIE
NEW YORK
ZONING BOARD OF APPEALS

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

FEE: $350
CODE: A2112
ID#:_____
IPS#_____

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: Cottage Street, Poughkeepsie, NY Tax ID:131300-6162-72-452173-0000

ZONING DISTRICT: MU3 (Mixed Use)

OWNER INFORMATION:

Name: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan
Address: P.O Box 305, Pawling, NY 12564
Phone: 845-380-1448
Email: JSullivanCorp@gmail.com

APPLICANT INFORMATION:

Name: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan
Address: P.O Box 305, Pawling, NY 12564
Phone: 845-380-1448
Email: JSullivanCorp@gmail.com

CONSULTANT INFORMATION:

Name: LRC Engineering & Surveying, DPC
Address: 85 Civic Center Plaza, Suite 204
Phone: 845-243-2880
Email: kcasamento@lrcconsult.com

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: Judith Knauss, Deputy Zoning Administrator

Date of decision/determination/violation: April 2, 2025

Please note that a copy of the communication must be attached with this application.

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: Cottage Street, Poughkeepsie, NY Tax ID 131300-6162-72-452173-0000

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.1(2)(e)	Parking setback minimum of 10 ft from second st property line	1.8 ft variance requested
19-3.1(2)(f)	Parking setback minimum of 10ft from any side property line	7 ft variance requested
19-6.2(11)	17 off-street parking required for residential/beverage uses	6 space variance requested

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-9.10(11)(c) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.

4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: Cottage Street, Poughkeepsie, NY Tax ID 131300-6162-72-452173-0000

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

_____

_____

_____

_____

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

SIGNATURE OF APPLICANT

04/04/2025
DATE

James J Sullivan
Print Name

Revised 12/24: Previous Editions Obsolete

June 10, 2025

Chairperson Saylor
City of Poughkeepsie Planning Dept.
62 Civic Center Plaza
Poughkeepsie, NY 12603

RE: 191 Cottage Street
Tax Map ID# 6162-72-452173-0000

Dear Chairperson Saylor and Honorable Members of the Planning Board,

Please accept this letter and accompanying documents as requested by the board for the above noted application. The following is a summary of the revisions and/or materials requested:

- Architectural Floor have been provided within this submission.
- Refuse bins have been added to the Site Plan.
- Existing trees denoted for removal located and shown on the Site Plan
- Snow storage area has been defined with a hatch pattern for clarity.
- Existing chain link fence at southern portion of the property is noted to remain.
- Privert Hedge has been provided on the west side of the property shown on the landscaping plan LL-1.

We look forward to discussing our project further at the June 24, 2025, planning board meeting. Thank you for your time and consideration, and as always please feel free to reach out to our office with any questions.

Sincerely,

LRC Engineering and Surveying DPC.

Shawn Curran, Project Manager

LRC Engineering and Land Surveying, DPC
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: 845.243.2880 Fax: 845.265.8175

JSullivan Corporation

April 4, 2025

City of Poughkeepsie Zoning Board of Appeals
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Members of the Zoning Board of Appeals,

Enclosed, please find the application and accompanying project documents for a proposed mixed-use development located at the corner of Cottage St and Morgan St.

Over the past several months, we have worked diligently on the design of this project and with Judith from the Planning Department to refine and revise this project. Initially requiring nearly a dozen variances, the design has been carefully adjusted to reduce this number to three while maintaining the feasibility and integrity of the development.

As part of this application, we are requesting a variance for parking requirements. The beverage manufacturing component of the project is intended to operate with only one employee, despite the zoning code specifying a need for seven spaces. Additionally, we believe the parking uses will be complementary in nature, as the manufacturing operations primarily occur during the day, while most residential parking demand arises in the evenings. This symbiotic relationship further supports the feasibility of the proposed parking plan.

Our team has a long-standing commitment to the City of Poughkeepsie, with over 15 years of successfully completed projects that have contributed to the city's growth and revitalization. We also have several projects currently in the pipeline, reinforcing our dedication to fostering vibrant, well-designed developments in Poughkeepsie.

We believe this project will contribute positively to the neighborhood and align with the MU-3 zoning district's vision by introducing a balanced mix of residential and commercial use between the adjacent residential and industrial zoning. We are confident it will enhance the character of the area and bolster ongoing revitalization efforts in the city.

Thank you for your consideration, and we welcome the opportunity to discuss this project in further detail.

Sincerely,

James J Sullivan
Managing Member
Cardinal Assets Twenty Fourteen LLC

PO Box 38
Chelsea, NY 12512

Tel: 845-380-1448
jsullivancorp@gmail.com

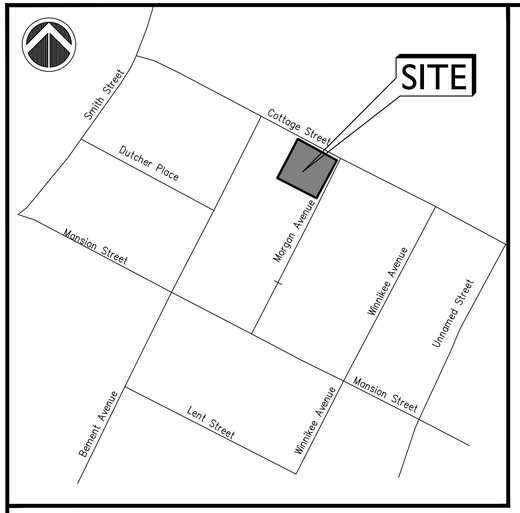
SITE PLAN SUBMISSION SET

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6162-72-452173

REVISED: JUNE 10, 2025



LOCATION MAP

SCALE: 1"=1,000'

VICINITY MAP

SCALE: 1"=200'

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)

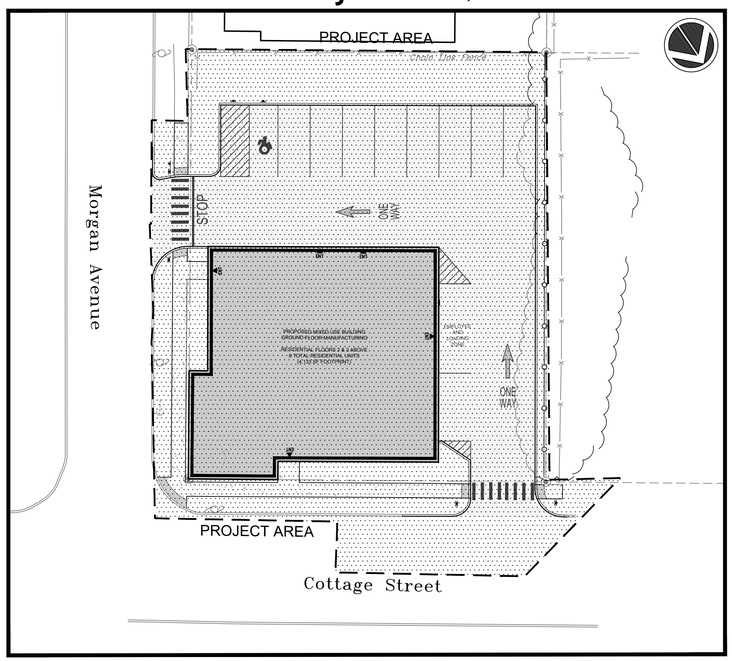
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



OVERALL SITE PLAN

SCALE: 1"=20'

INDEX OF DRAWINGS

CV-1	COVER SHEET
1 OF 1	MAP OF SURVEY PREPARED FOR CARDINAL ASSESTS TWENTY FOURTEEN, LLC (UNDER SEPARATE COVER)
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE PLAN & EROSION CONTROL PLAN
UT-1	SITE UTILITIES PLAN
LL-1	SITE LANDSCAPE & LIGHTING PLAN
DN-1	PROJECT DETAILS
DN-2	PROJECT DETAILS
DN-3	PROJECT DETAILS

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP
www.lrcconsult.com

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

1000 Wyckoff Avenue, 3rd Floor
Mahwah, NJ 07430
Tel: 908.603.5730

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

STATE OF NEW YORK · RODNEY E MORRISON · LICENSED PROFESSIONAL ENGINEER · 074194

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

CARDINAL ASSETS TWENTY FOURTEEN, LLC
40 CANNON STREET, SUITE 2
POUGHKEEPSIE, NY 12601

SURVEYOR:

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NY 12569
Phone No. (845) 380-0528
JOHNSONBOUNDARIES@GMAIL.COM

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REVISION NOTE #3: 2025-06-10
REVISION NOTE #2: 2025-05-23
REVISION NOTE #1: 2025-04-07
ORIGINALLY SUBMITTED: 12-20-2024

191 COTTAGE STREET
CITY OF POUGHKEEPSIE

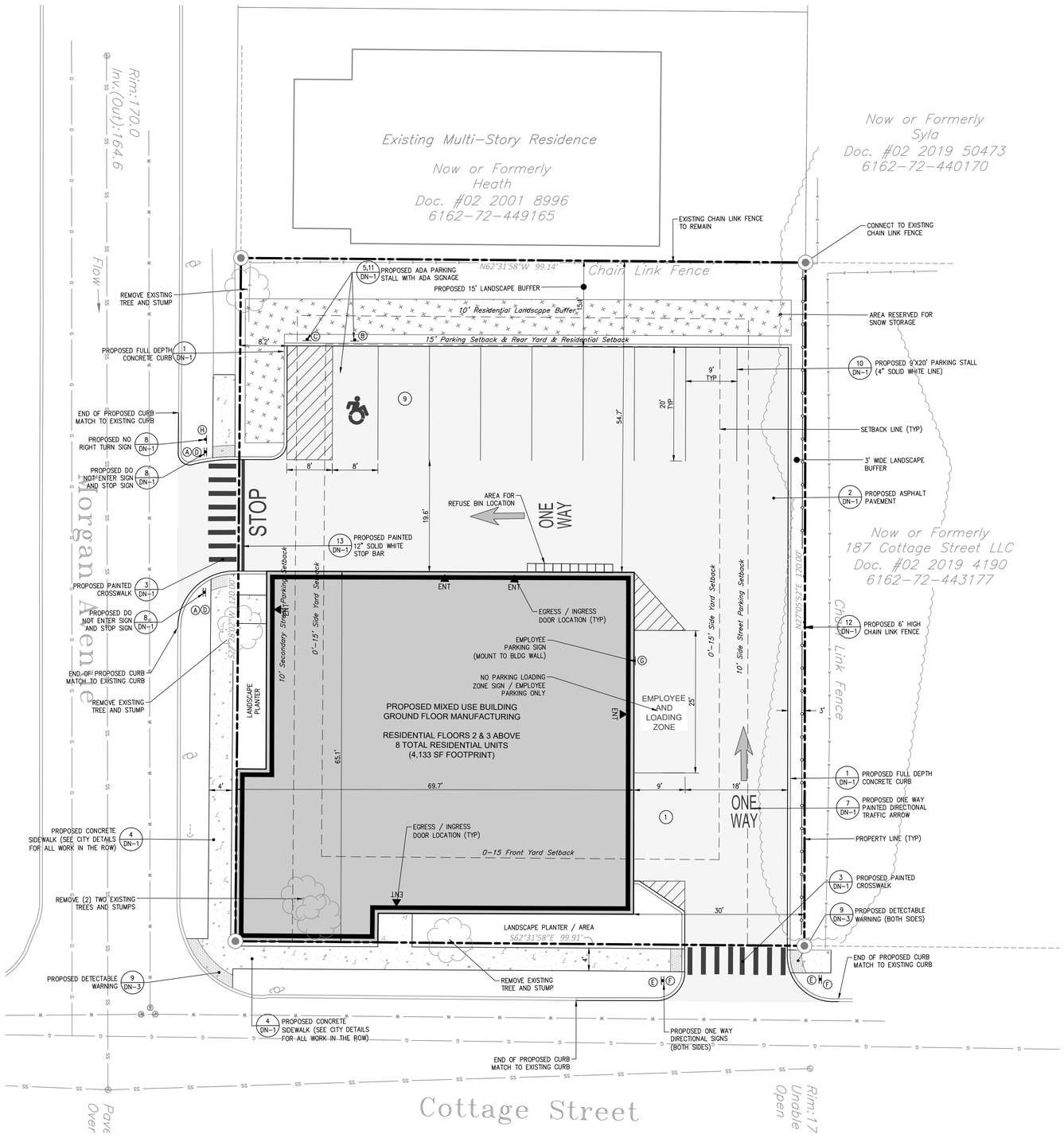
COVER SHEET

Drawing No.

CV-1

SHEET 1 OF 8

X:\JOBS\Jobs 2024\24-325 - Jones Subpo- Cottage St - Poughkeepsie, NY\DWG\Cv2425101.dwg 6/5/2025 9:40 AM SCurran



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

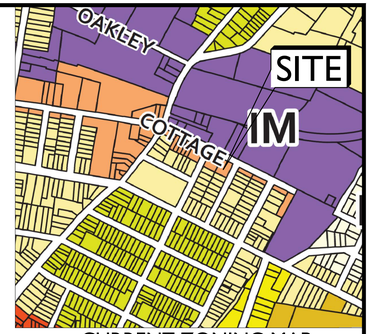
SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP R1-1 30"X30"	2
B	RESERVED PARKING 12"X18"	1
C	NO PARKING ANYTIME NYP1-2 (12"X18")	1
D	DO NOT ENTER R5-1 30"X30"	2
E	36"X12" ONE WAY R6-1L	2
F	36"X12" ONE WAY R6-1R	2
G	NO PARKING LOADING ZONE R7-6 12"X18" EMPLOYEE PARKING ONLY	1
H	R3-1 24"X24"	1

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS PAVEMENT
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- PROPOSED CROSSWALK
- PROPOSED SNOW STORAGE AREA
- EXISTING TREE



CURRENT ZONING MAP

SCALE:1"=100'

SURVEY MAP REFERENCE

EXISTING CONDITIONS BASE SURVEY TAKEN FROM PLAN ENTITLED "MAP OF SURVEY PREPARED FOR CARDINAL ASSETS TWENTY FOURTEEN, LLC" DATED APRIL 11, 2024 BY BRENDAN JOHNSON, PLS# 50919

ZONING SUMMARY TABLE

TAX MAP IDENTIFICATION	131300-6162-72-452173-0000	
PARCEL SIZE	0.27 Acres	
ZONING DISTRICT	MU3 (Mixed Use 3)	
PROPOSED USE	MULTI-USE DEVELOPMENT	
ITEM	REQUIRED	PROPOSED
LOT AREA AND COVERAGE		
LOT AREA	N/A*	0.27 Acres
LOT WIDTH	N/A	99.91 Feet
LOT COVERAGE (MAX)	80%**	79.90%
PARKING LOCATION & ACCESS		
PRIMARY STREET YARD	NOT PERMITTED	N/A
SECONDARY STREET YARD (MIN)	10 FT	8.2 Feet (#)
SIDE YARD SETBACK (MIN)	10 FT ***	3 Feet (#)
REAR YARD SETBACK (MIN)	15 FT	15 Feet
DRIVEWAY WIDTH (MAX)	20 FT	19.1 Feet
PRIMARY BUILDING SETBACKS		
PRIMARY STREET SETBACK (MIN/MAX)	0 / 15 FT	0 Feet
MIN. BUILD-TO FRONTAGE	60%	65.05%
SECONDARY STREET SETBACK (MIN/MAX)	0 / 15 FT	0 Feet
MIN. BUILD-TO FRONTAGE	40%	65%
SIDE SETBACK (MIN)	0 FT	30 Feet
ABUTTING A RESIDENTAL LOT LINE	15 FT	N/A
REAR SETBACK (MIN)	15 FT	54.7 Feet
ABUTTING A RESIDENTAL LOT LINE	15 FT	54.7 Feet
HEIGHT		
BASE HEIGHT	3 STORIES / 42 FT	42 Feet
MINIMUM HEIGHT	22FT	42 Feet
WIDTH		
PRIMARY STREET FACING BLDG WIDTH (MAX)	225 FT	65 Feet
ENTRANCE		
DISTANCE BETWEEN ST - FACING ENTRANCES (MAX)	50 FT	N/A
TRANSPARANCY		
GROUND STORY (MIN)		
RESIDENTIAL	40%	N/A
NON-RESIDENTIAL - PRIMARY STREET	60%	63.70%
NON-RESIDENTIAL - SECONDARY STREET	40%	56.90%
UPPER STORY (MIN)	25%	25%

* Refer to RNC lot area requirements for residential properties

** Includes all impervious surface

*** Side yard parking shall be setback at least 5 ft from the front of the principal building on the same lot

(#) VARIANCE REQUIRED

OFF STREET PARKING		
USE	REQUIRED	PROPOSED
MULTI-FAMILY	1.25 SPACES / DWELLING UNIT = 1.25 X 8 UNITS=10	10
LIGHT MANUFACTURING	1 SPACE/ 400 SF OF GFA (2,675 / 400=6.68 OR 7 SPACES REQUIRED)	1 TOTAL PROVIDED 11 SPACES(#)

REQUIRED 17 SPACES
VARIANCE REQUIRED FOR 6 PARKING SPACES

INTERIOR LANDSCAPE REQUIREMENT

Interior Landscaping Code requirement 7%

Provided
Drive Aisle (includes Parking) (5761 SF)
Landscape Buffer (1872 SF)

Total 1872 / 5761=0.324 x 100=32.4%-exceeds 7% Requirement

LOT COVERAGE CALCULATION

Maximum lot coverage (80%)
Parcel area=11,761.2 SF

Open space (Landscaping)

1873+310+160+21=2,364 SF

2,364 / 11,761.2=0.209=20.1% Open space and 79.9% Hard Surface

NOTES:

1. NO WATERCOURSE, MARSHES, WOODED AREAS, ROCK OUTCROPS, ARE PRESENT AT THE SITE.
2. NO FEMA FLOOD PLAINS ARE LOCATED AT THE SITE.
3. NO EXISTING OR PROPOSED EASEMENTS, DEED RESTRICTIONS, CONVENTS RIGHTS OF WAY, RESERVATIONS, REARS TO DEDICATION TO PUBLIC USE AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING PROPERTIES ARE ASSOCIATED WITH THE PROPOSED PROJECT.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK · MOSEY E. MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	ZBA SUBMISSION FOR VARIANCES
2.	CITY PLANNING BOARD SUBMISSION
3.	CITY PLANNING BOARD SUBMISSION
2025-04-07	
2025-05-23	
2025-06-10	

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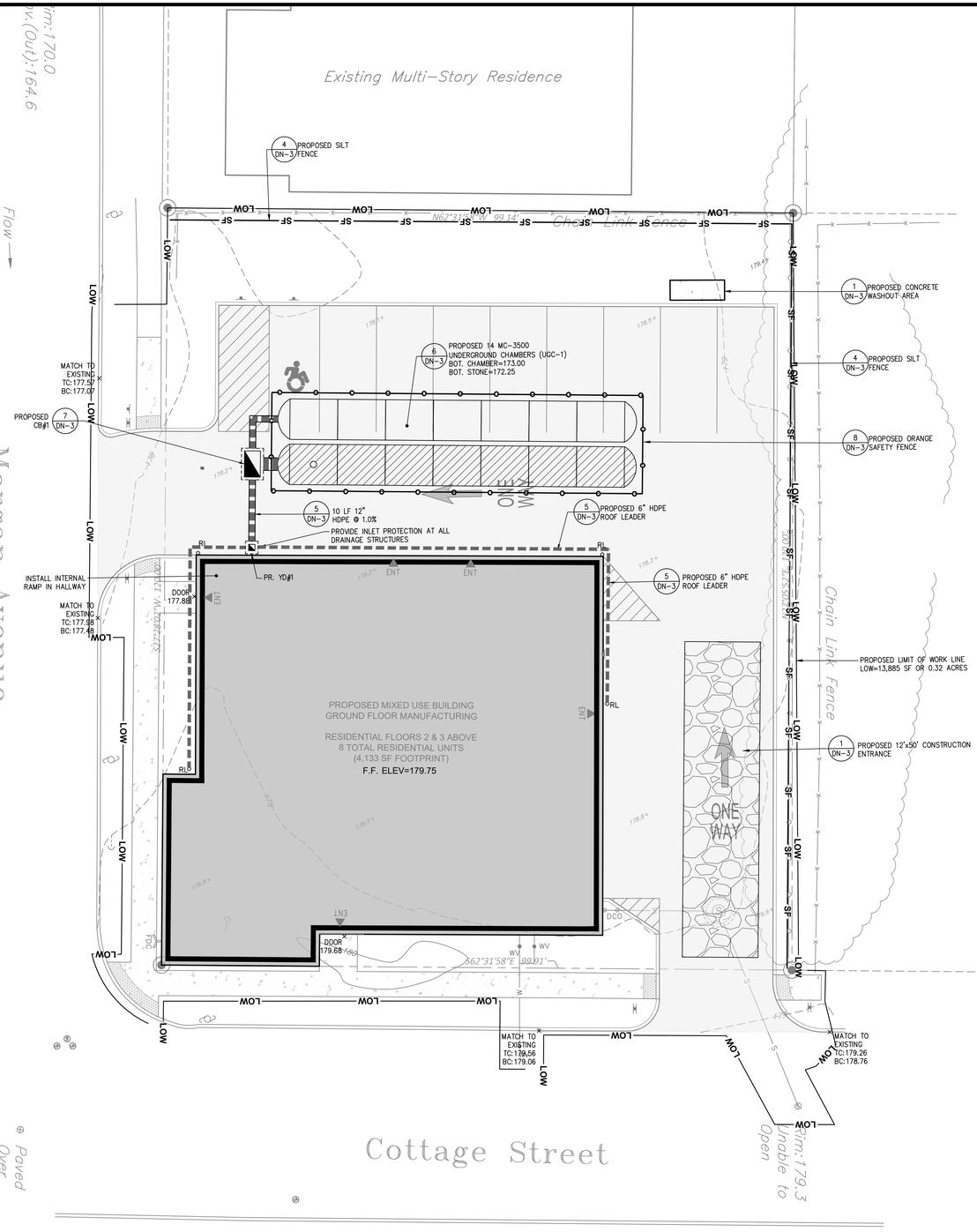
SITE PLAN

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SP24325101.dwg	Sheet No.
Drawn	SMC	Project No.	24-3251	SP-1
Checked	KFC	Date	2024-12-20	
Approved	REM	Scale	1"=10'	SHEET2 OF 8

X:\JOBS\Jobs 2024\24-3251 - James Sullivan- Cottage St - Poughkeepsie, NY\DWG\SP24325101.dwg 6/5/2025 9:42 AM SCurran



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.

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 NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

GRADING AND DRAINAGE NOTES

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

LEGEND

	PROPERTY LINE
160	EXISTING MAJOR CONTOUR
162	EXISTING MINOR CONTOUR
×163.25	EXISTING SPOT GRADE
×163.25	PROPOSED SPOT GRADE
	PROPOSED STORM LINE
	PROPOSED INLET PROTECTION (SILT SACKS)
SF	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED CONCRETE WASHOUT AREA
LOW	PROPOSED LIMIT OF WORK

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. 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.
2. 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.
3. STABILIZED CONSTRUCTION ENTRANCE
   THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

   WHEN NECESSARY, WHEELS MUST 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 AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
4. CONCRETE WASHOUT
   ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.

   ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.

   DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

   THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

   INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. FILTER SOCK 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 SPECIFICATION OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2016.
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 THIS PLAN.
8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2025-04-07 ZBA SUBMISSION FOR VARIANCES
2.	2025-05-23 CITY PLANNING BOARD SUBMISSION
3.	2025-06-10 CITY PLANNING BOARD SUBMISSION

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SITE GRADING / DRAINAGE & EROSION CONTROL PLAN

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SG24325101.dwg	Sheet No.	SG-1
Drawn	SMC	Project No.	24-3251		
Checked	KFC	Date	2024-12-20		
Approved	REM	Scale	1"=10'		SHEET 3 OF 8

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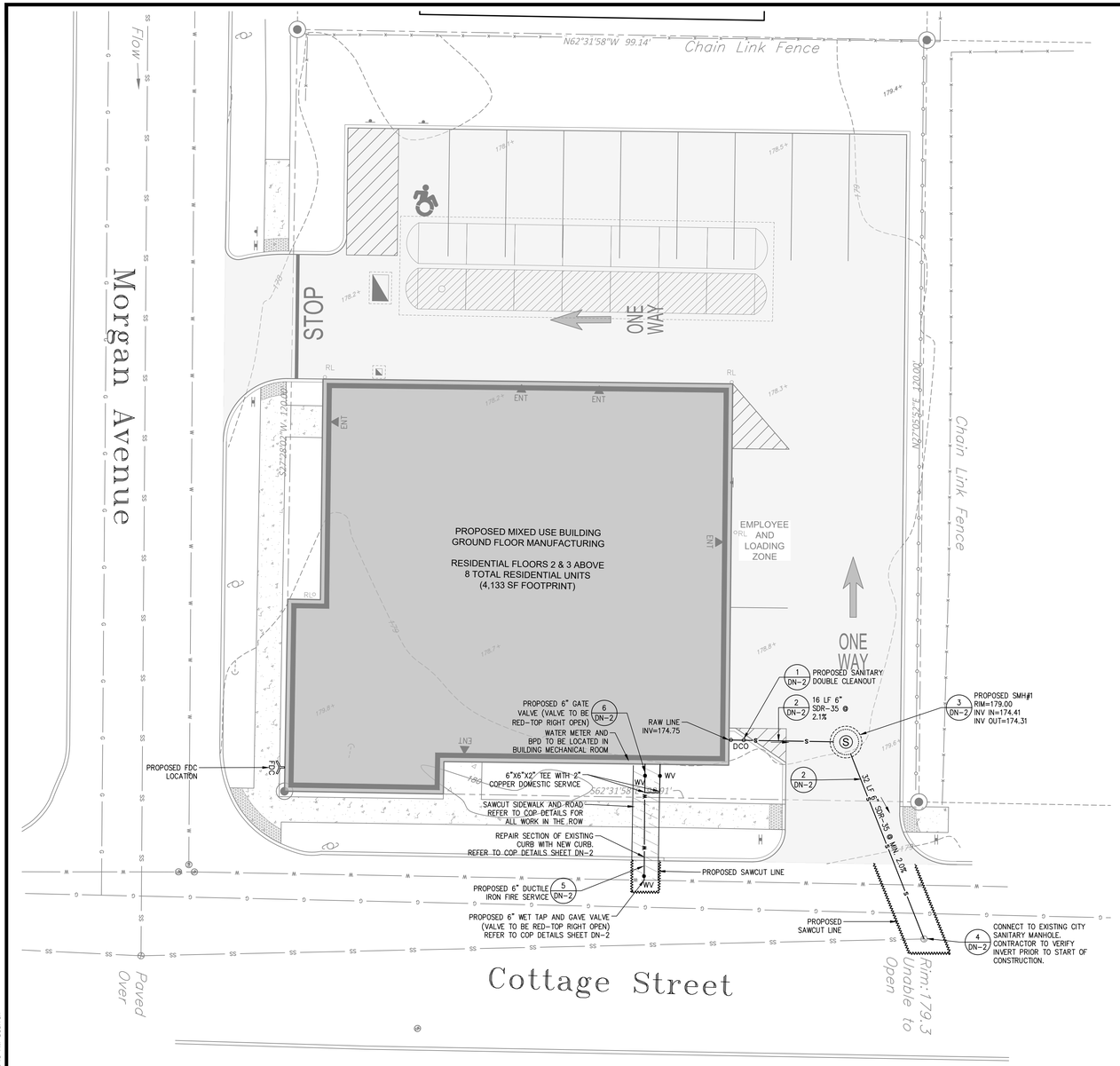


CITY OF POUGHKEEPSIE WATER NOTES

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 7209(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-BUILT 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-5) 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.

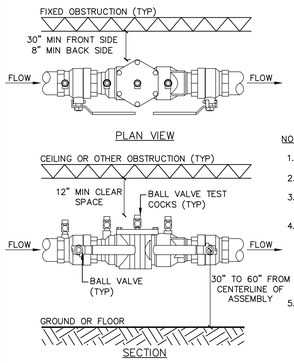
11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.
12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE 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.

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.

LEGEND

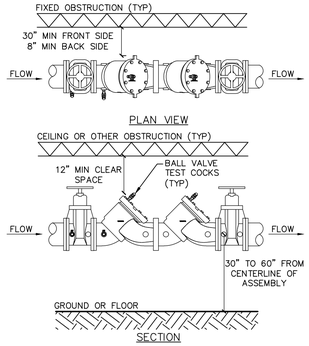
- ——s—— PROPOSED SANITARY SERVICE
- ——w—— PROPOSED WATER SERVICE
- o o DCO PROPOSED DOUBLE SANITARY CLEANOUT
- oWV PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT LINE



NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 2" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT,

DOMESTIC DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.



NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

FIRE SUPPLY DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

Revisions		
1	2025-04-07	ZBA SUBMISSION FOR VARIANCES
2	2025-05-23	CITY PLANNING BOARD SUBMISSION
3	2025-06-10	CITY PLANNING BOARD SUBMISSION

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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

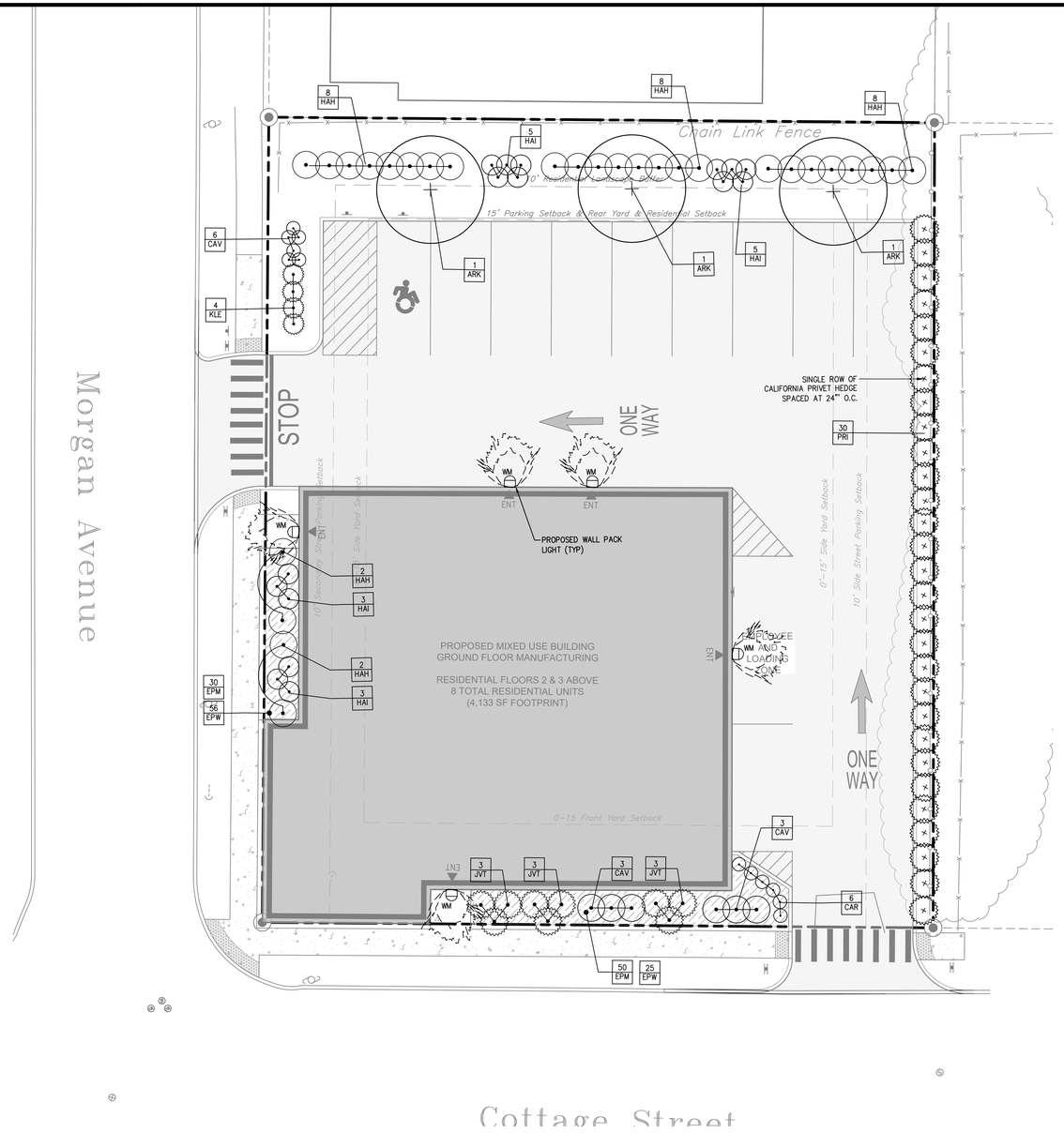
SITE UTILITIES PLAN

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	UT24325101.dwg	Sheet No.	UT-1
Drawn	SMC	Project No.	24-3251		
Checked	KFC	Date	2024-12-20		
Approved	REM	Scale	1"=10'		SHEET4 OF 8

A:\JOBS\Jobs 2024\24-3251 - James Sullivan - Cottage St - Poughkeepsie, NY\DWG\UT24325101.dwg 6/5/2025 9:43 AM Sullivan



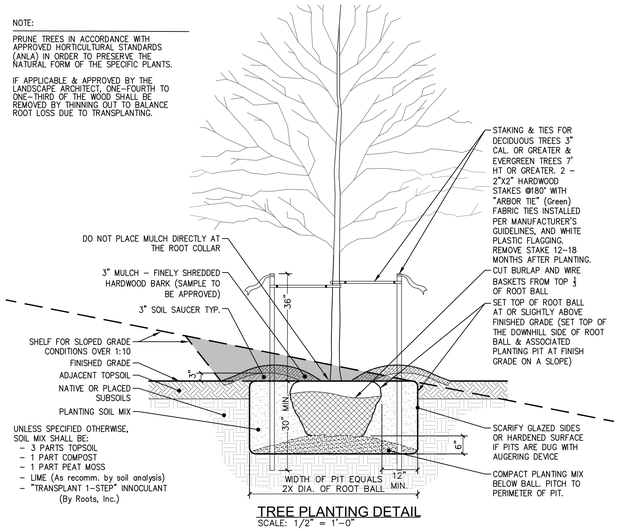
PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	ARK	3	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow Pyramidal Crown
SHRUBS:	CAR	6	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	CONT.	24–30" ht.	4–6' ht.	
	HAH	28	HYDRANGEA ARBORESCENS 'HAAS' HALO'	HAAS' HALO SMOOTH HYDRANGEA	CONT.	24–30" ht.	3–5' ht.	White Lacecap
	HAI	16	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	24–30" ht.	3–4' ht.	Pink
	JVT	9	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYKOR EASTERN RED CEDAR	CONT.	36–42" ht.	3–4'x20' ht.	Narrow Upright
	KLE	4	KALMIA LATIFOLIA 'ELF'	ELF MIN. MOUNTAIN LAUREL	CONT.	18–24" ht.	3–4' ht.	White
	CAV	12	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	24–30" ht.	3–5' ht.	
	PRI	30	LIGUSTRUM OVAFOLIUM	CALIFORNIA PRIVET	CONT.	18"–21" ht.	10–11' ht.	Spacing @ 24" O.C.
GROUND COVERS:	EPM	80	ECHINACAEA P. 'MAGNUS'	MAGNUS CONEFLOWER	CONT.	#SP5	30–36" ht.	18" o.c.; Pink
	EPW	81	ECHINACAEA P. 'WHITE SWAN'	WHITE SWAN CONEFLOWER	CONT.	#SP5	24–36" ht.	18" o.c.; White

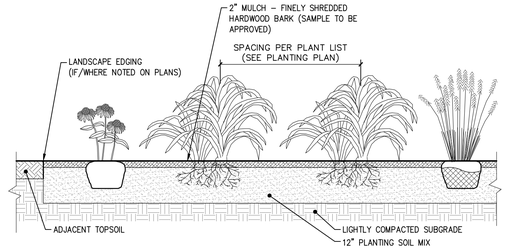
NOTE:

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.



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

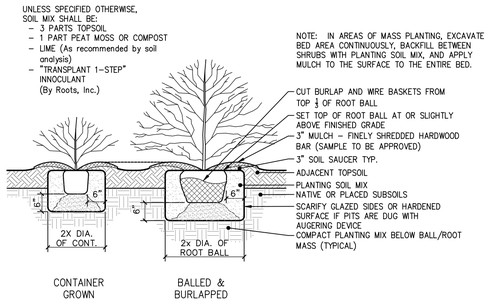


SECTION THROUGH PERENNIAL BED

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.

ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"



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

STATE OF NEW YORK
ANDREW E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

No.	Revisions
1.	2025-04-07 ZBA SUBMISSION FOR VARIANCES
2.	2025-05-23 CITY PLANNING BOARD SUBMISSION
3.	2025-06-10 CITY PLANNING BOARD SUBMISSION

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE LANDSCAPE & LIGHTING PLAN

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	LL24325101.dwg	Sheet No.	LL-1
Drawn	SMC	Project No.	24-3251		SHEETS OF 8
Checked	KFC	Date	2024-12-20		
Approved	REM	Scale	1"=10'		

PLT SOLUTIONS

Wattage and Color Selectable LED Wall Pack PLT-11921

project name	type
catalog number	
comments	voltage
approved by	date

DESCRIPTION

Featuring selectable wattage and color temperatures that allow you to adjust the light output as needed, these LED wall packs are an efficient choice for improving security lighting in outdoor areas.

FEATURES

- Delivers up to 149 LPW depending on the wattage setting; settings are 60%, 80%, and 100%
- Replaces 175W metal halide fixtures
- Wattage and color temperature are adjusted via switches inside of fixture; see installation instructions for more information.

LISTINGS

- IP65 Rated
- UL Listed
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance; DLC PN - PLTBD16

PERFORMANCE

- CRI: 80+
- CCT: 4000K and 5000K
- LED L70 Life Hours: ≥100,000 hours
- Philips Lumileds LEDs

ELECTRICAL

- THD: <20%
- Power Factor: >0.9
- Input Voltage: 120-277V

THERMAL

- -40°F to 113°F (-40°C to 45°C) operating temperature

CONSTRUCTION

- Die-cast aluminum housing with bronze finish and anti-corrosion spray
- Durable borosilicate glass lens doesn't fade and allows high light transmittance

WARRANTY

- 5 year limited warranty; see pltsolutions.com for warranty details

APPLICATIONS

- General Security Lighting
- Pathways
- Loading Docks
- Building Perimeters

WALL MOUNTED LIGHT (WM)
NTS

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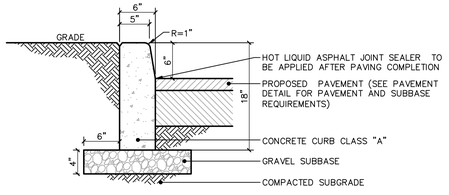
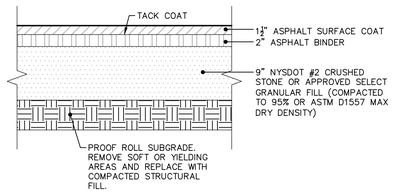


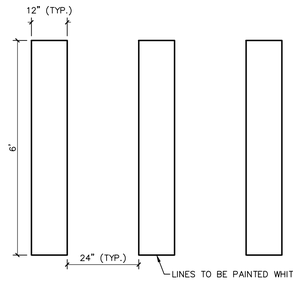
NOTES:

1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

1 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"

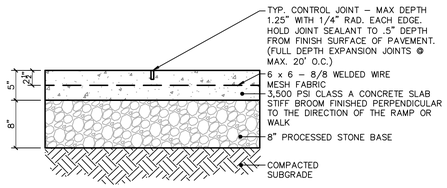


2 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"

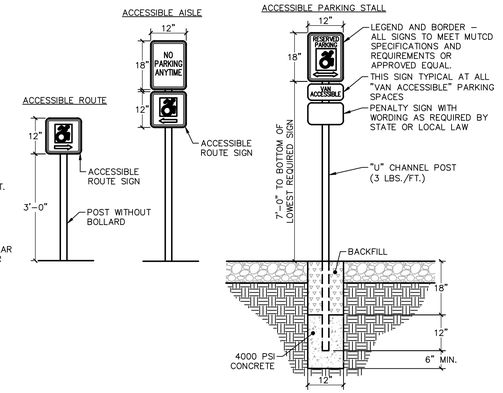


NOTES:
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

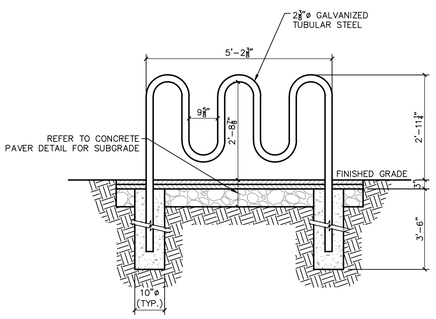
3 PAINTED CROSSWALK STRIPING DETAIL
SCALE: 1/2" = 1'-0"



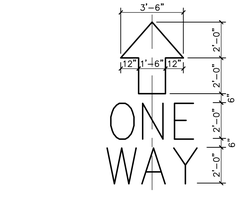
4 CONCRETE SIDEWALK SECTION DETAIL
SCALE: 1" = 1'-0"



5 ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"

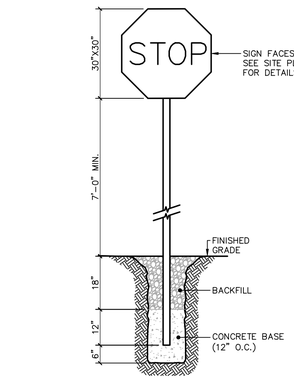


6 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"



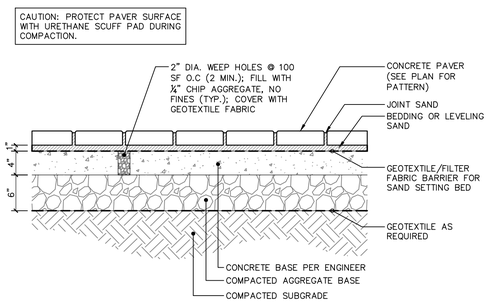
NOTES:
1. PAINT COLOR TO BE "WHITE" FOR ARROW AND LETTERS. "ONE WAY" LETTERS TO BE ELONGATED HELEVETICA MEDIUM – 4" WIDE STROKES.
2. PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.

7 ONE WAY PAINTING DETAIL
SCALE: 1/4"=1'-0"



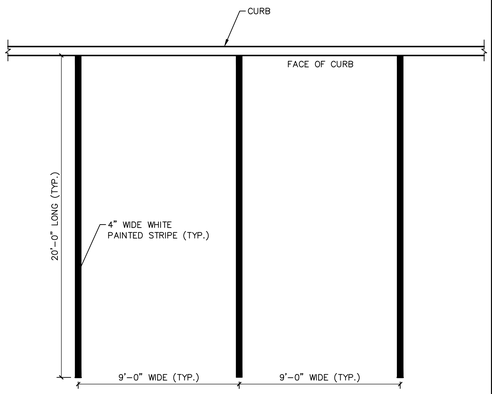
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

8 SIGN WITH CONCRETE BASE DETAIL
SCALE: 1/2" = 1'-0"

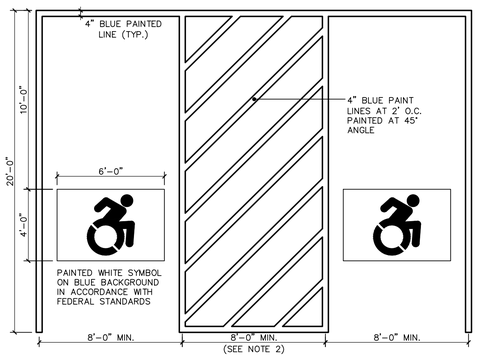


NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

9 COMMERCIAL CONCRETE PAVER DETAIL
SCALE: 1" = 1'-0"

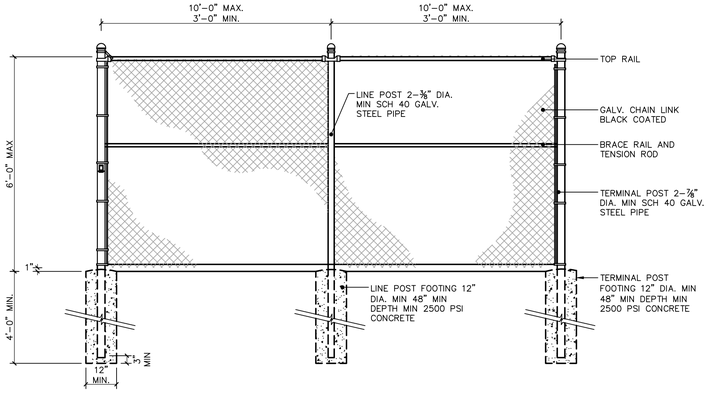


10 PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'-0"

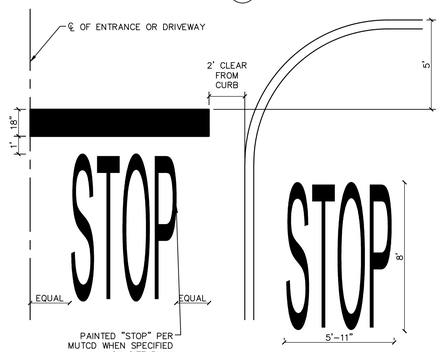


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

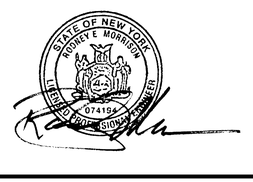
11 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



12 CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"



13 STOP BAR DETAIL
SCALE: 1/4"=1'-0"



Revisions		
1	2025-04-07	ZBA SUBMISSION FOR VARIANCES
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PROJECT DETAILS

MIXED USE DEVELOPMENT

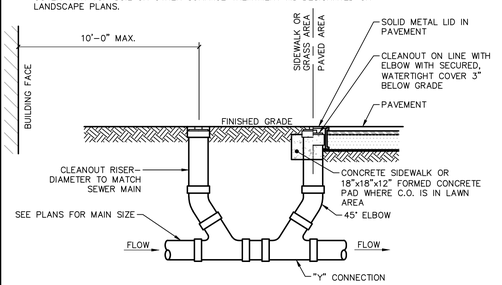
191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DN24325101.dwg	Sheet No.	DN-1
Drawn	SMC	Project No.	24-3251		SHEET 6 OF 8
Checked	KFC	Date	2024-12-20		
Approved	REM	Scale	AS NOTED		

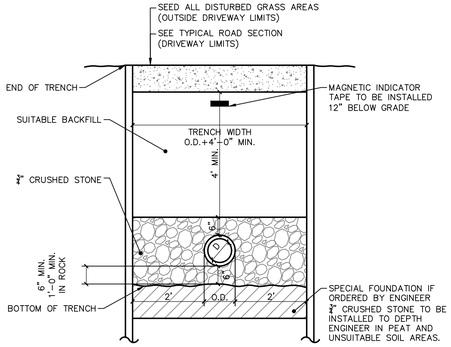
X:\JOBS\Jobs 2024\24-3251 - James Sulmont- Cottage St - Poughkeepsie, NY\DWG\DN24325101.dwg 6/5/2025 9:44 AM Sturm

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.

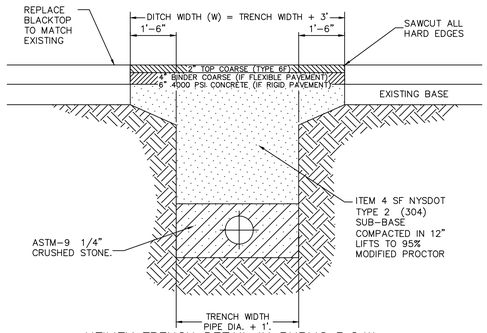


1 DOUBLE SANITARY SEWER CLEANOUT DETAIL
SCALE: N.T.S.



NOTES:
1. IF COVER IS LESS THAN 4 FEET, INSULATION IS REQUIRED.
2. SEE THIS SHEET FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.

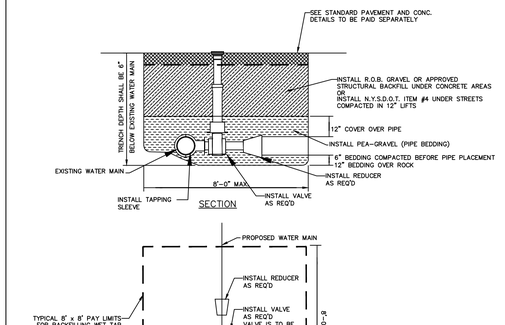
2 SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"



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 ASPHALTIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

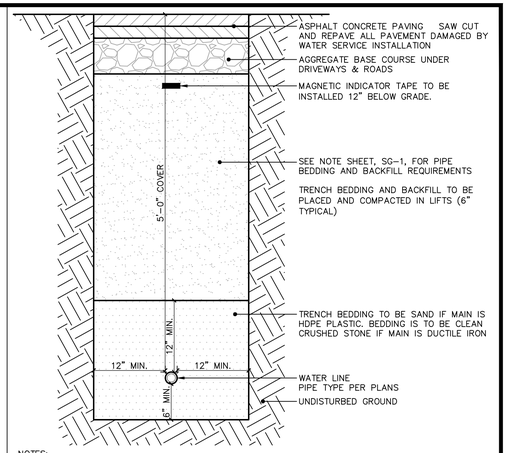
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL



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

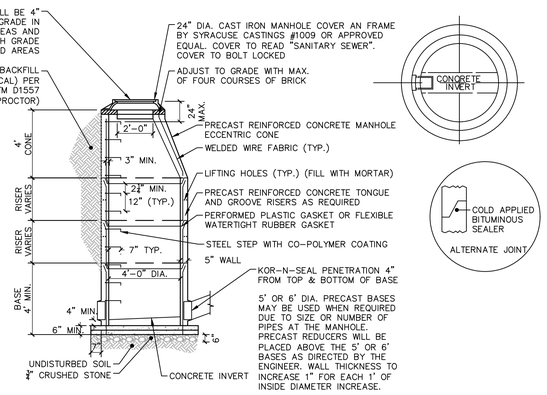
TAPPING SLEEVE & VALVE
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	TAPPING SLEEVE & VALVE	1 PAGE NO.

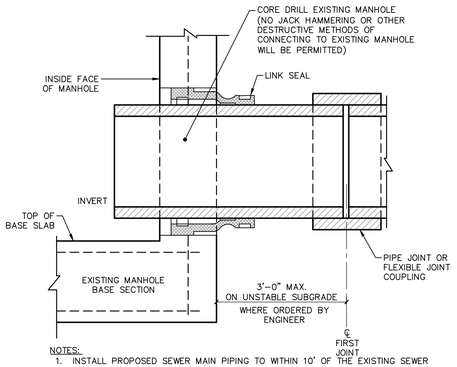


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

5 WATER MAIN TRENCH DETAIL
SCALE: 1" = 1'-0"

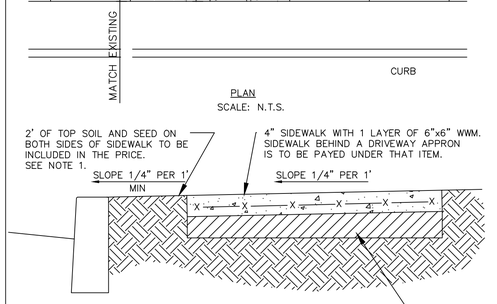


3 SANITARY SEWER MANHOLE DETAIL
SCALE: 1/4" = 1'-0"



NOTES:
1. INSTALL PROPOSED SEWER MAIN PIPING TO WITHIN 10' OF THE EXISTING SEWER MANHOLE.
2. PERFORM REQUIRED ACCEPTANCE TESTING OF THE SEWER MAIN AFTER CONNECTION TO MANHOLES.
3. ONCE THE NEW SEWER MAIN HAS BEEN CONNECTED, FORM NEW TROUGH BY CHISELING AND TROWEL FINISH EXISTING BENCH AND TROUGH.

4 SANITARY SEWER CONNECTION TO EXISTING CONC. MANHOLE
SCALE: N.T.S.



PLAN
SCALE: N.T.S.

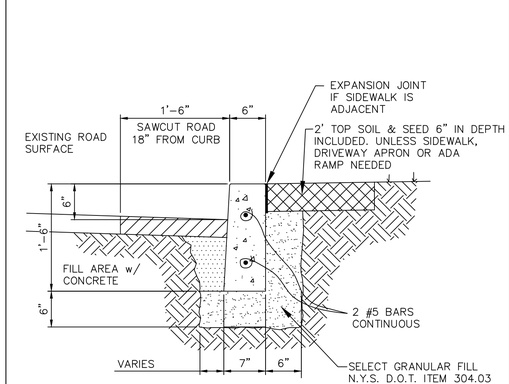
NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SECTION

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



FORMED CURB DETAIL
SCALE: 1"-1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	FORMED CURB DETIAL	1 PAGE NO.

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

6 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"

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STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

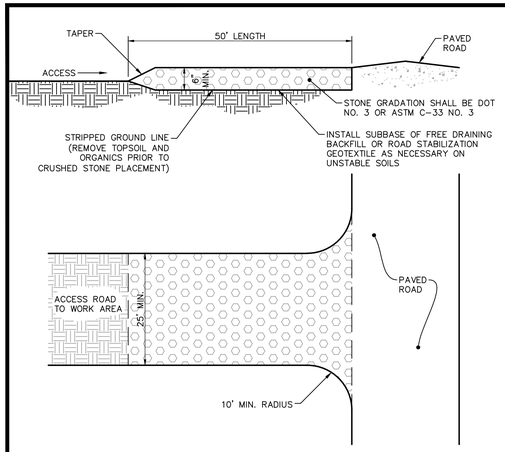
PROJECT DETAILS

MIXED USE DEVELOPMENT

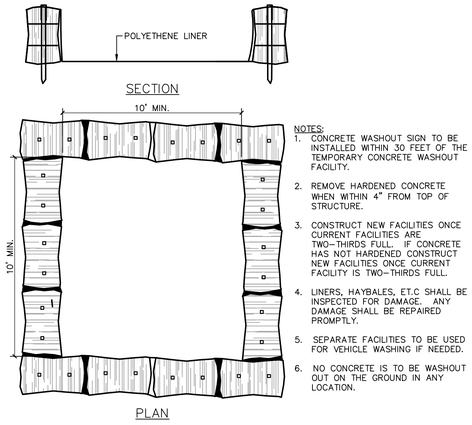
191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DN24325102.dwg	Sheet No.	DN-2
Drawn	SMC	Project No.	24-3251		
Checked	KFC	Date	2024-12-20		
Approved	REM	Scale	AS NOTED		SHEET7 OF 8

A:\JOBS\Jobs 2024\24-3251 - James Sullivan- Cottage St - Poughkeepsie, NY\DWG\DN24325102.dwg 6/5/2025 9:44 AM Sturrin

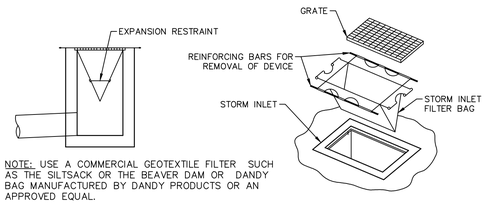


1 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



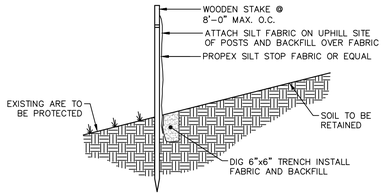
NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WTHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE 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.

2 ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL
SCALE: 1/4"=1'-0"



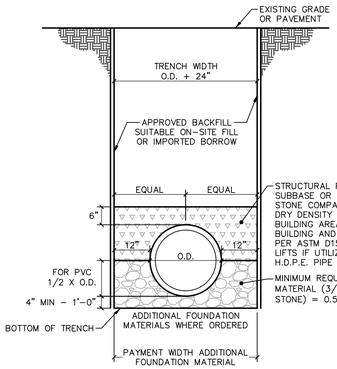
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

3 SILT SACK DETAIL
SCALE: N.T.S.



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'

4 SILT FENCE DETAIL
SCALE: N.T.S.



5 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145': A-1, A-2-4, A-3 OR AASHTO M43': 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 4	
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3]

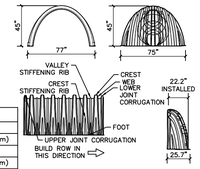
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-3500 TECHNICAL SPECIFICATION

NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH): 77.0" X 45.0" X 86.0"
CHAMBER STORAGE: 109.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*: 175.0 CUBIC FEET
WEIGHT: 134 lbs.

NOMINAL END CAP SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH): 75.0" X 45.0" X 22.2"
END CAP STORAGE: 14.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*: 45.1 CUBIC FEET
WEIGHT: 49 lbs.

*ASSUMES 12" STONE ABOVE, 9" STONE FOUNDATION, 6" STONE BETWEEN CHAMBERS, 6" STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

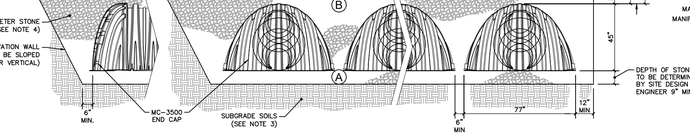


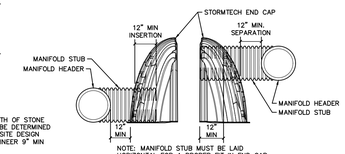
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	----
MC3500EPP06B		----	0.66" (17 mm)
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	----
MC3500EPP08B		----	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	----
MC3500EPP10B		----	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	----
MC3500EPP12B		----	1.35" (34 mm)
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	----
MC3500EPP15B		----	1.50" (38 mm)
MC3500EPP18TC	18" (450 mm)	20.03" (509 mm)	----
MC3500EPP18TW			
MC3500EPP18BC		----	1.77" (45 mm)
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	----
MC3500EPP24TW			
MC3500EPP24BC		----	2.06" (52 mm)
MC3500EPP24BW			
MC3500EPP30BC	30" (750 mm)	----	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

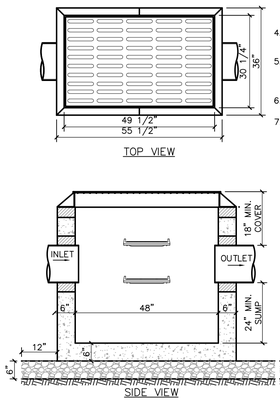
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm). ECCENTRIC MANIFOLDS, CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.





MC-SERIES END CAP INSERTION DETAIL
NTS

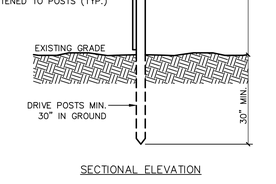
6 ADS STORMTECH MC-3500 CHAMBER DETAIL
SCALE: 1/4"=1'-0"



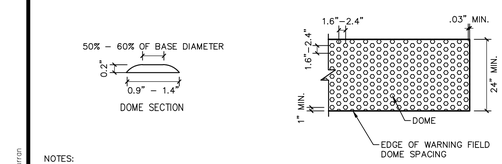
NOTES:
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. .FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 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".

COMPACTED 3/4" CRUSHED STONE PLACED ON COMPACTED STABLE SUBGRADE APPROVED BY THE CERTIFYING ENGINEER)

7 CURB LESS TYPE CATCH BASIN DETAIL
SCALE: 1/2" = 1'-0"



8 ORANGE CONSTRUCTION FENCE DETAIL
SCALE: 1/2" = 1'-0"



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)

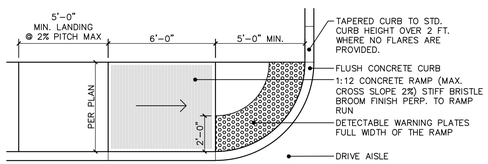
NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

9 DETECTABLE WARNING DETAIL
SCALE: 1/2" = 1'-0"

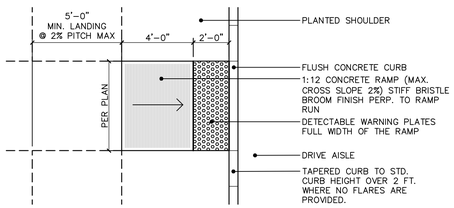
DETECTABLE WARNING TILE SPECS

24" WIDE "ARMOR TILE" TACTILE WARNING (2.35" DOME SPACING)CAST INTO CONC. PAD PER MANUFACTURER'S INSTRUCTIONS.

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"



10 CONCRETE CURB RAMP TYPES C
SCALE: 1/4"=1'-0"



11 CONCRETE CURB RAMP TYPES D
SCALE: 1/4"=1'-0"

No.	Date	Revisions
1.	2025-04-07	ZBA SUBMISSION FOR VARIANCES
2.	2025-05-23	CITY PLANNING BOARD SUBMISSION
3.	2025-06-10	CITY PLANNING BOARD SUBMISSION

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
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Tel: 845.243.2880

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Mahwah, NJ 07430
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

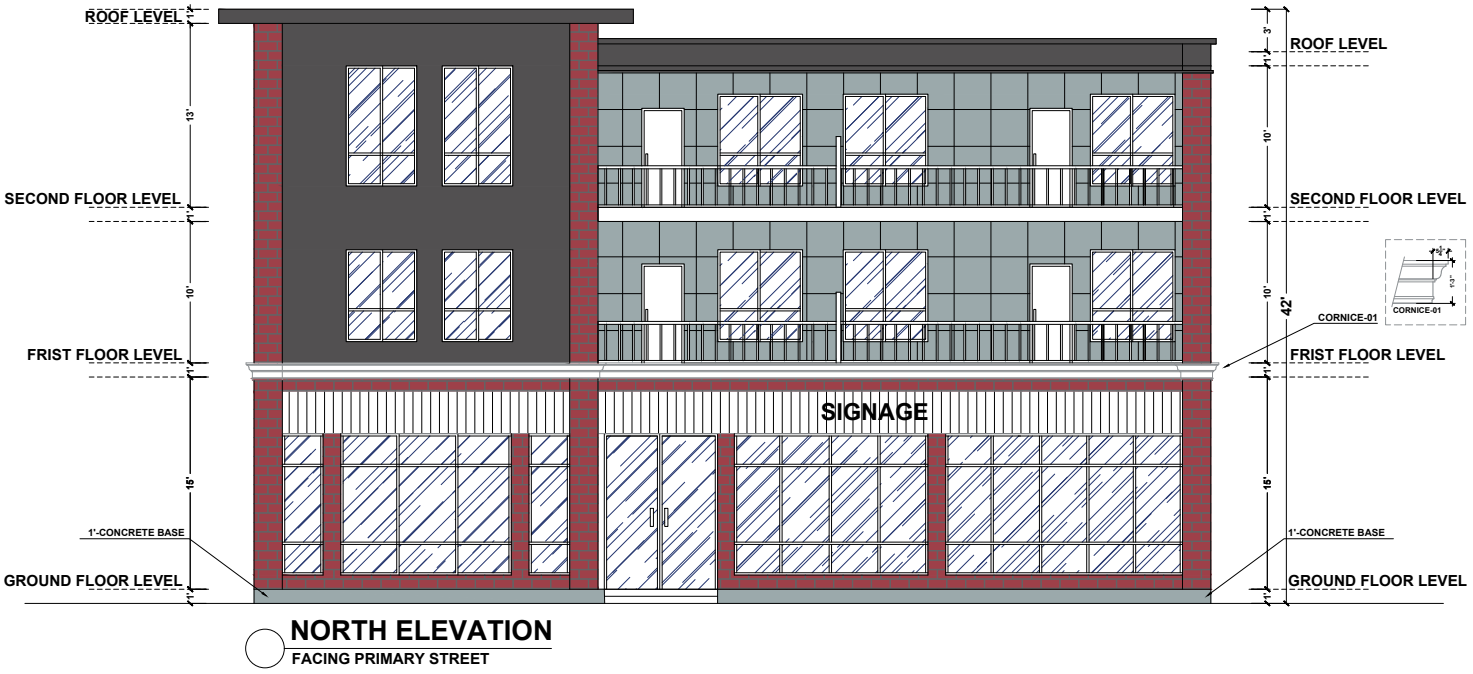
PROJECT DETAILS

MIXED USE DEVELOPMENT

191 COTTAGE STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DN24325103.dwg	Sheet No.
Drawn	SMC	Project No.	24-3251	DN-3
Checked	KFC	Date	2024-12-20	SHEETS OF 8
Approved	REM	Scale	AS NOTED	

X:\JOBS\Jobs 2024\24-3251 - James Sullivan- Cottage St - Poughkeepsie, NY\DWG\DN24325103.dwg 6/5/2025 9:45 AM SCurran

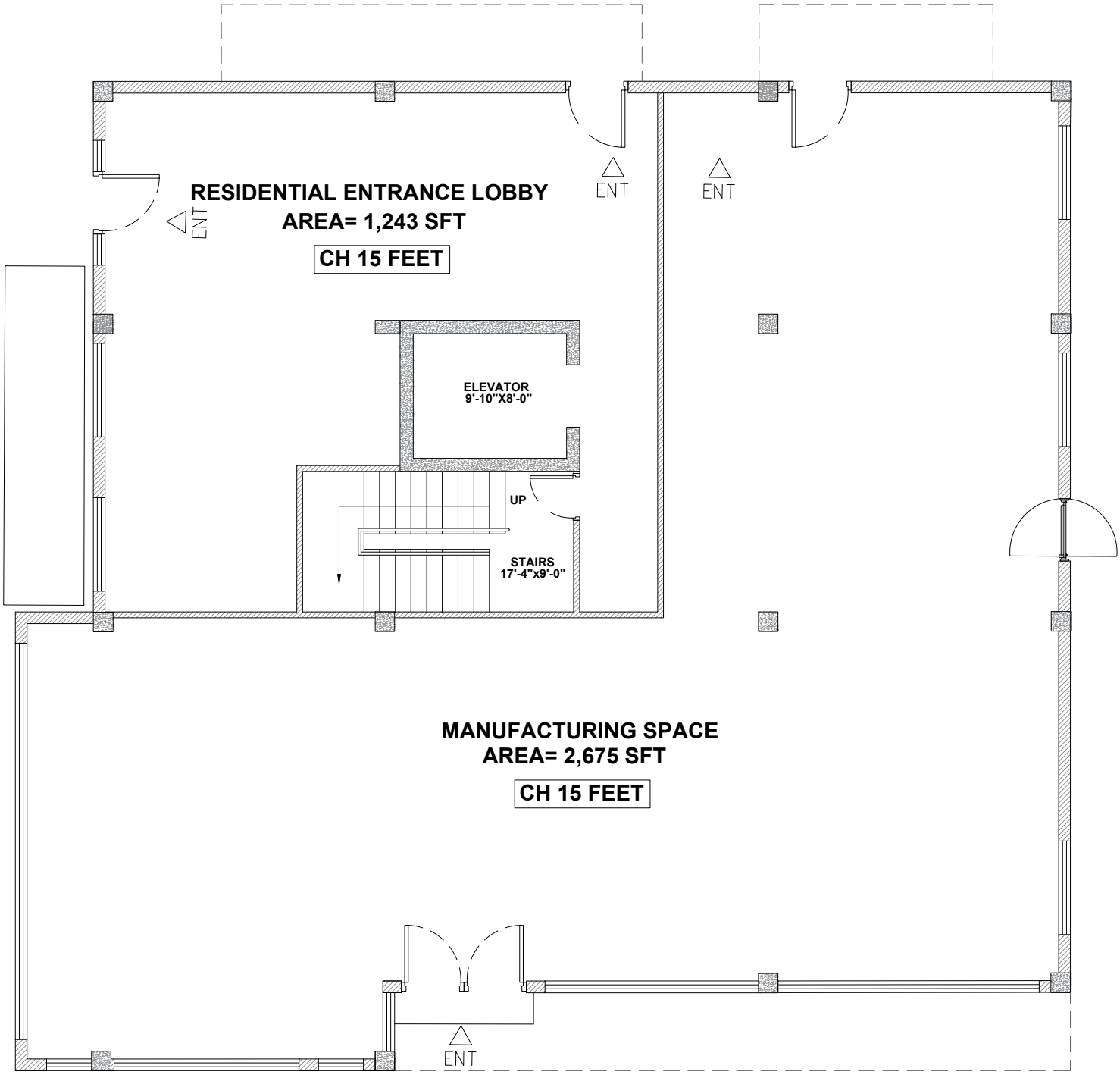


NORTH ELEVATION
FACING PRIMARY STREET

EAST ELEVATION
FACING SECONDARY STREET

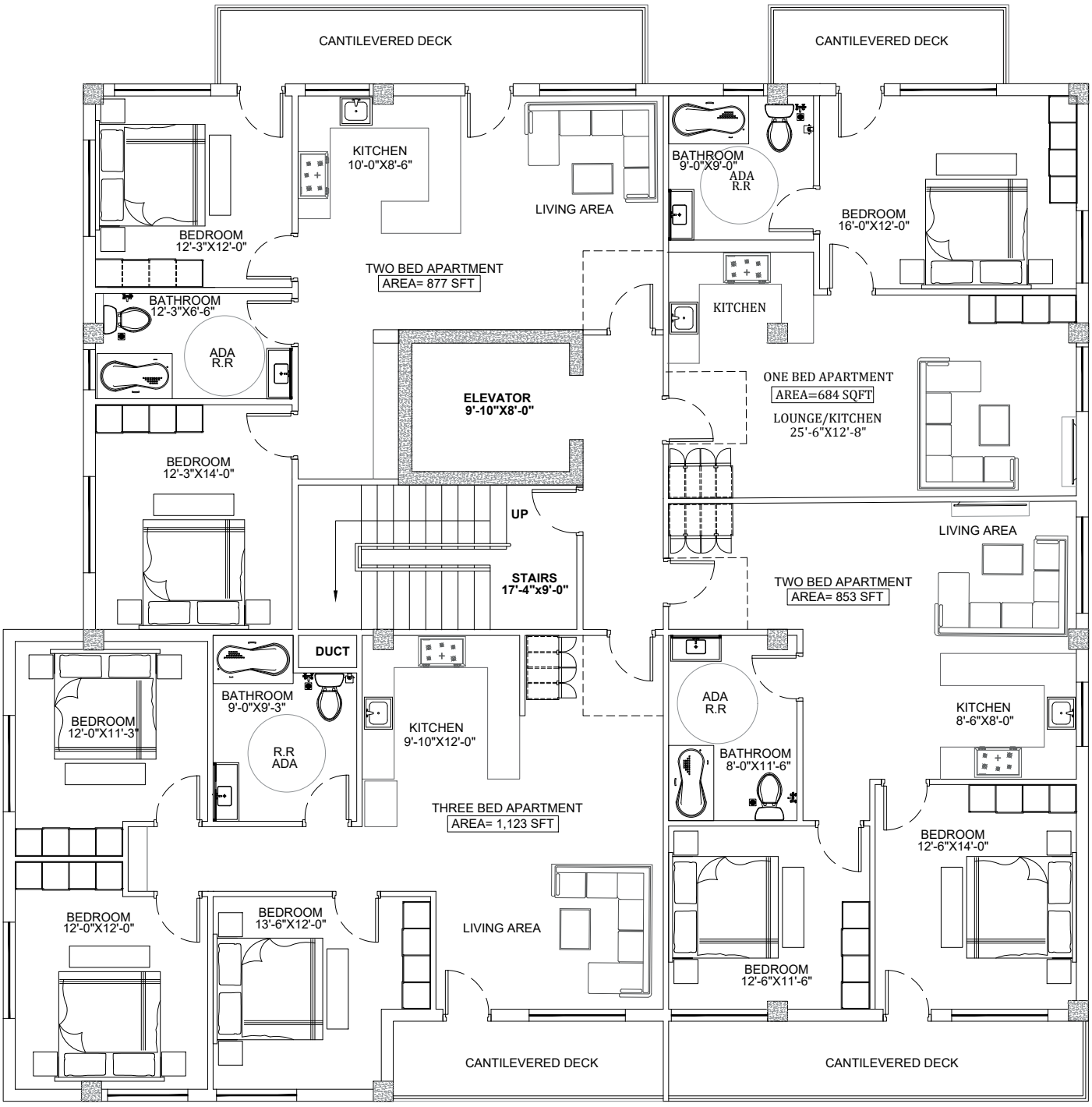
SOUTH ELEVATION

WEST ELEVATION



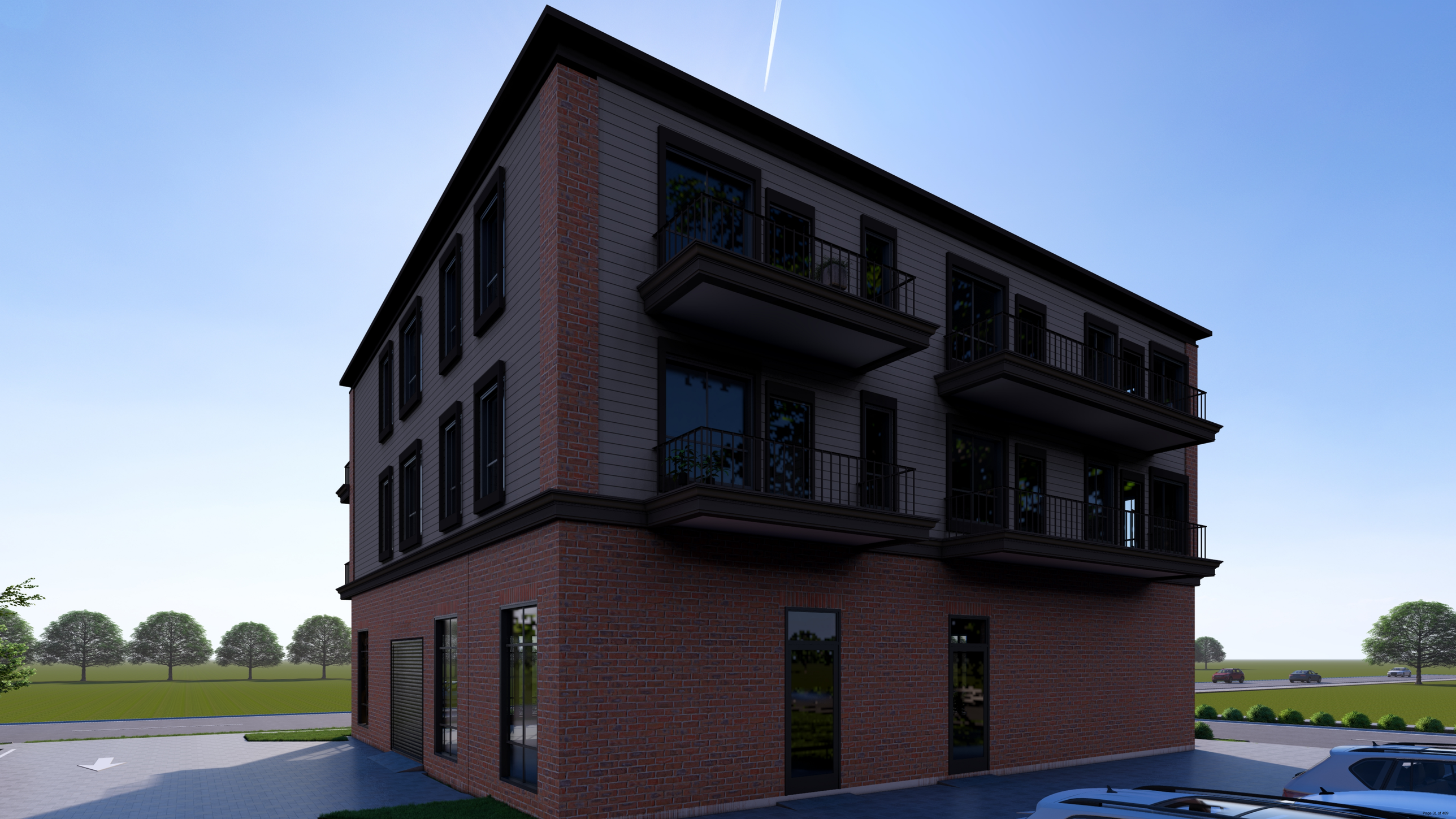
GROUND FLOOR

COVERED AREA= 3,902 SFT



FIRST AND SECOND FLOOR

COVERED AREA= 3,902 SFT



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: Cottage Street - Mixed Use		
Project Location (describe, and attach a general location map): Cottage Street, Poughkeepsie, NY, Tax ID:131300-6162-72-452173-0000		
Brief Description of Proposed Action (include purpose or need): Proposed 3-story mixed use with 2,675 SF brewery manufacturing on the ground floor and eight apartment units (10 bedrooms total) on the floors above with associated parking.		
Name of Applicant/Sponsor: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan	Telephone: 845-380-1448 E-Mail: JSullivanCorp@gmail.com	
Address: P.O Box 305		
City/PO: Pawling	State: NY	Zip Code: 12564
Project Contact (if not same as sponsor; give name and title/role): Kenneth Casamento	Telephone: 845-243-2880 E-Mail: kcasamento@lrcconsult.com	
Address: 85 Civic Center Plaza, Suite 204		
City/PO: Poughkeepsise	State: NY	Zip Code: 12601
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - site plan approval	April 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA	April 2025
d. Other local agencies ☑Yes ☐No	Poughkeepsie Industrial Development Agency	TBD
e. County agencies ☑Yes ☐No	DC 239M	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	OPRHP - 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?
MU3 (Mixed Use)

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
None

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 residential

b. a. Total acreage of the site of the proposed action? 0.27 acres
b. Total acreage to be physically disturbed? 0.27 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.27 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				8
At completion of all phases				8

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: 47' height; 65' width; and 78' length

iii. Approximate extent of building space to be heated or cooled: 16,480 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 1,180 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: 1,180 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: City of Poughkeepsie
- 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)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

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

iii. Parking spaces: Existing 0 Proposed 10 Net increase/decrease +10

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 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 & 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: 6:30AM - 9PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

Ambient noise levels will be exceeded during the construction period but limited to ordinance hours between 6:30AM-9PM weekdays

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

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Dark sky compliant building mounted lighting

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 operation - comply with city and county regulations

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:

_____

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	0.004	0.25	+0.246
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: Grass/lawn	0.266	0.02	-0.246

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:

Warring Elementary School

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 *See Part F — Provide DEC ID number(s): 0806920

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): _____

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

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

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

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

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

Ur - Urban Land	100 %
	%
	%

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

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % 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:
chipmunk
birds
squirrel

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: *See Part F
i. Species and listing (endangered or threatened): _____
Indiana Bat, Northern Long Eared Bat, Tricolored Bat per IPac

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? *See Part F ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson

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

iii. Distance between project and resource: ~1.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Kenneth Casamento Date 4/7/2025

Signature _____ Title As Agent for Applicant

PRINT FORM

Cottage Street – Part F

E.1.h. Potential contamination history. Has there been a reported spill at the proposed project site, or have remedial actions been conducted at or adjacent to the proposed site?

The NYSDEC Spill Incidents Database indicates a spill reported at the adjacent property to the project site, 192 Cottage Street. The spill was closed 9/19/2008. See record in Appendix I.

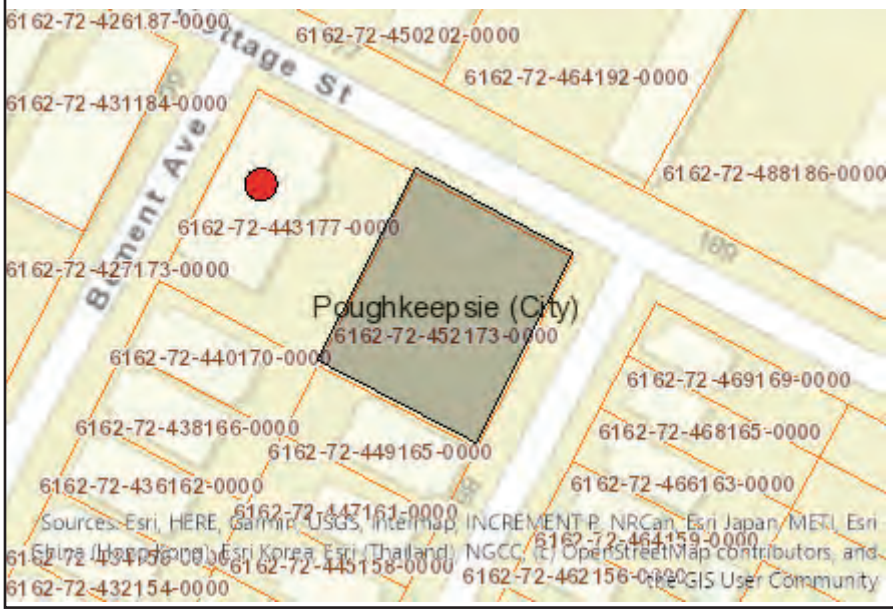
E.2.o. Does the project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

Although the EAF Mapper does not indicate endangered or threatened species or their habitat on the project site, the IPac (Appendix C) indicates the presence of Indiana Bat, Northern Logn eared Bat, and the proposed endangered Tricolored Bat. The proposed project site has very few trees and would result in minimal tree removal, therefore no adverse impact is expected to either species or their habitat.

E.3.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 NYS Historic Preservation Office (SHPO) archaeological site inventory?

The EAF Mapper indicates the project site or any portion of it is located in or adjacent to an area designated sensitive for archaeological sites, however, per the CRIS Map in Appendix E does not show archaeological sensitive sites within or adjacent to the project site.

APPENDIX A



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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

APPENDIX B

ParcelAccess | Property Details

FINAL ROLL

Parcel Number
131300-6162-72-443177-0000

Parcel Location
187 Cottage St

Municipality
Poughkeepsie City

Owner Name
187 Cottage Street LLC *(Primary)*

Primary Owner Mailing Address
17 River Point Rd
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.27 Ac (C)	**Split Town:**	-
Filed Map:	965	**Agri. District:**	None
File Lot #:	20&21+	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(484) 1 use sm bld		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$63,800	$270,100	$270,100	$270,100	$270,100	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$270,100

Tentative Roll:	**Final Roll:**	**Valuation Date:**
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$350,000	6/19/2019	22019	4190	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(F01) Truck termnl

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1951	1	4,800	(0811) 1 sty mfg load sup	

Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0

Number Identical:	**Condition Code:**	**Constr. Qual:**

0	3	(1) Average -

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(F01) Truck termnl			-	4,800	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$270,100

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 11/21/2024. Developed and maintained by OCIS - Dutchess County, NY.

APPENDIX C

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Dutchess County, New York

Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

NOT FOR CONSULTATION

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

NOT FOR CONSULTATION

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the

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probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

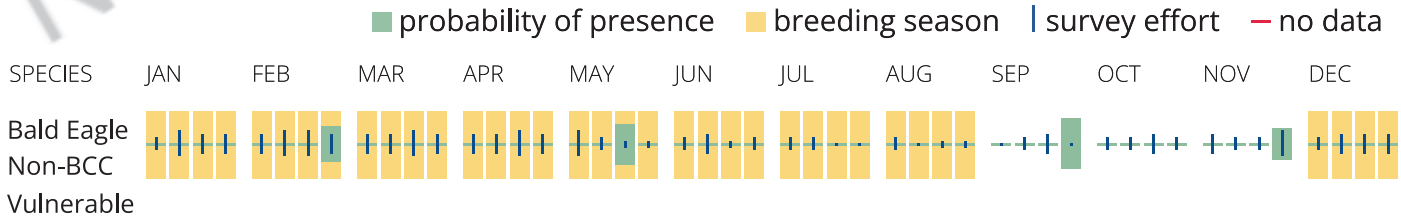
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because

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they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management

- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Belted Kingfisher *Megaceryle alcyon* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25

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Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler *Vermivora cyanoptera* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark *Sturnella magna* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Evening Grosbeak *Coccothraustes vespertinus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

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Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rose-breasted Grosbeak Pheucticus ludovicianus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 15 to Jul 31
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events

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and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

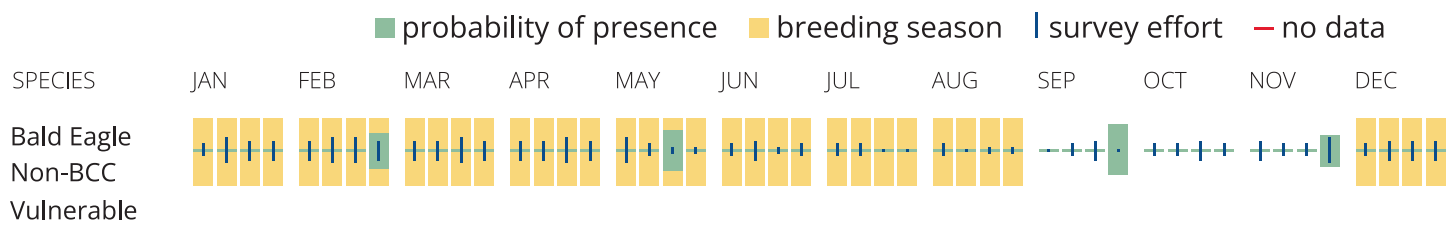
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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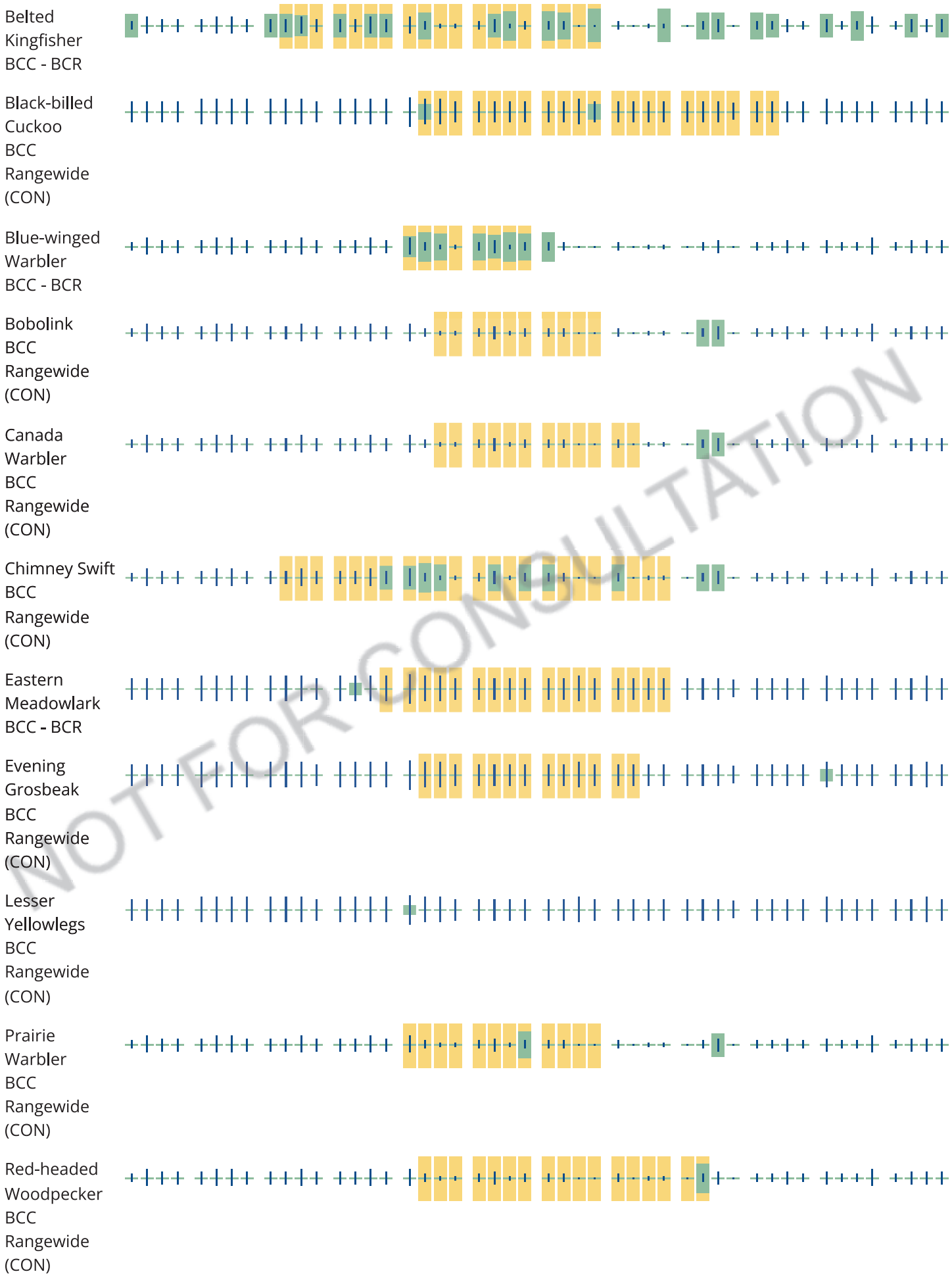

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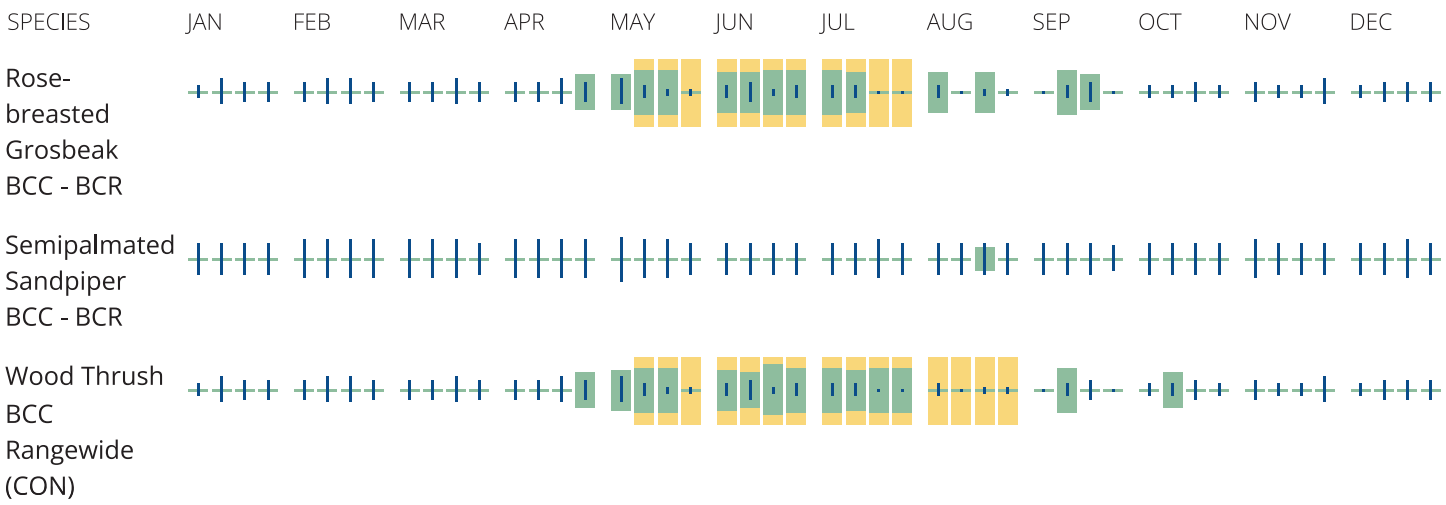

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

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The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

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Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats

include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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APPENDIX D

Map Scale: 1:381 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

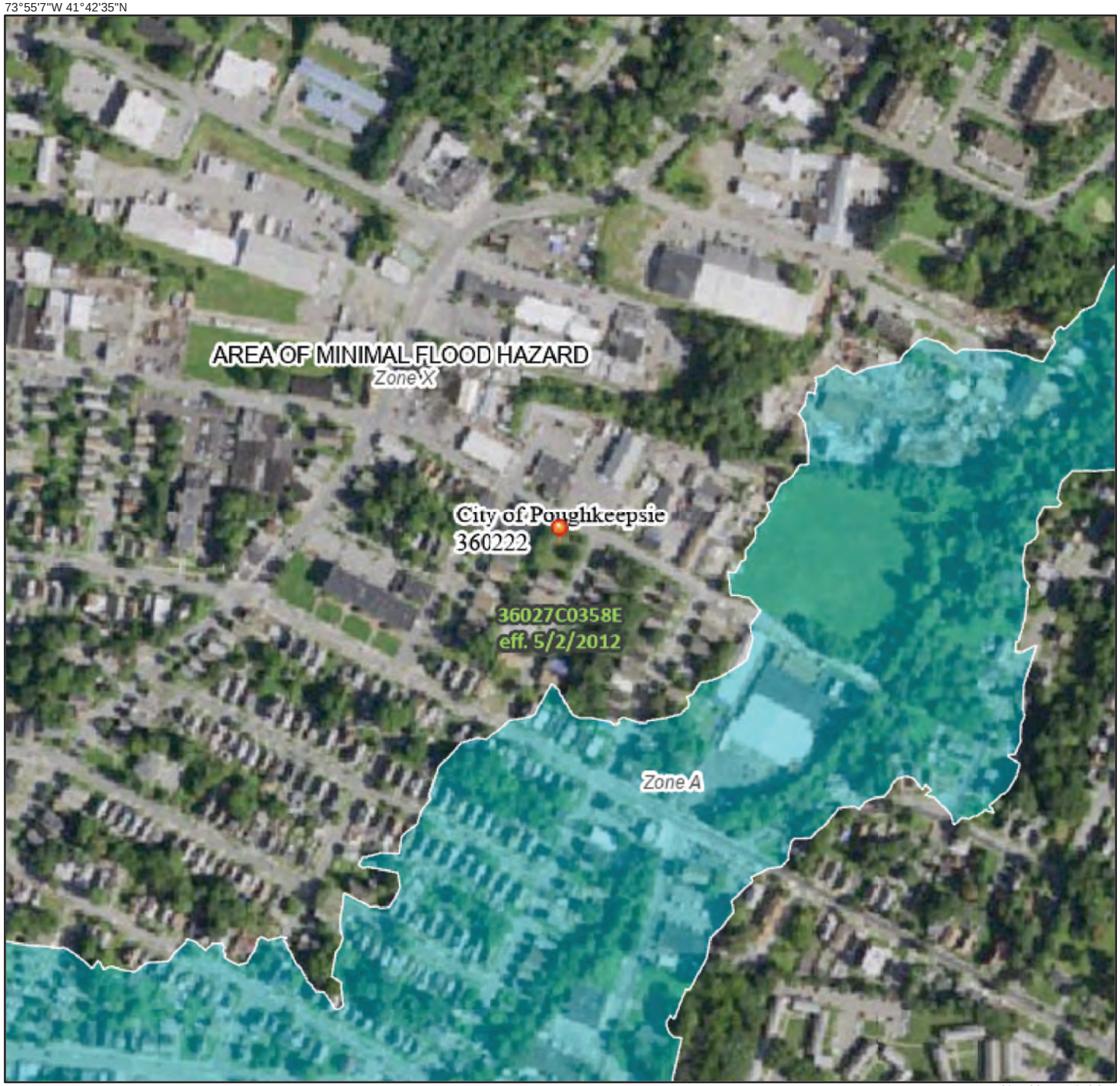
APPENDIX E

APPENDIX F

National Flood Hazard Layer FIRMette

FEMA

73°55'7"W 41°42'35"N



73°54'30"W 41°42'8"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2024 at 8:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX G

Environmental Resource Mapper

December 4, 2024

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

APPENDIX H

Environmental Resource Mapper

December 4, 2024

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft, Esri, HERE, Garmin, iPC

NYS Department of Environmental Conservation
Not a legal document

APPENDIX I

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0806920

Spill Date/Time

Spill Date: 09/19/2008 **Spill Time:** 09:00:00 AM
Call Received Date: 09/19/2008 **Call Received Time:** 10:18:00 AM

Location

Spill Name: DRUMS; C/ POK
Address: 192 COTTAGE ST
City: POUGHKEEPSIE **County:** Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
waste oil/used oil	UNKNOWN	Unknown

Cause: Abandoned Drums
Source: Unknown
Waterbody:

Record Close

Date Spill Closed: 09/19/2008

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

Return To Results

Refine This Search

Site egress from Morgan Street

Morgan Street facing north

Facing north towards Cottage

Morgan Street facing north

Morgan Street facing south

Site ingress from Cottage Street

Cottage Street facing west

Intersection of Morgan & Cottage Street

Western property line facing north

Facing south from adjoining on Cottage Street

Western property line facing south

Site ingress from Cottage Street

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. Subject to the findings of a current title search.

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

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

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

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2014 2873
City of Poughkeepsie
To
Cardinal Assets Twenty Fourteen LLC
May 13, 2014

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6162-72-452173

AREA

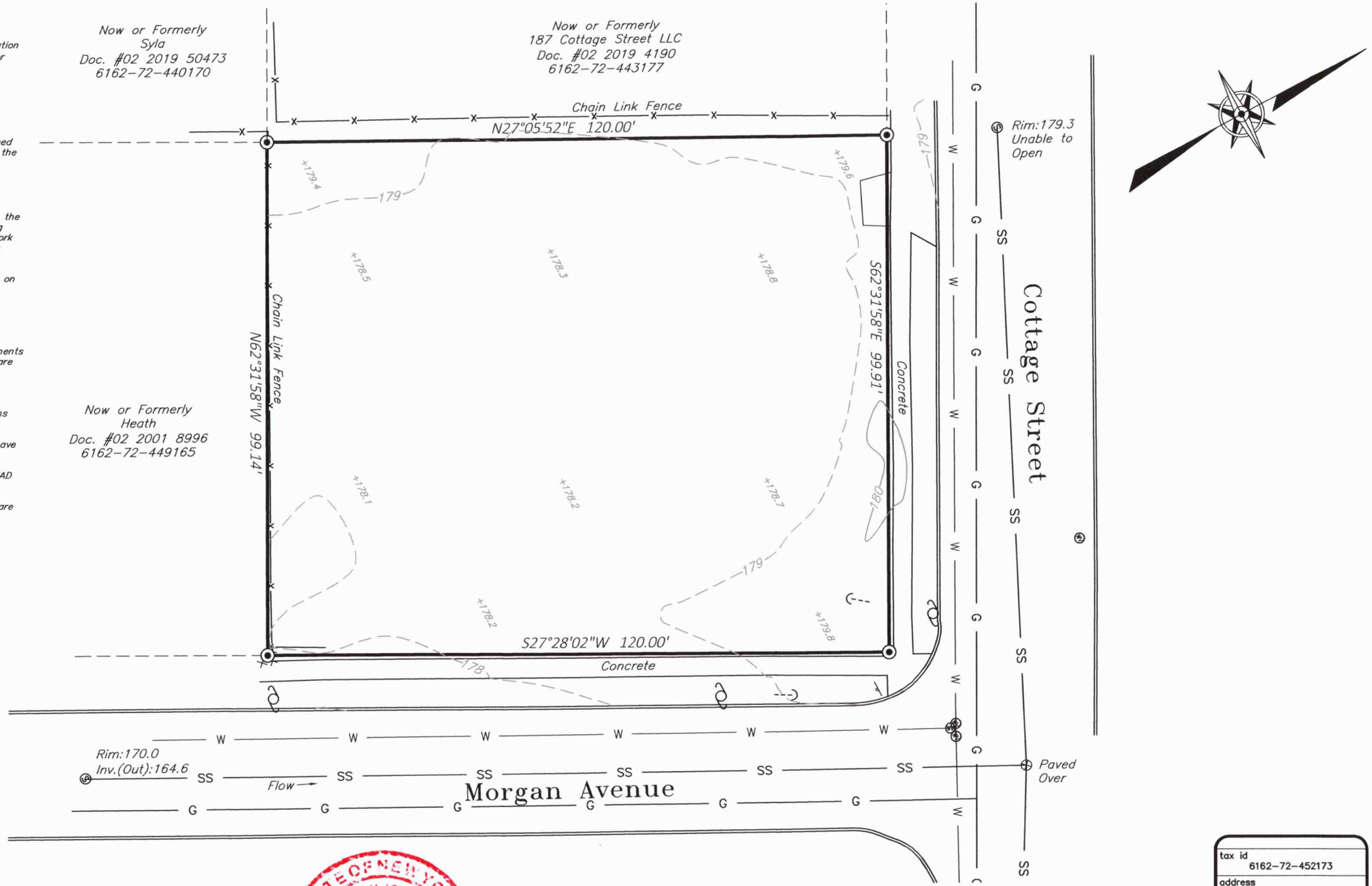
11,943 Square Feet
0.274 Acres

DATE OF SURVEY

Field Completion: April 10, 2024

CERTIFICATIONS

Cardinal Assets Twenty Fourteen LLC



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

COTTAGE ST

MAP OF A SURVEY PREPARED FOR CARDINAL ASSETS TWENTY FOURTEEN LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	6162-72-452173
address	COTTAGE ST
date	12/3/2024
drawn	BJ
scale	1"=20'
checked	BJ
project no.	24-035
project name	COTTAGE ST
sheet	1 OF 1

RECEIVED
MAR 25 2025
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

PB2025-019

OFFICE USE ONLY
Acct #045090
CODE: PLSF
ID #PB2025-
FEE: $1,575
Total, from:
$500, plus
$ 900
($150 per 1000 square feet of floor area), plus
$ 175
($35 per number of required parking spaces), plus
$
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 149 Cannon St (131300-6161-23-276969)

II. **PROPERTY OWNER:** 5COPNY LLC
ADDRESS: PO Box 8010
Pelham
NY, 10803 (state and zip code)
PHONE NUMBER: c/o 845-874-7166 (include area code)

III. **NAME OF APPLICANT:** Same as owner
ADDRESS:
(state and zip code)
PHONE NUMBER: same as owner (include area code)
EMAIL ADDRESS: c/o natalie@karcpc.com

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

MAR 25 2025
PAID
1477 $1,100
1478 $465

IV. **CONSULTANT:** KARC Planning Consultants, Inc.
ADDRESS: PO Box 924
Poughkeepsie
NY, 12602 (state and zip code)
PHONE NUMBER: 845-874-7166 (include area code)
EMAIL ADDRESS: natalie@karcpc.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
Consutruction of a 4-family residential building on a vacant lot.

VI. **ZONING DISTRICT:** RNC

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no) Vacant -> 4-Family

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.215 (acres) 9,366 (square feet)

Building Footprint: 2,900 SF (proposed square feet for new construction)

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

NA (additional proposed square feet for expansion)

2,900 SF (total building footprint, square feet)

Lot Coverage: 31.0% (percentage, building coverage only)

Gross Floor Area: 5,800 SF (proposed square feet for new construction)

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

NA (additional proposed square feet for expansion)

5,800 SF (total gross floor area, square feet)

Building Height: 2 (stories) 34' 2" (feet)

Floor Area Ratio: 0.62 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 5

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

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: 4-Family residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: 2

Total number of units: 4

C) Is funding public?____Yes__X__No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

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

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Natalie Quinn, agent for applicant, 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.

_____ March 25, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 24, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiro, 5 COPNY, LLC, property owner of 149 Cannon Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

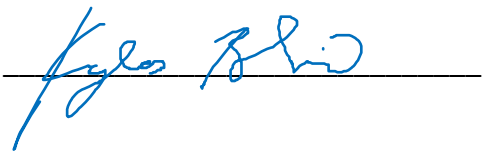
PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

March 24, 2025

To whom it may concern:

As the owner of 151 Cannon Street, I, Kaylas Bhiro of 2 COPNY LLC, hereby grant authorization for the construction of the shared use of parking between 151 Cannon Street and 149 Cannon Street.

Sincerely,



TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

June 9, 2025

Via email to JChenier@cityofpoughkeepsie.com & Hand Delivery

Mr.Joseph Chenier
Assistant Civil Engineer
City of Poughkeepsie
Department of Public Works & Engineering 62 Civic Center Plaza
Poughkeepsie, NY, 12601

RE: 5 COPNY LLC
149 Cannon Street
City of Poughkeepsie
Tax Map ID: 131300-6161-23-276969-0000
Response to Engineering SWPPP Review

Dear Mr.Chenier:

This letter is written in response to your SWPPP Review form #1 letter dated May 29, 2025. For reference, your comments are as follows, and my responses are ***bolded and italicized***. The following of your comments have been addressed as noted:

1. Provide a projected daily water usage summary based on the proposed development. Additionally confirm that the proposed water and sewer services are sufficient for anticipated use.

   The proposed 2" water service line can supply the domestic demand of the building. The proposed 4" sewer service is also sufficient to handle the building's wastewater demands. Refer to the revised plans for hydraulic calculations that confirm the size of the water service as well as the size of the sewer service are sufficient for domestic purposes.

2. Provide traffic control plans for all utility connections in the street.

   Maintenance and Protection of Traffic plans are now provided. Refer to sheets CU521, CU522 & CU523. The new sheets include standard NYSDOT traffic control details which can be used as a guide for traffic control during work within the City's right-of-way.

3. Include note to provide maintenance records to SMO for PCSMP.

   A note has been added to the plan. Refer to "Special Stormwater Note" on sheet CU101.

4. Indicate that the access easement has been recorded with the County Clerk. Additionally, provide documentation verifying that the easement has been officially filed.

   Acknowledged. The access easement is under review and will be filed with the County Clerk as a condition of final approval.

5. The final sentence of Section 3.4.1 (page 9) appears to be incomplete. Please revise this section to ensure clarity and completeness.

   The sentence has been removed.

6. Notice of Intent (NOI) in the second paragraph of Section 1.1 is not applicable. Please revise SWPPP accordingly.

   The sentence and references to the NOI have been removed. Furthermore, the SWPPP report has been revised to remove references to obtaining coverage under the SPDES permit.

7. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan

   Callouts for new iron rebar monuments are now called out on the plans. Refer to sheet CI101.

8. Update the site plan to clearly show all utility connections within the street are delineated, appropriately hatched, and include saw cut lines.

   As discussed, refer to sheet CI102 for this information.

Please feel free to reach out to me by email or phone with any questions or to discuss these matters further.

Respectfully,

Jim Teed
Professional Engineer

CC: Client: 5 COPNY, LLC (Kaylas Bhiro) *via email*
Planning Consultant: KARC Planning Consultants (Natalie Quinn) *via email*
File: 2502003 - *electronic only*

KARC
PLANNING CONSULTANTS, INC.

June 10, 2025

Anne Saylor, Chairperson
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 149 Cannon St
Parcel No. 131300-6161-23-276969
City of Poughkeepsie
Site Plan Application

Dear Chairperson Saylor:

As you are aware, the applicant is seeking to construct a 4-family residential building on a vacant lot located at 149 Cannon St (Lot 276969). The property is approximately 0.215 acres (9,366 sq ft). The project area is in the Residential Neighborhood C (RNC) District, which is classified as a residential district.

The applicant is proposing to construct a 2-story residential structure with 4 units, which is permitted in the RNC district. The building will be a mix of 2- and 3-bedroom units. Each unit will contain its own entrance to the unit via a covered entryway, one on the street frontage and the remaining three on the south side of the lot connecting directly to a pedestrian walkway along the driveway. The proposal also includes a shared driveway and parking facility with the neighboring property at 151 Cannon Street.

The applicant is providing 10 parking spaces in the rear of the lot, which exceeds the requirement of 5 parking spaces for the proposed 4-family residential building. Landscaping is proposed around the property to aid in shielding the parking area.

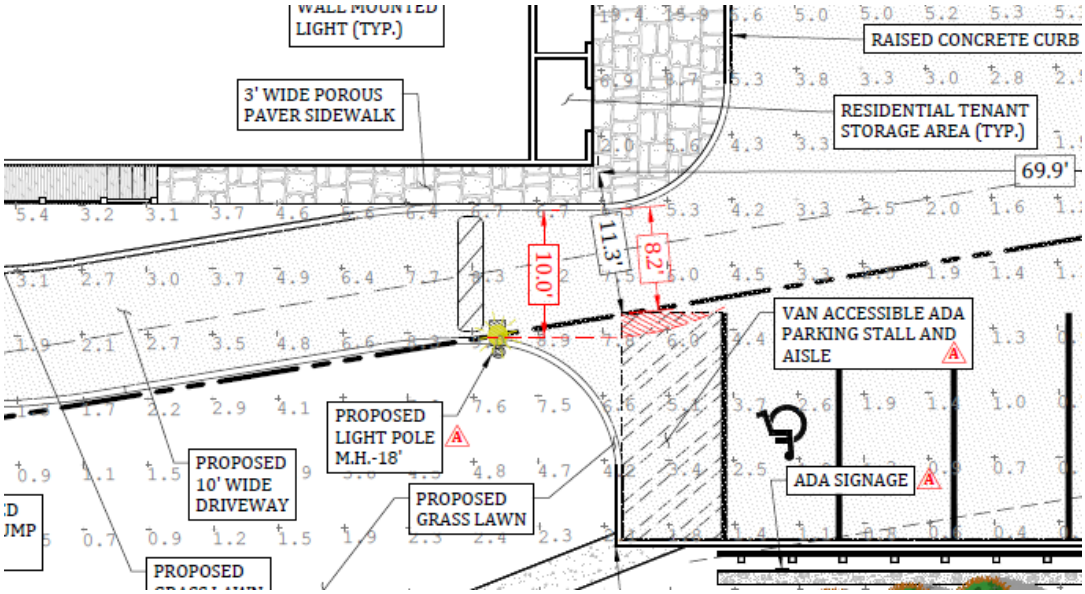
Below please find responses to questions asked by the City of Poughkeepsie Planning Board at the May 28, 2025 Planning Board Meeting:

- *Will there be a Reciprocal Access Agreement for the shared parking?*

  Response: A draft Reciprocal Access Agreement was submitted on May 13, 2025.

- *There seems to be a pinch-point between the driveway and ADA loading space.*

Response: There is an 8'+ wide travel lane outside of the pinch point. Given that the adjacent parking spaces are also 8' wide, there is sufficient clearance for vehicles to safely pass between the curb and corner of the accessible aisle without encroaching into the accessible aisle itself. Please see diagram below.



- *Is there any open space or common areas proposed on-site or nearby?*

  Response: While no designated open space is included on the proposed site plan, this is consistent with the requirements of the City's Zoning Code. A small portion of open space is located on 149 Cannon Street near the front of the lot, and additional communal open space is available at Reservoir Square which is approximately 250 feet from the site.

- *The Board is concerned that a site plan application may need to be filed for 151 Cannon Street for the parking lot.*

  Response: A site plan application for 151 Cannon Street has been provided to encompass the proposed parking lot improvements at the rear of that lot. No improvements are proposed to the existing building at 151 Cannon Street. The provided site plan can be utilized to update the files for both properties.

For responses to comments prepared by the City of Poughkeepsie Engineering Department, dated May 29, 2025, please refer to the attached response letter by Jim Teed.

KARC
PLANNING CONSULTANTS, INC.

A site visit and architectural work session was held with the Board's architectural consultant on June 6, 2025. The applicant expects to receive written comments from the consultant prior to the June 24, 2025 meeting and will come prepared to discuss potential modifications with the Board.

Enclosed, please find the following:

1. Cover Letter, dated June 10, 2025
2. Response Letter by Jim Teed, dated June 9, 2025
3. Site Plan Application for 151 Cannon Street, dated June 10, 2025
4. FEAF, dated June 10, 2025
5. Revised Site Plan, dated June 9, 2025
6. Revised SWPPP, dated June 9, 2025
7. Fee in the amount of $500 for FEAF review

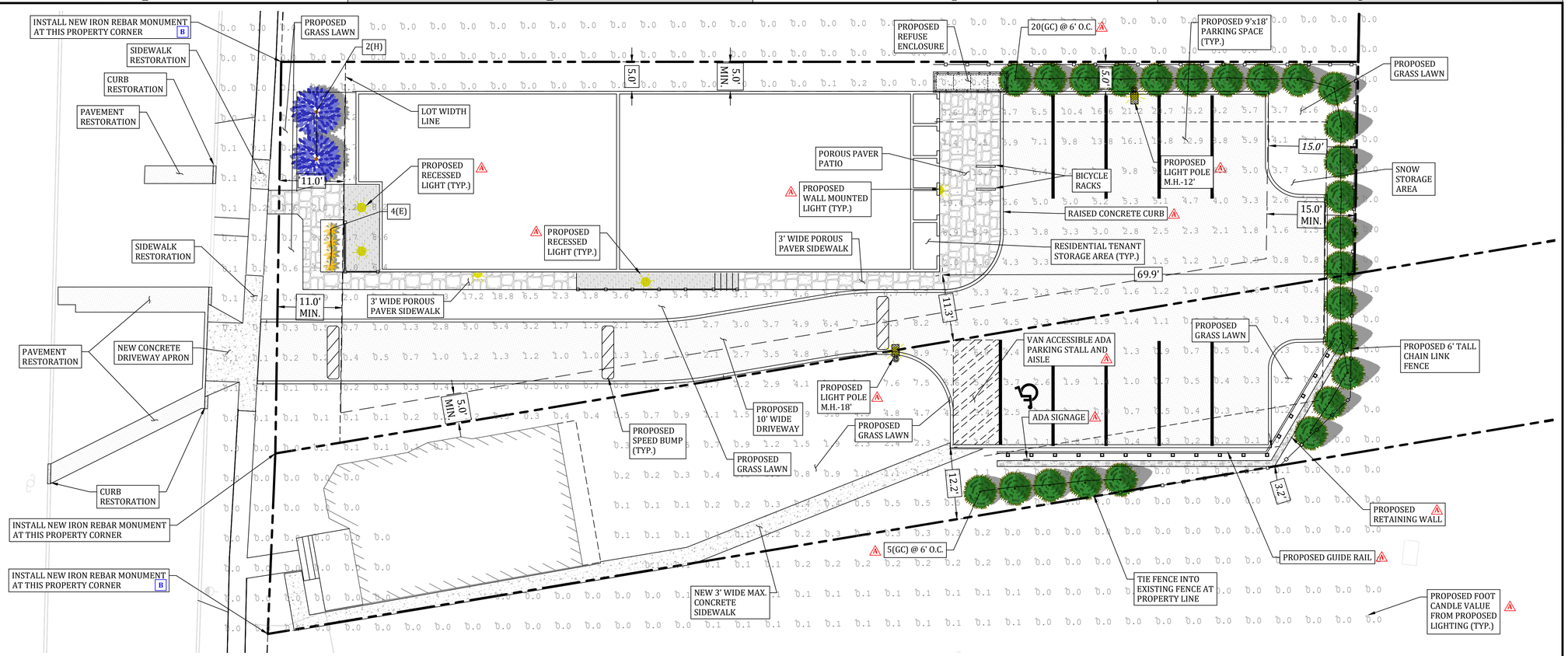
We kindly request to be placed on the June 24, 2025 Planning Board agenda. Please advise if you require anything further to complete your review.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified



1 OVERALL SITE PLAN
SCALE: 1" = 10'

SPECIAL EMERGENCY ACCESS NOTE A

A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY ACCESS TO EACH UNIT (EITHER MASTER KEY OR 4 SEPARATE KEYS).

SPECIAL STORAGE NOTE A

THERE SHALL BE NO STORAGE OF HIGHLY COMBUSTIBLE OR HAZARDOUS MATERIALS IN THE RESIDENTIAL TENANT STORAGE AREAS.

LIGHTING SCHEDULE A

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT	LLF	TOTAL WATTS
POLE MOUNT	2	SAVR®	*C-AR-A-SAL3-S22L-SCCT-UL-xx-(75W-40K)*	12' & 18'	1.000	150
WALL MOUNT	2	SAVR®	*E-WAP05A-SCCTBZ*	8'	1.000	43
RECESSED	3	SAVR®	*E-DL6ES10L-SCCT*	8'	1.000	44.7

NOTES:

- ADDITIONAL REQUIRED EQUIPMENT: (2) E-PS4E15CODB. LIGHTING DIAGRAM AS PROVIDED BY E-CONOLIGHT® - 1501 96TH STREET, STURTEVANT WISCONISIN, 53177. (888) 243-9445, WWW.E-CONOLIGHT.COM. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS.

- ALL LIGHT FIXTURES SHALL BE SET AT A TEMPERATURE OF 3,000K OR LESS.

- CONTRACTOR SHALL INSTALL A REMOTE DIMMER ON RECESSED LIGHTING TO REDUCE LIGHT LEVELS AS NEEDED.

e-conolight®

PLANTING SCHEDULE

LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GC	25 A	THUJA STANDISHII X PLICATA	*'GREEN GIANT" ARBORVITAE*	6' TALL
H	2	HYDRANGEA	*HORTENSIA*	3 GAL.
E	4	ECHINACEA	*CONEFLOWER*	1 GAL.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5	2
PROPOSED	5*	2

PARKING FACILITY WILL BE SHARED BETWEEN 149 AND 151 CANNON STREET VIA A RECIPROCAL CROSS-ACCESS AGREEMENT. FIVE (5) ADDITIONAL SPACES ARE BEING PROVIDED FOR 151 CANNON STREET, WHICH CURRENTLY HAS NO OFF-STREET PARKING

ZONING COMPLIANCE - RNC "RESIDENTIAL NEIGHBORHOOD C" DISTRICT

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT COVERAGE	LOT WIDTH	BUILDING FRONT YARD	BUILDING SIDE YARD	BUILDING REAR YARD	PARKING FRONT YARD	PARKING SIDE YARD	PARKING REAR YARD	BUILDING HEIGHT
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)	(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
MINIMUM REQUIRED		6,000	0.14	70	25.0	11	5.0	15.0	16.0	10.0	5.0	35.0
PROPOSED CONDITION	4 UNIT DWELLING	9,366	0.22	70.6*	65.0	11.0	5.0	69.9	122.2	5.0*	15.0	≤35.0

** VARIANCE REQUESTED - BUILDING COVERAGE EXCEEDED BY 0.6%. PROPOSED MITIGATION INCLUDES 570 SQ. FT. OF POROUS PAVER SIDEWALKS AND PATIOS.*

*** VARIANCE REQUESTED - EXISTING LOT WIDTH NOT ADEQUATE FOR VEHICLE PARKING AND VEHICLE MANEUVERING. PROPOSED MITIGATION INCLUDES ROW OF EVERGREEN TREES AS SCREENING WITHIN BUFFER SPACE.*

LOT COVERAGE FOR 151 CANNON STREET IS 40.4% WHICH INCLUDES THE NEW WALKWAY/PARKING AREA.

2 CI101 PROPOSED CONSTRUCTION SEQUENCE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF POUGHKEEPSIE.
2. CONDUCT A PRE-CONSTRUCTION MEETING
3. FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
4. DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
   - 5.1. STABILIZED CONSTRUCTION ENTRANCE
   - 5.2. SILT FENCE
6. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
7. CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
8. STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
9. PROVIDE ROUGH GRADING AND EARTHWORK
10. STABILIZE ALL DISTURBED AREAS.
11. CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
12. OBTAIN FOUNDATION SURVEY
13. PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
14. PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
15. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
16. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E., SHRUBS, PLANTS AND PERMANENT GRASS COVER).
18. FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E., CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
19. REQUEST CERTIFICATE OF OCCUPANCY.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
*	1	OF	13	CI101	COVER SHEET
*	2	OF	13	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
*	3	OF	13	CG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
*	4	OF	13	CG501	EROSION & SEDIMENT CONTROL NOTES
*	B 5	OF	13	CU101	GRADING, DRAINAGE & UTILITY PLAN
*	B 6 A	OF	13	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
*	7 A	OF	13	CU502	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
*	8 A	OF	13	CU503	CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS
*	9 A	OF	13	CU504	CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS
*	10 A	OF	13	CU505	CHG&E STANDARD UTILITY DETAILS
*	11 B	OF	13	CU521	MAINTENANCE AND PROTECTION OF TRAFFIC
*	12 B	OF	13	CU522	MAINTENANCE AND PROTECTION OF TRAFFIC
*	13 B	OF	13	CU523	MAINTENANCE AND PROTECTION OF TRAFFIC

SPECIAL FINANCIAL CAPABILITY NOTE

The applicant has the financial capability to complete the proposed development.

APPLICANT INFORMATION

5 COPNY LLC
PO Box 8010
Pelham, NY 10803

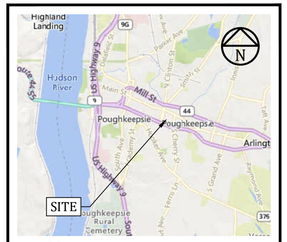
APPLICANT CONSENT

The undersigned representative of this property hereon states that they are familiar with the contents of this plan set and hereby consent to all said terms and conditions as stated herein.

Signature *Date*

Printed Name & Title

APPROVAL BLOCK



6 LOCATION MAP
1" = 5000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
A	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

COVER SHEET

PROJECT NAME AND ADDRESS:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
1" = 10'	2502003
SHEET NO.:	SHEET ID.:
1 OF 13	CI101

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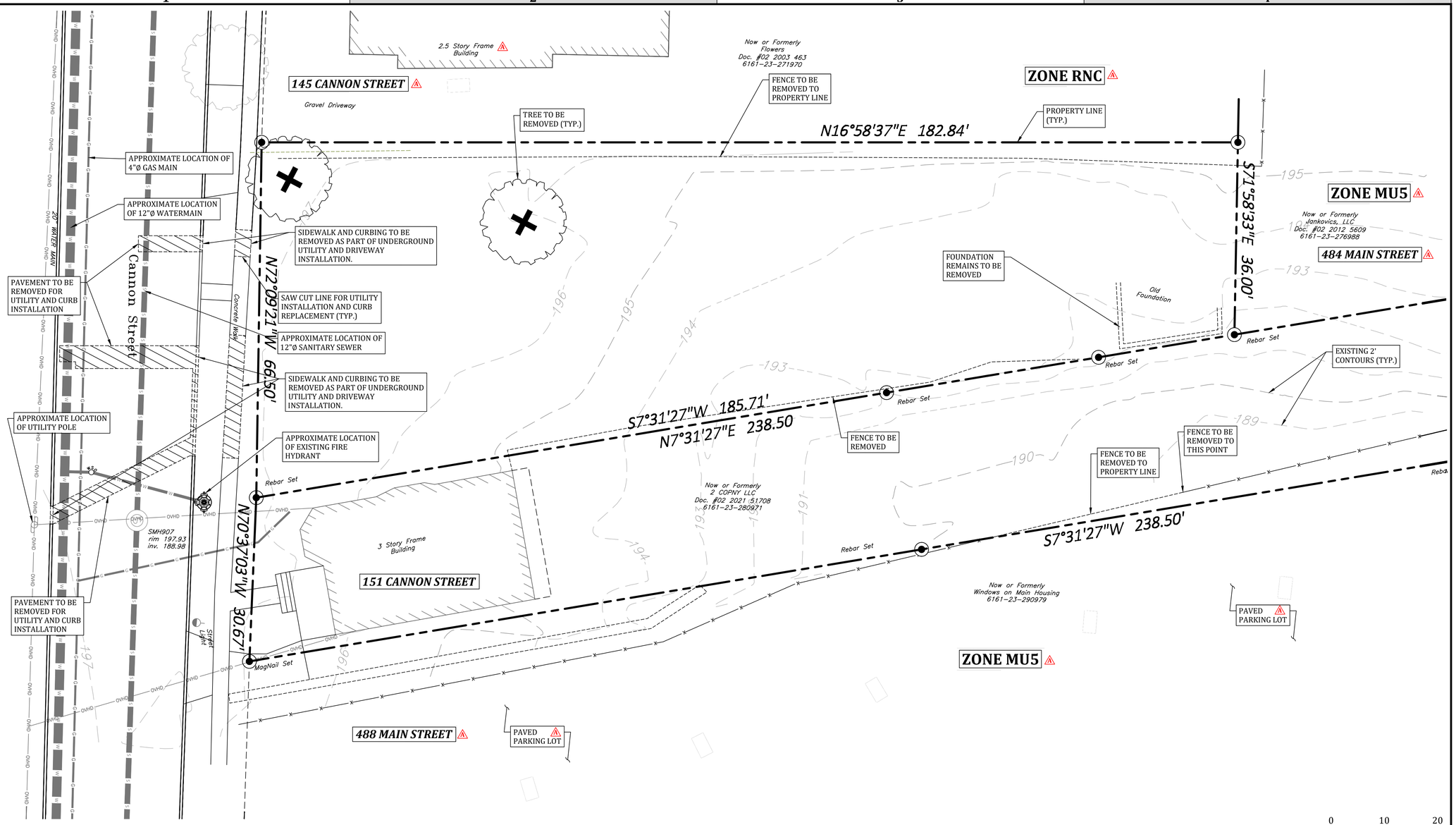
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:28 AM



1 EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 10'

0 10 20

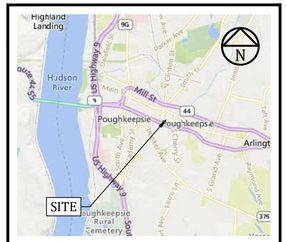
2 SITE SPECIFIC NOTES
C102

1. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY BRENDAN JOHNSON, PLS DATED APRIL 24, 2025 AND ENTITLED "MAP OF A SURVEY PREPARED FOR 2 COPNY, LLC"; NYSGIS AERIAL IMAGERY; NYSGIS TOPOGRAPHY (DATUM NAVD-1929); AND VISUAL OBSERVATIONS BY TEED ENGINEERING, PLLC ON JANUARY 27, 2025.
2. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM INFORMATION OBTAINED FROM CITY OF POUGHKEEPSIE & CENTRAL HUDSON GAS & ELECTRIC RECORDS.
3. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN PER FIRM MAP NUMBER 36027C0358E.
4. THE SITE IS LOCATED WITHIN THE FALLKILL CREEK WATERSHED WHICH IS A NYSDEC CLASSIFIED 303(D) IMPAIRED WATERSHED REQUIRING ENHANCED PHOSPHOROUS REMOVAL.
5. NO EXISTING EASEMENT, RIGHT-OF-WAYS, SETBACKS, RESERVATION, OR COVENANTS WERE NOTED ON SURVEY.
6. NO WATERCOURSES, MARSHES, ROCK OUTCROPS PR WETLANDS EXIST ON SITE.

USDA/NRCS SOIL DATA CHART

SOIL SYMBOL	DESCRIPTION	SPECIAL PROPERTIES
Ur	URBAN LAND - VARIABLE SUBSTRATUM	*Assumed Hydrologic group D*

APPROVAL BLOCK



6 LOCATION MAP
1" = 5000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

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JAMES W. TEED, JR.
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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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EMAIL: JIM@TEEDENGINEERING.COM

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⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
1" = 10'	2502003
SHEET NO.: 2 OF 13	SHEET ID.: CI102

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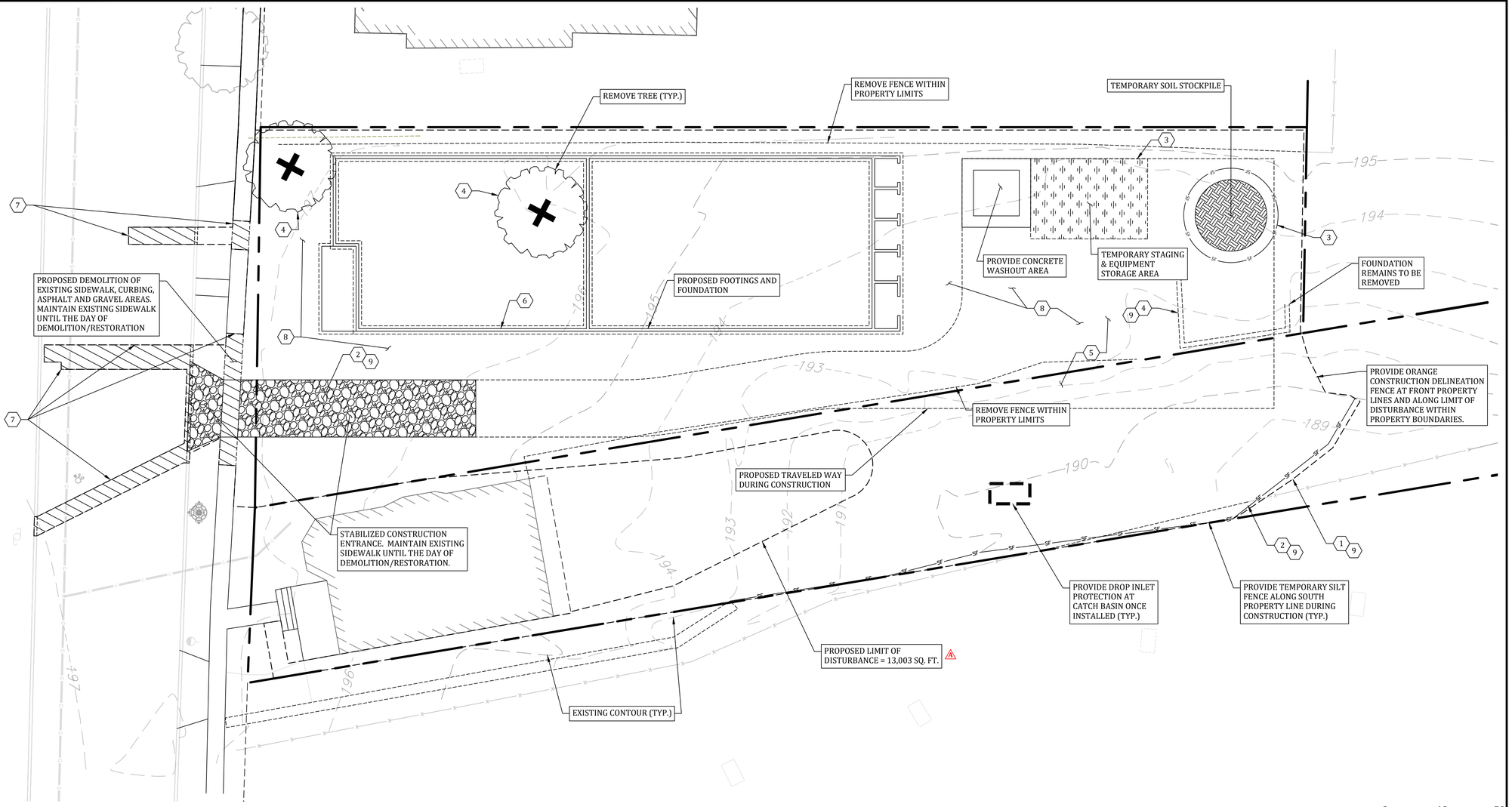
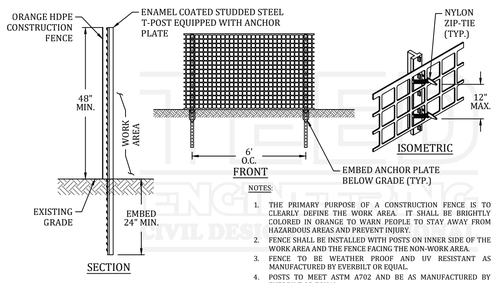


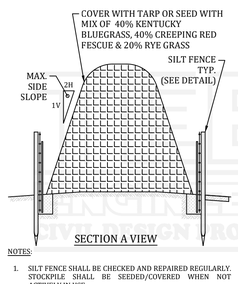
1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'

0 10 20



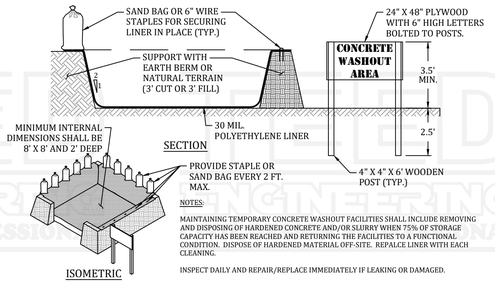
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK AREA.
3. FENCE TO BE WEATHER PROOF AND UV RESISTANT AS MANUFACTURED BY EVERBILT OR EQUAL.
4. POSTS TO MEET ASTM A702 AND BE AS MANUFACTURED BY EVERBILT OR EQUAL.

1 CG101 PERIMETER CONSTRUCTION DELINEATION FENCE
NOT TO SCALE



NOTES:
1. SILT FENCE SHALL BE CHECKED AND REPAIRED REGULARLY. STOCKPILE SHALL BE SEEDED/COVERED WHEN NOT ACTIVELY IN USE.

2 CG101 SOIL STOCKPILE
NOT TO SCALE



NOTES:
MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY WHEN 75% OF STORAGE CAPACITY HAS BEEN REACHED AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. DISPOSE OF HARDENED MATERIAL OFF-SITE. REPALCE LINER WITH EACH CLEANING.

INSPECT DAILY AND REPAIR/REPLACE IMMEDIATELY IF LEAKING OR DAMAGED.

PUMP EXCESS RAINWATER TO STABILIZED AREA.

3 CG101 CONCRETE WASHOUT
NOT TO SCALE

EROSION & SEDIMENT CONTROL SEQUENCE

1. DELINEATE PROPOSED AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS (SILT FENCE & CONSTRUCTION ENTRANCE) AND TREE PROTECTION.
3. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
4. START DEMOLITION WORK WITHIN PROPERTY LIMITS, STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES. REMOVE TREES.
5. PROVIDE ROUGH GRADING AND EARTHWORK.
6. CONSTRUCT FOOTINGS AND FOUNDATION
7. SAW CUT SIDEWALK, PAVEMENT, AND CURBING AND PERFORM UTILITY WORK IN RIGHT-OF-WAY. RESTORE DISTURBED AREAS.
8. COMPLETE HARDSCAPING AND LANDSCAPING WORK
9. STABILIZE ALL DISTURBED AREAS AND REMOVE EROSION AND SEDIMENT CONTROLS & CONSTRUCTION FENCE.

APPROVAL BLOCK

UDIG·NY
SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
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⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN & DETAILS

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
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3 OF 13	CG101

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1 EROSION AND SEDIMENT CONTROL NOTES
CG501

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. REFER ALSO TO "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
10. PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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.
13. 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.
14. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
15. 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.
16. 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.
17. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
18. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
19. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
20. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
21. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
22. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
23. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
24. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
25. THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
26. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER AND TOWN ENGINEER. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

4 SEEDING AND MULCHING NOTES
CG501

1. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
   - 1.1. KENTUCKY BLUEGRASS 40%
   - 1.2. CREEPING RED FESCUE 40%
   - 1.3. RYE GRASS 20%
2. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

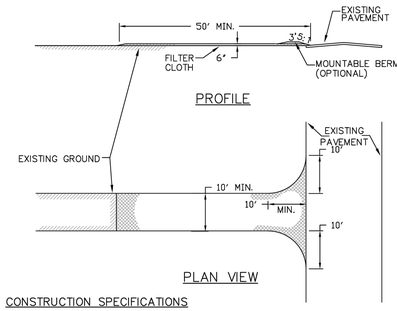
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

1. PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RE-STABILIZED IMMEDIATELY.
2. STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.
3. SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
4. SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
5. INLET PROTECTION: INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
6. 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. TO ELIMINATE DUST AND SEDIMENT BUILDUP ON SITE AND SURROUNDING AREAS. 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.

3 CONSTRUCTION WASTE MANAGEMENT NOTES
CG501

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.
2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.
3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
4. A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED. THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.
5. MATERIAL STORAGE CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
6. TEMPORARY CONCRETE WASHOUT FACILITY TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.
7. SOLID WASTE DISPOSAL NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
8. WATER SOURCE NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

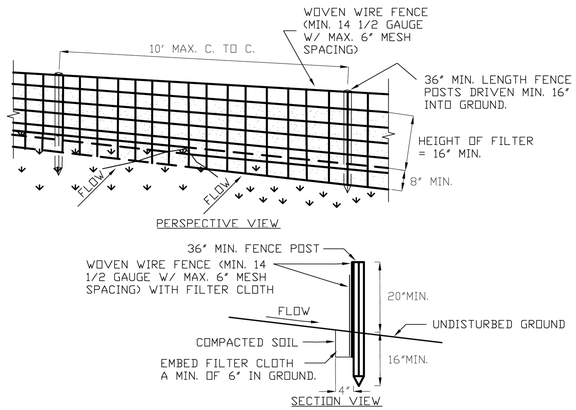


CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivilent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
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.

STABILIZED CONSTRUCTION ENTRANCE

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	STABILIZED CONSTRUCTION ENTRANCE ⚠	1 PAGE NO.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	SILT FENCE ⚠	DATE: 9/18/2014	

APPROVAL BLOCK

UDIG·NY SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026
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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · LICENSED PROFESSIONAL ENGINEER · 094633

JAMES W. TEED, JR.
094633

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TEED ENGINEERING, LLC
CIVIL DESIGN PROFESSIONAL

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE: N/A	PROJECT NO.: 2502003
SHEET NO.: 4 OF 13	SHEET ID.: CG501

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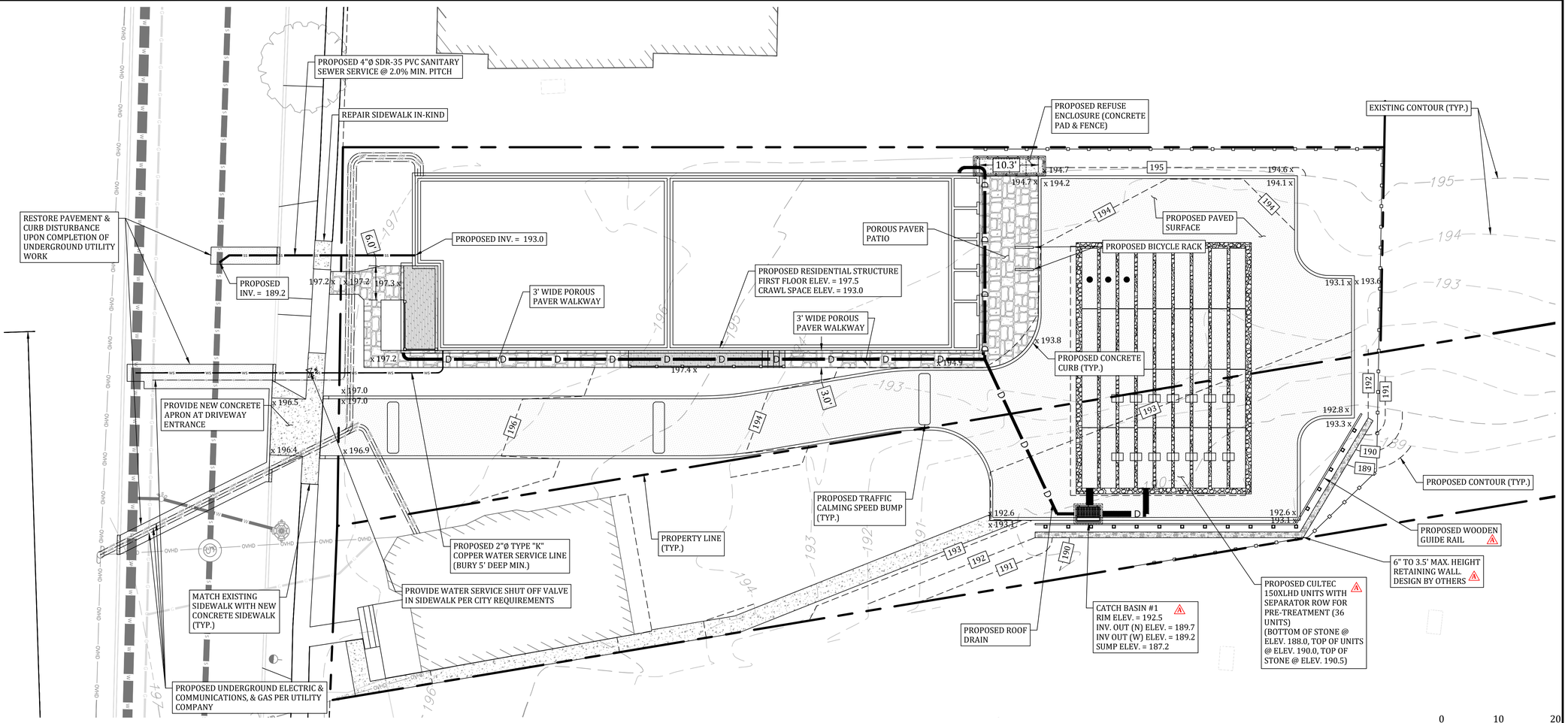
DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:28 AM



1 GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1" = 10'

2 TEED ENGINEERING, PLLC STANDARD NOTES

CU101

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING TEED ENGINEERING, PLLC FOR ACCEPTANCE. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED, WORK SHALL BE STOPPED AND NECESSARY MODIFICATIONS SHALL BE DISCUSSED AND APPROVED BY TEED ENGINEERING, PLLC. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TEED ENGINEERING, PLLC BEFORE CONSTRUCTION BEGINS.
2. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS UNLESS EXPLICITLY STATED ON THIS PLAN.
3. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO PLACE IMPROVEMENTS ON MATERIAL WITH A SUITABLE BEARING CAPACITY AND TO VERIFY THE QUANTITY OF MATERIALS TO BE REMOVED OR DELIVERED TO THE SITE TO SUCCESSFULLY COMPLETE THIS PROJECT.
4. ALL UNDERGROUND CONSTRUCTION SHALL BE INSPECTED BY TEED ENGINEERING, PLLC PRIOR TO BACKFILLING.
5. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL LOCAL PERMITS REQUIRED FOR COMPLETION OF THIS PROJECT.
6. THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATIVES ARE ACCEPTED AND APPROVED IN WRITING BY TEED ENGINEERING, PLLC.
7. FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY TEED ENGINEERING, PLLC.
8. PRIOR TO EXCAVATING, ALL UNDERGROUND UTILITIES MUST BE LOCATED BY THE APPROPRIATE UTILITY AGENCY.
9. EROSION & SEDIMENT CONTROLS TO BE INSTALLED PER NYSDEC STANDARDS.
10. 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 TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
11. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY TEED ENGINEERING, PLLC. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY TEED ENGINEERING, PLLC 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.
12. 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.
13. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.

3 WATER & SEWER SIZING NOTES

CU101

1. THE PROJECTED MAXIMUM DAILY FLOW (MDF) OR WATER USAGE FOR THE FACILITY IS 1,100 GALLONS PER DAY (GPD) BASED ON A THEORETICAL DEMAND 110 GPD PER BEDROOM. THIS VALUE IS DERIVED FROM NYSDOH STANDARDS FOR WATER USAGE AND WASTEWATER DISPOSAL.
   - 1.1. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY APPENDIX E WAS USED TO DETERMINE THAT A 2" WATER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED PEAK DEMANDS AND SUPPLY ADEQUATE PRESSURE TO 2ND FLOOR WATER FIXTURES. SPECIFICALLY, IT WAS DETERMINED THAT THE PEAK INSTANTANEOUS WATER DEMAND FOR THE BUILDING IS 42.5 GPM BASED ON THE PROPOSED FIXTURE UNITS (49.2) PER TABLE E103.3(2) OF THE NYS PLUBMING CODE AND CHART A 103.1(1) OF THE UNIFORM PLUMBING CODE.
   - 1.2. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY SECTION 709 WAS USED TO DETERMINE THAT A 4" SEWER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED WASTEWATER DISCHARGE. SPECIFICALLY, IT WAS DETERMINED THAT THE
   - 1.3. BASED ON A PEAK INSTANTANEOUS FLOW OF 42.5 GPM, A 4-INCH DIAMETER PIPE AT $\frac{1}{4}$" PER FOOT MINIMUM PITCH CAN SUPPLY THE SANITARY SEWAGE DISPOSAL REQUIREMENTS OF THE BUILDING. A 4-INCH PVC PIPE FLOWING FULL AT $\frac{1}{4}$" PER FOOT CAN CARRY 43.6 GPM, THEREFORE A 4-INCH PIPE IS SUFFICIENT TO MEET THE PEAK DEMANDS.
2. REFER TO SHEET CU501 FOR ADDITIONAL CALCULATIONS PERTAINING TO WATER AND SANITARY SEWER.

SPECIAL STORMWATER NOTE B

THE OWNER SHALL PROVIDE THE MAINTENANCE RECORDS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PC SMPs) TO THE CITY OF POUGHKEEPSIE STORMWATER MANAGEMENT OFFICER (SMO)

SPECIAL TRAFFIC CONTROL NOTE B

THE FLOW OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION PER THE CITY OF POUGHKEEPSIE. THE CONTRACTOR SHALL REFER TO AND FOLLOW STANDARD NYSDOT REQUIREMENTS FOR MAINTAINING AND PROTECTING TRAFFIC DURING CONSTRUCTION WITHIN THE RIGHT-OF-WAY. STANDARD NYSDOT SHEETS ARE INCLUDED IN THIS PLAN SET FOR REFERENCE EVEN THOUGH THE WORK IS NOT PROPOSED WITHIN A NYSDOT CONTROLLED RIGHT-OF-WAY. REFER TO SHEETS CU521, CU522 & CU523 FOR ADDITIONAL DETAILS. WHERE STANDARD NYSDOT SHEETS REFER THE CONTRACTOR TO NOTIFY THE "NYSDOT" THE CONTRACTOR SHALL INSTEAD NOTIFY THE "CITY OF POUGHKEEPSIE".

APPROVAL BLOCK

2 VICINITY MAP
1" = 2000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
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SHEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
1" = 10'	2502003
SHEET NO.:	SHEET ID.: B
5 OF 13	CU101

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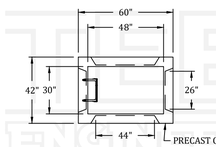
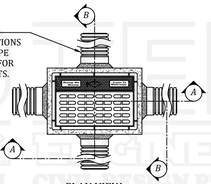


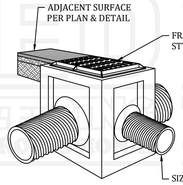
PRECAST CONCRETE CATCH BASIN SECTIONS. REFER TO PLANS FOR DEPTH.

PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



SIZE, MATERIAL, AND CONNECTION ORIENTATIONS PER PLAN. REFER TO PIPE INSTALLATION DETAIL FOR BEDDING REQUIREMENTS.

PLAN VIEW

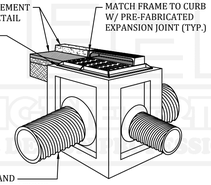


ADJACENT SURFACE PER PLAN & DETAIL

FRAME/GRATE STYLE PER PLAN.

SIZE, MATERIAL, AND CONNECTION ORIENTATIONS PER PLAN. REFER TO PIPE INSTALLATION DETAIL FOR BEDDING REQUIREMENTS.

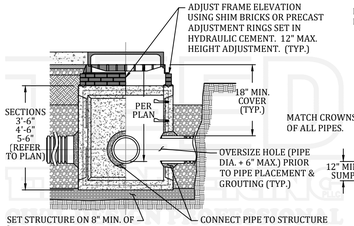
ISOMETRIC VIEW (DROP INLET)



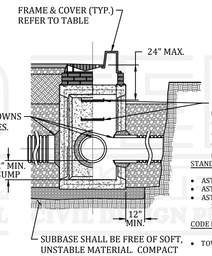
CURB AND PAVEMENT PER PLAN & DETAIL

MATCH FRAME TO CURB W/ PRE-FABRICATED EXPANSION JOINT (TYP.)

ISOMETRIC VIEW (CURB INLET)



SECTION A-A



SECTION B-B

STANDARD SPECIFICATION REFERENCES:

- ASTM A48 - STANDARD SPECIFICATION FOR GRAY IRON CASTINGS
- ASTM A615 - STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS
- ASTM C857 - STANDARD PRACTICE FOR MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.

CODE REFERENCES:

- TOWN OF CARMEL TOWN CODE.

NOTES:

1. THE PRIMARY PURPOSE OF CATCH BASIN IS TO COLLECT STORMWATER FROM THE SURFACE AND ROUTE IT TO ANOTHER LOCATION VIA UNDERGROUND PIPING.
2. CATCH BASIN SHALL BE INSTALLED TO MAINTAIN LEVELNESS IN ALL DIRECTIONS.
3. CATCH BASIN SHALL BE CONSTRUCTED OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OF AGE.
4. ALL WALLS, BOTTOM AND TOP SHALL CONTAIN REINFORCING AND SHALL BE DESIGNED TO ASSURE AASHTO HS-20 LOADING AT 25% IMPACT.
5. BACKFILL AGAINST TANK SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TO AVOID SETTLEMENT.
6. PRECAST CONCRETE CATCH BASIN SECTIONS SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL "CB-30X48" OR APPROVED EQUAL ORDERED TO REQUIRED DEPTH PER PLAN WITH FINAL ADJUSTMENTS MADE WITH SHIM BRICKS OR PRECAST CONCRETE RINGS AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
7. ALL JOINTS SHALL BE SEALED WITH BUTYL RUBBER SEALANT.
8. FRAME AND GRATE SHALL BE AS MANUFACTURED BY CAMPBELL FOUNDRY. CURB INLET FRAME AND GRATE SHALL BE MODEL "GRATE-CI" (PATTERN #2617) OR APPROVED EQUAL. DROP INLET FRAME AND GRATE SHALL BE MODEL "GRATE-30X48" (PATTERN #3408) OR APPROVED EQUAL.
9. STEPS (IF PROVIDED) SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL. STEPS SHALL EMBED INTO STRUCTURE WALL 3½" AND SHALL COMPLY WITH ALL OSHA REGULATIONS.
10. FIRST PIPE COUPLER SHALL BE 18" FROM WALL OR ENCASED IN FLOWABLE FILL.
11. WHERE CATCH BASIN DEPTH EXCEEDS 7 FT., WALL THICKNESS SHALL BE 8" MIN.

PROVIDE COPOLYMER POLYPROPYLENE STEPS (REINFORCED WITH #4 REBAR) AT 12" ON CENTER FOR STRUCTURES HAVING A DEPTH OF GREATER THAN 48" AS MEASURED FROM THE GRATE TO THE FLOOR OF THE STRUCTURE. (TYP.)

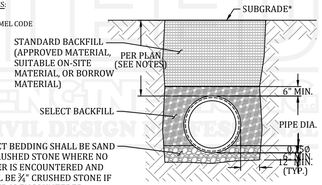
1 CU501 CATCH BASIN
NOT TO SCALE

STANDARD SPECIFICATION REFERENCES:

- ASTM D2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
- ASTM D1557 - STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT.

CODE REFERENCES:

- TOWN OF CARMEL CODE



SECTION VIEW

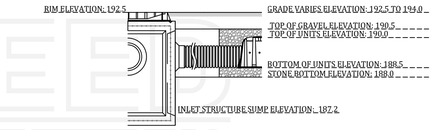
NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER. IF NECESSARY, THE DESIGN ENGINEER MAY DIRECT THAT THE CONTRACTOR EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. THE MINIMUM COVER IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IS 12" FOR UP TO 48" Ø PIPE AND 24" OF COVER FOR 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
5. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.
6. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
7. DRAINAGE PIPE RUNS SHALL HAVE A MINIMUM SLOPE OF 0.5%.
8. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
9. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
10. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
11. SELECT BACKFILL MATERIAL SHALL BE PLACED IN 6" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER TO NOT LESS THAN 95% MINIMUM DRY DENSITY UNDER PAVED AND BUILDING AREAS AND 92% MINIMUM MODIFIED DENSITY IN NON PAVED AND NON BUILDING AREAS. COMPACTION SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION D-1557.
12. SELECT BEDDING SHALL BE SAND OR CRUSHED STONE WHERE NO WATER IS ENCOUNTERED AND SHALL BE 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED.

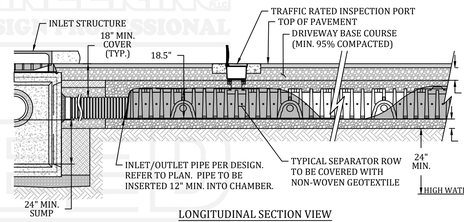
ANNOTATION NOTES:

* SEE PLAN AND OTHER DETAILS FOR FINISHED GRADE. WHERE UNDER PAVED SURFACES, SEE PAVED SURFACE DETAIL.

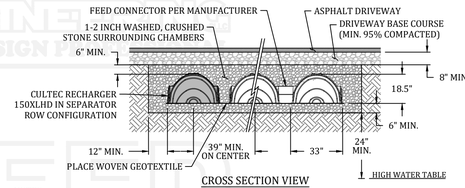
2 CU501 STORM PIPE
NOT TO SCALE



REFERENCE ELEVATIONS



LONGITUDINAL SECTION VIEW

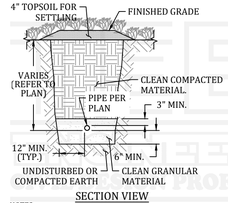


CROSS SECTION VIEW

NOTES:

1. EQUIP LAST UNIT IN SEPARATOR ROW WITH TRAFFIC RATED INSPECTION PORT. INSTALL PER MANUFACTURER.
2. NON-WOVEN GEOTEXTILE TO BE INSTALLED BENEATH FEED CONNECTORS, BENEATH ALL INLET/OUTLET PIPES FOR SCOUR PROTECTION, AND BENEATH SEPARATOR ROW. EXTEND 12' DOWN CHAMBER ROWS AT INLETS AND OUTLET PIPES.
3. NON-WOVEN GEOTEXTILE TO BE INSTALLED AROUND TOP, SIDES AND BOTTOM OF STONE AT INTERFACE WITH EXCAVATED SOILS.
4. INSTALL CHAMBERS PER ALL MANUFACTURER SPECIFICATIONS AND REQUIREMENTS.

3 CU501 CULTEC RECHARGER 150XLHD
NOT TO SCALE

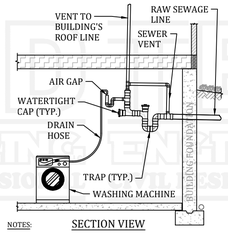


SECTION VIEW

NOTES:

1. BACKFILL SHALL BE PLACED IN 12" LIFTS AND SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
2. NO ROCK, DEBRIS, FROZEN MATERIAL, LARGE CLODS OR ORGANIC MATTER SHALL PROJECT WITHIN THE LIMITS OF THE TRENCH. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.

4 CU501 SEWER PIPE
NOT TO SCALE

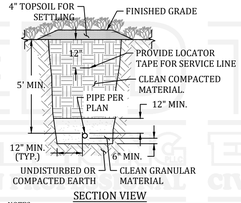


NOTES:

1. ALL JOINTS SHALL BE WATERTIGHT.
2. BELLS SHALL FACE UPSTREAM AND SPIGOTS SHALL FACE DOWNSTREAM.
3. ALL INTERNAL PLUMBING SHALL COMPLY WITH LOCAL PLUMBING AND BUILDING CODES.

SECTION VIEW

5 CU501 SEWER VENTING
NOT TO SCALE



SECTION VIEW

NOTES:

1. BACKFILL SHALL BE PLACED IN 12" LIFTS AND SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
2. NO ROCK, DEBRIS, FROZEN MATERIAL, LARGE CLODS OR ORGANIC MATTER SHALL PROJECT WITHIN THE LIMITS OF THE TRENCH. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.

6 CU501 WATER SERVICE LINE
NOT TO SCALE

Domestic Demand Calculations

B

Taken from Plumbing Code of New York State - Appendix E, Table E103.3(2) "Load Values Assigned to Fixtures"[a]

# of Units[b]	Fixture	Occupancy	Type of Supply Control	Load Values, In Water Supply Fixture Units			Total Unit Load (wsfu)
				Cold	Hot	Total	
4	Dishwashing Machine	Private	Automatic	*0.0*	*1.4*	1.4	5.6
4	Kitchen Sink	Private	Faucet	*1.0*	*1.0*	1.4	5.6
4	Lavatory	Private	Faucet	*0.5*	*0.5*	0.7	2.8
4	Shower Head	Private	Mixing Valve	*1.0*	*1.0*	1.4	5.6
4	Washing Machine (8 lb)	Private	Automatic	*1.0*	*1.0*	1.4	5.6
4	Water Closet	Private	Flushometer Valve	*6.0*	*0.0*	6.0	24

a. For fixtures not listed, loads should be assumed by comparing the fixture to one listed using water in similar quantities and at similar rates. The assigned loads for fixtures with both hot and cold water supplies are given for separate hot and cold water loads and for total load. The separate hot and cold water loads being three-fourths of the total load for the fixture in each case.

b. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Load (wsfu)	***49.2***
Peak Demand (gpm) [c]	***50***

c. Using the Uniform Plumbing Code (UPC) Chart A103.1(1)

Peak Demand x 0.75 (gpm) [a]	***37.5***

# of Units[b]	Fixed Irrigation Fixture		Flow Rate (gpm)[d]	Total Unit Load (gpm)
0	Lawn Sprinkler	×	25	0
1	Hose Bibbs	×	5	5

d. Average flow from manufacturers

Peak Irrigation Demand (gpm)	***5***
Total Peak Demand (gpm)	**42.5**

Probable Discharge Calculations

B

Taken from Plumbing Code of New York State - Table 709.1 "Drainage Fixture Units for Fixtures and Groups"

# of Units[a]	Fixture	Occupancy	Type of Supply Control	Total	Total Unit Load (dfu)
4	Dishwashing Machine	Private	Automatic	2.0	8
4	Kitchen Sink	Private	Faucet	2.0	8
4	Lavatory	Private	Faucet	1.0	4
4	Shower Head	Private	Mixing Valve	2.0	8
4	Washing Machine (8 lb)	Private	Automatic	2.0	8
4	Water Closet	Private	Flushometer Valve	4.0	16

a. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Discharge (dfu)	***52***
Total Peak Discharge (gpm)	**26**

Gravity Sewer Calculations

B

Mannings Equation: Q = VA = (1.486/n)*A*(R^(2/3))*(S^(1/2))

n	0.013
Pipe Diameter	4.026 inches
Area of Pipe	0.088 sq. ft.
Wetted Perimeter	1.054 ft.
Hydraulic Radius	0.084 ft.
Pipe Slope	0.0208 (proposed)
Flow	0.28 cu.ft./s
Flow	125.43 gal/min
Velocity	*3.2 ft./s*

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UNTIL 10/31/2026

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JAMES W. TEED, JR.
094633

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EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
1	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS

PROJECT NAME AND ADDRESS:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 6 OF 13	SHEET ID.: CU501 B

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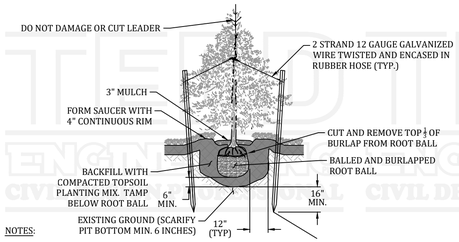
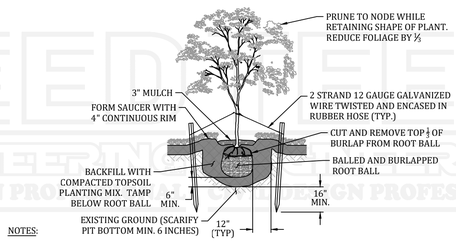


NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

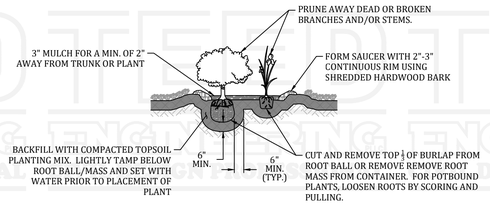
1 CU502 — CONIFEROUS TREE PLANTING
NOT TO SCALE



NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

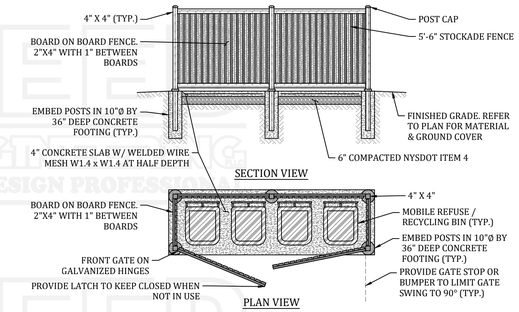
2 CU502 — DECIDIOUS TREE PLANTING
NOT TO SCALE



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION
2. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.
3. REMOVE ALL TAGS, TWINE AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO ROOT MASS.

3 CU502 — SHRUB PLANTING
NOT TO SCALE



4 CU502 — REFUSE ENCLOSURE
NOT TO SCALE

SECTION VIEW

NOTES:

1. CONCRETE SHALL BE 4,000 PSI MINIMUM.

5 CU502 — PAVEMENT AND CURBING
NOT TO SCALE

NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ¼" BETWEEN SIDEWALK PANELS.
2. PROVIDE ⅜" THICK TRANSVERSE FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINTS EVERY 25' AND GROOVE TOOLED CONTROL JOINTS EVERY 5'. EXPANSION JOINTS SHALL BE FINISHED WITH ¼" EDGING TOOL.
3. CONCRETE SHALL BE NYSDOT CLASS "A" HAVING A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. PROVIDE 2" MIN CLEARANCE BETWEEN REINFORCEMENT AND EXPANSION JOINTS.
5. THE CONCRETE SIDEWALK SHALL RECEIVED TWO COATS OF ANTI-SPALLING COMPOUND AFTER 28 DAY CURE.

6 CU502 — SIDEWALK
NOT TO SCALE

NOTES:

1. SPEED HUMP TO BE MADE OF TOP COURSE ASPHALT. MILL SURFACE 1" BELOW SPEED HUMP TO KEY IN. TACK COAT BETWEEN SPEED HUMP ASPHALT AND ASPHALT DRIVEWAY.

7 CU502 — TRAFFIC CALMING SPEED BUMP
NOT TO SCALE

NOTES:

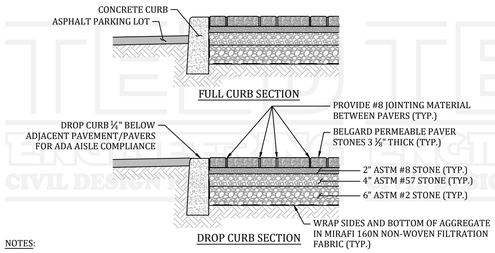
1. ALL SIGNS SHALL BE INSTALLED TO MEET ADA REQUIREMENTS.
2. SIGN AND POST SHALL BE INSTALLED TO RESIST DISPLACEMENT BY VANDALISM AND WIND FORCES. ALL SIGNS SHALL BE CONSTRUCTED TO REMAIN IN PERMANENT POSITION.

8 CU502 — ADA REQUIRED SIGNAGE
NOT TO SCALE

NOTES:

1. INSTALLATION AND DIMENSIONS SHALL CONFORM TO LIGHT POLE MANUFACTURER REQUIREMENTS.
2. ALL REINFORCING STEEL SHALL HAVE 2" MIN. CLEARANCE TO OUTSIDE OF FOOTING.

9 CU502 — LIGHT POLE FOUNDATION
NOT TO SCALE



NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ⅛" BETWEEN PAVER PANELS.
2. SUBBASE BELOW AGGREGATE NOT TO BE COMPACTED SO AS TO ALLOW FOR PROPER INFILTRATION OF STORMWATER AND MAINTAIN PERMEABILITY OF EXISTING SOIL.
3. MAINTAIN MAXIMUM SLOPES AND GAPS AS REQUIRED PER ADA REQUIREMENTS.

10 CU502 — PAVER SIDEWALK/PATIO
NOT TO SCALE

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POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 7 OF 13	SHEET ID.: ⚠ CU502

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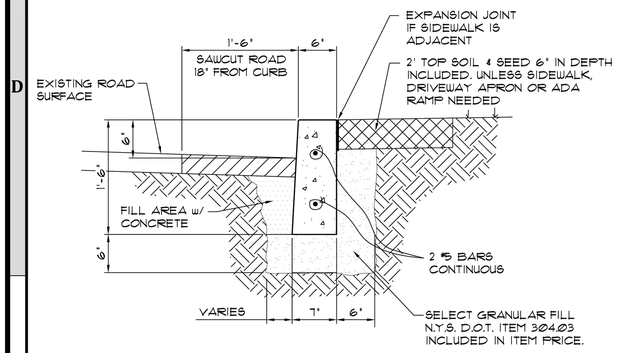
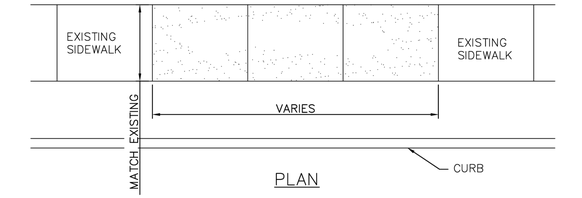


NOTE:

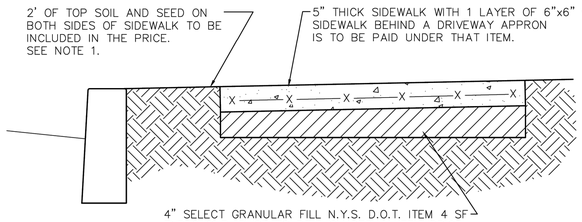
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"



PLAN



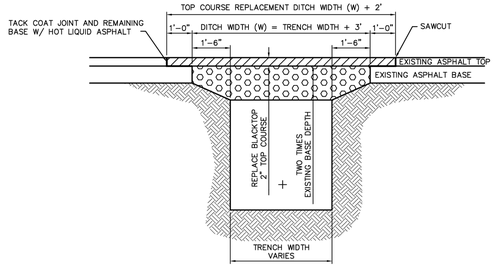
SECTION

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" =1'-0"



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.

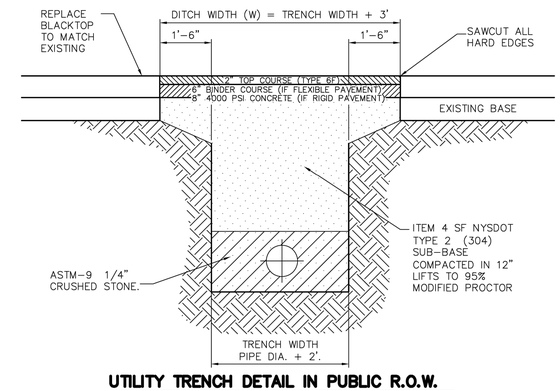
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

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.

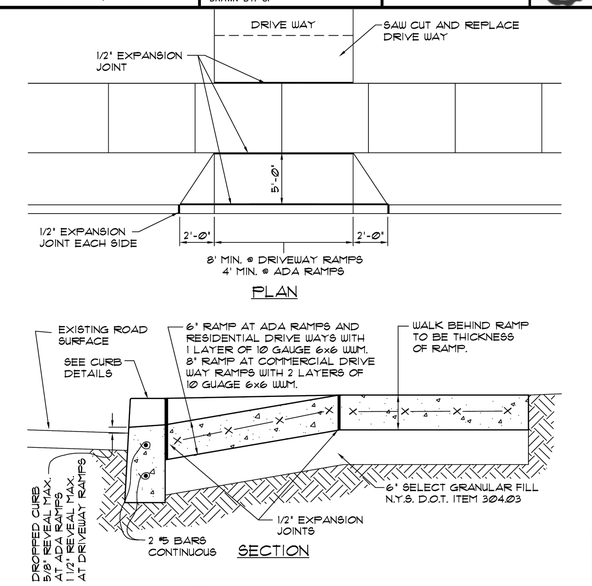


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

SCALE: 1/4" =1'-0"

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS.



PLAN

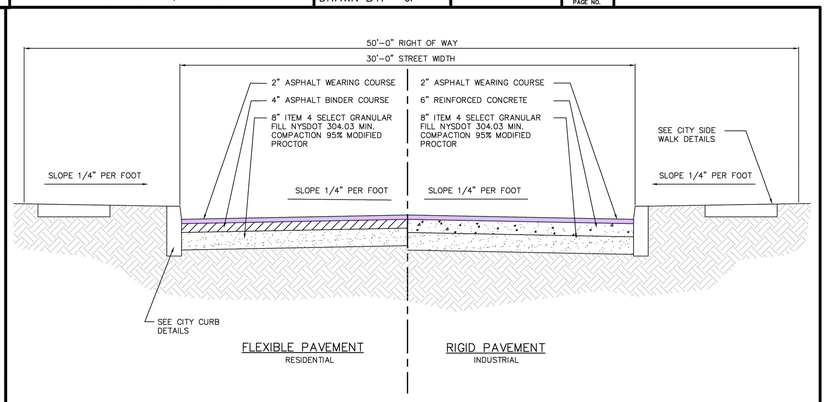
SECTION

NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

DRIVEWAY RAMPS & ADA RAMP

SCALE: 1" =1'-0"



TYPICAL STREET SECTION

SCALE: N.T.S.

1 CU503 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

APPROVAL BLOCK

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 — PAGE NO. 1
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 — PAGE NO. 1
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 — PAGE NO. 1
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	TRENCH AND PAVEMENT DETAIL — PAGE NO. 4
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	DRIVEWAY & ADA RAMP DETAIL — PAGE NO. 1
FILE: *.DWG DATE: 06-04-2009 SCALE: AS NOTED DRAWN BY: JP	TYPICAL STREET SECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601 — PAGE NO. 1

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UNTIL 10/31/2026

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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
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POUGHKEEPSIE, NY 12601
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EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 8 OF 13	SHEET ID.: CU503

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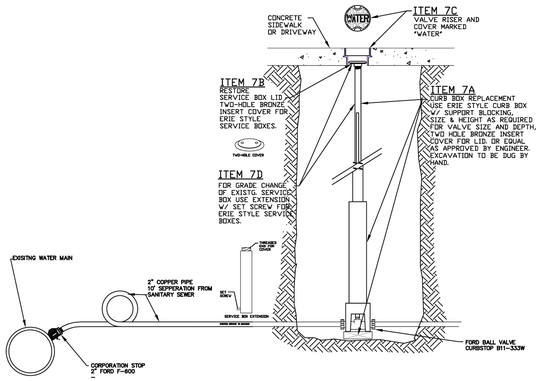
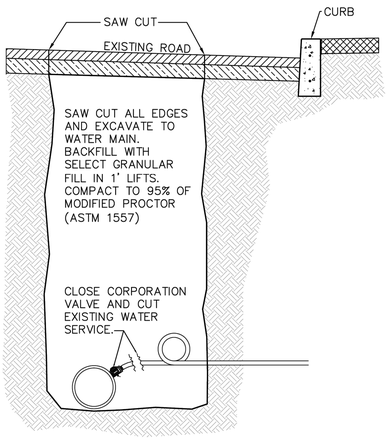


CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

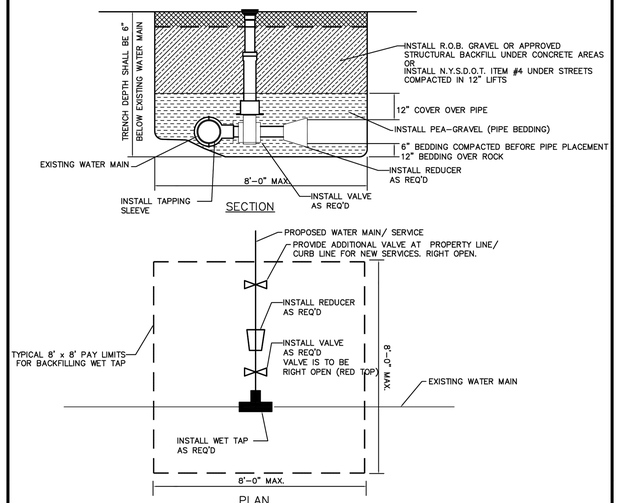
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	WATER DISCONNECT AT MAIN	3 PAGE NO.	

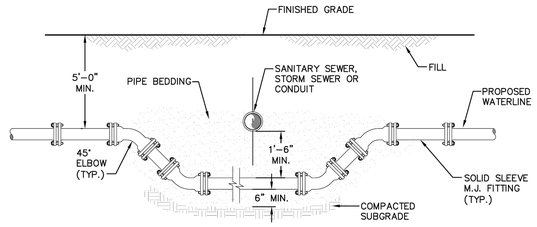


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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		



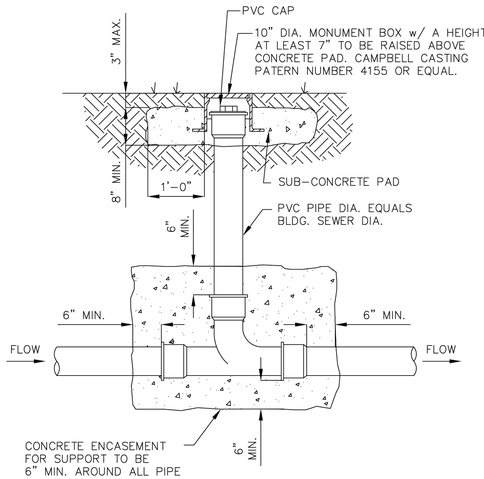
NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

WATERLINE OFFSET DETAIL

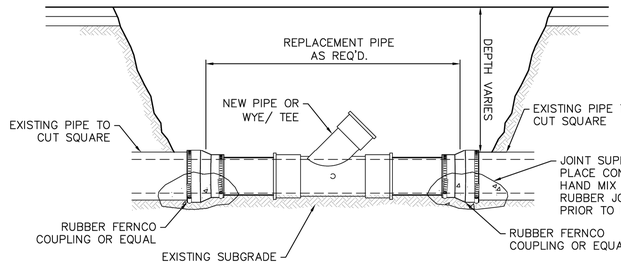
SCALE: N.T.S.

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	WATERLINE OFFSET	1 PAGE NO.	



RESIDENTIAL CLEAN-OUT DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	RESIDENTIAL SANITARY CLEAN-OUT	DATE: 9/22/2014		



NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.

FILE: *.DWG DATE: 03-02-2009 SCALE: AS NOTED DRAWN BY: JTK	TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.

1 CU504 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

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⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 9 OF 13	SHEET ID.: ⚠ CU504

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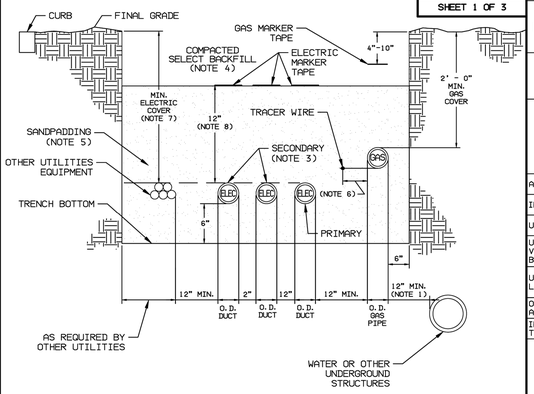
FIG. 11
SHEET 1 OF 3



NOTES:

1. THE MINIMUM CLEARANCE FROM GAS TO OTHER UTILITIES SUCH AS WATER & SEWER SHALL BE 12". CONSULT WITH OTHER UTILITIES OR REVIEW LOCAL ORDINANCES FOR ADDITIONAL CLEARANCE REQUIREMENTS. IF 12" CLEARANCE IS NOT POSSIBLE, REFER TO FIGURE 20 OF THE SPECIFICATIONS AND REQUIREMENTS OF GAS INSTALLATIONS.
2. GAS SHALL BE INSTALLED ON THE FIELD SIDE OF THE ELECTRIC.
3. SPACING SHALL BE MAINTAINED FOR CONCRETE ENCASED DUCTS.
4. COMPACTED SELECT BACKFILL MAY BE ON-SITE MATERIAL PROVIDED IT CONTAINS NO ROCKS OR STONES OVER 6" IN DIAMETER, ROOTS, STUMPS OR CONSTRUCTION DEBRIS.
5. REFER TO FIGURE 20 FOR DEFINITION OF SANDPADDING.
6. LOCATE TRACER WIRE A SUFFICIENT DISTANCE FROM PLASTIC PIPE TO MINIMIZE TRACER WIRE TO PIPE CONTACT.
7. FOR BURIAL DEPTH OF CONDUCTORS 1000 VOLTS AND UNDER SEE TABLE ON SHEET 2. FOR CONDUCTORS OVER 1000 VOLTS SEE TABLE ON SHEET 3.
8. FOR DIRECT BURIED CABLES NOT ENCASED IN CONCRETE PROVIDE AND INSTALL MARKER TAPE.
9. CONTACT "CALL BEFORE YOU DIG" AT 811 AND OBTAIN A MARKOUT PRIOR TO BREAKING GROUND.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 9-7-18
DRWN. _____	TYPICAL COMMON TRENCH CONFIGURATION	ISSUE
DSGN. _____	ELECTRIC DUCTS W/GAS AND OTHER UTILITIES	APP.
APPD. _____		APP.

FIG. 11
SHEET 2 OF 3

MINIMUM COVER REQUIREMENTS, 0 TO 1000 VOLTS, NOMINAL, BURIAL IN INCHES (IN.)

TYPE OF WIRING METHOD OR CIRCUIT

TYPE OF WIRING METHOD OR CIRCUIT	DIRECT BURIAL CABLES OR CONDUCTORS	RIGID METAL CONDUIT	NONMETALLIC RACEWAYS LISTED FOR DIRECT BURIAL WITHOUT CONCRETE ENCASEMENT OR OTHER APPROVED RACEWAYS
	IN.	IN.	IN.
ALL LOCATIONS NOT SPECIFIED BELOW	24	6	18
IN TRENCH BELOW 2-IN. THICK CONCRETE OR EQUIVALENT	18	6	12
UNDER A BUILDING	0 (NOTE 4)	0	0
UNDER MINIMUM OF 4-IN. THICK CONCRETE EXTERIOR SLAB WITH NO VEHICULAR TRAFFIC AND THE SLAB EXTENDING NOT LESS THAN 6 IN. BEYOND THE UNDERGROUND INSTALLATION	18 (NOTE 6)	4	4
UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS	24 (NOTE 6)	24	24
ONE AND TWO-FAMILY DWELLING DRIVEWAYS AND OUTDOOR PARKING AREAS, AND USED ONLY FOR DWELLING-RELATED PURPOSES	18	18	18
IN OR UNDER AIRPORT RUNWAYS, INCLUDING ADJACENT AREAS WHERE TRESPASSING PROHIBITED	18	18	18

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. RACEWAYS APPROVED FOR BURIAL ONLY WHERE CONCRETE ENCASED SHALL REQUIRE CONCRETE ENVELOPE NOT LESS THAN 2 IN. THICK.
3. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
4. DEPTH INDICATED ALLOWED WHEN CABLES OR CONDUCTORS ARE IN A RACEWAY OR TYPE MC OR MI CABLE IDENTIFIED FOR DIRECT BURIAL. SEE NEC ARTICLES 330 AND 332 FOR DEFINITIONS OF MC AND MI CABLE RESPECTIVELY.
5. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 50 MM (2 IN.) OF CONCRETE EXTENDING DOWN TO ROCK.
6. IN URDs, SECONDARY CONDUCTORS AND CABLES SHALL BE INSTALLED IN CONDUIT FROM POINT OF ORIGIN TO POINT OF TERMINATION WHEN INSTALLED UNDER PAVED OR CONCRETE SURFACES (ROADS, DRIVEWAYS, SIDEWALKS, ETC.). SEE SECTION 4.5.2 AND FIG. 14 FOR MORE INFORMATION ON URDs.
7. TABLE IS DERIVED FROM NEC 300.5 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.5 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____	TYPICAL COMMON TRENCH CONFIGURATION	ISSUE
DSGN. _____	ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	APP.
APPD. _____		APP.

FIG. 11
SHEET 3 OF 3

Minimum Cover Requirements, 1kV to 40kV, Nominal, Burial in Inches (in.) (Note 1)

Circuit Voltage	General Conditions (not otherwise specified)			Special Conditions (use if applicable)		
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	Direct-Buried Cables (Notes 4 & 8)	PVC Conduit (Note 2)	Rigid Metal Conduit	Raceways Under Buildings or Exterior Concrete Slabs, 4 in. Minimum Thickness (Note 3)	Cables in Airport Runways or Adjacent Areas Where Trespass Is Prohibited	Areas Subject to Vehicular Traffic, Such as Thoroughfares and Commercial Parking Areas
	in.	in.	in.	in.	in.	in.
Over 1 kV through 22 kV	30	18	6	4	18	24
Over 22 kV through 40 kV	36	24	6	4	18	24

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. LISTED BY A QUALIFIED TESTING AGENCY AS SUITABLE FOR DIRECT BURIAL WITHOUT ENCASEMENT. ALL OTHER NONMETALLIC SYSTEMS SHALL REQUIRE 2 IN. OF CONCRETE OR EQUIVALENT ABOVE CONDUIT IN ADDITION TO THE TABLE DEPTH.
3. THE SLAB SHALL EXTEND A MINIMUM OF 6 IN. BEYOND THE UNDERGROUND INSTALLATION, AND A WARNING RIBBON OR OTHER EFFECTIVE MEANS SUITABLE FOR THE CONDITIONS SHALL BE PLACED ABOVE THE UNDERGROUND INSTALLATION.
4. UNDERGROUND DIRECT-BURIED CABLES THAT ARE NOT ENCASED OR PROTECTED BY CONCRETE AND ARE BURIED 30 IN. OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12 IN. ABOVE THE CABLES.
5. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
6. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 2 IN. OF CONCRETE EXTENDING DOWN TO ROCK.
7. IN INDUSTRIAL ESTABLISHMENTS, WHERE CONDITIONS OF MAINTENANCE AND SUPERVISION ENSURE THAT QUALIFIED PERSONS WILL SERVICE THE INSTALLATION, THE MINIMUM COVER REQUIREMENTS, FOR OTHER THAN RIGID METAL CONDUIT AND INTERMEDIATE METAL CONDUIT, SHALL BE PERMITTED TO BE REDUCED 6 IN. FOR EACH 2 IN. OF CONCRETE OR EQUIVALENT PLACED ENTIRELY WITHIN THE TRENCH OVER THE UNDERGROUND INSTALLATION.
8. IN URDs, PRIMARY CONDUCTORS SHALL BE INSTALLED IN CONDUIT. DIRECT-BURIED CABLES ARE NOT ACCEPTABLE. SEE SECTION 4.5.2 AND FIGURE 14 FOR MORE INFORMATION ON URDs.
9. TABLE IS DERIVED FROM NEC 300.50 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.50 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____	TYPICAL COMMON TRENCH CONFIGURATION	ISSUE
DSGN. _____	ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	APP.
APPD. _____		APP.

1 CU505 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CENTRAL HUDSON GAS & ELECTRIC STANDARD DETAILS FOR WORK ASSOCIATED WITH THEIR UTILITIES AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY CENTAL HUDSON GAS & ELECTRIC.

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1	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
CHG&E STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 10 OF 13	SHEET ID.: CU505

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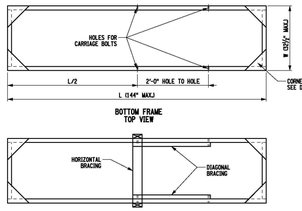
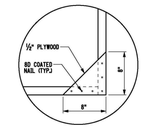
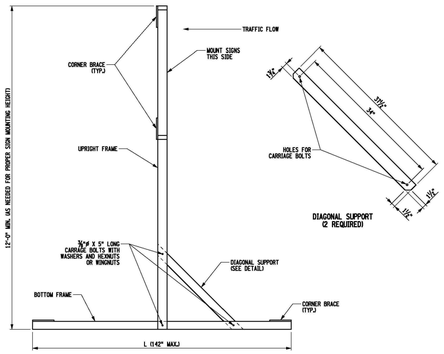
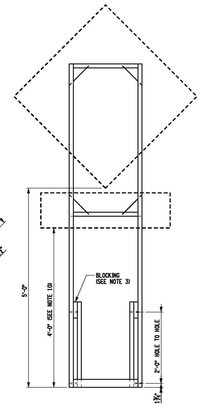


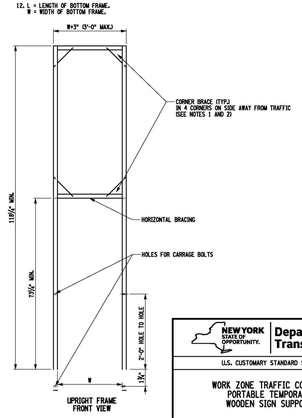






NOTES:

1. ALL LUMBER SHALL BE 2 X 4 DIMENSIONAL LUMBER. CONNECT FRAME MEMBERS WITH 2 EACH 12D COATED NAILS.
2. ALL HOLES SHALL BE DRILLED IN CENTERLINE OF FRAME MEMBERS AND DIAGONAL BRACES.
3. 6" BLOCK SPACER MAY BE USED BETWEEN DIAGONAL BRACE AND VERTICAL SUPPORT.
4. CONNECT FRAME CORNER BRACES TO FRAME MEMBERS WITH 6 EACH - 8D COATED NAILS. (3 NAILS INTO EACH FRAME MEMBER).
5. UPRIGHT FRAME MOUNTS ON THE OUTSIDE OF THE BOTTOM FRAME.
6. PAINT SIGN SUPPORT WITH 2 COATS OF WHITE PAINT.
7. DIAGONAL SUPPORTS MOUNT INSIDE BOTH UPRIGHT AND BOTTOM FRAMES. ALL UPRIGHT DIAGONAL BRACING SHALL BE SLOPED SUCH THAT BRACING COLLAPSES DOWNWARD UPON IMPACT BY A VEHICLE.
8. A SINGLE LAYER OF BALLAST PLACED ON THE BOTTOM FRAME MAY BE USED TO PREVENT SIGNS FROM TIPPING OVER FROM WIND AND VEHICLE GUSTS.
9. NO HORIZONTAL BRACING ALLOWED BETWEEN 2' AND 5' ON UPRIGHT VERTICALS, MEASURED FROM THE BOTTOM OF THE SKID BASE.
10. 5' MINIMUM SIGN MOUNTING HEIGHT, MEASURED FROM THE BOTTOM OF THE SKID BASE TO THE BOTTOM OF THE SIGN. VERTICAL SUPPORTS SHALL BE TALL ENOUGH TO ALLOW FOR HIGHER MOUNTING HEIGHTS FOR THOSE LOCATIONS REQUIRED BY THE MUTCD (I.E. SIDEWALKS, ROADSIDE PARKING AND EMBANKMENTS).
11. CONNECTIONS ALLOW FOR THE FOLDING, TRANSPORT AND STORAGE OF THE SUPPORT. WHEN FOLDED IN THE DOWN POSITION WITHIN THE CLEAR ZONE, THE MAXIMUM ASSEMBLY HEIGHT SHALL NOT EXCEED 4", SIMILAR NON-FOLDING SUPPORTS SHALL BE STORED OUTSIDE THE CLEAR ZONE OR BEHIND A BARRIER.
12. L = LENGTH OF BOTTOM FRAME.
W = WIDTH OF BOTTOM FRAME.



GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN SHALL BE PROVIDED, IN WRITING, TO THE DOT ENGINEER FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORK DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS SHALL BE PROVIDED, IN WRITING, TO THE NYSDOT ENGINEER. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.
4. STANDARD SHEET 619-900 MAY BE USED FOR AN OFFSITE DETOUR SETUP FOR BOTH LONG TERM AND SHORT TERM WORK DURATIONS.
5. REGIONAL HIGH-VOLUME RESTRICTIONS SHALL BE FOLLOWED. CONSULT WITH DOT ENGINEER IF EXCEPTION NEEDED.
6. PLAN AHEAD TO AVOID CONFLICTING WORK ZONES. CHECK FOR CONSTRUCTION PROJECTS, CLOSURES, & RESTRICTIONS AT WWW.511NY.ORG, WWW.DOT.NY.GOV/PROJECTS, AND WITH NYSDOT ENGINEER.
7. WORK ZONE INCIDENTS SHALL BE DOCUMENTED AND REPORTED USING EITHER THE DEPARTMENT'S WORK ZONE INCIDENT FORM, OR THE CONSTRUCTION INCIDENT REPORTING SYSTEM, AS APPROPRIATE.
8. CONSIDER CLOSURE WIDTH AND THE ABILITY TO ACCOMMODATE WIDE LOAD VEHICLES BEFORE ESTABLISHING WORK ZONES.
9. IF THE WORK ZONE AFFECTS AN EXISTING ACCESSIBLE AND DETECTABLE PEDESTRIAN FACILITY, ACCESSIBILITY AND DETECTABILITY SHALL BE PROVIDED ALONG THE ALTERNATE ROUTE.

ACTIVITY AREA

1. A 500' MINIMUM LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. FOR LONG TERM WORK DURATIONS, ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET OR OMITTED WITH THE APPROVAL OF THE DOT ENGINEER, LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
5. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
6. NYRP-12 SHALL BE USED IN PLACE OF NYRP-11 WHEN A REDUCED REGULATORY SPEED LIMIT SIGN IS AUTHORIZED.
7. RIGID AND FLEXIBLE "ROLL-UP" SIGNS MAY BE USED FOR MOBILE, SHORT DURATION AND SHORT-TERM STATIONARY WORK. RIGID SIGNS MUST BE MOUNTED AT LEAST 5 FEET ABOVE GRADE IF FREE WHERE THERE ARE PEDESTRIANS OR PARKED CARS. FLEXIBLE SIGNS SHALL BE MOUNTED AT LEAST ONE FOOT ABOVE GRADE. MESH SIGNS SHALL NOT BE USED. USE RETRO REFLECTORIZED RIGID SIGNS FOR NIGHTTIME WORK.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. A WRITTEN NOTE SHALL BE PROVIDED TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.
3. IF THE WORK ZONE AFFECTS PEDESTRIANS, A MINIMUM PEDESTRIAN PATHWAY WIDTH OF 5 FEET SHALL BE MAINTAINED UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
4. TEMPORARY BICYCLE ACCOMMODATIONS SHALL NOT BE LESS THAN WHAT CURRENTLY EXISTS UNLESS AUTHORIZED BY THE ENGINEER.

PROTECTIVE VEHICLES

1. PROTECTIVE VEHICLES ARE DIVIDED INTO 2 CATEGORIES BASED ON THE GROSS VEHICLE WEIGHT RATING:

   - PROTECTIVE VEHICLE LIGHT (PVL) SHALL HAVE A MINIMUM GVW OF 9,500 LBS. OR GREATER.

   - PROTECTIVE VEHICLE HEAVY (PVH) SHALL HAVE A MINIMUM GVW OF 22,000 LBS. OR GREATER.

2. IF THE PROTECTIVE VEHICLE ENCROACHES INTO THE TRAVEL LANE, OR IF IT REMAINS ENTIRELY ON THE SHOULDER OF ANY HIGH SPEED ROAD (45 MPH), IT SHALL BE EQUIPPED WITH A DEPLOYED TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA), SEE TABLE 611-01 ON SHEET 619-0116. BALLAST MAY BE USED TO BRING A LIGHTER VEHICLE UP TO THE INDICATED WEIGHT. PROVIDED THE BALLAST IS SECURELY CONTAINED WITHIN AN ENCLOSED BODY OR OTHERWISE SECURELY FASTENED TO THE VEHICLE PURSUANT TO FEDERAL MOTOR CARRIER SAFETY ADMINISTRATION (FMCSA) CARGO SECUREMENT RULES, SUCH THAT:

   - THE BALLAST WILL NOT SEPARATE FROM THE VEHICLE UPON IMPACT AND

   - THE BALLAST WEIGHT WILL NOT EXCEED THE MANUFACTURER'S GROSS VEHICLE WEIGHT RATING (GVWR).

   - TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS WEIGHT GVWR LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.

3. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A MOVING OPERATION IT IS REFERRED TO AS A SHADOW VEHICLE(S).
4. WHEN A PROTECTIVE VEHICLE(S) IS USED IN ADVANCE OF EITHER MOVING OR STATIONARY OPERATIONS TO DISPLAY SIGN MESSAGES IT IS REFERRED TO AS AN ADVANCE WARNING VEHICLE. WHEN SIGNS ARE MOUNTED ON AN ADVANCED WARNING VEHICLE, THEY SHALL NOT OBSTRUCT VISIBILITY OF ANY LIGHTS (TAILLIGHTS OR WARNING LIGHTS), OR SIDE-VIEW MIRRORS ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARD.
5. WHEN A PROTECTIVE VEHICLE IS USED IN ADVANCE OF EITHER MOVING OR STATIONARY OPERATIONS TO DISPLAY SIGN MESSAGES IT IS REFERRED TO AS AN ADVANCE WARNING VEHICLE. WHEN SIGNS ARE MOUNTED ON AN ADVANCED WARNING VEHICLE, THEY SHALL NOT OBSTRUCT VISIBILITY OF ANY LIGHTS (TAILLIGHTS OR WARNING LIGHTS), OR SIDE-VIEW MIRRORS ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARD.
6. IN A MOVING OPERATION OR A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR UP TO 1 HOUR, THE OPERATOR SHALL REMAIN IN THE PROTECTIVE VEHICLE WITH THE SAFETY BELT AND HEADREST PROPERLY ADJUSTED, MAINTAIN VEHICLE SPACING, AND KEEP THE WHEELS ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK. THE PARKING BRAKE SHALL BE SET WHENEVER POSSIBLE. TWO-WAY RADIOS SHOULD BE USED TO COMMUNICATE BETWEEN THE OPERATOR AND THE WORK CREW.
7. IN A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR, ONCE THE PROTECTIVE VEHICLE HAS BEEN APPROPRIATELY PLACED, IT SHOULD BE UNOCCUPIED. UNOCCUPIED VEHICLE SHALL BE POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS) /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS). THE FRONT WHEELS SHALL BE ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK.
8. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE PROTECTIVE VEHICLE AND THE ACTIVE WORK AREA (BUFFER AREA).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLES / EQUIPMENT SHALL BE UTILIZED WHERE AVAILABLE.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.
2. A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC WITH POSITIVE BARRIER. FOR POSTED SPEED LIMIT OF 45 MPH AND LESS, A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC WITH DEVICES CONSISTING OF DRUMS, EXTRA TALL CONES, OR CHANNELIZING PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOT TO EXCEED ONE WORK SHIFT.
3. TEMPORARY POSITIVE BARRIER MAY BE SUBSTITUTED WITH DRUM CHANNELIZING DEVICES, IN SOME CIRCUMSTANCES, WITH APPROVAL OF THE REGIONAL TRAFFIC ENGINEER BASED ON GUIDANCE FOUND IN THE NYSDOT DESIGN MANUAL AND ENGINEERING JUDGEMENT.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. LANE CLOSURES SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
3. EACH ARROW PANEL SHALL BE VISIBLE 1500 FEET IN ADVANCE FROM ANY POINT WITHIN THE ROADWAY.

TOLERANCE NOTE

1. ALL DIMENSIONS ON ANY 619 STANDARD SHEET ARE NOMINAL.

   - WHEN A DECIMAL POINT WITH SIGNIFICANT DIGITS) TO THE RIGHT OF IT IS/ARE PRESENT=TOLERANCE FOR EACH DIMENSION IS ONE HALF OF THE LAST SIGNIFICANT DIGIT IN THE UNITS SHOWN. (e.g. 1.0" IS 0.05" & 1.007 IS 0.0005").

   - OTHERWISE, TOLERANCE FOR EACH DIMENSION IS THE LESSER OF 10% OF THE NOMINAL DIMENSION SHOWN OR 6" (e.g. TOLERANCE FOR 3' IS 3.6" & TOLERANCE FOR 10' IS 6").

2. TOLERANCE ARE NOT CUMULATIVE. ABOVE DOES NOT APPLY WHEN ANY RANGE, MAXIMUM OR MINIMUM DIMENSION OR A CONTEXT SPECIFIC TOLERANCE IS SPECIFIED.

WORK DURATION DEFINITIONS

1. THERE ARE MAINLY FIVE WORK DURATIONS:
   - A. LONG-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.
   - B. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.
   - C. SHORT-TERM IS STATIONARY DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
   - D. SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N11 NOTES ON NIGHTTIME WORK.
   - E. MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY WHERE THE WORK AT ANY SPECIFIC LOCATION COMPLETES WITHIN 15 MINUTES. IT IS USED FOR VEHICLE BASED OPERATIONS AND DOES NOT INVOLVE WORKERS ON FOOT. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N10 NOTES ON NIGHTTIME WORK.
2. SPECIAL OPERATIONS ARE WORK OPERATIONS THAT DO NOT FIT INTO ONE OF THE ABOVE FIVE CATEGORIES. SPECIAL OPERATIONS INCLUDE:
   - A. STOP AND GO OPERATIONS - WORK THAT COMPLETES WITHIN 5 MINUTES AND ALLOWS WORKERS ON FOOT.
   - B. OTHER OPERATIONS INCLUDING MOWING, MULCHING/HERBICIDE OPERATIONS, TEMPORARY ROAD/INTERSECTION CLOSURES, ETC.

ROADWAY TYPE DEFINITIONS

1. FREEWAY:
   - A. INTERSTATE; INTERREGIONAL HIGH-SPEED, HIGH-VOLUME, DIVIDED FACILITIES WITH COMPLETE CONTROL OF ACCESS.
   - B. PARKWAY; DIVIDED HIGHWAYS FOR NON-COMMERCIAL TRAFFIC WITH FULL CONTROL OF ACCESS, GRADE PARKWAY SEPARATIONS, INTERCHANGES, AND OCCASIONAL AT-GRADE INTERSECTIONS. PARKWAYS ARE DESIGNATED BY LAW.
2. EXPRESSWAY; DIVIDED HIGHWAYS FOR THROUGH TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS. ALL FREEWAY STANDARD SHEETS ARE APPLICABLE TO EXPRESSWAY.
3. NON-FREEWAY:
   - A. MULTILANE DIVIDED HIGHWAY
   - B. MULTILANE UNDIVIDED HIGHWAY
   - C. TWO-LANE TWO-WAY ROADWAY

ALL NON-FREEWAYS CAN BE EITHER URBAN OR RURAL:

URBAN; MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA:
- HIGH DENSITY DEVELOPMENT
- ON-STREET PARKING
- CLOSELY SPACED INTERSECTIONS
- MULTI-STORY AND LOW-TO MEDIUM-RISE STRUCTURES FOR RESIDENTIAL, COMMERCIAL AND EDUCATIONAL USES; STRUCTURES THAT ACCOMMODATE MIXED USES; COMMERCIAL, RESIDENTIAL, AND PARKING
- LIGHT INDUSTRIAL, AND SOMETIMES HEAVY INDUSTRIAL, LAND USE
- PROMINENT DESTINATIONS WITH SPECIALIZED STRUCTURES, E.G., LARGE THEATERS, SPORTS FACILITIES OR CONFERENCE CENTERS
- HIGH LEVELS OF PEDESTRIAN AND BICYCLIST ACTIVITY, WITH NEARLY CONTINUOUS SIDEWALKS AND MARKED CROSSWALKS
- HIGHER DENSITY OF TRANSIT STOPS AND ROUTES
- NUMBER OF DRIVEWAYS GREATER THAN 25 DRIVEWAYS/MILE ON EACH SIDE OF THE ROAD
- MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS/MILE OR GREATER
- MAJOR COMMERCIAL DRIVEWAYS
- HIGH DENSITY OF CROSS STREETS

RURAL; DOES NOT MEET MORE THAN ONE OF THE ABOVE CRITERIA.

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP/SLOW PADDLES AND RED FLAGS USED TO WARN/ALERT/CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMETS AND NIGHTTIME APPAREL IN ACCORDANCE WITH §1.07-05A. HIGH VISIBILITY APPAREL AT ALL TIMES.

N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS OR FLASHING LED BEACONS AT ALL TIMES.

N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.

N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS, INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, PAVEMENT PATCHING, AND OTHER SHORT TERM REPAIRS. INSTALLATION OF SIGNAL EQUIPMENT, OTHER ELECTRICAL OR LIGHTING EQUIPMENT, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

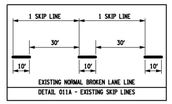
N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.

N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS. REFER TO SECTION 619-3.10 FOR BALLOON LIGHTING REQUIREMENTS.

N11. FLAGGERS SHALL USE A FLASHLIGHT WITH RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CONE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	AUTOMATED FLAGGER ASSISTANCE DEVICE WITH OPERATOR
	FLAGGER
	FLAG TREE
	LUMINAIRE
	MOWER
	PARKWAY GRASS SHOULDER
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
PVMS	PORTABLE VARIABLE MESSAGE SIGN
	ORANGE FLAGS (MIN. 18" X 18")
	TRAILER FOR ARROW PANEL OR PORTABLE VARIABLE MESSAGE SIGN (PVMS)

WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	SIGN, TEMPORARY
	SPOTTER
	TEMPORARY POSITIVE BARRIER
	TEMPORARY POSITIVE BARRIER WITH WARNING LIGHTS
	TEMPORARY TRAFFIC SIGNAL HEAD
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK AREA
	WORK VEHICLE
	WORK VEHICLE (MULCHING/HERBICIDE OPERATIONS)
	WORK VEHICLE (PAVEMENT MARKING)
	WORK VEHICLE (SIGNAL WORK)
	PROTECTIVE VEHICLE
	PROTECTIVE VEHICLE LIGHT
	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



EXISTING NORMAL BROKEN LANE LINE
DETAIL 011A - EXISTING SKIP LINES

ACCEPTANCE BLOCK

UDIG·NY
SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING CIVIL DESIGN PROFESSIONAL

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:
5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.: 11 OF 13	SHEET ID.: CU521 B

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DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:28 AM

TABLE 011-01: PROTECTIVE VEHICLE REQUIREMENTS [A,B]

CLOSURE TYPE	DURATION	MOBILE OPERATION AND STOP & GO				SHORT DURATION OPERATION				SHORT TERM OPERATION				INTERMEDIATE TERM OPERATION				LONG TERM OPERATION			
	ROAD TYPE & SPEED	FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY		
			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)																				
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL+TMA	SEE NOTE 2	PVH+TMA	PVH+TMA	PVL+TMA	SEE NOTE 2
	=NO WORKERS ON FOOT =NO WORK VEHICLE EXPOSED TO TRAFFIC =OTHER HAZARDS EXPOSED (EG. EQUIPMENT, MATERIAL S)					PVH+TMA	PVH+TMA	PVL	PVL	PVH+TMA	PVH+TMA	PVL	SEE NOTE 2	PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2	PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL	PVL	PVH+TMA	PVH+TMA	PVL	PVL	PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2	PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2
	=NO WORKERS ON FOOT =NO WORK VEHICLE EXPOSED TO TRAFFIC =OTHER HAZARDS EXPOSED (EG. EQUIPMENT, MATERIAL S, EXCAVATION)					PVH+TMA	PVH+TMA	PVL	PVL	PVH+TMA	PVH+TMA	PVL	SEE NOTE 2	PVH+TMA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	PVH+TMA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS, OR GREATER) (SEE NOTE 5)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

A. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO PAVING AND MILLING OPERATIONS. A STANDARD BUFFER SPACE SHALL BE PROVIDED FOR THESE OPERATIONS IN ACCORDANCE WITH TABLE 011-03.

B. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO FLAGGING OPERATIONS. PROTECTIVE VEHICLES WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA IF DEEMED NECESSARY BY THE DOT ENGINEER AND THEIR DESIGNEE.

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. EITHER A PROTECTIVE VEHICLE HEAVY (PVH) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
4. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMAs) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
5. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMIT IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH (FT.)* OF SKIP LINES/* OF CHANNELIZING DEVICES									SHOULDER TAPER LENGTH (FT.)* OF SKIP LINES/* OF CHANNELIZING DEVICES						
	LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)									FOR SHOULDER WIDTH						
	4	5	6	7	8	9	10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	120/3/4	160/4/5	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	200/5/6	240/6/7	280/7/8	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	520/13/14	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	200/5/6	240/6/7	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	240/6/7	280/7/8	320/8/9	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6
60	240/6/7	320/8/9	360/9/10	440/11/12	480/12/13	560/14/15	600/15/16	680/17/18	720/18/19	80/2/3	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7
65	280/7/8	320/8/9	400/10/11	480/12/13	520/13/14	600/15/16	640/16/17	720/18/19	800/19/20	80/2/3	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	280/7/8

* THIS TABLE WAS CREATED WITH REFERENCE TO MUTCD TABLE 6H-4.
** THE NUMBER OF CHANNELIZING DEVICES SHOWN IS CALCULATED BASED ON A 40FT DEVICE SPACING. THE NUMBER OF CHANNELIZING DEVICES CAN BE ADJUSTED AS NECESSARY.

TABLE 011-03 LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BTW/ * OF SKIP LINES
25	155 / 4
30	200 / 5
35	250 / 6
40	305 / 8
45	360 / 9
50	425 / 11
55	495 / 13
65	645 / 16

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-2.

TABLE 011-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)* OF SKIP LINES FOR VEHICLES				
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW			PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW	
	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)		STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)
≥ 60	200/5	240/6		160/4	200/5
45 - 55	160/4	200/5		120/3	160/4
≤ 40	120/3	120/3		80/2	120/3

TABLE 011-05 FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY POSITIVE BARRIER	8:1	11:1	14:1	16:1	20:1
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7:1	9:1	11:1	12:1	15:1

TABLE 011-06 ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NYSH-3.

TABLE 011-07 TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	50 FT. MIN -100 FT. MAX
DOWNSTREAM TAPER	50 FT. MIN -100 FT. MAX

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-3.

ERRATA 2 EFF. 09/01/23
ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/2023
ISSUED WITH EB 22-033

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL GENERAL TABLES AND LEGEND (SHEET 2 OF 2)

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges	619-011
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
EXIT	E5-1	C	--------	72"X60"	72"X60"
REST AREA NEXT EXIT	G20-1	A	36"X18"	48"X24"	48"X24"
SERVICES NEXT EXIT	G20-2	A	36"X18"	48"X24"	48"X24"
SERVICES NEXT EXIT	G20-4	A	36"X18"	--------	--------
TOWN NAME	G20-5aP	A	24"X18"	36"X24"	36"X24"
22 22	M1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
495	M1-1†	G	3 DIGITS 30"X24"	45"X36"	45"X36"
X XX	M1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XXX	M1-4†	B	3 DIGITS 30"X24"	45"X36"	45"X36"
NORTH	M3-1	SEE NOTE 3	24"X12"	36"X18"	36"X18"
EAST	M3-2				
SOUTH	M3-3				
WEST	M3-4				
DETOUR	M4-8	A	24"X18"	36"X18"	36"X18"
EXIT ONLY	M4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
UPS & DETOUR	M4-9a	A	30"X24"	30"X24"	--------
UPS & DETOUR	M4-7c NARROW	B	18"X30"	--------	--------
UPS & DETOUR	M4-8	B	24"X30"	30"X48"	36"X48"
UPS & DETOUR	M4-8c NARROW	B	18"X30"	--------	--------
SET DETOUR	M4-9b	A	30"X24"	30"X24"	--------
STAY IN LANE	M4-9	B	24"X30"	36"X48"	36"X48"
SET DETOUR	M4-9c	A	30"X24"	30"X24"	--------
STOP	R5-1	E	36"X36"	36"X36"	48"X48"
DETOUR	M4-10L	A	48"X18"	48"X18"	48"X18"
DETOUR	M4-10R				
SPEED LIMIT 55	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.

* A FLUORESCENT YELLOW-GREEN BACKGROUND COLOR SHALL BE USED FOR THIS SIGN PLAQUE.

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
LOCAL TRAFFIC ONLY WHEN SIGNED	NYR9-11	B	24"X42"	48"X84"	48"X84"
TWO VEHICLES OR MORE PER VEHICLE WHEN SIGNED	NYR9-12	B	24"X36"	36"X54"	48"X72"
EXPRESS LANE	NYR4-17	A	36"X36"	48"X48"	48"X48"
WEST	NYR9-30	A	48"X24"	48"X24"	48"X24"
RIGHT IN LANES	NYR9-31	A	48"X24"	48"X24"	48"X24"
SEE TRUCK PLAZA	NYR9-32	A	48"X24"	48"X24"	48"X24"
LANES	NYR9-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	30"X30"	30"X30"	48"X48"
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SEE TRUCK PLAZA SIGNS	R2-11	B	24"X30"	36"X48"	36"X48"
USE RIGHT LANE WHEN SIGNED	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	36"X48"	36"X48"
PASS	R4-7	B	24"X30"	36"X48"	36"X48"
PASS	R4-7c NARROW	B	18"X30"	--------	--------
KEEP RIGHT	R4-8	B	24"X30"	36"X48"	36"X48"
KEEP RIGHT	R4-8c NARROW	B	18"X30"	--------	--------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
NO TURN ON RED	R5-1	E	36"X36"	36"X36"	48"X48"
RIGHT LANE MUST TURN RIGHT	R8-3	E	24"X24"	36"X36"	48"X48"
TRUCK CROSSOVER	R9-8	B	36"X18"	36"X18"	--------
DOUBLE TURN	R9-9	B	24"X12"	24"X12"	--------
LEFT TURN YIELD ON FLASH ARR	R9-10	B	24"X12"	24"X12"	--------
DOUBLE TURN ON FLASH ARR	R9-10L R9-10R	B	24"X12"	24"X12"	--------
LANE ENDS MERGE LEFT	R9-11L R9-11R	B	24"X18"	24"X18"	--------
DOUBLE TURN MERGE LEFT	R9-11aL R9-11aR	B	24"X12"	24"X12"	--------
DOUBLE TURN MERGE LEFT	R9-11bL R9-11bR	B	24"X12"	24"X12"	--------
STOP HERE ON RED	R10-6	B	24"X36"	24"X36"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE CLOSED					
BRIDGE OUT	R11-2 W60DJ				
ROAD CLOSED LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	--------
	W1-6L W1-6R	A	36"X36"	48"X48"	48"X48"
	W1-8L W1-8R	A	36"X36"	48"X48"	48"X48"
	W1-4aL W1-4aR	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-5L W1-5R	A	48"X24"	60"X30"	60"X30"
	W1-6R	A	18"X24"	36"X36"	36"X36"
	W1-8R	A (NO BORDER)			
	W3-1	A[1]	36"X36"	48"X48"	48"X48"
	W3-2	A[1]	36"X36"	48"X48"	48"X48"
	W3-3	A[1]	36"X36"	48"X48"	48"X48"
	W3-4	A	36"X36"	48"X48"	48"X48"
	W3-5	A[1]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE TYPE OF INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER OR AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W21-1	A	36"X36"	48"X48"	48"X48"
SLOW MOVING VEHICLE	W21-4	A	36"X18"	48"X24"	48"X24"
HANDICAP	W21-5	A	36"X36"	48"X48"	48"X48"
	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
WATCH	W21-8	A	36"X36"	48"X48"	48"X48"
	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF TWO-WAY RADIO	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
SLOW TRAFFIC AHEAD	W23-1	A	48"X24"	48"X24"	48"X24"
MAY BE USED WITH W20-5	W23-2	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W5-1	A	30"X36"	48"X48"	48"X48"
EXAMPLE	W5-4	A	30"X36"	48"X48"	48"X48"
	W6-3	A	30"X36"	48"X48"	48"X48"
MILL	W7-3aP	A	24"X18"	36"X30"	36"X30"
SLOWER	W8-1	A	36"X36"	48"X48"	48"X48"
FEATHER OUT	W8-3	A	36"X36"	48"X48"	48"X48"
LOOSE GRAVEL	W8-7	A	36"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	36"X36"	48"X48"	48"X48"
ICE ON BRIDGE	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	--------	--------
ROAD WORK	W8-14	A	36"X36"	48"X48"	48"X48"
DIVERGE	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
GRATED DECK	W8-17p	A	24"X18"	30"X24"	30"X24"
RE-ENTER	W8-23	A	36"X36"	48"X48"	48"X48"
ONE LANE TWO WAY TRAFFIC	W8-24	A	36"X36"	48"X48"	48"X48"
LOW CLEARANCE	W9-3	A	36"X36"	48"X48"	48"X48"
	W11-1L+ W11-1R	A OR F	36"X36"	36"X36"	--------
	W11-2L+ W11-2R	F	36"X36"	36"X36"	--------
	W11-15L+ W11-15R	F	36"X36"	36"X36"	--------
BE LEARNED	NYW5-32P+	A	24"X18"	24"X18"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX AHEAD	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
PASSING ZONE	W13-4P	A	48"X48"X36"	--------	--------
TRUCK CROSS	W16-2P	A	24"X18"	30"X24"	--------
NEXT 000 FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	--------	--------
	W16-5PL W16-5PR	A	24"X18"	--------	--------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
	W20-1	A	36"X36"	48"X48"	48"X48"
	W20-2	A	36"X36"	48"X48"	48"X48"
	W20-3	A	36"X36"	48"X48"	48"X48"
	W20-4	A	36"X36"	48"X48"	48"X48"
	W20-5	A	36"X36"	48"X48"	48"X48"
	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

ERRATA 1 EFF. 05/01/24
ISSUED WITH EB 24-007

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 2 OF 3)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges	619-012
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W24-1L W24-1R	A	36"X36"	48"X48"	48"X48"
	W24-1aL W24-1aR	A	36"X36"	48"X48"	48"X48"
	W24-1bL W24-1bR	A	36"X36"	48"X48"	48"X48"

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

ACCEPTANCE BLOCK

ERRATA 1 EFF. 05/01/24
ISSUED WITH EB 24-007

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 3 OF 3)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges	619-012
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SLOW MOVING VEHICLE	W21-4	A	36"X18"	48"X24"	48"X24"
	W21-5	A	36"X36"	48"X48"	48"X48"
	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
	W21-8	A	36"X36"	48"X48"	48"X48"
	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF TWO-WAY RADIO	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
SLOW TRAFFIC AHEAD	W23-1	A	48"X24"	48"X24"	48"X24"
MAY BE USED WITH W20-5	W23-2	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

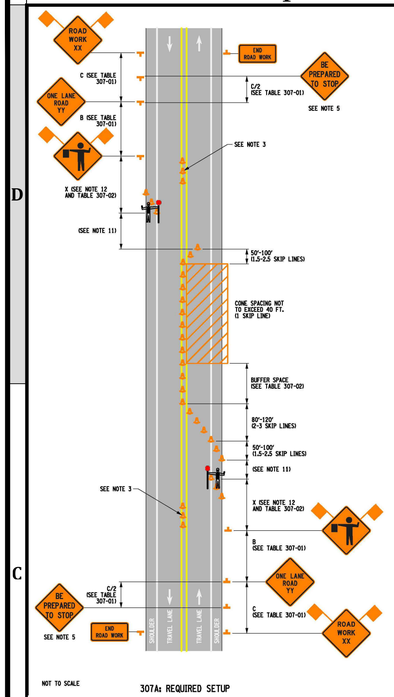
SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W5-1	A	30"X36"	48"X48"	48"X48"
EXAMPLE	W5-4	A	30"X36"	48"X48"	48"X48"
	W6-3	A	30"X36"	48"X48"	48"X48"
MILL	W7-3aP	A	24"X18"	36"X30"	36"X30"
SLOWER	W8-1	A	36"X36"	48"X48"	48"X48"
FEATHER OUT	W8-3	A	36"X36"	48"X48"	48"X48"
LOOSE GRAVEL	W8-7	A	36"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	36"X36"	48"X48"	48"X48"
ICE ON BRIDGE	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	--------	--------
ROAD WORK	W8-14	A	36"X36"	48"X48"	48"X48"
DIVERGE	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
GRATED DECK	W8-17p	A	24"X18"	30"X24"	30"X24"
RE-ENTER	W8-23	A	36"X36"	48"X48"	48"X48"
ONE LANE TWO WAY TRAFFIC	W8-24	A	36"X36"	48"X48"	48"X48"
LOW CLEARANCE	W9-3	A	36"X36"	48"X48"	48"X48"
	W11-1L+ W11-1R	A OR F	36"X36"	36"X36"	--------
	W11-2L+ W11-2R	F	36"X36"	36"X36"	--------
	W11-15L+ W11-15R	F	36"X36"	36"X36"	--------
BE LEARNED	NYW5-32P+	A	24"X18"	24"X18"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX AHEAD	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
PASSING ZONE	W13-4P	A	48"X48"X36"	--------	--------
TRUCK CROSS	W16-2P	A	24"X18"	30"X24"	--------
NEXT 000 FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	--------	--------
	W16-5PL W16-5PR	A	24"X18"	--------	--------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
	W20-1	A	36"X36"	48"X48"	48"X48"
	W20-2	A	36"X36"	48"X48"	48"X48"
	W20-3	A	36"X36"	48"X48"	48"X48"
	W20-4	A	36"X36"	48"X48"	48"X48"
	W20-5	A	36"X36"	48"X48"	48"X48"
	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

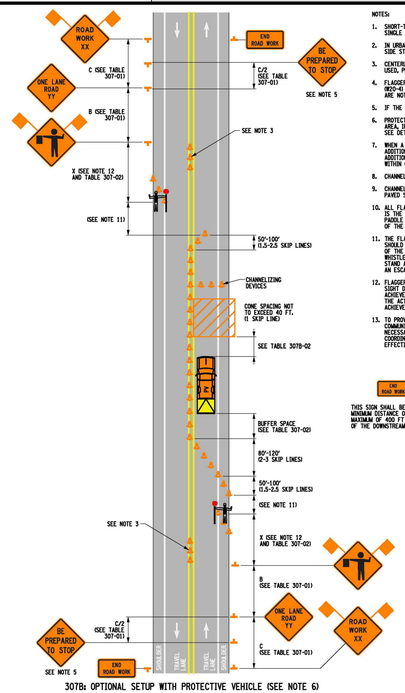
COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C



NOT TO SCALE

307A: REQUIRED SETUP

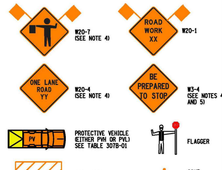


307B: OPTIONAL SETUP WITH PROTECTIVE VEHICLE (SEE NOTE 6)

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAY PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. DOWNRAM FROM FLAGGER.
4. FLAGGER SYMBOL SIGN W20-7), "BE PREPARED TO STOP" SIGN W3-4), AND "ONE LANE ROAD YY" SIGN W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURING.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLE, SEE TABLE 307B. WHEELS SHALL BE ALIGNED WITH LANE STRIPING.
7. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
8. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
9. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
10. ALL FLAGGERS SHALL USE 24" ROLL-SCTAION SHAPED STOP/SLOW PADDLES HAVING 6' STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL/NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 307-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (SSD) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (D) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 307B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER VERBALLY (ELECTRONICALLY VIA TWO WAY RADIOS) OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGERS MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

THIS SIGN SHALL BE LOCATED A MINIMUM DISTANCE OF 80 FT AND MAXIMUM OF 400 FT PAST THE END OF THE DOWNSTREAM TAPER.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
SHORT TERM OPERATION
(SHEET 1 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-307

TABLE 307-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)*	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)*	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)*	350	350	350	1000 FT.	1000 FT.
RURAL	500	500	500	2500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 307-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (D)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE (DISTANCE IF LU / # OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 307-03: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 307B-01: PROTECTIVE VEHICLE REQUIREMENTS

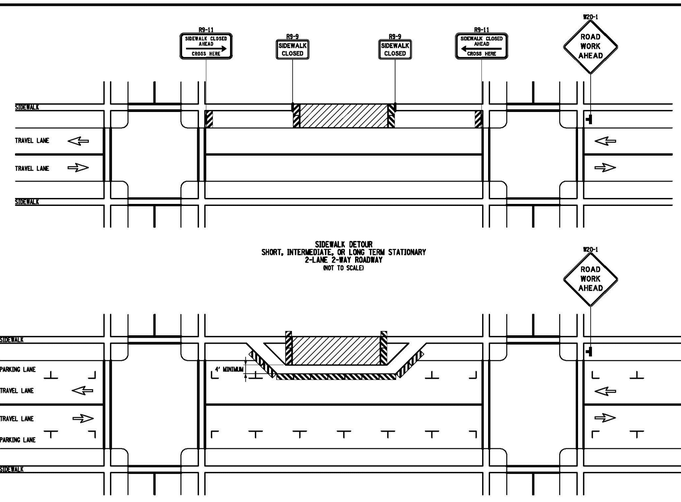
CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
	EXPOSURE CONDITIONS (SEE NOTE 1)	≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL+TMA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED OR EQUIPMENT, MATERIALS)	PVH+TMA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED OR EQUIPMENT, MATERIALS, EXCAVATIONS	PVH+TMA	PVL	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS, OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS, OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE VEHICLE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 307-02) SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA).
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 307B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/# OF SKIP LINES FOR VEHICLES	
	STATIONARY OPERATION	
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
45 - 55	160/4	120/3
≤ 40	120/3	80/2



SIDEWALK DETOUR
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO SCALED

SIDEWALK DIVERSION
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO SCALED

NOTES:

1. WHEN CROSSWALKS OR OTHER PEDESTRIAN FACILITIES ARE CLOSED OR RELOCATED, TEMPORARY FACILITIES SHALL BE DETECTABLE AND SHALL INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING FACILITY.
2. WHERE HIGH SPEEDS ARE ANTICIPATED, A TEMPORARY TRAFFIC BARRIER AND TEMPORARY IMPACT ATTENUATOR SHOULD BE USED TO SEPARATE THE TEMPORARY SIDEWALKS FROM VEHICULAR TRAFFIC.
3. ONLY THE WORK ZONE TRAFFIC CONTROL DEVICES RELATED TO PEDESTRIANS ARE SHOWN. OTHER DEVICES, SUCH AS LANE CLOSURE SIGNING OR ROAD NARROWS SIGNS (W5-4), MAY BE USED TO CONTROL VEHICULAR TRAFFIC.
4. FOR NIGHTTIME CLOSURES, FLASHING WARNING LIGHTS SHALL BE USED ON BARRICADES SUPPORTING SIGNS AND CLOSING SIDEWALKS.
5. SIGNS SUCH AS KEEP RIGHT (LEFT) SHALL BE PLACED ALONG A TEMPORARY SIDEWALK, WHERE APPLICABLE AND ACCORDING TO AMERICAN WITH DISABILITIES STANDARDS, TO GUIDE OR DIRECT PEDESTRIANS.
6. TYPE II BARRICADES MAY BE SUBSTITUTED FOR TYPE III BARRICADES AS PER 619 STANDARD SPECIFICATIONS.

NOTE: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SIDEWALK DETOUR OR DIVERSION

APPROVED SEPTEMBER 15, 2009	ISSUED UNDER EB 09-025
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-50

EFFECTIVE DATE: 01/07/10

ACCEPTANCE BLOCK

NEW YORK STATE Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
SHORT TERM OPERATION
(SHEET 2 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-307

UDIG·NY
SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:

5 COPNY LLC
149 CANNON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-276969-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502003
SHEET NO.:	SHEET ID.:
13 OF 13	CU523 B

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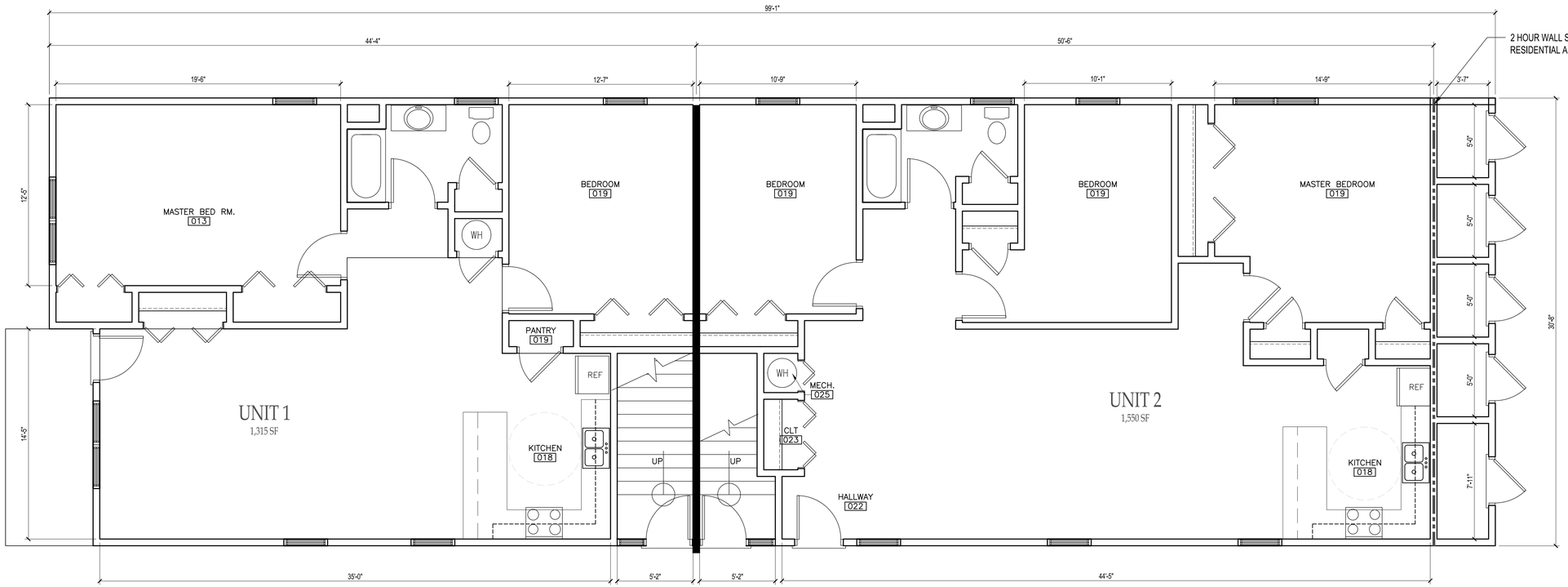
STREET FRONT
CANNON STREET



1ST FLOOR PLAN

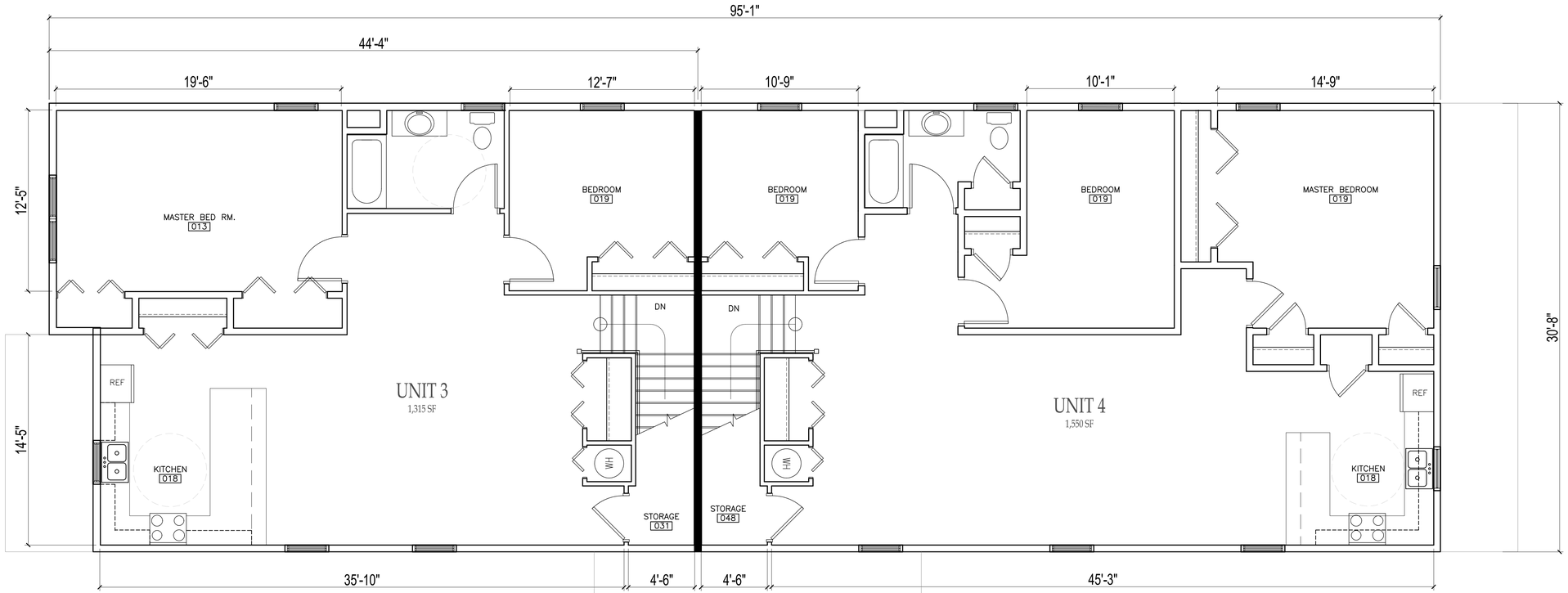
149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

STREET FRONT
CANNON STREET



2ND FLOOR PLAN

149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

SOUTH ELEVATION - STREET FRONT

EAST ELEVATION

EXTERIOR MATERIALS

RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY

ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: OYSTER GREY

SD-01 EXTERIOR SIDING
JAMES HARDIE SHINGLE SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: BOOTHBAY BLUE

TR-01 EXTERIOR TRIM
AZEK EXTERIORS PVC TRIM OR EQUAL

BUILDING ELEVATIONS

149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

NORTH ELEVATION - REAR

WEST ELEVATION

ELEVATION OPENING CALCULATIONS
ELEVATION = 3,260 SF x 25% = 815 SF
OPENINGS = 238 SF < 815 SF COMPLIES

EXTERIOR MATERIALS

RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY

ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: OYSTER GREY

SD-01 EXTERIOR SIDING
JAMES HARDIE SHINGLE SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: BOOTHBAY BLUE

TR-01 EXTERIOR TRIM
AZEK EXTERIORS PVC TRIM OR EQUAL

BUILDING ELEVATIONS

149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013
MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

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: 149 Cannon St		
Project Location (describe, and attach a general location map): 149 Cannon St, Poughkeepsie, NY 12601 (Parcel # 131300-6161-23-276969) and 151 Cannon St, Poughkeepsie, NY 12601 (# 280971)	APPENDIX A - PARCEL CARDS	
Brief Description of Proposed Action (include purpose or need): Construction of a 4-family residential structure on 149 Cannon St with two 2-bedroom units and two 3-bedroom units, and a shared parking lot to serve both 149 Cannon St and 151 Cannon St residents.		
Name of Applicant/Sponsor: 5 COPNY LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: PO Box 8010		
City/PO: Pelham	State: NY	Zip Code: 10803
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602
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		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board Site Plan approval	Initial Application March 25, 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area Variances	Initial Application April 8, 2025
d. Other local agencies ☑Yes ☐No	City DPW (ROW work), Corporation Counsel (Shared parking agreement)	
e. County agencies ☑Yes ☐No	Dutchess County Planning (239-m)	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans. APPENDIX B - COMPREHENSIVE PLAN EXCERPTS

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): APPENDIX C - HRV GREENWAY & HERITAGE AREA MAPS

Hudson River Valley National Heritage Area & Hudson River Valley Greenway

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?
RNC District APPENDIX D - ZONING MAP

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 Schools

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

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

d. What parks serve the project site?
Reservoir Square (~230 feet from the project site)

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.38 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? 0.38 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	4 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 _____

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

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 1,100 gallons/day

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

If Yes:

- Name of district or service area: City of Poughkeepsie
- 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: Proposed water service line to building.
- Source(s) of supply for the district: Watermain within Cannon Street

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: 1,100 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: _____
- 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: _____

Proposed sanitary sewer service to building.

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 0 Proposed 10 Net increase/decrease +10

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: 6:30am - 9:00pm per City Code
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Residential access 24/7
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise will exceed ambient noise levels during the construction period only per City code.

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

Describe: 2 trees to be removed, arborvitae to be added to act as a noise barrier/screen for the parking lot

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:

Recessed lights at the entryways, wall mounted light above storage sheds and on the building along the driveway, 2 pole mounted lights for the parking lot

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

Describe: Applicant is providing arborvitae partially surrounding the parking lot to screen light from traveling to adjacent properties.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.025	0.218	+ 0.193
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.354	0.148	- 0.206
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Pervious Pavers	0	0.013	0

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Humble Life Family Daycare, Clinton Elementary School

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:

APPENDIX E - REMEDIATIONS

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): B00148, C314126, C314130, C314126A, C314134

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

All DEC Remediation sites are either closed or of no concern to the public.

_____

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

APPENDIX F - SOILS

a. What is the average depth to bedrock on the project site? > 8 feet

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

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

Ur (Urban Land)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 6 feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☐ Moderately Well Drained:	% of site
☑ Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

APPENDIX G - WETLANDS AND WATERBODIES MAP

Question E.2.h.ii and iii are incorrectly marked 'Yes'. There are no wetlands or waterbodies that are on or adjoin the project site

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:
Squirrels Chipmunks Rabbits
Birds

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

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:

APPENDIX H - CRIS MAP

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:former Trolley Barn, Poughkeepsie Underwear Factory

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson, Poughkeepsie Waterfront, Rail Trail

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: approx 1 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.

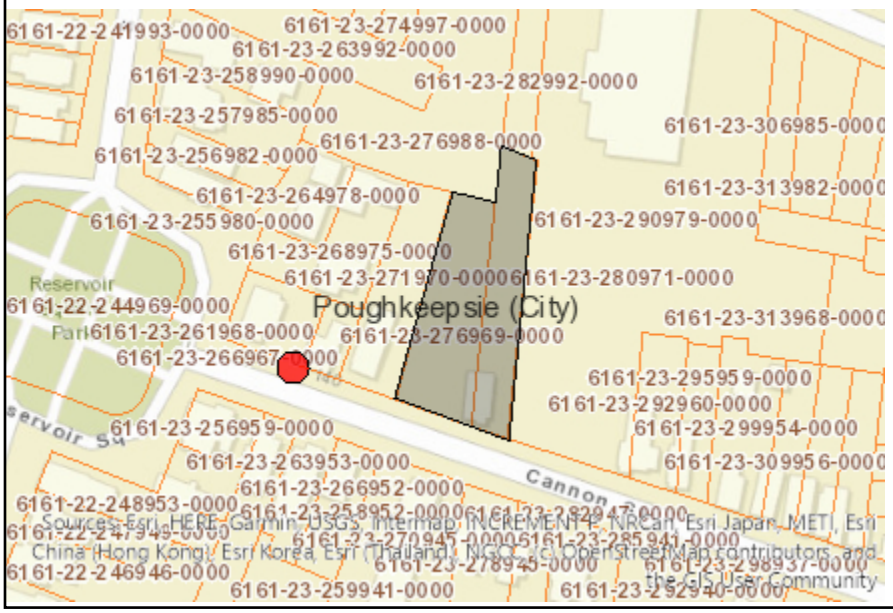
G. Verification

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

Applicant/Sponsor Name Natalie Quinn, KARC Planning Consultants Date June 10, 2025

Signature Title Agent 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	B00148, C314126, C314130, C314126A, C314134
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	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:former Trolley Barn, Poughkeepsie Underwear Factory
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

ParcelAccess | Property Details

Parcel Number
131300-6161-23-276969-0000

Parcel Location
Cannon St

Municipality
Poughkeepsie City

Owner Name
City of Poughkeepsie *(Primary)*

Primary Owner Mailing Address
62 Civic Center Plz
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.22 Ac (d)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(311) Res vac land		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$33,000	$33,000	$33,000	$33,000	$33,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H (Homestead)	1 (Taxable)	100	$33,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$20,000	6/14/2024	22024	51917	D	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(1) None	(1) None	(1) Inferior		-

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$33,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

ParcelAccess | Property Details

APPENDIX A - PARCEL CARDS
TENTATIVE ROLL

Parcel Number
131300-6161-23-280971-0000

Parcel Location
151 Cannon St

Municipality
Poughkeepsie City

Owner Name
2 CopNY LLC *(Primary)*

Primary Owner Mailing Address
468 Murray St
Pelham Manor, NY 10803

Parcel Details

Lot Size (acres):	.16 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(230) 3 Family Res		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$29,700	$361,400	$361,400	$361,400	$361,400	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
H (Homestead)	1 (Taxable)	100	$361,400

Tentative Roll:	**Final Roll:**	**Valuation Date:**
5/1/2025	7/1/2025	7/1/2024

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$235,000	4/30/2021	22021	51708	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(2) Typical		-

Residential Building Information

Site 1

Year Built:	**Year Remodeled:**	**Building Style:**	**No. Stories:**	**SFLA:**	**Overall Condition:**
1920	-	(05) Colonial	3	2,592	(3) Normal

No. Bedrooms:	**No. Full Baths:**	**No. Half Baths:**	**No. Kitchens:**	**No. Fireplaces:**	**Basement Type:**
6	3	0	3	0	(4) Full

Central Air:	**Heat Type:**	**Fuel Type:**	**First Story:**	**Second Story:**	**Additional Story:**

No	(3) Hot wtr/stm	(4) Oil	864	864	864
Half Story:	**3/4 Story:**	**Fin. Over Garage:**	**Fin. Attic:**	**Unfin. Half Story:**	**Unfin. 3/4 Story:**
0	0	0	0	0	0
Fin. Basement:	**Fin. Rec Room:**	**No. Rooms:**	**Grade:**	**Grade Adj. Pct.:**	
0	0	15	(C) Average	0	

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	120

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP6) Porch-up cov	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	120

Site 1, Improvement 3

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP6) Porch-up cov	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	120

Site 1, Improvement 4

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	60

Site 1, Improvement 5

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP6) Porch-up cov	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	60

Site 1, Improvement 6

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP6) Porch-up cov	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1920	(3) Normal	C	60

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$361,400

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 6/3/2025. Developed and maintained by OCIS - Dutchess County, NY.

STEP 1

Tool Identification and Assembly

Four residential block types

TYPE 1

TYPE 2

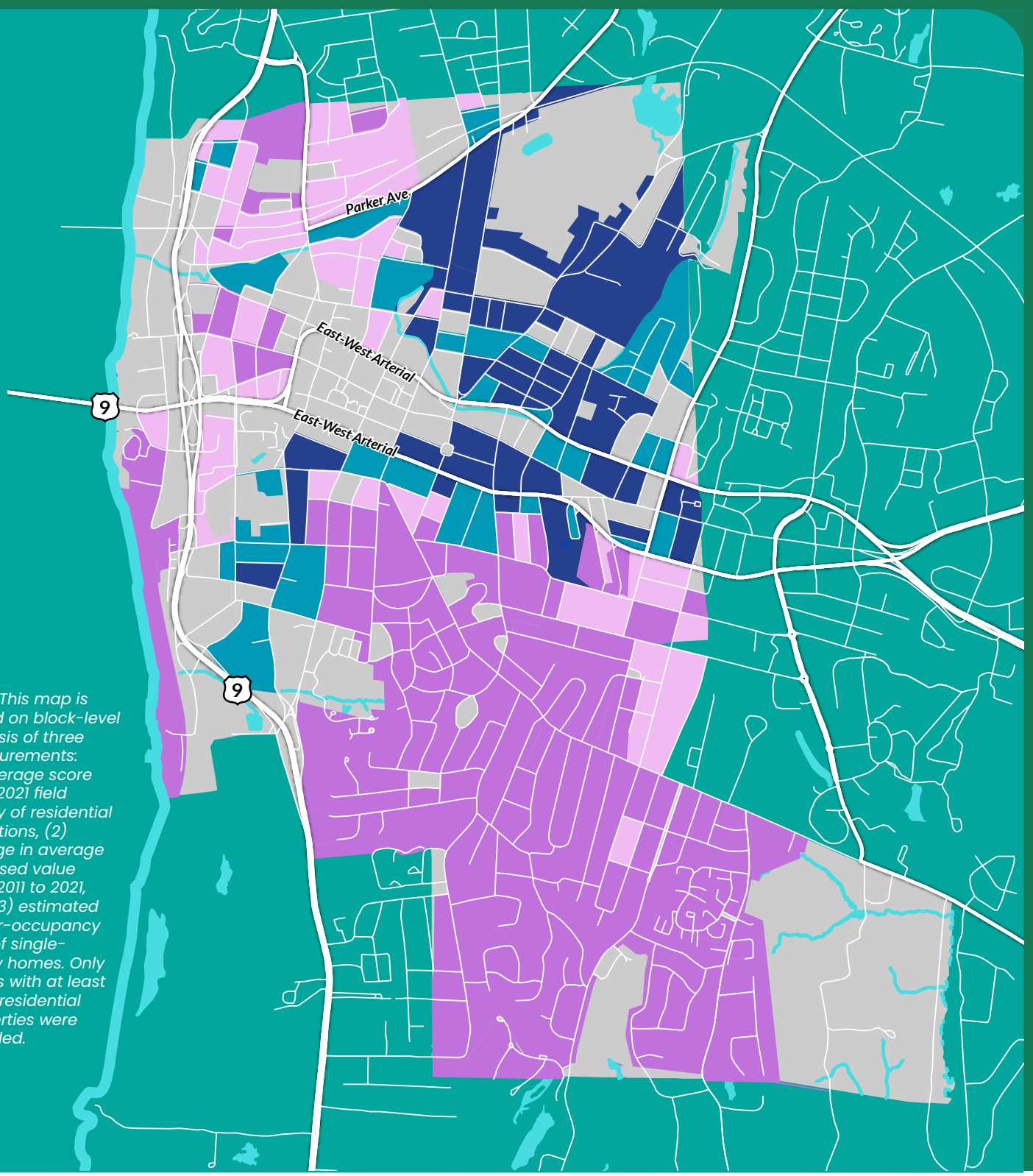
TYPE 3

TYPE 4

For a city of just five square miles, Poughkeepsie has many different types of neighborhoods with very distinct characteristics and needs. This means that even within PK4Keeps' priority issues, the exact combination of tools that will work best for one block may be different from those that will work best just two blocks away.

To aid the development of appropriate toolkits—as well as the development of responsive strategies for blocks that are selected for focused attention—PK4Keeps has identified four residential block types that can be used to guide work on each type of block.

This block typology recognizes that selected areas of work will often include a small series of blocks that are of different types—situations that will require great precision in tool selection and use.



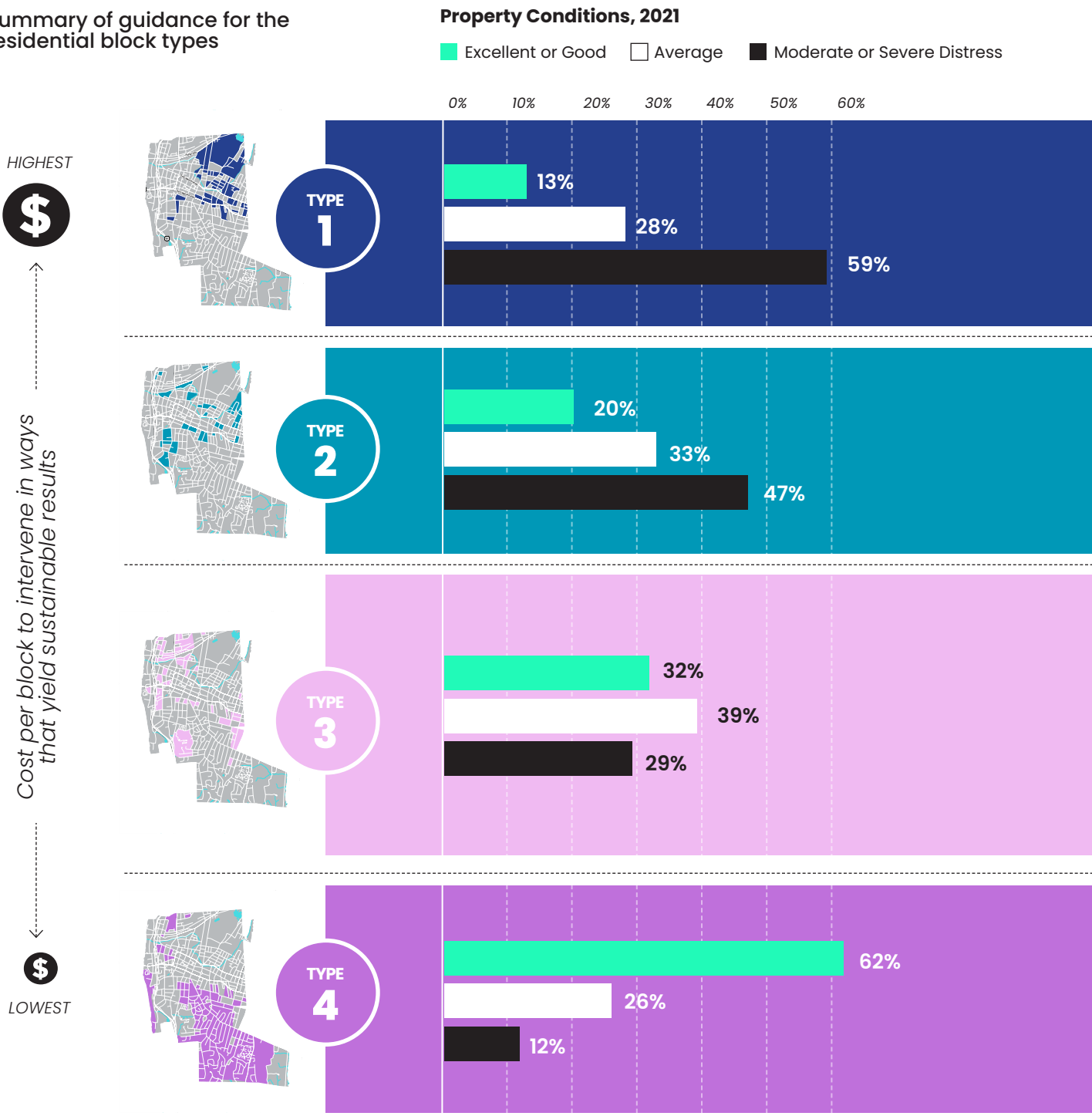
Note: This map is based on block-level analysis of three measurements: (1) average score from 2021 field survey of residential conditions, (2) change in average assessed value from 2011 to 2021, and (3) estimated owner-occupancy rate of single-family homes. Only blocks with at least eight residential properties were included.

STEP 1

Tool Identification and Assembly

What is essential about each residential block type?

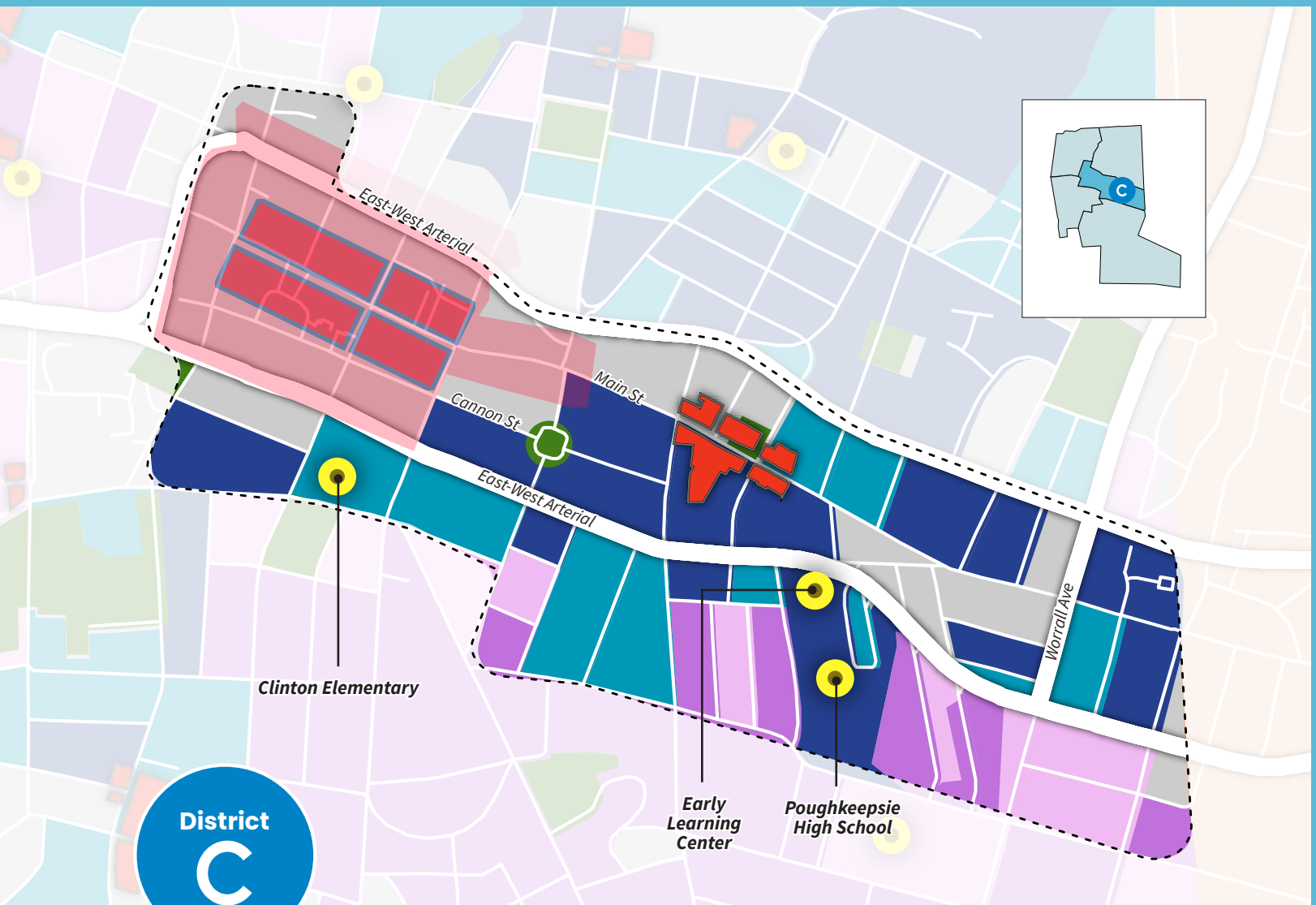
Summary of guidance for the residential block types



Average Assessed Value, 2021 *% Change Since 2011*	Homeownership Rate for Single-Family Homes, 2021	Opportunities	Challenges	Goals
$147,673 *-32%*	58%	Accessible pricing for affordable homeownership Wide range of housing types	60% of properties show signs of deferred maintenance, and another 30% are at risk of slipping High levels of absentee-ownership with a poor track record	Stabilization to protect community assets, improve quality of life, and position the block for inclusive reinvestment.
$165,271 *-22%*	59%	Accessible pricing for affordable homeownership 20% of properties show strong levels of reinvestment and are an asset to build on	Almost 50% of residential properties show signs of deferred maintenance High levels of absentee-ownership with a poor track record	A combination of condition stabilization and inclusive reinvestment that leverages the presence of stronger properties and community assets.
$183,074 *-9%*	67%	Accessible pricing for affordable homeownership One-third of properties show strong levels of reinvestment and are an asset to build on High adjacency to stronger residential blocks	Nearly 30% of homes have deferred maintenance issues and another 40% are vulnerable to decline	Inclusive reinvestment that leverages the presence of stronger properties and community assets.
$253,619 *+1%*	80%	Highest rates of homeownership and healthy maintenance in the city Small, older homes present opportunities for first-time homeowners	26% of properties are in average condition and are vulnerable to decline	Maintain existing strengths by boosting confidence; actively create opportunities for socioeconomic inclusion.

STEP 2

Guidance for Block Selection and Strategy Development



District C

District C encompasses downtown Poughkeepsie, most of the city's Main Street corridor, multiple public schools, and a wide range of residential environments. More than any other district, the legacy of mid-20th Century urban renewal and highway development is apparent here—especially in the form of the East-West Arterial and its impact on neighborhood livability. But much remains intact, including a large and diverse supply of space for small business development.

Efforts here should include a fixed focus on the Downtown Core Blocks—making them as healthy and vibrant as possible—and on ensuring that Downtown Peripheral Blocks contribute to strength on the Core Blocks. Outside of downtown, efforts should focus on tying mixed-income reinvestments in residential properties to infrastructure upgrades and improvements—especially in relation to Poughkeepsie 9.44.55 planning.

RESIDENTIAL BLOCK TYPE

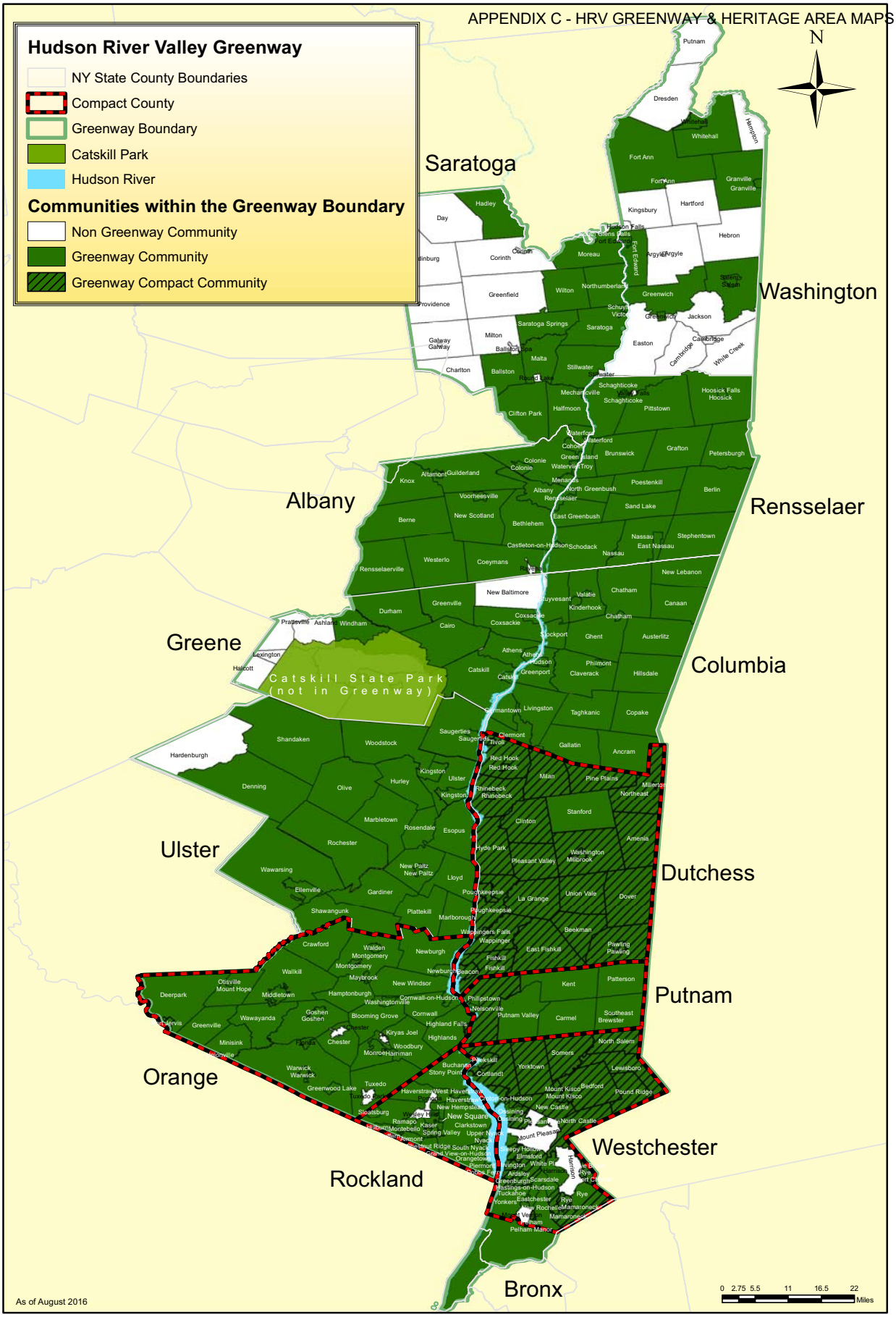
1 2 3 4

COMMERCIAL BLOCK TYPE

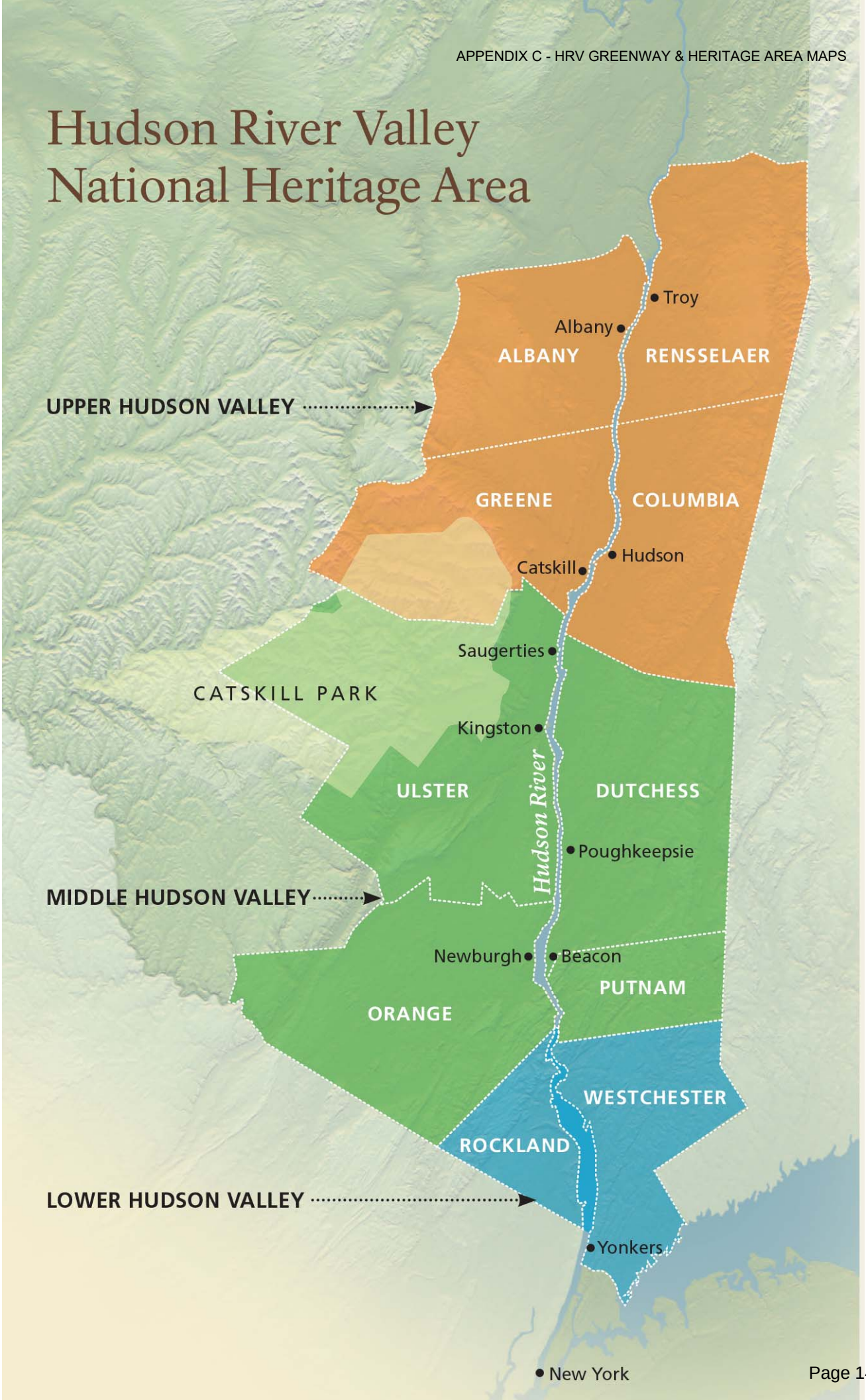
- Downtown Core Blocks
- Downtown Peripheral Blocks
- Neighborhood-scale Commercial Blocks

ASSET TYPE

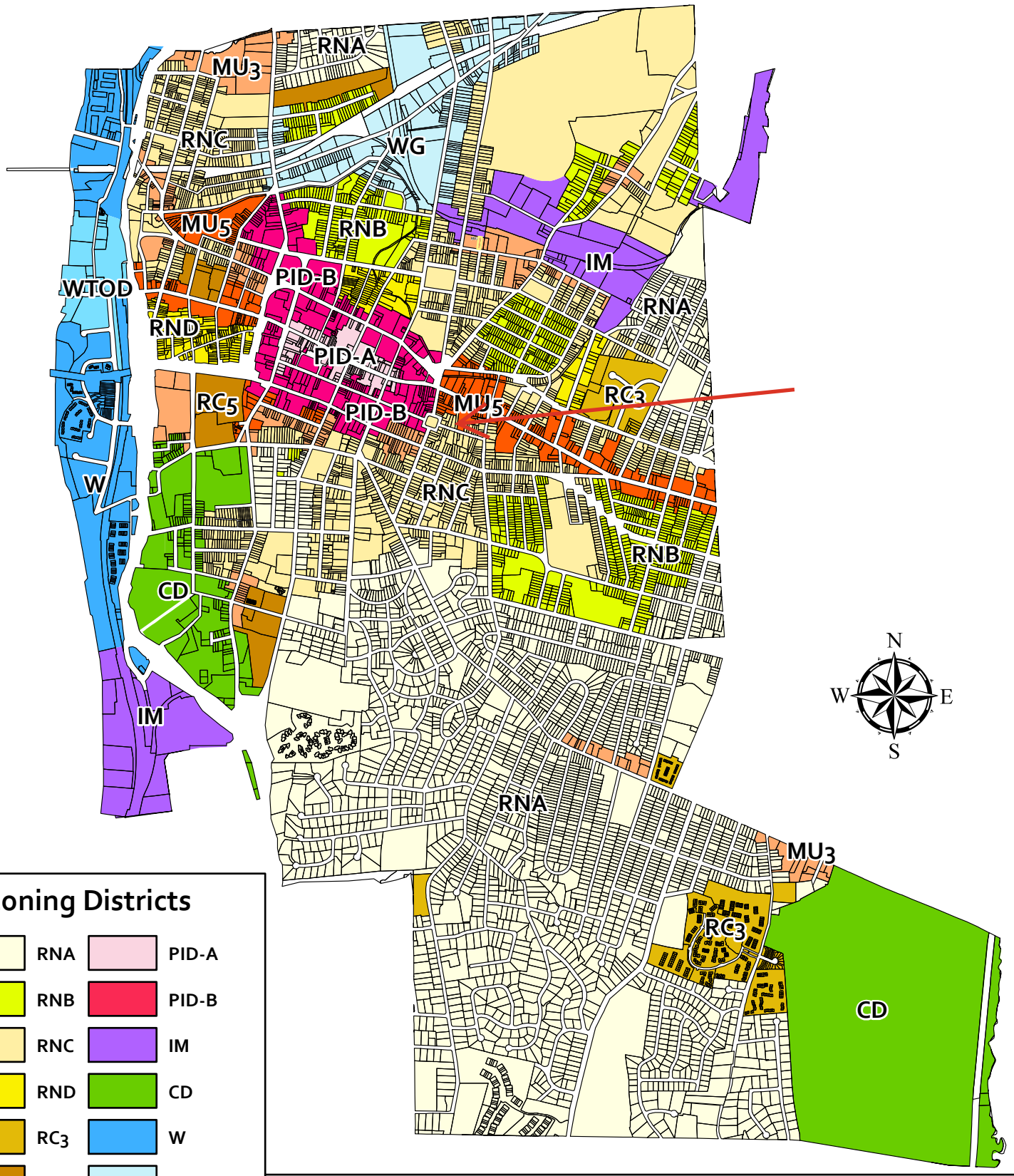
- Parks and Recreation Assets
- Public Schools



NEW YORK STATE OF OPPORTUNITY. | Hudson River Valley Greenway


Hudson River Valley
National Heritage Area
Troy
Albany
ALBANY
RENSSELAER
UPPER HUDSON VALLEY
GREENE
COLUMBIA
Catskill
Hudson
Saugerties
CATSKILL PARK
Kingston
ULSTER
DUTCHESS
Hudson River
Poughkeepsie
MIDDLE HUDSON VALLEY
Newburgh
Beacon
PUTNAM
ORANGE
WESTCHESTER
ROCKLAND
LOWER HUDSON VALLEY
Yonkers
New York

Proposed City of Poughkeepsie Zoning Map



Zoning Districts

RNA	PID-A
RNB	PID-B
RNC	IM
RND	CD
RC3	W
RC5	W-G
MU3	WTOD
MU5	

0 ½ 1 Miles

Map Prepared by the City of Poughkeepsie Development Department. 11.01.2024 TJM

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:
Landuse Restriction
Cover System
Alternate Water Supply
Soil Management Plan
Vapor Mitigation

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 1.7-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 two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of two 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 was formerly in the Environmental Protection Agency's Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations). Site Geology and Hydrogeology: Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D). Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
cis-1,2-dichloroethene
copper
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene

lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs. PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected. Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil. Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichlorothene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb). The concentrations of sodium, manganese, and magnesium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at

concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively. SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards. Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m3), TCE 3,330 ug/m3, and cis-1,2-DCE 730 ug/m3. Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

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.

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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

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. 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 two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both 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.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing eleveated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m3), TCE 29.8-3,330 ug/m3. cis-1,2-DCE 30-730 ug/m3. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

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.

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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: C
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 Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie,NY, 12601
Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place,NY, 10505

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 1.109-acre parcel. The site is a portion 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. A majority of the structure has already been erected. 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.

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

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
carbon tetrachloride

chloroform
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: 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. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

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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 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: 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, 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. 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.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene

chrysene
copper
indeno(1,2,3-cd)pyrene
lead
manganese
mercury
methylene chloride
nickel
perfluorooctane sulfonic acid
perfluorooctanoic acid
sodium
zinc

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals

manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater 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. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

149-151 Cannon Street

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:462 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

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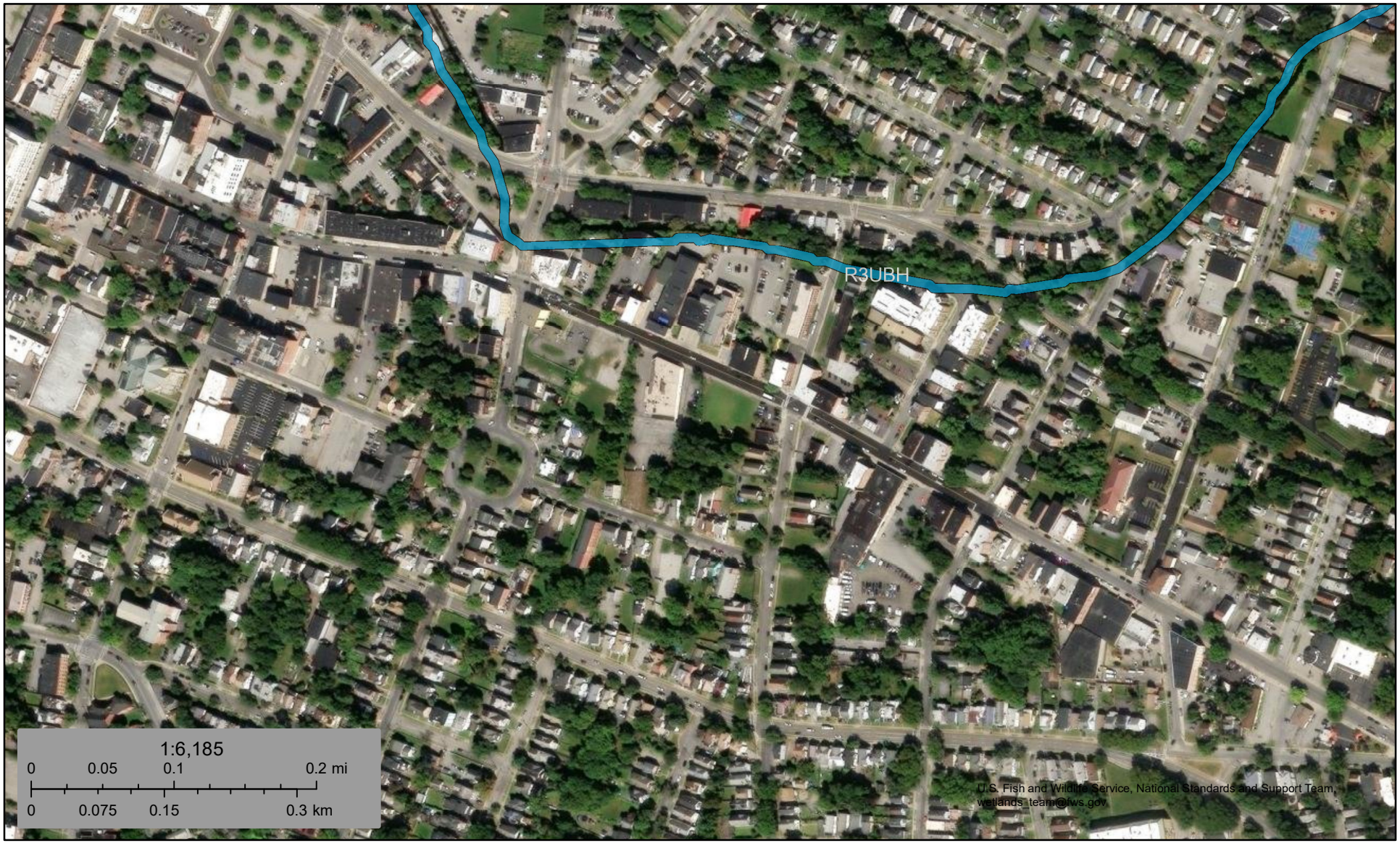
U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

APPENDIX G - WETLANDS / WATERBODIES MAP



June 3, 2025

Wetlands

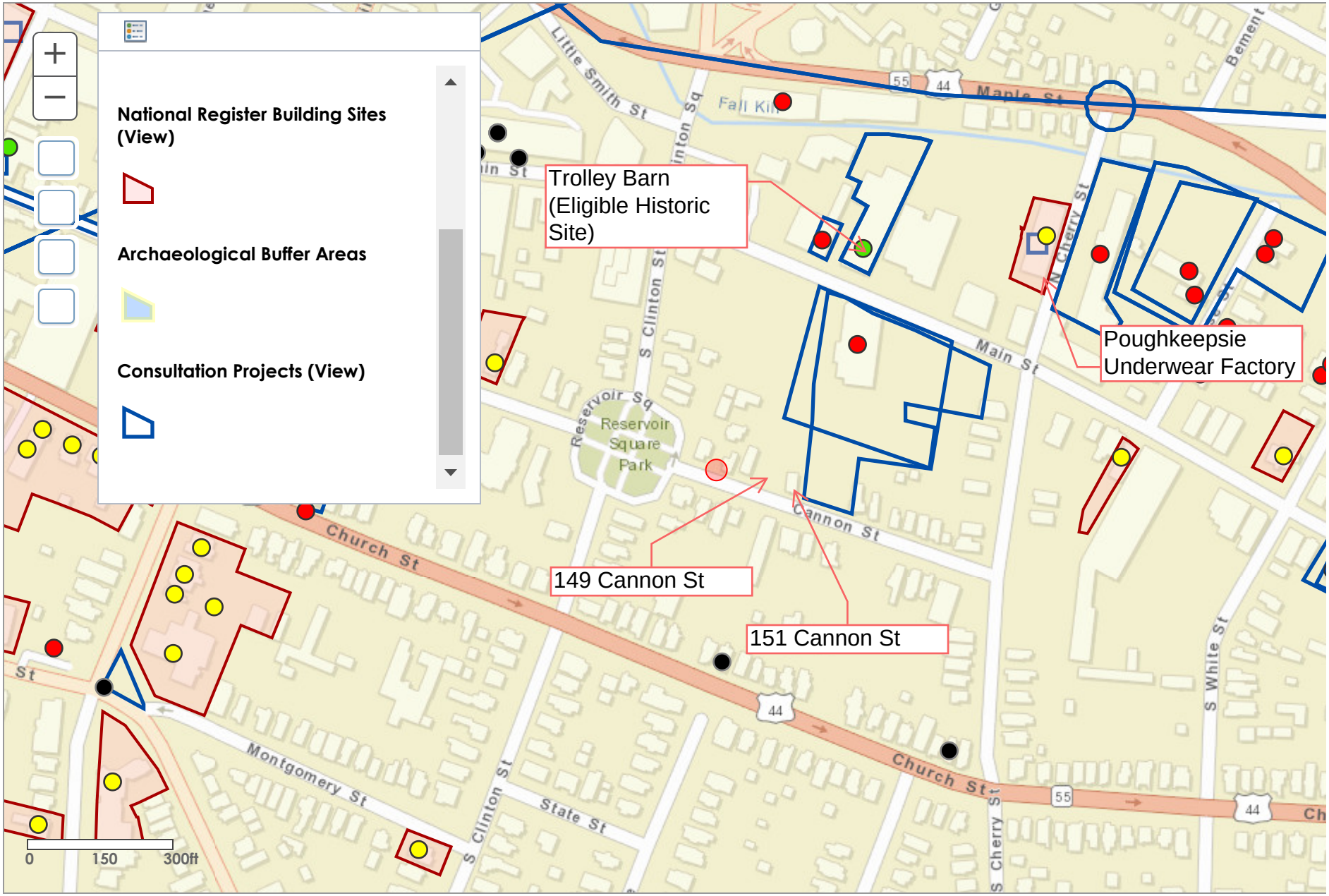
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



Joint Parking Lot between 149 Cannon St and 151 Cannon St.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 151 Cannon St

II. PROPERTY OWNER: 2 COPNY LLC
ADDRESS: PO Box 8010

Pelham, NY 10803 (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: 5 COPNY LLC (Same Owner as 2 COPNY)

ADDRESS: _____

_____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: KARC Planning Consultants, Inc.

ADDRESS: PO Box 924

Poughkeepsie

NY, 12602 (state and zip code)

PHONE NUMBER: 845-874-7166 (include area code)

EMAIL ADDRESS: natalie@karcpc.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____

Joint parking lot with 149 Cannon Street (Reciprocal Access Agreement to be filed)

VI. ZONING DISTRICT: RNC

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no) Parking lot construction only

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.16 (acres) _____ (square feet)

Building Footprint: Parking lot only (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: N/A (percentage, building coverage only)

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

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

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

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

Floor Area Ratio: N/A (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: Existing building, no parking provided

B) Number of Off-Street Parking Spaces provided: 10 spaces total to serve both 149 and 151 Cannon St

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

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):

_____

Joint parking lot with 149 Cannon Street (Reciprocal Access Agreement to be filed)

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Natalie Quinn, agent for applicant, 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.

_____ June 10, 2025

Signature of Applicant Date

RECORD AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

KARC Planning Consultants, Inc
P.O. Box 924
Poughkeepsie, NY 12602

RECIPROCAL CROSS-ACCESS EASEMENT AGREEMENT

EASEMENT AGREEMENT (this "**Agreement**") dated as of the ___ day of ____, 2025 by and between 5 COPNY LLC, a New York limited liability company, having an address at 149 Cannon St, Poughkeepsie, New York 12601 (hereinafter "**5 COPNY**") and 2 COPNY LLC, a New York limited liability company, having an address at 151 Cannon St, Poughkeepsie, New York 12601 (hereinafter "**2 COPNY**").

W I T N E S S E T H:

WHEREAS, 5 COPNY is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 149 Cannon Street (Section 6162, Block 23, Lot 276969), as more particularly described on Schedule A.

WHEREAS, 2 COPNY is the owner of certain real property located in the City of Poughkeepsie, County of Dutchess and State of New York, commonly known as 151 Cannon Street (Section 6162, Block 23, Lot 280971), as more particularly described on Schedule B.

WHEREAS, the property owned by 2 COPNY adjoins the property owned by 5 COPNY; and

WHEREAS, 2 COPNY and 5 COPNY will have a shared Parking Lot located on both 5 COPNY's and 2 COPNY's property; and

WHEREAS, the Access Drive for the shared parking lot will be located on 5 COPNY's Property; and

WHEREAS, 5 COPNY desires to grant 2 COPNY, a perpetual, non-exclusive easement over the Access Drive located on 5 COPNY's Property and the Shared Parking Lot located on both 5 COPNY's and 2 COPNY's property for vehicular, truck, pedestrian and bicycle traffic; and

DRAFT

WHEREAS, 2 COPNY desired to grant 5 COPNY a perpetual, non-exclusive easement over the Shared Parking Lot located on both 5 COPNY's and 2 COPNY's property for vehicular, truck, pedestrian and bicycle traffic; and

NOW, THEREFORE, in consideration of the premises, and intending to be legally bound hereby, the parties hereto do mutually covenant and agree as follows:

1. 5 COPNY grants 2 COPNY, a perpetual, non-exclusive easement, to use the Access Drive located on 5 COPNY's Property and the Shared Parking Lot located on both 5 COPNY's and 2 COPNY's property for vehicular, truck, pedestrian and bicycle traffic.

2. 2 COPNY grants 5 COPNY, a perpetual, non-exclusive easement, to use the Shared Parking Lot located on both 5 COPNY's and 2 COPNY's property for vehicular, truck, pedestrian and bicycle traffic.

2. 5 COPNY and 2 COPNY agree that each party shall use the Access Drive and Parking Lot in accordance with the applicable laws, rules, regulations, determinations and ordinances of the City of Poughkeepsie, County of Dutchess.

3. 5 COPNY and 2 COPNY agree that neither party shall prevent the other party's access to and use of the Access Drive and Parking Lot.

4. 5 COPNY and 2 COPNY agree that the parties shall each have the right, but not the obligation, to alter, repair and maintain the Access Drive and Parking Lot.

5. The provisions of this Agreement shall run with the land and be binding upon, enforceable by and inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors and assigns and the failure of any of them to enforce any provision herein contained shall not be deemed a waiver of the right to do so thereafter. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

6. The recitals and whereas clauses are incorporated herein by reference.

7. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement.

8. This Agreement constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless in writing and signed 5 COPNY and 2 COPNY or their respective successors, heirs and assigns. There are no oral agreements between 5 COPNY and 2 COPNY in connection with this Agreement or the transaction of which it is a part.

[Signatures Appear on Following Page]

DRAFT

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

5 COPNY:

5 COPNY LLC,
a New York limited liability company

By: _____
Name: Kaylas Bhiro
Title: Member

2 COPNY:

2 COPNY LLC,
a New York limited liability corporation

By: _____
Name: Kaylas Bhiro
Title: Member

DRAFT

Acknowledgements

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the **[____]** day of **[_____]** in the year 2025, before me, the undersigned, personally appeared **[_____]**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the **[____]** day of **[_____]** in the year 2025, before me, the undersigned, personally appeared **[_____]**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DRAFT

SCHEDULE A

Description of 5 COPNY's Property

Being a Parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York, being bounded and describes as follows:

Beginning at a rebar found on the northerly line of Cannon Street, said point also being the southeast corner of the herein described parcel; thence along said Cannon Street N 72° 09' 21" W for a distance of 66.50 feet to a point, said point being the southeast corner of the lands, now or formerly, of Flowers (Doc. #02 2003 463); thence along the same N 16° 58' 37" E for a distance of 182.84 feet to a point, said point being located on the southerly line of the lands, now or formerly, of Jankovics, LLC (Doc. #02 2012 5609); thence along the same S 71° 58' 33" E for a distance of 36.00 feet to a point; thence S 07° 31' 27" E for a distance of 185.71 feet to the Point or Place of Beginning.

DRAFT

SCHEDULE B

Description of 2 COPNY's Property

Being a Parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York, being bounded and describes as follows:

Beginning at a magnail found on the northerly line of Cannon Street, said point also being the southeast corner of the herein described parcel; thence along said Cannon Street N 70° 37' 03" W for a distance of 30.67 feet to a point, said point being a rebar found; thence N 07° 31' 27" E for a distance of 238.50 feet to a point, said point being a rebar located to the southwest corner of the lands, now or formerly, of MLQ Realty Management (Doc. #02 2006 2950); thence along the same and along the lands, now or formerly, of SERPT (Doc. #02 2017 8608), in part, S 70° 37' 03" E for a distance of 30.67 feet and S 07° 31' 27" W for a distance of 238.50 feet to the Point or Place of Beginning.

DRAFT

SCHEDULE C

Description of Access Drive and Shared Parking Lot

[to be completed after site plan approval]

DRAFT

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 4-8-25

PROJECT ADDRESS: 149 Cannon St

PROJECT NAME:

OWNER: 5COPNY LLC

ENGINEER/ARCHITECT: KARC

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

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

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **2769690000**

Project Name: **149 Cannon Street Site Plan**

Applicant: **Natalie Quinn for Kaylas Bhiros/4COPNY**

Address of Property: **Clinton St, Poughkeepsie, NY 12601**

Please Fill in this section

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

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: **4/4/2025**	Notes:	☐ Major Project
Date Received: **4/4/2025**		Referral #: **ZR25-096**
Date Requested:		
Date Required: **5/2/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **4/15/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

April 15, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-096, 149 Cannon St
Parcels: 276969

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

ACTION
The applicant is seeking site plan approval for a new 4-unit apartment building with associated parking and landscaping

COMMENTS
A lighting plan was not provided. A search for details about the fixtures listed in the lighting schedule shows that the pole lights are 13,000 lumens and have a 5000K color temperature. The wall-mounted fixtures have a range of brightness and color temperature options that do not appear to be specified in the plans. We suggest that a fixture with a maximum color temperature of 3000K be selected, and that a lighting plan be provided to ensure even, reasonable lighting for safety and visibility without unnecessary hot spots or glare.

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

Dylan Tuttle, Senior Planner

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SWPPP REVIEW
Form #2

1. Date: June 13, 2025

2. Name of Site Plan: Site Plan

3. Address or Location: 149 Cannon Street

4. Owner: 5 COPYNY LLC

5. Engineer/ Architect: Jim Teed

6. Yes ☐ No ☐ The SWPPP as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The SWPPP as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SWPPP REVIEW COMMENTS:

1. Indicate that the access easement has been recorded with the County Clerk. Additionally, provide documentation verifying that the easement has been officially filed.

Joseph A. Chenier, Jr.
Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.06.13 14:24:14 -04'00'

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

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

RECEIVED
MAR 25 2025
By LG

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY
ACL# 690080
CODE: PLSF
ID # B2025-090
FEE: 1575
Total, from:
$500, plus
$ 900
($150 per 1000 square feet of floor area), plus
$ 175
($35 per number of required parking spaces), plus
$ _____
($500 for special permit, if applicable)

PAID
MAR 25 2025
√1476 $110
√1479 $465

I. **PROPERTY ADDRESS:** 53 N Clinton (131300-6162-72-288150)

II. **PROPERTY OWNER:** 4COPNY LLC
ADDRESS: PO Box 8010
Pelham
NY, 10803 (state and zip code)
PHONE NUMBER: c/o 845-874-7166 (include area code)

III. **NAME OF APPLICANT:** Same as owner
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: same as owner (include area code)
EMAIL ADDRESS: c/o natalie@karcpc.com

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

IV. **CONSULTANT:** KARC Planning Consultants, Inc.
ADDRESS: PO Box 924
Poughkeepsie
NY, 12602 (state and zip code)
PHONE NUMBER: 845-874-7166 (include area code)
EMAIL ADDRESS: natalie@karcpc.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Consutruction of a 4-family residential building on a vacant lot.

VI. **ZONING DISTRICT:** RNC

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no) Vacant -> 4-Family

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.22 (acres) 9,500 (square feet)

Building Footprint: 2,900 SF (proposed square feet for new construction)

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

NA (additional proposed square feet for expansion)

2,900 SF (total building footprint, square feet)

Lot Coverage: 30.5% (percentage, building coverage only)

Gross Floor Area: 5,800 SF (proposed square feet for new construction)

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

NA (additional proposed square feet for expansion)

5,800 SF (total gross floor area, square feet)

Building Height: 2 (stories) 34' 2" (feet)

Floor Area Ratio: 0.61 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 5

B) Number of Off-Street Parking Spaces provided: 5

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: 4-Family residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: 2

Total number of units: 4

C) Is funding public?____Yes__X__No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

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

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Natalie Quinn, agent for applicant, 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.

_____ March 25, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 24, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiro, 4 COPNY, LLC , property owner of 53 N Clinton Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

June 10, 2025

Anne Saylor, Chairperson
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 53 N Clinton St
Parcel No. 131300-6162-71-288150
City of Poughkeepsie
Site Plan Application

Dear Chairperson Saylor:

As you are aware, the applicant is seeking to construct a 4-family residential building on a vacant lot located at 53 N Clinton St (Lot 288150). The property is approximately 0.22 acres (9,500 sq ft). The project area is in the Residential Neighborhood C (RNC) District, which is classified as a residential district.

The applicant is proposing to construct a 2-story residential structure with 4 units, which is permitted in the RNC district. The building will be a mix of 2- and 3-bedroom units. Each unit will contain its own entrance to the unit via a covered entryway, one on the street frontage and the remaining three on the south side of the lot connecting directly to a pedestrian walkway along the driveway.

The applicant is providing the required 5 parking spaces in the rear of the lot. Landscaping is proposed around the property to aid in shielding the parking area.

Below please find responses to questions raised by the City of Poughkeepsie Planning Board at the May 28, 2025 Planning Board Meeting:

- *Is there any open space or common areas proposed on-site or nearby?*

  Response: While no designated open space is included on the proposed site plan, this is compliant with the City's Zoning Code. However, Mansion Square Park - located diagonally across the street - offers substantial open space for use by residents of the proposed development.

KARC
PLANNING CONSULTANTS, INC.

For responses to comments from the City of Poughkeepsie Engineering Department, dated May 29, 2025, please refer to the attached response letter prepared by Jim Teed.

A site visit and architectural work session was held with the Board's architectural consultant on June 6, 2025. The applicant expects to receive written comments from the consultant prior to the June 24, 2025 meeting and will come prepared to discuss potential modifications with the Board.

Enclosed, please find the following:

1. Cover Letter, dated June 10, 2025
2. Response Letter by Jim Teed, dated June 9, 2025
3. FEAF, dated June 10, 2025
4. Revised Site Plan, Dated June 9, 2025
5. Revised SWPPP, dated June 9, 2025
6. Fee in the amount of $500 for FEAF review

We kindly request to be placed on the June 24, 2025 Planning Board Agenda. Please advise if you require anything further to complete your review.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

June 9, 2025

Via email to JChenier@cityofpoughkeepsie.com & Hand Delivery

Mr.Joseph Chenier
Assistant Civil Engineer
City of Poughkeepsie
Department of Public Works & Engineering 62 Civic Center Plaza
Poughkeepsie, NY, 12601

RE: 4 COPNY LLC
53 North Clinton Street
City of Poughkeepsie
Tax Map ID: 131300-6162-71-288150-0000
Response to Engineering SWPPP Review

Dear Mr.Chenier:

This letter is written in response to your SWPPP Review form #1 letter dated May 29, 2025. For reference, your comments are as follows, and my responses are ***bolded and italicized***. The following of your comments have been addressed as noted:

1. Provide a projected daily water usage summary based on the proposed development. Additionally confirm that the proposed water and sewer services are sufficient for anticipated use.

   The proposed 2" water service line can supply the domestic demand of the building. The proposed 4" sewer service is also sufficient to handle the building's wastewater demands. Refer to the revised plans for hydraulic calculations that confirm the size of the water service as well as the size of the sewer service are sufficient for domestic purposes.

2. Provide traffic control plans for all utility connections in the street.

   Maintenance and Protection of Traffic plans are now provided. Refer to sheets CU521, CU522 & CU523. The new sheets include standard NYSDOT traffic control details which can be used as a guide for traffic control during work within the City's right-of-way.

3. Include note to provide maintenance records to SMO for PCSMP.

   A note has been added to the plan. Refer to "Special Stormwater Note" on sheet CU101.

4. The final sentence of Section 3.4.1 (page 9) appears to be incomplete. Please revise this section to ensure clarity and completeness.

   The sentence has been removed.

5. Notice of Intent (NOI) in the second paragraph of Section 1.1 is not applicable. Please revise SWPPP accordingly.

   The sentence and references to the NOI have been removed. Furthermore, the SWPPP report has been revised to remove references to obtaining coverage under the SPDES permit.

6. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan

   Callouts for new iron rebar monuments are now called out on the plans. Refer to sheet CI101.

7. Update the site plan to clearly show all utility connections within the street are delineated, appropriately hatched, and include saw cut lines.

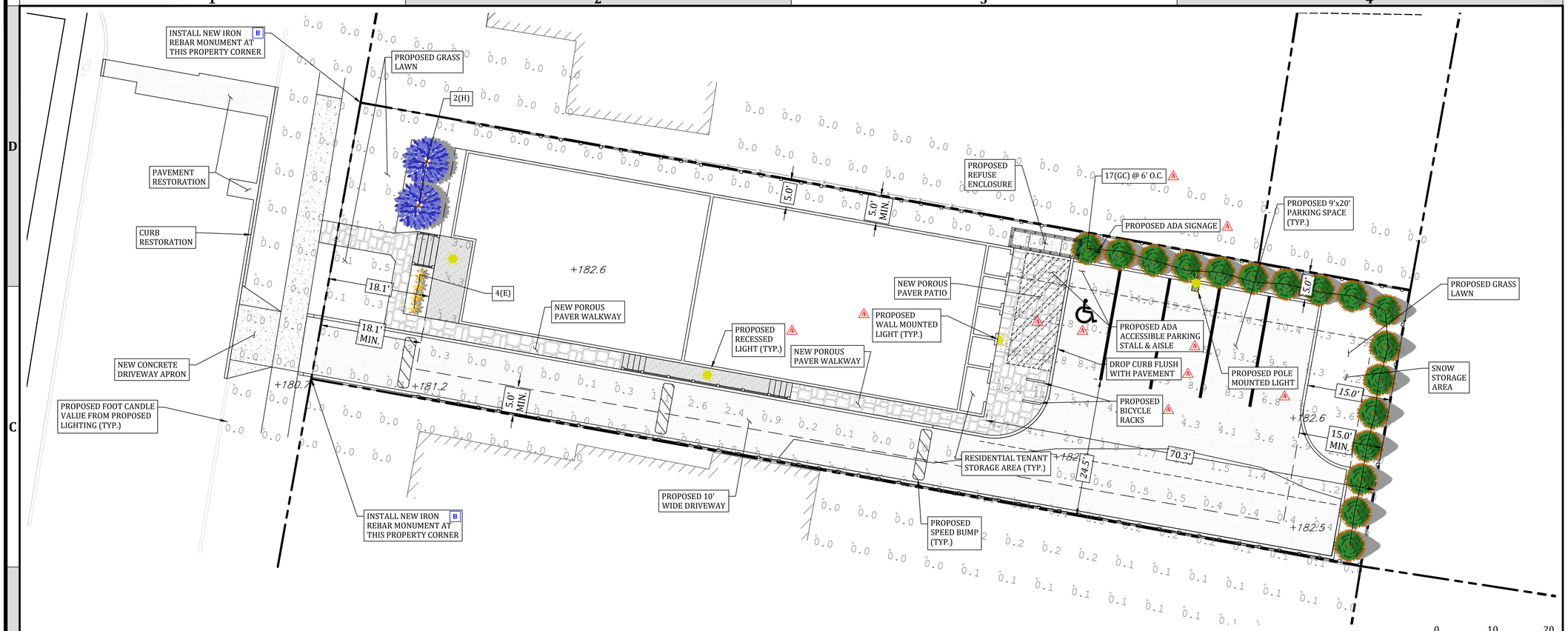
   As discussed, refer to sheet CI102 for this information.

Please feel free to reach out to me by email or phone with any questions or to discuss these matters further.

Respectfully,

Jim Teed
Professional Engineer

CC: Client: 4 COPNY, LLC (Kaylas Bhiro) *via email*
Planning Consultant: KARC Planning Consultants (Natalie Quinn) *via email*
File: 2502002 - *electronic only*



1 OVERALL SITE PLAN
SCALE: 1" = 10'

SPECIAL EMERGENCY ACCESS NOTE A

A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY ACCESS TO EACH UNIT (EITHER MASTER KEY OR 4 SEPARATE KEYS).

SPECIAL STORAGE NOTE A

THERE SHALL BE NO STORAGE OF HIGHLY COMBUSTIBLE OR HAZARDOUS MATERIALS IN THE RESIDENTIAL TENANT STORAGE AREAS.

LIGHTING SCHEDULE A

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT	LLF	TOTAL WATTS
POLE MOUNT	2	SAVR®	*C-AR-A-SAL3-S22L-SCCT-UL-xx-(75W-40K)*	12'	1.000	75
WALL MOUNT	2	SAVR®	*E-WAP05A-SCCTBZ*	8'	1.000	35
RECESSED	3	SAVR®	*CDR6-B-ALS-9ACK-10V5_xxK_LOW*	10'	1.000	14

NOTES:

- ADDITIONAL REQUIRED EQUIPMENT: (1) E-PS4E15C0DB. LIGHTING DIAGRAM AS PROVIDED BY E-CONOLIGHT® - 1501 96TH STREET, STURTEVANT WISCONSIN, 53177. (888) 243-9445, WWW.E-CONOLIGHT.COM. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS.

- ALL LIGHT FIXTURES SHALL BE SET AT A TEMPERATURE OF 3,000K OR LESS.

- CONTRACTOR SHALL INSTALL A REMOTE DIMMER ON RECESSED LIGHTING TO REDUCE LIGHT LEVELS AS NEEDED.

e-conolight

PLANTING SCHEDULE

LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
GC	17 A	THUJA STANDISHII X PLICATA	*'GREEN GIANT' ARBORVITAE*	6' TALL
H	2	HYDRANGEA	*HORTENSIA*	3 GAL.
E	4	ECHINACEA	*CONEFLOWER*	1 GAL.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5	2
PROPOSED CONDITION	5	2

ZONING COMPLIANCE - RNC "RESIDENTIAL NEIGHBORHOOD C" DISTRICT

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT COVERAGE	LOT WIDTH	BUILDING FRONT YARD	BUILDING SIDE YARD	BUILDING REAR YARD	PARKING FRONT YARD	PARKING SIDE YARD	PARKING REAR YARD	BUILDING HEIGHT
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)	(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
MINIMUM REQUIRED		6,000	0.14	70	25.0	18.1	5.0	15.0	23.1	10.0	5.0	35.0
PROPOSED CONDITION	4 UNIT DWELLING	9,500	0.22	74.6*	50.0	18.1	5.0	70.3	129.5	5.0*	15.0	≤35.0

** VARIANCE REQUESTED - BUILDING COVERAGE EXCEEDED BY 4.6%. PROPOSED MITIGATION INCLUDES 569 SQ. FT. OF POROUS PAVER SIDEWALKS AND PATIOS.*

*** VARIANCE REQUESTED - EXISTING LOT WIDTH NOT ADEQUATE FOR VEHICLE PARKING AND VEHICLE MANEUVERING. PROPOSED MITIGATION INCLUDES ROW OF EVERGREEN TREES AS SCREENING WITHIN BUFFER SPACE.*

2 CI101 PROPOSED CONSTRUCTION SEQUENCE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF POUGHKEEPSIE.
2. CONDUCT A PRE-CONSTRUCTION MEETING
3. FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
4. DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
   - 5.1. STABILIZED CONSTRUCTION ENTRANCE
   - 5.2. SILT FENCE
6. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
7. CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
8. STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
9. PROVIDE ROUGH GRADING AND EARTHWORK
10. STABILIZE ALL DISTURBED AREAS.
11. CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
12. OBTAIN FOUNDATION SURVEY
13. PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
14. PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
15. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
16. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E., SHRUBS, PLANTS AND PERMANENT GRASS COVER).
18. FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E., CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
19. REQUEST CERTIFICATE OF OCCUPANCY.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
+	1	OF	13	CI101	COVER SHEET
+	2	OF	13	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
+	3	OF	13	CG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
+	4	OF	13	CG501	EROSION & SEDIMENT CONTROL NOTES & CITY OF POUGHKEEPSIE DETAILS
+	B 5	OF	13	CU101	GRADING, DRAINAGE & UTILITY PLAN
+	B 6 A	OF	13	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
+	7 A	OF	13	CU502	SITE CONSTRUCTION DETAILS
+	8 A	OF	13	CU503	CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS
+	9 A	OF	13	CU504	CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS
+	10 A	OF	13	CU505	CHG&E STANDARD UTILITY DETAILS
+	11 B	OF	13	CU521	MAINTENANCE AND PROTECTION OF TRAFFIC
+	12 B	OF	13	CU522	MAINTENANCE AND PROTECTION OF TRAFFIC
+	13 B	OF	13	CU523	MAINTENANCE AND PROTECTION OF TRAFFIC

SPECIAL FINANCIAL CAPABILITY NOTE

The applicant has the financial capability to complete the proposed development.

APPLICANT INFORMATION

4 COPNY LLC
PO Box 8010
Pelham, NY 10803

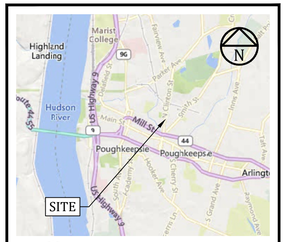
APPLICANT CONSENT

The undersigned representative of this property hereon states that they are familiar with the contents of this plan set and hereby consent to all said terms and conditions as stated herein.

Signature *Date*

Printed Name & Title

APPROVAL BLOCK



6 LOCATION MAP
1" = 5000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

N

UDIG·NY
SAFE DIGGING STARTS HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED JR · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING LLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
A	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

COVER SHEET

PROJECT NAME AND ADDRESS:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.: 1 OF 13	SHEET ID.: CI101

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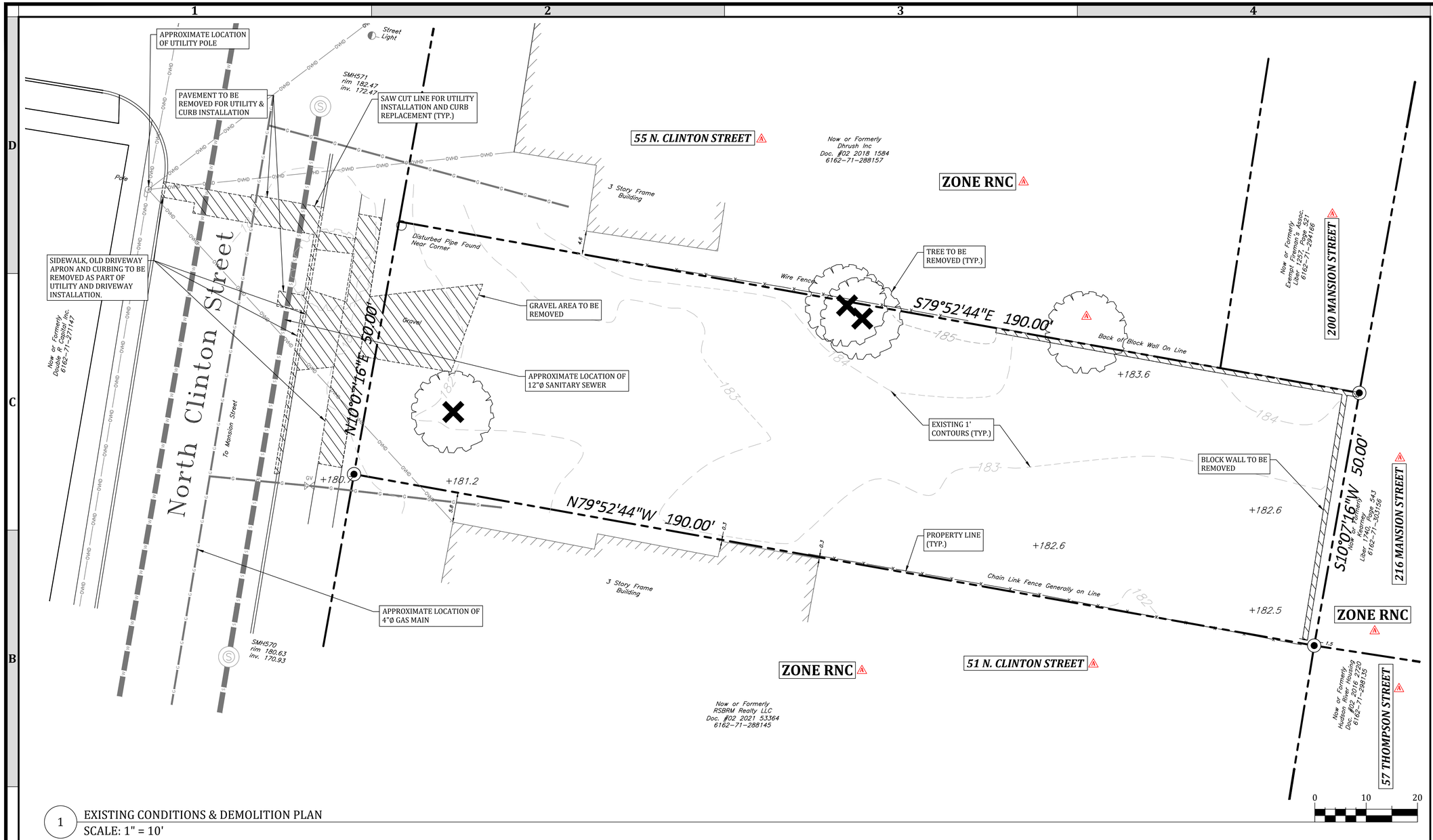
DRAWING REFERENCE: 2502002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM



1 EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 10'

2 SITE SPECIFIC NOTES
CI102

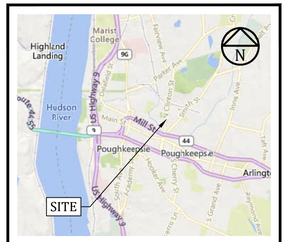
1. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY BRENDAN JOHNSON, PLS DATED APRIL 23, 2025 AND ENTITLED "MAP OF A SURVEY PREPARED FOR 4 COPNY, LLC"; NYSGIS AERIAL IMAGERY; NYSGIS TOPOGRAPHY (DATUM NAVD-1929); AND VISUAL OBSERVATIONS BY TEED ENGINEERING, PLLC ON JANUARY 27, 2025.
2. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM INFORMATION OBTAINED FROM CITY OF POUGHKEEPSIE & CENTRAL HUDSON GAS & ELECTRIC RECORDS.
3. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN PER FIRM MAP NUMBER 36027C0358E.
4. THE SITE IS LOCATED WITHIN THE FALLKILL CREEK WATERSHED WHICH IS A NYSDEC CLASSIFIED 303(D) IMPAIRED WATERSHED REQUIRING ENHANCED PHOSPHOROUS REMOVAL.
5. NO EXISTING EASEMENT, RIGHT-OF-WAYS, SETBACKS, RESERVATION, OR COVENANTS WERE NOTED ON SURVEY.
6. NO WATERCOURSES, MARSHES, ROCK OUTCROPS PR WETLANDS EXIST ON SITE.

USDA/NRCS SOIL DATA CHART

SOIL SYMBOL	DESCRIPTION	SPECIAL PROPERTIES
Ur	URBAN LAND - VARIABLE SUBSTRATUM	*Assumed Hydrologic group D*

APPROVAL BLOCK

4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601



6 LOCATION MAP
1" = 5000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · LICENSED PROFESSIONAL ENGINEER · 094633

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EMAIL: JIM@TEEDENGINEERING.COM

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B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
2	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.:	SHEET ID.:
2 OF 13	CI102

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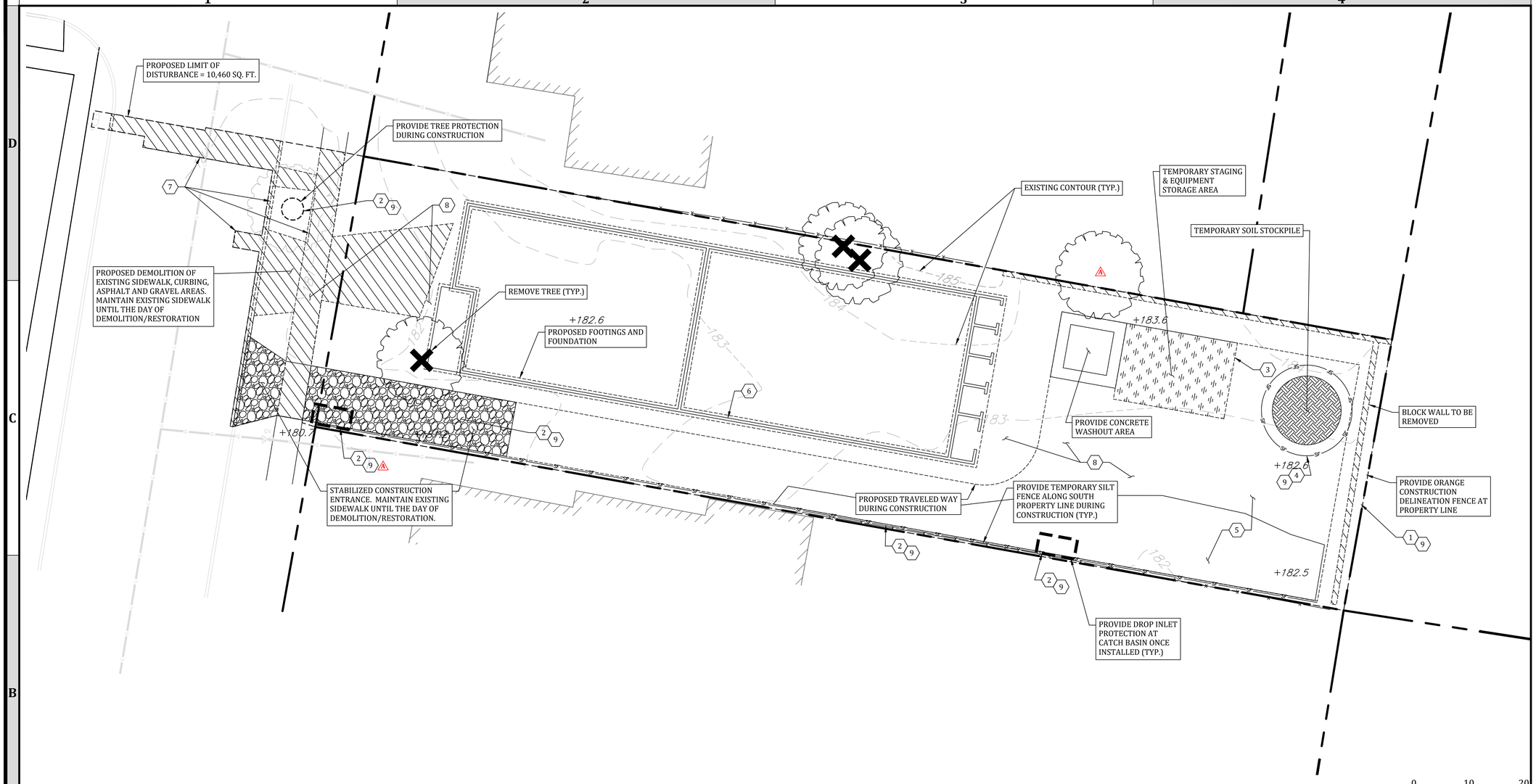
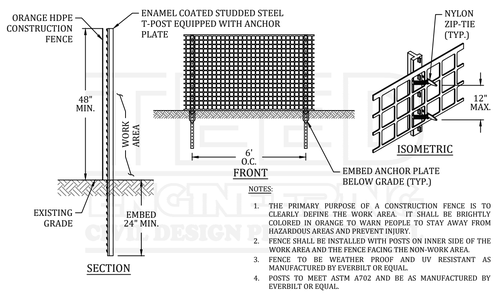
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM

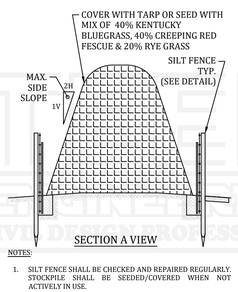


1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



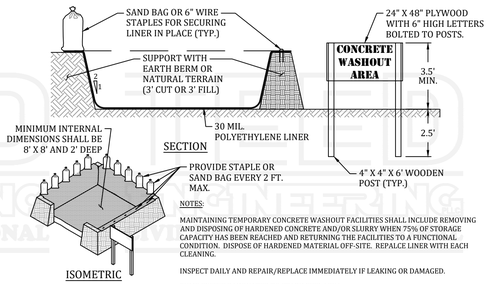
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK AREA.
3. FENCE TO BE WEATHER PROOF AND UV RESISTANT AS MANUFACTURED BY EVERBILT OR EQUAL.
4. POSTS TO MEET ASTM A702 AND BE AS MANUFACTURED BY EVERBILT OR EQUAL.

3 PERIMETER CONSTRUCTION DELINEATION FENCE
CG101 NOT TO SCALE



NOTES:
1. SILT FENCE SHALL BE CHECKED AND REPAIRED REGULARLY. STOCKPILE SHALL BE SEEDED/COVERED WHEN NOT ACTIVELY IN USE.

4 SOIL STOCKPILE
CG101 NOT TO SCALE



NOTES:
MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY WHEN 75% OF STORAGE CAPACITY HAS BEEN REACHED AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. DISPOSE OF HARDENED MATERIAL OFF-SITE. REPALCE LINER WITH EACH CLEANING.

INSPECT DAILY AND REPAIR/REPLACE IMMEDIATELY IF LEAKING OR DAMAGED.

PUMP EXCESS RAINWATER TO STABILIZED AREA.

5 CONCRETE WASHOUT
CG101 NOT TO SCALE

4 SPECIAL TREE PROTECTION NOTE
CG101

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

EROSION & SEDIMENT CONTROL SEQUENCE

1. DELINEATE PROPOSED AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS (SILT FENCE & CONSTRUCTION ENTRANCE) AND TREE PROTECTION.
3. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
4. START DEMOLITION WORK WITHIN PROPERTY LIMITS, STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES. REMOVE TREES.
5. PROVIDE ROUGH GRADING AND EARTHWORK.
6. CONSTRUCT FOOTINGS AND FOUNDATION
7. SAW CUT SIDEWALK, PAVEMENT, AND CURBING AND PERFORM UTILITY WORK IN RIGHT-OF-WAY. RESTORE DISTURBED AREAS.
8. COMPLETE HARDSCAPING AND LANDSCAPING WORK
9. STABILIZE ALL DISTURBED AREAS AND REMOVE EROSION AND SEDIMENT CONTROLS & CONSTRUCTION FENCE.

APPROVAL BLOCK

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⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN & DETAILS

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.: 3 OF 13	**SHEET ID.:** CG101

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LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM

1 EROSION AND SEDIMENT CONTROL NOTES
CG501

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. REFER ALSO TO "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
10. PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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.
13. 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.
14. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
15. 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.
16. 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.
17. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
18. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
19. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
20. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
21. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER's FIELD REPRESENTATIVE.
22. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER's FIELD REPRESENTATIVE. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
23. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
24. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
25. THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
26. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER AND TOWN ENGINEER. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

4 SEEDING AND MULCHING NOTES
CG501

1. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
   - 1.1. KENTUCKY BLUEGRASS 40%
   - 1.2. CREEPING RED FESCUE 40%
   - 1.3. RYE GRASS 20%
2. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

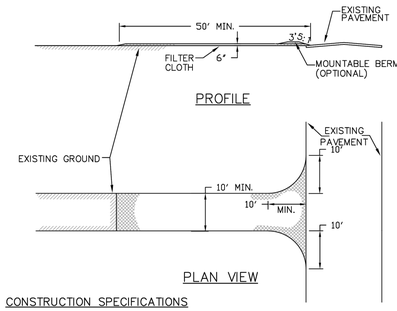
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

1. PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RE-STABILIZED IMMEDIATELY.
2. STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.
3. SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
4. SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
5. INLET PROTECTION: INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
6. 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. TO ELIMINATE DUST AND SEDIMENT BUILDUP ON SITE AND SURROUNDING AREAS. 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.

3 CONSTRUCTION WASTE MANAGEMENT NOTES
CG501

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.
2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.
3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
4. A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED. THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.
5. MATERIAL STORAGE CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
6. TEMPORARY CONCRETE WASHOUT FACILITY TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.
7. SOLID WASTE DISPOSAL NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
8. WATER SOURCE NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

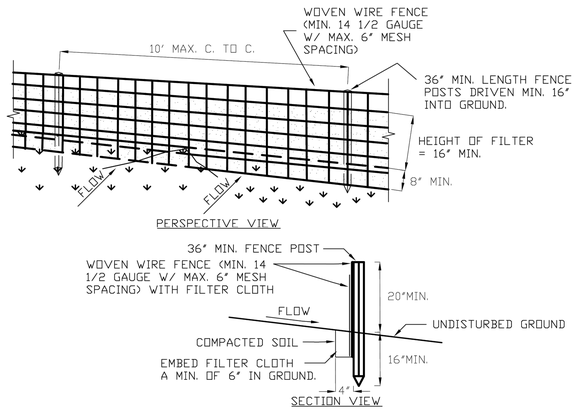


CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivilent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
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.

STABILIZED CONSTRUCTION ENTRANCE

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	STABILIZED CONSTRUCTION ENTRANCE ⚠	1 PAGE NO.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601		SILT FENCE ⚠	DATE: 9/18/2014

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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES & CITY OF POUGHKEEPSIE DETAILS

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
N/A	2502002
SHEET NO.: 4 OF 13	SHEET ID.: CG501

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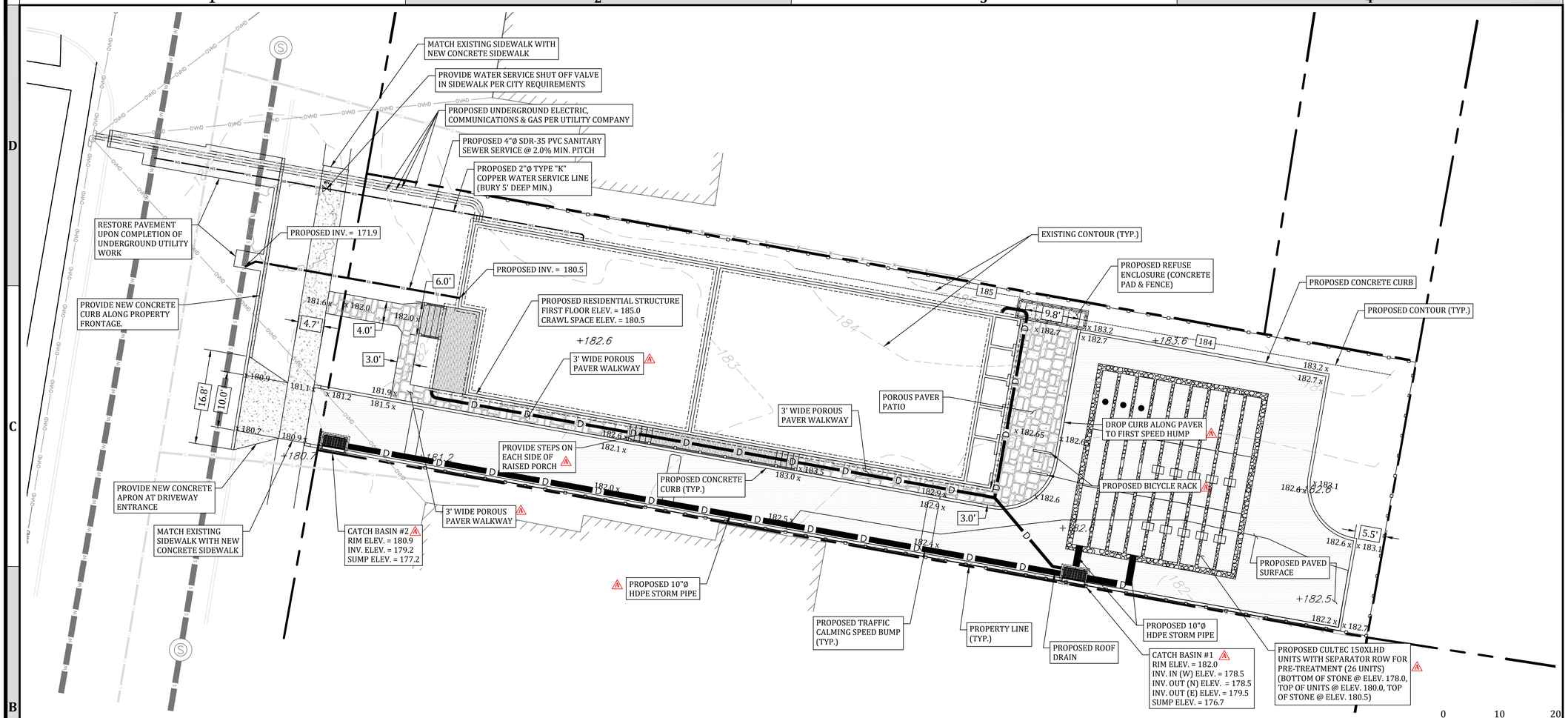
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM



1 GRADING, DRAINAGE & UTILITY PLAN
SCALE: 1" = 10'

2 TEED ENGINEERING, PLLC STANDARD NOTES
CU101

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING TEED ENGINEERING, PLLC FOR ACCEPTANCE. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED, WORK SHALL BE STOPPED AND NECESSARY MODIFICATIONS SHALL BE DISCUSSED AND APPROVED BY TEED ENGINEERING, PLLC. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TEED ENGINEERING, PLLC BEFORE CONSTRUCTION BEGINS.
2. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS UNLESS EXPLICITLY STATED ON THIS PLAN.
3. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO PLACE IMPROVEMENTS ON MATERIAL WITH A SUITABLE BEARING CAPACITY AND TO VERIFY THE QUANTITY OF MATERIALS TO BE REMOVED OR DELIVERED TO THE SITE TO SUCCESSFULLY COMPLETE THIS PROJECT.
4. ALL UNDERGROUND CONSTRUCTION SHALL BE INSPECTED BY TEED ENGINEERING, PLLC PRIOR TO BACKFILLING.
5. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL LOCAL PERMITS REQUIRED FOR COMPLETION OF THIS PROJECT.
6. THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATIVES ARE ACCEPTED AND APPROVED IN WRITING BY TEED ENGINEERING, PLLC.
7. FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY TEED ENGINEERING, PLLC.
8. PRIOR TO EXCAVATING, ALL UNDERGROUND UTILITIES MUST BE LOCATED BY THE APPROPRIATE UTILITY AGENCY.
9. EROSION & SEDIMENT CONTROLS TO BE INSTALLED PER NYSDEC STANDARDS.
10. 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 TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
11. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY TEED ENGINEERING, PLLC. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY TEED ENGINEERING, PLLC 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.
12. 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.
13. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.

3 WATER & SEWER SIZING NOTES
CU101 B

1. THE PROJECTED MAXIMUM DAILY FLOW (MDF) OR WATER USAGE FOR THE FACILITY IS 1,100 GALLONS PER DAY (GPD) BASED ON A THEORETICAL DEMAND 110 GPD PER BEDROOM. THIS VALUE IS DERIVED FROM NYSDOH STANDARDS FOR WATER USAGE AND WASTEWATER DISPOSAL.
   - 1.1. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY APPENDIX E WAS USED TO DETERMINE THAT A 2" WATER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED PEAK DEMANDS AND SUPPLY ADEQUATE PRESSURE TO 2ND FLOOR WATER FIXTURES. SPECIFICALLY, IT WAS DETERMINED THAT THE PEAK INSTANTANEOUS WATER DEMAND FOR THE BUILDING IS 42.5 GPM BASED ON THE PROPOSED FIXTURE UNITS (49.2) PER TABLE E103.3(2) OF THE NYS PLUMBING CODE AND CHART A 103.1(1) OF THE UNIFORM PLUMBING CODE.
   - 1.2. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY SECTION 709 WAS USED TO DETERMINE THAT A 4" SEWER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED WASTEWATER DISCHARGE. SPECIFICALLY, IT WAS DETERMINED THAT THE
   - 1.3. BASED ON A PEAK INSTANTANEOUS FLOW OF 42.5 GPM, A 4-INCH DIAMETER PIPE AT $\frac{1}{4}$" PER FOOT MINIMUM PITCH CAN SUPPLY THE SANITARY SEWAGE DISPOSAL REQUIREMENTS OF THE BUILDING. A 4-INCH PVC PIPE FLOWING FULL AT $\frac{1}{4}$" PER FOOT CAN CARRY 43.6 GPM, THEREFORE A 4-INCH PIPE IS SUFFICIENT TO MEET THE PEAK DEMANDS.
2. REFER TO SHEET CU501 FOR ADDITIONAL CALCULATIONS PERTAINING TO WATER AND SANITARY SEWER.

SPECIAL STORMWATER NOTE B

THE OWNER SHALL PROVIDE THE MAINTENANCE RECORDS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PC SMPs) TO THE CITY OF POUGHKEEPSIE STORMWATER MANAGEMENT OFFICER (SMO)

SPECIAL TRAFFIC CONTROL NOTE B

THE FLOW OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION PER THE CITY OF POUGHKEEPSIE. THE CONTRACTOR SHALL REFER TO AND FOLLOW STANDARD NYSDOT REQUIREMENTS FOR MAINTAINING AND PROTECTING TRAFFIC DURING CONSTRUCTION WITHIN THE RIGHT-OF-WAY. STANDARD NYSDOT SHEETS ARE INCLUDED IN THIS PLAN SET FOR REFERENCE EVEN THOUGH THE WORK IS NOT PROPOSED WITHIN A NYSDOT CONTROLLED RIGHT-OF-WAY. REFER TO SHEETS CU521, CU522 & CU523 FOR ADDITIONAL DETAILS. WHERE STANDARD NYSDOT SHEETS REFER THE CONTRACTOR TO NOTIFY THE "NYSDOT" THE CONTRACTOR SHALL INSTEAD NOTIFY THE "CITY OF POUGHKEEPSIE".

APPROVAL BLOCK

4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC

2 VICINITY MAP
1" = 2000'

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PROFESSIONAL CERTIFICATION:

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53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 PROJECT NO. 2502002

JAMES W. TEED, JR.
094633

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POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.: 5 OF 13	SHEET ID.: B CU101

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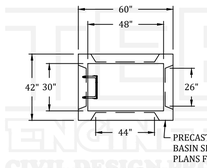
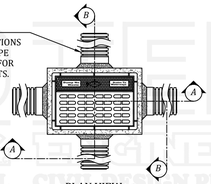
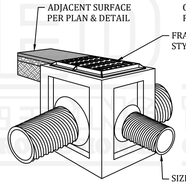


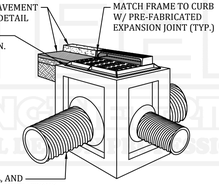
PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



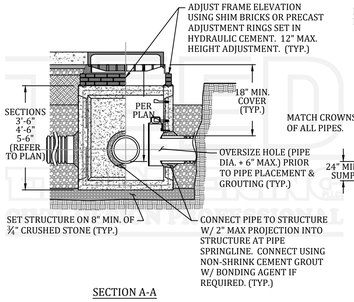
PLAN VIEW



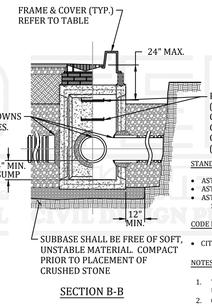
ISOMETRIC VIEW (DROP INLET)



ISOMETRIC VIEW (CURB INLET)



SECTION A-A



SECTION B-B

SPECIAL NOTES

1. THE OUTLET PIPE TO THE UNDERGROUND INFILTRATION SYSTEM SHALL BE FITTED WITH A STANDARD CAST IRON TRAP AS MANUFACTURED BY CAMPBELL FOUNDRY PATTERN NUMBER 2563 OR APPROVED EQUAL.

STANDARD SPECIFICATION REFERENCES:

- ASTM A48 - STANDARD SPECIFICATION FOR GRAY IRON CASTINGS
- ASTM A615 - STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS
- ASTM C857 - STANDARD PRACTICE FOR MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.

CODE REFERENCES:

- CITY OF POUGHKEEPSIE CODE.

PROVIDE COPOLYMER POLYPROPYLENE STEPS (REINFORCED WITH #4 REBAR) AT 12" ON CENTER FOR STRUCTURES HAVING A DEPTH OF GREATER THAN 48" AS MEASURED FROM THE GRATE TO THE FLOOR OF THE STRUCTURE. (TYP.)

NOTES:

1. THE PRIMARY PURPOSE OF CATCH BASIN IS TO COLLECT STORMWATER FROM THE SURFACE AND ROUTE IT TO ANOTHER LOCATION VIA UNDERGROUND PIPING.
2. CATCH BASIN SHALL BE INSTALLED TO MAINTAIN LEVELNESS IN ALL DIRECTIONS.
3. CATCH BASIN SHALL BE CONSTRUCTED OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OF AGE.
4. ALL WALLS, BOTTOM AND TOP SHALL CONTAIN REINFORCING AND SHALL BE DESIGNED TO ASSURE AASHTO HS-20 LOADING AT 25% IMPACT.
5. BACKFILL AGAINST STRUCTURE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TO AVOID SETTLEMENT.
6. PRECAST CONCRETE CATCH BASIN SECTIONS SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL "CB-30X48" OR APPROVED EQUAL ORDERED TO REQUIRED DEPTH PER PLAN WITH FINAL ADJUSTMENTS MADE WITH SHIM BRICKS OR PRECAST CONCRETE RINGS AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
7. ALL JOINTS SHALL BE SEALED WITH BUTYL RUBBER SEALANT.
8. FRAME AND GRATE SHALL BE AS MANUFACTURED BY CAMPBELL FOUNDRY. CURB INLET FRAME AND GRATE SHALL BE MODEL "GRATE-CI" (PATTERN #2617) OR APPROVED EQUAL. DROP INLET FRAME AND GRATE SHALL BE MODEL "GRATE-30X48" (PATTERN #3408) OR APPROVED EQUAL.
9. STEPS (IF PROVIDED) SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL. STEPS SHALL EMBED INTO STRUCTURE WALL 3⅛" AND SHALL COMPLY WITH ALL OSHA REGULATIONS.
10. FIRST PIPE COUPLER SHALL BE 18" FROM WALL OR ENCASED IN FLOWABLE FILL.
11. WHERE CATCH BASIN DEPTH EXCEEDS 7 FT., WALL THICKNESS SHALL BE 8" MIN.

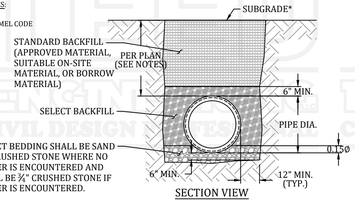
1 CU501 CATCH BASIN
NOT TO SCALE

STANDARD SPECIFICATION REFERENCES:

- ASTM D2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
- ASTM D1557 - STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT.

CODE REFERENCES:

- TOWN OF CARMEL CODE



SECTION VIEW

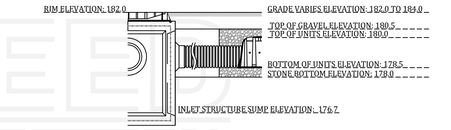
NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER. IF NECESSARY, THE DESIGN ENGINEER MAY DIRECT THAT THE CONTRACTOR EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. THE MINIMUM COVER IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IS 12" FOR UP TO 48" Ø PIPE AND 24" OF COVER FOR 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
5. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.
6. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
7. DRAINAGE PIPE RUNS SHALL HAVE A MINIMUM SLOPE OF 0.5%.
8. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
9. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
10. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
11. SELECT BACKFILL MATERIAL SHALL BE PLACED IN 6" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER TO NOT LESS THAN 95% MINIMUM DRY DENSITY UNDER PAVED AND BUILDING AREAS AND 92% MINIMUM MODIFIED DENSITY IN NON PAVED AND NON BUILDING AREAS. COMPACTION SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION D-1557.
12. SELECT BEDDING SHALL BE SAND OR CRUSHED STONE WHERE NO WATER IS ENCOUNTERED AND SHALL BE 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED.

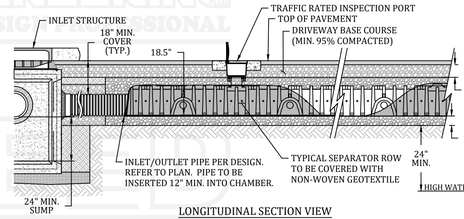
ANNOTATION NOTES:

* SEE PLAN AND OTHER DETAILS FOR FINISHED GRADE. WHERE UNDER PAVED SURFACES, SEE PAVED SURFACE DETAIL.

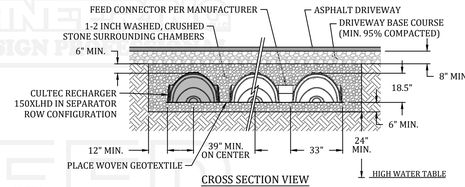
2 CU501 STORM PIPE
NOT TO SCALE



REFERENCE ELEVATIONS



LONGITUDINAL SECTION VIEW

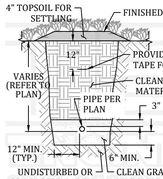


CROSS SECTION VIEW

NOTES:

1. EQUIP LAST UNIT IN SEPARATOR ROW WITH TRAFFIC RATED INSPECTION PORT. INSTALL PER MANUFACTURER.
2. NON-WOVEN GEOTEXTILE TO BE INSTALLED BENEATH FEED CONNECTORS, BENEATH ALL INLET/OUTLET PIPES FOR SCOUR PROTECTION, AND BENEATH SEPARATOR ROW. EXTEND 12' DOWN CHAMBER ROWS AT INLETS AND OUTLET PIPES.
3. NON-WOVEN GEOTEXTILE TO BE INSTALLED AROUND TOP, SIDES AND BOTTOM OF STONE AT INTERFACE WITH EXCAVATED SOILS.
4. INSTALL CHAMBERS PER ALL MANUFACTURER SPECIFICATIONS AND REQUIREMENTS.

3 CU501 CULTEC RECHARGER 150XLHD
NOT TO SCALE

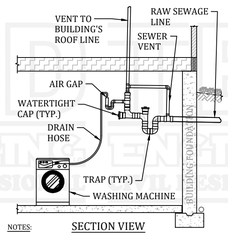


SECTION VIEW

NOTES:

1. BACKFILL SHALL BE PLACED IN 12" LIFTS AND SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
2. NO ROCK, DEBRIS, FROZEN MATERIAL, LARGE CLODS OR ORGANIC MATTER SHALL PROJECT WITHIN THE LIMITS OF THE TRENCH. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.

4 CU501 SEWER PIPE
NOT TO SCALE

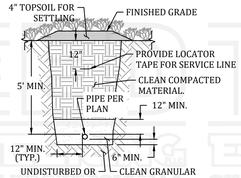


SECTION VIEW

NOTES:

1. ALL JOINTS SHALL BE WATERTIGHT.
2. BELLS SHALL FACE UPSTREAM AND SPIGOTS SHALL FACE DOWNSTREAM.
3. ALL INTERNAL PLUMBING SHALL COMPLY WITH LOCAL PLUMBING AND BUILDING CODES.

5 CU501 SEWER VENTING
NOT TO SCALE



SECTION VIEW

NOTES:

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6 CU501 WATER SERVICE LINE
NOT TO SCALE

Domestic Demand Calculations

B

Taken from Plumbing Code of New York State - Appendix E, Table E103.3(2) "Load Values Assigned to Fixtures"[a]

# of Units[b]	Fixture	Occupancy	Type of Supply Control	Load Values, In Water Supply Fixture Units			Total Unit Load (wsfu)
				Cold	Hot	Total	
4	Dishwashing Machine	Private	Automatic	*0.0*	*1.4*	1.4	5.6
4	Kitchen Sink	Private	Faucet	*1.0*	*1.0*	1.4	5.6
4	Lavatory	Private	Faucet	*0.5*	*0.5*	0.7	2.8
4	Shower Head	Private	Mixing Valve	*1.0*	*1.0*	1.4	5.6
4	Washing Machine (8 lb)	Private	Automatic	*1.0*	*1.0*	1.4	5.6
4	Water Closet	Private	Flushometer Valve	*6.0*	*0.0*	6.0	24

a. For fixtures not listed, loads should be assumed by comparing the fixture to one listed using water in similar quantities and at similar rates. The assigned loads for fixtures with both hot and cold water supplies are given for separate hot and cold water loads and for total load. The separate hot and cold water loads being three-fourths of the total load for the fixture in each case.

b. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Load (wsfu)	***49.2***
Peak Demand (gpm) [c]	***50***

c. Using the Uniform Plumbing Code (UPC) Chart A103.1(1)

Peak Demand x 0.75 (gpm) [a]	***37.5***

# of Units[b]	Fixed Irrigation Fixture		Flow Rate (gpm)[d]	Total Unit Load (gpm)
0	Lawn Sprinkler	×	25	0
1	Hose Bibbs	×	5	5

d. Average flow from manufacturers

Peak Irrigation Demand (gpm)	***5***
Total Peak Demand (gpm)	**42.5**

Probable Discharge Calculations

B

Taken from Plumbing Code of New York State - Table 709.1 "Drainage Fixture Units for Fixtures and Groups"

# of Units[a]	Fixture	Occupancy	Type of Supply Control	Total	Total Unit Load (dfu)
4	Dishwashing Machine	Private	Automatic	2.0	8
4	Kitchen Sink	Private	Faucet	2.0	8
4	Lavatory	Private	Faucet	1.0	4
4	Shower Head	Private	Mixing Valve	2.0	8
4	Washing Machine (8 lb)	Private	Automatic	2.0	8
4	Water Closet	Private	Flushometer Valve	4.0	16

a. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Discharge (dfu)	***52***
Total Peak Discharge (gpm)	**26**

Gravity Sewer Calculations

B

Mannings Equation: Q = VA = (1.486/n)*A*(R^(2/3))*(S^(1/2))

n	0.013
Pipe Diameter	4.026 inches
Area of Pipe	0.088 sq. ft.
Wetted Perimeter	1.054 ft.
Hydraulic Radius	0.084 ft.
Pipe Slope	0.0208 (proposed)
Flow	0.28 cu.ft./s
Flow	125.43 gal/min
Velocity	*3.2 ft./s*

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EMAIL: JIM@TEEDENGINEERING.COM

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B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.: 6 OF 13	SHEET ID.: ⚠ CU501 B

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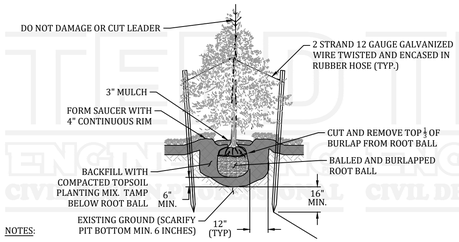
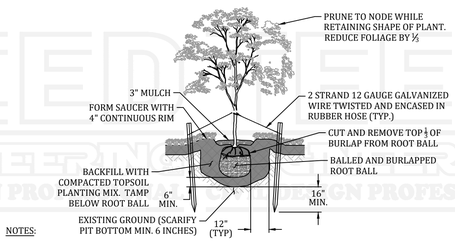


NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

1 CU502 CONIFEROUS TREE PLANTING
NOT TO SCALE



NOTES:

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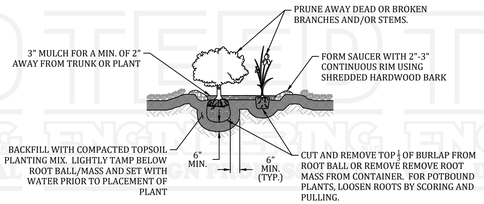
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

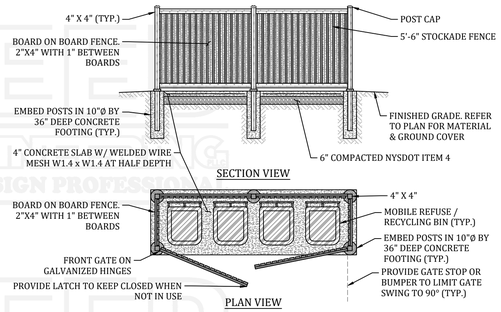
2 CU502 DECIDIOUS TREE PLANTING
NOT TO SCALE



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION
2. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.
3. REMOVE ALL TAGS, TWINE AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO ROOT MASS.

3 CU502 SHRUB PLANTING
NOT TO SCALE



4 CU502 REFUSE ENCLOSURE
NOT TO SCALE

SECTION VIEW

NOTES:

1. CONCRETE SHALL BE 4,000 PSI MINIMUM.

5 CU502 PAVEMENT AND CURBING
NOT TO SCALE

NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ¼" BETWEEN SIDEWALK PANELS.
2. PROVIDE ¾" THICK TRANSVERSE FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINTS EVERY 25' AND GROOVE TOOLED CONTROL JOINTS EVERY 5'. EXPANSION JOINTS SHALL BE FINISHED WITH ¼" EDGING TOOL.
3. CONCRETE SHALL BE NYSDOT CLASS "A" HAVING A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. PROVIDE 2" MIN CLEARANCE BETWEEN REINFORCEMENT AND EXPANSION JOINTS.
5. THE CONCRETE SIDEWALK SHALL RECEIVED TWO COATS OF ANTI-SPALLING COMPOUND AFTER 28 DAY CURE.

6 CU502 SIDEWALK
NOT TO SCALE

NOTES:

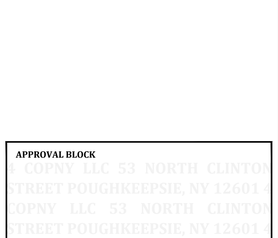
1. SPEED HUMP TO BE MADE OF TOP COURSE ASPHALT. MILL SURFACE 1" BELOW SPEED HUMP TO KEY IN. TACK COAT BETWEEN SPEED HUMP ASPHALT AND ASPHALT DRIVEWAY.

7 CU502 TRAFFIC CALMING SPEED BUMP
NOT TO SCALE

NOTES:

1. ALL SIGNS SHALL BE INSTALLED TO MEET ADA REQUIREMENTS.
2. SIGN AND POST SHALL BE INSTALLED TO RESIST DISPLACEMENT BY VANDALISM AND WIND FORCES. ALL SIGNS SHALL BE CONSTRUCTED TO REMAIN IN PERMANENT POSITION.

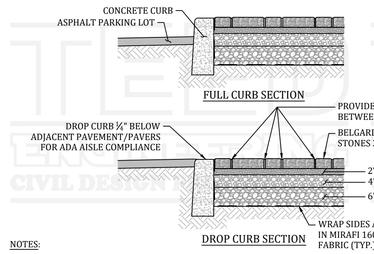
8 CU502 ADA REQUIRED SIGNAGE
NOT TO SCALE



NOTES:

1. INSTALLATION AND DIMENSIONS SHALL CONFORM TO LIGHT POLE MANUFACTURER REQUIREMENTS.
2. ALL REINFORCING STEEL SHALL HAVE 2" MIN. CLEARANCE TO OUTSIDE OF FOOTING.

9 CU502 LIGHT POLE FOUNDATION
NOT TO SCALE



NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN 1/16" BETWEEN PAVER PANELS.
2. SUBBASE BELOW AGGREGATE NOT TO BE COMPACTED SO AS TO ALLOW FOR PROPER INFILTRATION OF STORMWATER AND MAINTAIN PERMEABILITY OF EXISTING SOIL.
3. MAINTAIN MAXIMUM SLOPES AND GAPS AS REQUIRED PER ADA REQUIREMENTS.

10 CU502 PAVER SIDEWALK/PATIO
NOT TO SCALE

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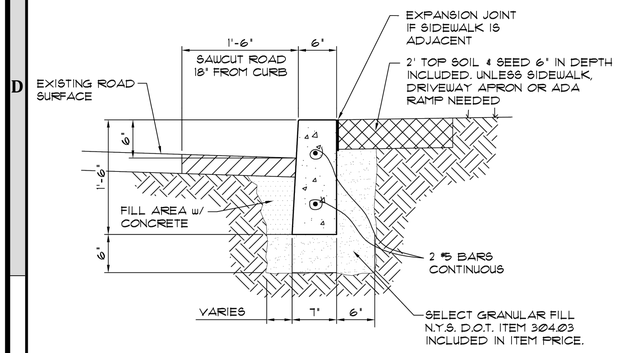
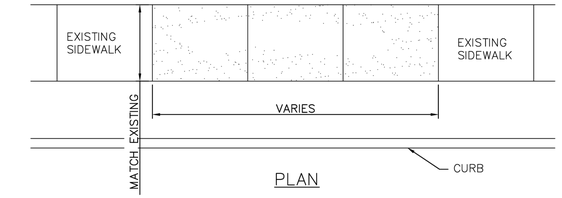


NOTE:

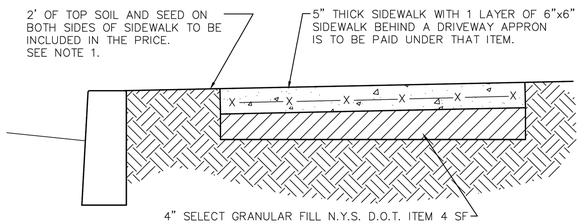
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"



PLAN



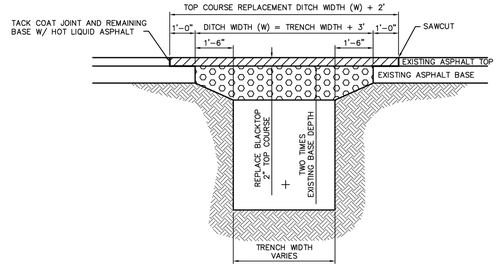
SECTION

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" =1'-0"



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.

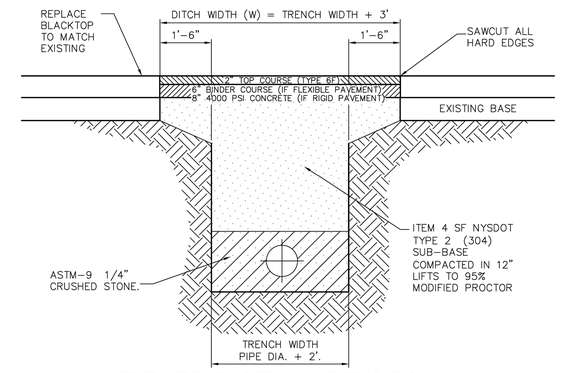
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

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.

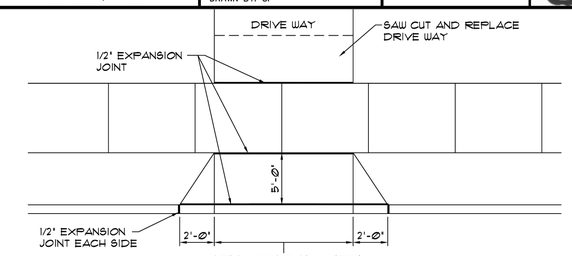


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

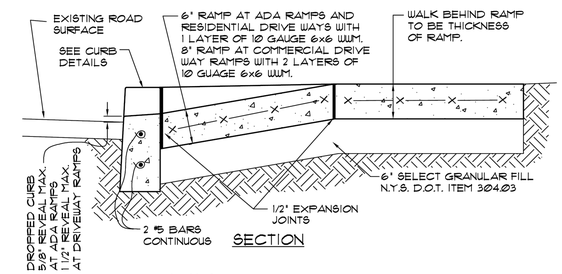
SCALE: 1/4" =1'-0"

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS.



PLAN



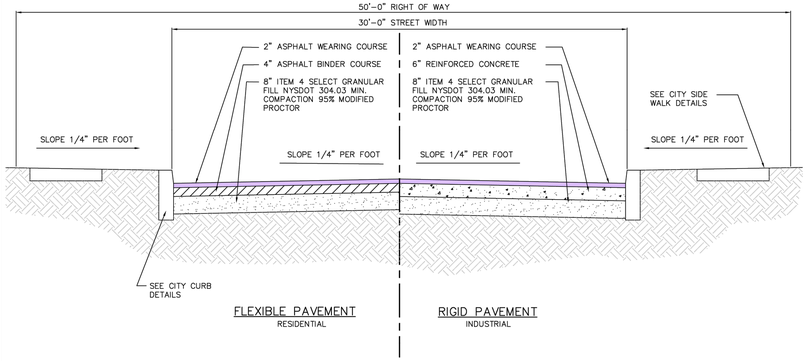
SECTION

NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

DRIVEWAY RAMPS & ADA RAMP

SCALE: 1" =1'-0"



TYPICAL STREET SECTION

SCALE: N.T.S.

1 CU503 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

APPROVAL BLOCK

4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 4 COPNY LLC

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.
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	
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.
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	TRENCH AND PAVEMENT DETAIL	4 PAGE NO.
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	DRIVEWAY & ADA RAMP DETAIL	1 PAGE NO.
FILE: *.DWG DATE: 06-04-2009 SCALE: AS NOTED DRAWN BY: JP	TYPICAL STREET SECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.

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NYSDOE COA # 0021016
UNTIL 10/31/2026

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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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	4	.	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025
MARK	#	DESCRIPTION	DATE

SHEET TITLE:
CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE: AS SHOWN	PROJECT NO.: 2502002
SHEET NO.: 8 OF 13	SHEET ID.: ⚠ CU503

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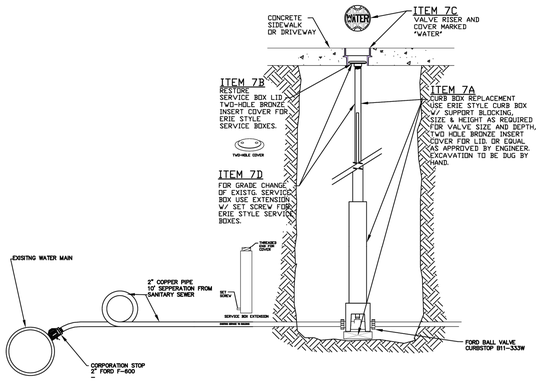
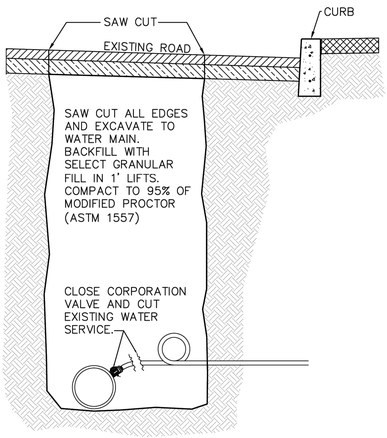
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM



CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

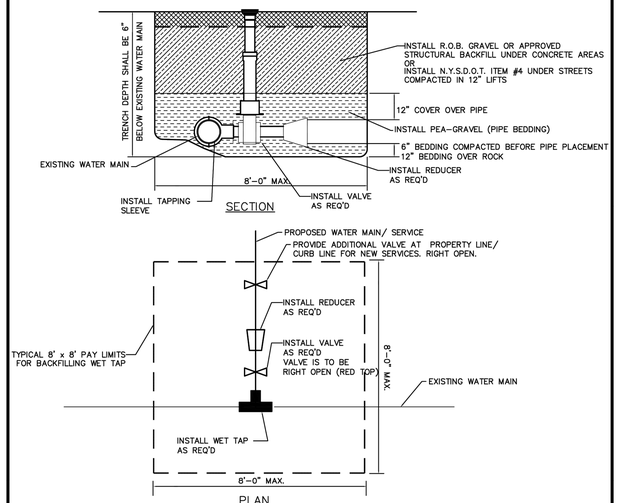
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

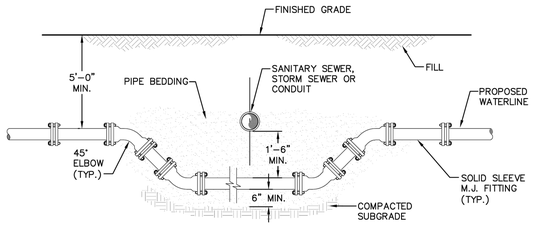
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	WATER DISCONNECT AT MAIN	3 PAGE NO.	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	TAPPING SLEEVE & VALVE	DATE: 9/15/2014



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.



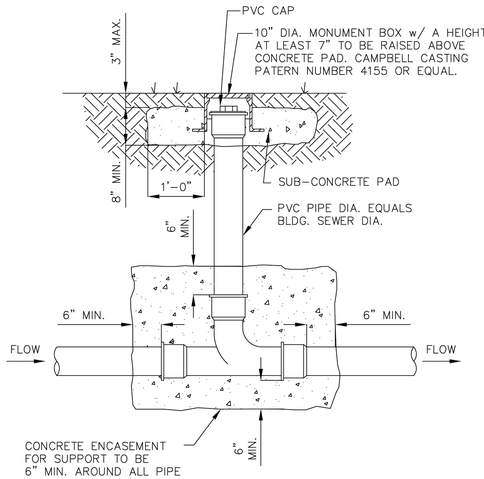
NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

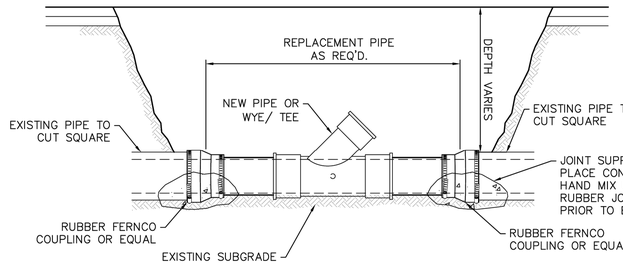
WATERLINE OFFSET DETAIL

SCALE: N.T.S.

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	WATERLINE OFFSET	1 PAGE NO.	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	RESIDENTIAL SANITARY CLEAN-OUT	DATE: 9/22/2014



RESIDENTIAL CLEAN-OUT DETAIL



NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.

FILE: *.DWG DATE: 03-02-2009 SCALE: AS NOTED DRAWN BY: JTK	TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.	

1 CU504 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

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UNTIL 10/31/2026

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JAMES W. TEED, JR.
094633

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POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	.
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.: 9 OF 13	SHEET ID.: ⚠ CU504

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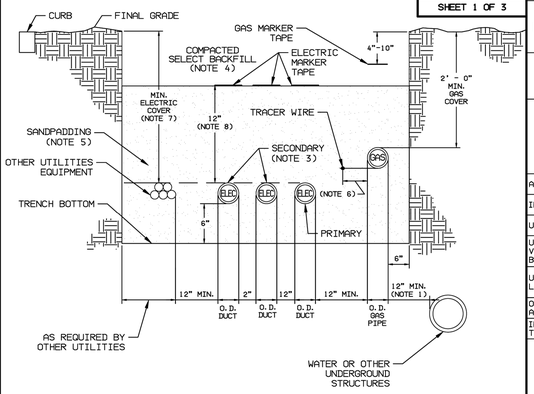
DRAWING REFERENCE: 2502002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 6/9/2025 11:43 AM

FIG. 11
SHEET 1 OF 3



NOTES:

1. THE MINIMUM CLEARANCE FROM GAS TO OTHER UTILITIES SUCH AS WATER & SEWER SHALL BE 12". CONSULT WITH OTHER UTILITIES OR REVIEW LOCAL ORDINANCES FOR ADDITIONAL CLEARANCE REQUIREMENTS. IF 12" CLEARANCE IS NOT POSSIBLE, REFER TO FIGURE 20 OF THE SPECIFICATIONS AND REQUIREMENTS OF GAS INSTALLATIONS.
2. GAS SHALL BE INSTALLED ON THE FIELD SIDE OF THE ELECTRIC.
3. SPACING SHALL BE MAINTAINED FOR CONCRETE ENCASED DUCTS.
4. COMPACTED SELECT BACKFILL MAY BE ON-SITE MATERIAL PROVIDED IT CONTAINS NO ROCKS OR STONES OVER 6" IN DIAMETER, ROOTS, STUMPS OR CONSTRUCTION DEBRIS.
5. REFER TO FIGURE 20 FOR DEFINITION OF SANDPADDING.
6. LOCATE TRACER WIRE A SUFFICIENT DISTANCE FROM PLASTIC PIPE TO MINIMIZE TRACER WIRE TO PIPE CONTACT.
7. FOR BURIAL DEPTH OF CONDUCTORS 1000 VOLTS AND UNDER SEE TABLE ON SHEET 2. FOR CONDUCTORS OVER 1000 VOLTS SEE TABLE ON SHEET 3.
8. FOR DIRECT BURIED CABLES NOT ENCASED IN CONCRETE PROVIDE AND INSTALL MARKER TAPE.
9. CONTACT "CALL BEFORE YOU DIG" AT 811 AND OBTAIN A MARKOUT PRIOR TO BREAKING GROUND.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 9-7-18
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS AND OTHER UTILITIES	ISSUE
		APP.
		APP.

FIG. 11
SHEET 2 OF 3

MINIMUM COVER REQUIREMENTS, 0 TO 1000 VOLTS, NOMINAL, BURIAL IN INCHES (IN.)

TYPE OF WIRING METHOD OR CIRCUIT

TYPE OF WIRING METHOD OR CIRCUIT	DIRECT BURIAL CABLES OR CONDUCTORS	RIGID METAL CONDUIT	NONMETALLIC RACEWAYS LISTED FOR DIRECT BURIAL WITHOUT CONCRETE ENCASEMENT OR OTHER APPROVED RACEWAYS
	IN.	IN.	IN.
ALL LOCATIONS NOT SPECIFIED BELOW	24	6	18
IN TRENCH BELOW 2-IN. THICK CONCRETE OR EQUIVALENT	18	6	12
UNDER A BUILDING	0 (NOTE 4)	0	0
UNDER MINIMUM OF 4-IN. THICK CONCRETE EXTERIOR SLAB WITH NO VEHICULAR TRAFFIC AND THE SLAB EXTENDING NOT LESS THAN 6 IN. BEYOND THE UNDERGROUND INSTALLATION	18 (NOTE 6)	4	4
UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS	24 (NOTE 6)	24	24
ONE AND TWO-FAMILY DWELLING DRIVEWAYS AND OUTDOOR PARKING AREAS, AND USED ONLY FOR DWELLING-RELATED PURPOSES	18	18	18
IN OR UNDER AIRPORT RUNWAYS, INCLUDING ADJACENT AREAS WHERE TRESPASSING PROHIBITED	18	18	18

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. RACEWAYS APPROVED FOR BURIAL ONLY WHERE CONCRETE ENCASED SHALL REQUIRE CONCRETE ENVELOPE NOT LESS THAN 2 IN. THICK.
3. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
4. DEPTH INDICATED ALLOWED WHEN CABLES OR CONDUCTORS ARE IN A RACEWAY OR TYPE MC OR MI CABLE IDENTIFIED FOR DIRECT BURIAL. SEE NEC ARTICLES 330 AND 332 FOR DEFINITIONS OF MC AND MI CABLE RESPECTIVELY.
5. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 50 MM (2 IN.) OF CONCRETE EXTENDING DOWN TO ROCK.
6. IN URDs, SECONDARY CONDUCTORS AND CABLES SHALL BE INSTALLED IN CONDUIT FROM POINT OF ORIGIN TO POINT OF TERMINATION WHEN INSTALLED UNDER PAVED OR CONCRETE SURFACES (ROADS, DRIVEWAYS, SIDEWALKS, ETC.). SEE SECTION 4.5.2 AND FIG. 14 FOR MORE INFORMATION ON URDs.
7. TABLE IS DERIVED FROM NEC 300.5 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.5 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	ISSUE
		APP.
		APP.

FIG. 11
SHEET 3 OF 3

Minimum Cover Requirements, 1kV to 40kV, Nominal, Burial in Inches (in.) (Note 1)

Circuit Voltage	General Conditions (not otherwise specified)			Special Conditions (use if applicable)		
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	Direct-Buried Cables (Notes 4 & 8)	PVC Conduit (Note 2)	Rigid Metal Conduit	Raceways Under Buildings or Exterior Concrete Slabs, 4 in. Minimum Thickness (Note 3)	Cables in Airport Runways or Adjacent Areas Where Trespass Is Prohibited	Areas Subject to Vehicular Traffic, Such as Thoroughfares and Commercial Parking Areas
	in.	in.	in.	in.	in.	in.
Over 1 kV through 22 kV	30	18	6	4	18	24
Over 22 kV through 40 kV	36	24	6	4	18	24

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. LISTED BY A QUALIFIED TESTING AGENCY AS SUITABLE FOR DIRECT BURIAL WITHOUT ENCASEMENT. ALL OTHER NONMETALLIC SYSTEMS SHALL REQUIRE 2 IN. OF CONCRETE OR EQUIVALENT ABOVE CONDUIT IN ADDITION TO THE TABLE DEPTH.
3. THE SLAB SHALL EXTEND A MINIMUM OF 6 IN. BEYOND THE UNDERGROUND INSTALLATION, AND A WARNING RIBBON OR OTHER EFFECTIVE MEANS SUITABLE FOR THE CONDITIONS SHALL BE PLACED ABOVE THE UNDERGROUND INSTALLATION.
4. UNDERGROUND DIRECT-BURIED CABLES THAT ARE NOT ENCASED OR PROTECTED BY CONCRETE AND ARE BURIED 30 IN. OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12 IN. ABOVE THE CABLES.
5. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
6. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 2 IN. OF CONCRETE EXTENDING DOWN TO ROCK.
7. IN INDUSTRIAL ESTABLISHMENTS, WHERE CONDITIONS OF MAINTENANCE AND SUPERVISION ENSURE THAT QUALIFIED PERSONS WILL SERVICE THE INSTALLATION, THE MINIMUM COVER REQUIREMENTS FOR OTHER THAN RIGID METAL CONDUIT AND INTERMEDIATE METAL CONDUIT, SHALL BE PERMITTED TO BE REDUCED 6 IN. FOR EACH 2 IN. OF CONCRETE OR EQUIVALENT PLACED ENTIRELY WITHIN THE TRENCH OVER THE UNDERGROUND INSTALLATION.
8. IN URDs, PRIMARY CONDUCTORS SHALL BE INSTALLED IN CONDUIT. DIRECT-BURIED CABLES ARE NOT ACCEPTABLE. SEE SECTION 4.5.2 AND FIGURE 14 FOR MORE INFORMATION ON URDs.
9. TABLE IS DERIVED FROM NEC 300.50 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.50 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	ISSUE
		APP.
		APP.

1 CU505 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CENTRAL HUDSON GAS & ELECTRIC STANDARD DETAILS FOR WORK ASSOCIATED WITH THEIR UTILITIES AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY CENTAL HUDSON GAS & ELECTRIC.

APPROVAL BLOCK

UDIG·NY
SAFE DIGGING STARTS HERE

SCAN HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
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MARK	#	DESCRIPTION	DATE
	4	.	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
1	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
CHG&E STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.: 10 OF 13	SHEET ID.: 1 CU505

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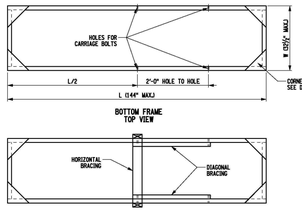
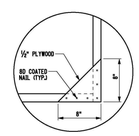
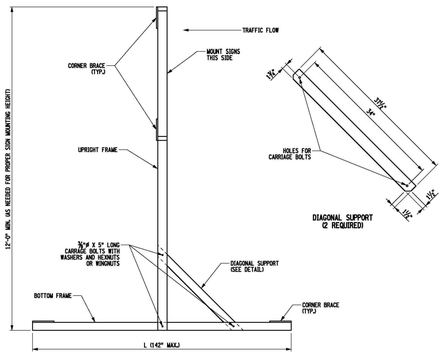
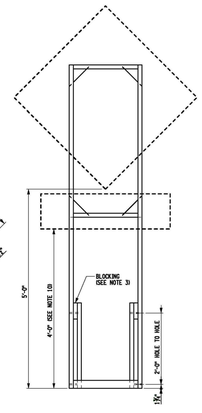
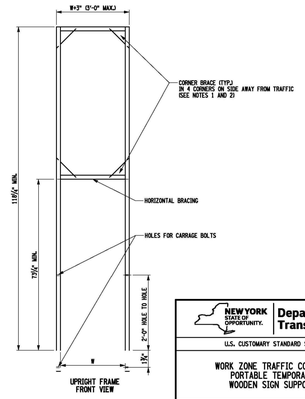










NOTES:

1. ALL LUMBER SHALL BE 2 X 4 DIMENSIONAL LUMBER. CONNECT FRAME MEMBERS WITH 2 EACH 12D COATED NAILS.
2. ALL HOLES SHALL BE DRILLED IN CENTERLINE OF FRAME MEMBERS AND DIAGONAL BRACES.
3. 6" BLOCK SPACER MAY BE USED BETWEEN DIAGONAL BRACE AND VERTICAL SUPPORT.
4. CONNECT FRAME CORNER BRACES TO FRAME MEMBERS WITH 6 EACH - 8D COATED NAILS. (3 NAILS INTO EACH FRAME MEMBER).
5. UPRIGHT FRAME MOUNTS ON THE OUTSIDE OF THE BOTTOM FRAME.
6. PAINT SIGN SUPPORT WITH 2 COATS OF WHITE PAINT.
7. DIAGONAL SUPPORTS MOUNT INSIDE BOTH UPRIGHT AND BOTTOM FRAMES. ALL UPRIGHT DIAGONAL BRACING SHALL BE SLOPED SUCH THAT BRACING COLLAPSES DOWNWARD UPON IMPACT BY A VEHICLE.
8. A SINGLE LAYER OF BALLAST PLACED ON THE BOTTOM FRAME MAY BE USED TO PREVENT SIGNS FROM TIPPING OVER FROM WIND AND VEHICLE GUSTS.
9. NO HORIZONTAL BRACING ALLOWED BETWEEN 2' AND 5' ON UPRIGHT VERTICALS, MEASURED FROM THE BOTTOM OF THE SKID BASE.
10. 5' MINIMUM SIGN MOUNTING HEIGHT, MEASURED FROM THE BOTTOM OF THE SKID BASE TO THE BOTTOM OF THE SIGN. VERTICAL SUPPORTS SHALL BE TALL ENOUGH TO ALLOW FOR HIGHER MOUNTING HEIGHTS FOR THOSE LOCATIONS REQUIRED BY THE MUTCD (I.E. SIDEWALKS, ROADSIDE PARKING AND EMBANKMENTS).
11. CONNECTIONS ALLOW FOR THE FOLDING, TRANSPORT AND STORAGE OF THE SUPPORT. WHEN FOLDED IN THE DOWN POSITION WITHIN THE CLEAR ZONE, THE MAXIMUM ASSEMBLY HEIGHT SHALL NOT EXCEED 4", SIMILAR NON-FOLDING SUPPORTS SHALL BE STORED OUTSIDE THE CLEAR ZONE OR BEHIND A BARRIER.
12. L = LENGTH OF BOTTOM FRAME.
    W = WIDTH OF BOTTOM FRAME.

GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN SHALL BE PROVIDED, IN WRITING, TO THE DOT ENGINEER FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORK DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS SHALL BE PROVIDED, IN WRITING, TO THE NYSDOT ENGINEER. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.
4. STANDARD SHEET 619-900 MAY BE USED FOR AN OFFSITE DETOUR SETUP FOR BOTH LONG AND SHORT TERM WORK DURATIONS.
5. REGIONAL HIGH-VOLUME RESTRICTIONS SHALL BE FOLLOWED. CONSULT WITH DOT ENGINEER IF EXCEPTION NEEDED.
6. PLAN AHEAD TO AVOID CONFLICTING WORK ZONES. CHECK FOR CONSTRUCTION PROJECTS, CLOSURES, & RESTRICTIONS AT WWW.511NY.ORG, WWW.DOT.NY.GOV/PROJECTS, AND WITH NYSDOT ENGINEER.
7. WORK ZONE INCIDENTS SHALL BE DOCUMENTED AND REPORTED USING EITHER THE DEPARTMENT'S WORK ZONE INCIDENT FORM, OR THE CONSTRUCTION INCIDENT REPORTING SYSTEM, AS APPROPRIATE.
8. CONSIDER CLOSURE WIDTH AND THE ABILITY TO ACCOMMODATE WIDE LOAD VEHICLES BEFORE ESTABLISHING WORK ZONES.
9. IF THE WORK ZONE AFFECTS AN EXISTING ACCESSIBLE AND DETECTABLE PEDESTRIAN FACILITY, ACCESSIBILITY AND DETECTABILITY SHALL BE PROVIDED ALONG THE ALTERNATE ROUTE.

ACTIVITY AREA

1. A 500' MINIMUM LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. FOR LONG TERM WORK DURATIONS, ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET OR OMITTED WITH THE APPROVAL OF THE DOT ENGINEER. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
5. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
6. NYRP-12 SHALL BE USED IN PLACE OF NYRP-11 WHEN A REDUCED REGULATORY SPEED LIMIT SIGN IS AUTHORIZED.
7. RIGID AND FLEXIBLE "ROLL-UP" SIGNS MAY BE USED FOR MOBILE, SHORT DURATION AND SHORT-TERM STATIONARY WORK. RIGID SIGNS MUST BE MOUNTED AT LEAST 5 FEET ABOVE GRADE IF FREE WHERE THERE ARE PEDESTRIANS OR PARKED CARS. FLEXIBLE SIGNS SHALL BE MOUNTED AT LEAST ONE FOOT ABOVE GRADE. MESH SIGNS SHALL NOT BE USED. USE RETRO REFLECTORIZED RIGID SIGNS FOR NIGHTTIME WORK.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. A WRITTEN NOTE SHALL BE PROVIDED TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.
3. IF THE WORK ZONE AFFECTS PEDESTRIANS, A MINIMUM PEDESTRIAN PATHWAY WIDTH OF 5 FEET SHALL BE MAINTAINED UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
4. TEMPORARY BICYCLE ACCOMMODATIONS SHALL NOT BE LESS THAN WHAT CURRENTLY EXISTS UNLESS AUTHORIZED BY THE ENGINEER.

PROTECTIVE VEHICLES

1. PROTECTIVE VEHICLES ARE DIVIDED INTO 2 CATEGORIES BASED ON THE GROSS VEHICLE WEIGHT RATING:

   - PROTECTIVE VEHICLE LIGHT (PVL) SHALL HAVE A MINIMUM GVW OF 9,500 LBS. OR GREATER.

   - PROTECTIVE VEHICLE HEAVY (PVH) SHALL HAVE A MINIMUM GVW OF 22,000 LBS. OR GREATER.

2. IF THE PROTECTIVE VEHICLE ENCROACHES INTO THE TRAVEL LANE, OR IF IT REMAINS ENTIRELY ON THE SHOULDER OF ANY HIGH SPEED ROAD (45 MPH) IT SHALL BE EQUIPPED WITH A DOT-APPROVED TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA), SEE TABLE 611-01 ON SHEET 619-0116. BALLAST MAY BE USED TO BRING A LIGHTER VEHICLE UP TO THE INDICATED WEIGHT PROVIDED THE BALLAST IS SECURELY CONTAINED WITHIN AN ENCLOSED BODY OR OTHERWISE SECURELY FASTENED TO THE VEHICLE PURSUANT TO FEDERAL MOTOR CARRIER SAFETY ADMINISTRATION (FMCSA) CARGO SECUREMENT RULES, SUCH THAT:

   - THE BALLAST WILL NOT SEPARATE FROM THE VEHICLE UPON IMPACT AND

   - THE BALLAST WEIGHT WILL NOT EXCEED THE MANUFACTURER'S GROSS VEHICLE WEIGHT RATING (GVWR).

   - TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS WEIGHT GVWR LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.

3. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A MOVING OPERATION IT IS REFERRED TO AS A SHADOW VEHICLE(S).
4. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A STATIONARY OPERATION IT IS REFERRED TO AS A BARRIER VEHICLE(S).
5. WHEN A PROTECTIVE VEHICLE IS USED IN ADVANCE OF EITHER MOVING OR STATIONARY OPERATIONS TO DISPLAY SIGN MESSAGES IT IS REFERRED TO AS AN ADVANCE WARNING VEHICLE. WHEN SIGNS ARE MOUNTED ON AN ADVANCED WARNING VEHICLE, THEY SHALL NOT OBSTRUCT VISIBILITY OF ANY LIGHTS (TAILLIGHTS OR WARNING LIGHTS), OR SIDE-VIEW MIRRORS OF THE VEHICLE, OR TRUCK MOUNTED ARROW BOARD.
6. IN A MOVING OPERATION OR A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR UP TO 1 HOUR, THE OPERATOR SHALL REMAIN IN THE PROTECTIVE VEHICLE WITH THE SAFETY BELT AND HEADREST PROPERLY ADJUSTED, MAINTAIN VEHICLE SPACING, AND KEEP THE WHEELS ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK. THE PARKING BRAKE SHALL BE SET WHENEVER POSSIBLE. TWO-WAY RADIOS SHOULD BE USED TO COMMUNICATE BETWEEN THE OPERATOR AND THE WORK CREW.
7. IN A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR, ONCE THE PROTECTIVE VEHICLE HAS BEEN APPROPRIATELY PLACED, IT SHOULD BE UNOCCUPIED. UNOCCUPIED VEHICLE SHALL BE POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS) /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS). THE FRONT WHEELS SHALL BE ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK.
8. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE PROTECTIVE VEHICLE AND THE ACTIVE WORK AREA (BUFFER DISTANCE).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLES / EQUIPMENT SHALL BE UTILIZED WHERE AVAILABLE.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.
2. A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC WITH POSITIVE BARRIER. FOR POSTED SPEED LIMIT OF 45 MPH AND LESS, A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC. DEVICES CONSISTS OF DRUMS, EXTRA TALL CONES, OR CHANNELIZING PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOT TO EXCEED ONE WORK SHIFT.
3. TEMPORARY POSITIVE BARRIER MAY BE SUBSTITUTED WITH DRUM CHANNELIZING DEVICES, IN SOME CIRCUMSTANCES, WITH APPROVAL OF THE REGIONAL TRAFFIC ENGINEER BASED ON GUIDANCE FOUND IN THE HIGHWAY DESIGN MANUAL AND ENGINEERING JUDGEMENT.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. LANE CLOSURES SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
3. EACH ARROW PANEL SHALL BE VISIBLE 1500 FEET IN ADVANCE FROM ANY POINT WITHIN THE ROADWAY.

TOLERANCE NOTE

1. ALL DIMENSIONS ON ANY 619 STANDARD SHEET ARE NOMINAL.

   - WHEN A DECIMAL POINT WITH SIGNIFICANT DIGITS0 TO THE RIGHT OF IT IS/ARE PRESENT=TOLERANCE FOR EACH DIMENSION IS ONE HALF OF THE LAST SIGNIFICANT DIGIT IN THE LIMITS SHOWN. (e.g. 1.0" IS 0.95" & 1.05" IS 0.0095").

   - OTHERWISE, TOLERANCE FOR EACH DIMENSION IS THE LESSER OF 10% OF THE NOMINAL DIMENSION SHOWN OR 6" (e.g. TOLERANCE FOR 3' IS 3.6" & TOLERANCE FOR 10' IS 6").

2. TOLERANCE ARE NOT CUMULATIVE. ABOVE DOES NOT APPLY WHEN ANY RANGE, MAXIMUM OR MINIMUM DIMENSION OR A CONTEXT SPECIFIC TOLERANCE IS SPECIFIED.

WORK DURATION DEFINITIONS

1. THERE ARE MAINLY FIVE WORK DURATIONS:
   - A. LONG-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.
   - B. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.
   - C. SHORT-TERM IS STATIONARY DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
   - D. SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N11 NOTES ON NIGHTTIME WORK.
   - E. MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY WHERE THE WORK AT ANY SPECIFIC LOCATION COMPLETES WITHIN 15 MINUTES. IT IS USED FOR VEHICLE BASED OPERATIONS AND DOES NOT INVOLVE WORKERS ON FOOT. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N10 NOTES ON NIGHTTIME WORK.
2. SPECIAL OPERATIONS ARE WORK OPERATIONS THAT DO NOT FIT INTO ONE OF THE ABOVE FIVE CATEGORIES. SPECIAL OPERATIONS INCLUDE:
   - A. STOP AND GO OPERATIONS - WORK THAT COMPLETES WITHIN 5 MINUTES AND ALLOWS WORKERS ON FOOT.
   - B. OTHER OPERATIONS INCLUDING MOWING, MULCHING/HERBICIDE OPERATIONS, TEMPORARY ROAD/INTERSECTION CLOSURES, ETC.

ROADWAY TYPE DEFINITIONS

1. FREEWAY:
   - A. INTERSTATE; INTERREGIONAL HIGH-SPEED, HIGH-VOLUME, DIVIDED FACILITIES WITH COMPLETE CONTROL OF ACCESS.
   - B. PARKWAY; DIVIDED HIGHWAYS FOR NON-COMMERCIAL TRAFFIC WITH FULL CONTROL OF ACCESS, GRADE PARKWAY SEPARATIONS, INTERCHANGES, AND OCCASIONAL AT-GRADE INTERSECTIONS. PARKWAYS ARE DESIGNATED BY LAW.
2. EXPRESSWAY; DIVIDED HIGHWAYS FOR THROUGH TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS. ALL FREEWAY STANDARD SHEETS ARE APPLICABLE TO EXPRESSWAY.
3. NON-FREEWAY:
   - A. MULTILANE DIVIDED HIGHWAY
   - B. MULTILANE UNDIVIDED HIGHWAY
   - C. TWO-LANE TWO-WAY ROADWAY

   ALL NON-FREEWAYS CAN BE EITHER URBAN OR RURAL:

   URBAN; MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA:
   - •HIGH DENSITY DEVELOPMENT
   - •ON-STREET PARKING
   - •CLOSELY SPACED INTERSECTIONS
   - •MULTI-STORY AND LOW-TO MEDIUM-RISE STRUCTURES FOR RESIDENTIAL, COMMERCIAL AND EDUCATIONAL USES, STRUCTURES THAT ACCOMMODATE MIXED USES; COMMERCIAL, RESIDENTIAL, AND PARKING
   - •LIGHT INDUSTRIAL, AND SOMETIMES HEAVY INDUSTRIAL, LAND USE
   - •PROMINENT DESTINATIONS WITH SPECIALIZED STRUCTURES, E.G., LARGE THEATERS, SPORTS FACILITIES OR CONFERENCE CENTERS
   - •HIGH LEVELS OF PEDESTRIAN AND BICYCLIST ACTIVITY, WITH NEARLY CONTINUOUS SIDEWALKS AND MARKED CROSSWALKS
   - •HIGHER DENSITY OF TRANSIT STOPS AND ROUTES
   - •MINIMUM DENSITIES GREATER THAN 25 DRIVEWAYS/MILE ON EACH SIDE OF THE ROAD
   - •MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS/MILE OR GREATER
   - •MAJOR COMMERCIAL DRIVEWAYS
   - •HIGH DENSITY OF CROSS STREETS

   RURAL; DOES NOT MEET MORE THAN ONE OF THE ABOVE CRITERIA.

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP/SLOW PADDLES AND RED FLAGS USED TO WARN/ALERT/CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMETS AND NIGHTTIME APPAREL IN ACCORDANCE WITH §1.07-05A. HIGH VISIBILITY APPAREL AT ALL TIMES.

N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS OR FLASHING LED BEACONS AT ALL TIMES.

N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.

N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS, INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, PAVEMENT PATCHING, AND OTHER SHORT-TERM REPAIRS. INSTALLATION OF SIGNAL EQUIPMENT, SIGN ERECTION, OVERHEAD SIGN SUPPORT WORK, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.

N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS. REFER TO SECTION 619-3.10 FOR BALLOON LIGHTING REQUIREMENTS.

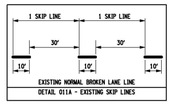
N11. FLAGGERS SHALL USE A FLASHLIGHT WITH RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CONE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	AUTOMATED FLAGGER ASSISTANCE DEVICE WITH OPERATOR
	FLAGGER
	FLAG TREE
	LUMINAIRE
	MOWER
	PARKWAY GRASS SHOULDER
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
PVMS	PORTABLE VARIABLE MESSAGE SIGN
	ORANGE FLAGS (MIN. 18" X 18")
	TRAILER FOR ARROW PANEL OR PORTABLE VARIABLE MESSAGE SIGN (PVMS)

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	SIGN, TEMPORARY
	SPOTTER
	TEMPORARY POSITIVE BARRIER
	TEMPORARY POSITIVE BARRIER WITH WARNING LIGHTS
	TEMPORARY TRAFFIC SIGNAL HEAD
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK AREA
	WORK VEHICLE
	WORK VEHICLE (MULCHING/HERBICIDE OPERATION)
	WORK VEHICLE (PAVEMENT MARKING)
	WORK VEHICLE (SIGNAL WORK)
	PROTECTIVE VEHICLE
	PROTECTIVE VEHICLE LIGHT
	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



EXISTING NORMAL BROKEN LANE LINE
DETAIL 011A - EXISTING SKIP LINES

ACCEPTANCE BLOCK

ERRATA	EFF.	ISSUED WITH
3	05/01/24	EB 24-007
2	09/01/23	EB 23-016
1	05/01/2023	EB 22-033

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
PORTABLE TEMPORARY
WOODEN SIGN SUPPORT

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-004

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 2 OF 2)

ERRATA	EFF.	ISSUED WITH
1	09/01/23	EB 23-016

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-010

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 1 OF 2)

ERRATA	EFF.	ISSUED WITH
3	05/01/24	EB 24-007
2	09/01/23	EB 23-016
1	05/01/2023	EB 22-033

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-010

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL TABLES AND LEGEND
(SHEET 1 OF 2)

ERRATA	EFF.	ISSUED WITH
2	09/01/23	EB 23-016
1	05/01/2023	EB 22-033

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-011

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TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

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STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

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094633

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TEED ENGINEERING
CIVIL DESIGN PROFESSIONAL

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.: 11 OF 13	SHEET ID.: CU521 B

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TABLE 011-01: PROTECTIVE VEHICLE REQUIREMENTS [A,B]

CLOSURE TYPE	DURATION	MOBILE OPERATION AND STOP & GO				SHORT DURATION OPERATION					SHORT TERM OPERATION					INTERMEDIATE TERM OPERATION					LONG TERM OPERATION				
	ROAD TYPE & SPEED	FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY				FREEWAY	NON-FREEWAY				FREEWAY	NON-FREEWAY				FREEWAY	NON-FREEWAY			
			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH	
	EXPOSURE CONDITIONS (SEE NOTE 1)																								
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL+TMA	PVL		PVH+TMA	PVH+TMA	PVL+TMA	PVL		PVH+TMA	PVH+TMA	PVL+TMA	SEE NOTE 2		PVH+TMA	PVH+TMA	PVL+TMA	SEE NOTE 2	
	=NO WORKERS ON FOOT =NO WORK VEHICLE EXPOSED TO TRAFFIC =OTHER HAZARDS EXPOSED (E.G. EQUIPMENT, MATERIAL S)					PVH+TMA	PVH+TMA	PVL	PVL		PVH+TMA	PVH+TMA	PVL	SEE NOTE 2		PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2		PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2	
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVH+TMA	PVL+TMA	PVL	PVH+TMA	PVH+TMA	PVL	PVL		PVH+TMA	PVH+TMA	PVL	PVL		PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2		PVH+TMA	PVH+TMA	SEE NOTE 2	SEE NOTE 2	
	=NO WORKERS ON FOOT =NO WORK VEHICLE EXPOSED TO TRAFFIC =OTHER HAZARDS EXPOSED (E.G. EQUIPMENT, MATERIAL S, EXCAVATION)					PVH+TMA	PVH+TMA	PVL	PVL		PVH+TMA	PVH+TMA	PVL	SEE NOTE 2		PVH+TMA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2		PVH+TMA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 5)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

A. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO PAVING AND MILLING OPERATIONS. A STANDARD BUFFER SPACE SHALL BE PROVIDED FOR THESE OPERATIONS IN ACCORDANCE WITH TABLE 011-03.

B. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO FLAGGING OPERATIONS. PROTECTIVE VEHICLES WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA IF DEEMED NECESSARY BY THE DOT ENGINEER AND THEIR DESIGNEE.

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. EITHER A PROTECTIVE VEHICLE HEAVY (PVH) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
4. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMAH) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
5. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMIT IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH: 0.67L* OF SKIP LINES/ * OF CHANNELIZING DEVICES									SHOULDER TAPER LENGTH: 0.33L* OF SKIP LINES/ * OF CHANNELIZING DEVICES			
	LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)									FOR SHOULDER WIDTH			
	4	5	6	7	8	9	10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	120/3/4	160/4/5	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	200/5/6	240/6/7	280/7/8	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	520/13/14	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	200/5/6	240/6/7	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	240/6/7	280/7/8	320/8/9	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6
60	240/6/7	320/8/9	360/9/10	440/11/12	480/12/13	560/14/15	600/15/16	680/17/18	720/18/19	80/2/3	120/3/4	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7
65	280/7/8	320/8/9	400/10/11	480/12/13	520/13/14	600/15/16	640/16/17	720/18/19	800/19/20	80/2/3	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	280/7/8

* THIS TABLE WAS CREATED WITH REFERENCE TO MUTCD TABLE 6H-4.
** THE NUMBER OF CHANNELIZING DEVICES SHOWN IS CALCULATED BASED ON A 40FT DEVICE SPACING. THE NUMBER OF CHANNELIZING DEVICES CAN BE ADJUSTED AS NECESSARY.

TABLE 011-03 LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BTJ/ # OF SKIP LINES
25	155 / 4
30	200 / 5
35	250 / 6
40	305 / 8
45	360 / 9
50	425 / 11
55	495 / 13
65	645 / 16

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-2.

TABLE 011-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE BTJ/* OF SKIP LINES FOR VEHICLES				
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW			PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW	
	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)		STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)
≥ 60	200/5	240/6	160/4	200/5	
45 - 55	160/4	200/5	120/3	160/4	
≤ 40	120/3	120/3	80/2	120/3	

TABLE 011-05 FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY POSITIVE BARRIER	8:1	11:1	14:1	16:1	20:1
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7:1	9:1	11:1	12:1	15:1

TABLE 011-06 ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NYSH-3.

TABLE 011-07 TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	50 FT. MIN -100 FT. MAX
DOWNSTREAM TAPER	50 FT. MIN -100 FT. MAX

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-3.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL GENERAL TABLES AND LEGEND (SHEET 2 OF 2)

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-011

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/2023 ISSUED WITH EB 22-033

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
EXIT	ES-1	C	--------	72"X60"	72"X60"
BUSINESS ROUTE	G20-1	A	36"X18"	48"X24"	48"X24"
BUSINESS ROUTE	G20-2	A	36"X18"	48"X24"	48"X24"
BUSINESS ROUTE	G20-4	A	36"X18"	--------	--------
EXIT NUMBER	G20-5aP	A	24"X18"	36"X24"	36"X24"
22 22	M1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
495	M1-1T	G	3 DIGITS 30"X24"	45"X36"	45"X36"
X XX	M1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XXX	M1-4T	B	3 DIGITS 30"X24"	45"X36"	45"X36"
NORTH	M3-1	SEE NOTE 3	24"X12"	36"X18"	36"X18"
EAST	M3-2				
SOUTH	M3-3				
WEST	M3-4				
DETOUR	M4-8	A	24"X18"	24"X18"	24"X18"
DETOUR DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
DETOUR	M4-9a	A	30"X24"	30"X24"	--------
DETOUR	M4-9b	A	30"X24"	30"X24"	--------
DETOUR	M4-9c	A	30"X24"	30"X24"	--------
DETOUR	M4-10L	A	48"X18"	48"X18"	48"X18"
DETOUR	M4-10R				
	M5-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M5-2				
	M6-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M6-2				
	M6-3				
	M6-4				
XX XX	NYM3-1	B	24"X24"	36"X36"	36"X36"
XXX	NYM3-2	B	30"X24"	45"X36"	45"X36"
XXX	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
LOCAL TRAFFIC ONLY BEYOND THIS POINT	NYR9-11	B	24"X42"	48"X84"	48"X84"
TWO-WAY TRAFFIC AHEAD	NYR9-12	B	24"X36"	36"X54"	48"X72"
ROAD CLOSED	NYR4-17	A	36"X36"	48"X48"	48"X48"
WEST	NYR9-30	A	48"X24"	48"X24"	48"X24"
RIGHT IN LANE	NYR9-31	A	48"X24"	48"X24"	48"X24"
DO NOT PASS	NYR9-32	A	48"X24"	48"X24"	48"X24"
LANES	NYR9-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	30"X30"	30"X30"	48"X48"
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
DO NOT PASS	R2-11	B	24"X30"	30"X48"	30"X48"
PASS WITH CARE	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	30"X48"	30"X48"
	R4-7	B	24"X30"	30"X48"	30"X48"
	R4-7c NARROW	B	18"X30"	--------	--------
	R4-8	B	24"X30"	30"X48"	30"X48"
	R4-8c NARROW	B	18"X30"	--------	--------
RIGHT IN LANE	R4-9	B	24"X30"	30"X48"	30"X48"
	R5-1	E	30"X30"	30"X30"	48"X48"
	R8-3	E	24"X24"	30"X30"	48"X48"
SHOULDER CLOSED	R8-8	B	36"X18"	36"X18"	--------
RAMP CLOSED	R8-9	B	24"X12"	24"X12"	--------
	R9-10	B	24"X12"	24"X12"	--------
RAMP SIGN ON ITEM 96	R9-10L R9-10R	B	24"X12"	24"X12"	--------
RAMP SIGN ON ITEM 96	R9-11L R9-11R	B	24"X18"	24"X18"	--------
RAMP SIGN ON ITEM 96	R9-11aL R9-11aR	B	24"X12"	24"X12"	--------
STOP HERE ON RED	R10-6	B	24"X36"	24"X36"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE CLOSED					
BRIDGE OUT	R11-2 (MODI.)				
ROAD CLOSED TO THRU TRAFFIC (SEE NOTE 3)	R11-3a	B	60"X30"	60"X30"	--------
	W1-6L W1-6R	A	36"X36"	48"X48"	48"X48"
	W1-8L W1-8R	A	36"X36"	48"X48"	48"X48"
	W1-4aL W1-4aR	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-4cL W1-4cR	A	36"X36"	48"X48"	48"X48"
	W1-6L	A	48"X24"	60"X30"	60"X30"
	W1-6R	A			
	W1-8L	A (NO BORDER)	18"X24"	36"X36"	36"X36"
	W1-8R	A (NO BORDER)			
	W3-1	A[4]	36"X36"	48"X48"	48"X48"
	W3-2	A[4]	36"X36"	48"X48"	48"X48"
	W3-3	A[4]	36"X36"	48"X48"	48"X48"
	W3-4	A	36"X36"	48"X48"	48"X48"
	W3-5	A[4]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"
SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X30" (SEE NOTE 3)	30"X48"	30"X48"

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.
4. A FLUORESCENT YELLOW-GREEN BACKGROUND COLOR SHALL BE USED FOR THIS SIGN PLAQUE.

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W1-1	A	36"X36"	48"X48"	48"X48"
ROAD WORK AHEAD	W21-4	A	36"X18"	48"X24"	48"X24"
ONE LANE	W21-5	A	36"X36"	48"X48"	48"X48"
ROAD WORK AHEAD ROAD WORK AHEAD	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
ROAD WORK AHEAD ROAD WORK AHEAD ROAD WORK AHEAD ROAD WORK AHEAD	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
FLAGGER	W21-8	A	36"X36"	48"X48"	48"X48"
ROAD WORK AHEAD ROAD WORK AHEAD	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF TWO-WAY RADIO	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
SLOW TRAFFIC AHEAD	W23-1	A	48"X24"	48"X24"	48"X24"
MAXIMUM SPEED LIMIT XX	W23-2	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W24-1L W24-1R	A	36"X36"	48"X48"	48"X48"
	W24-1aL W24-1aR	A	36"X36"	48"X48"	48"X48"
	W24-1bL W24-1bR	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD NARROWS	W5-1	A	30"X36"	48"X48"	48"X48"
EXAMINATION	W5-4	A	30"X36"	48"X48"	48"X48"
	W6-3	A	30"X36"	48"X48"	48"X48"
MILL	W7-3aP	A	24"X18"	36"X30"	36"X30"
SLIPPERY	W8-1	A	30"X36"	48"X48"	48"X48"
FEATHER EDGE	W8-3	A	30"X36"	48"X48"	48"X48"
GRAVEL	W8-7	A	30"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	30"X36"	48"X48"	48"X48"
LOW SHOULDER	W8-9	A	30"X36"	48"X48"	48"X48"
NON-STANDARD LANES	W8-12	A	30"X36"	--------	--------
ROAD NARROWS	W8-14	A	30"X36"	48"X48"	48"X48"
	W8-15	A	30"X36"	48"X48"	48"X48"
	W8-17	A	30"X36"	48"X48"	48"X48"
SHOULDER DROP-OFF	W8-17p	A	24"X18"	30"X24"	30"X24"
	W8-23	A	30"X36"	48"X48"	48"X48"
LOOSE GRAVEL	W8-24	A	30"X36"	48"X48"	48"X48"
LOW CLEARANCE	W9-3	A	30"X36"	48"X48"	48"X48"
	W11-1L W11-1R	A OR F	36"X36"	36"X36"	--------
	W11-2L W11-2R	F	36"X36"	36"X36"	--------
	W11-15L W11-15R	F	36"X36"	36"X36"	--------
BE LANE	NYW5-32P+	A	24"X18"	24"X18"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX AHEAD	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
PASSING ZONE	W13-4P	A	48"X48"X36"	--------	--------
SLOW TRAFFIC AHEAD	W16-2P	A	24"X18"	30"X24"	--------
NEXT XXX FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	--------	--------
	W16-5PL W16-5PR	A	24"X18"	--------	--------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
ROAD WORK NEXT XX MILES ROAD WORK NEXT XX MILES	W20-1	A	36"X36"	48"X48"	48"X48"
BEYOND THIS ZONE BEYOND THIS ZONE	W20-2	A	36"X36"	48"X48"	48"X48"
FLAGGER AHEAD FLAGGER AHEAD	W20-3	A	36"X36"	48"X48"	48"X48"
ROAD WORK AHEAD ROAD WORK AHEAD	W20-4	A	36"X36"	48"X48"	48"X48"
ONE LANE AHEAD ONE LANE AHEAD ONE LANE AHEAD ONE LANE AHEAD	W20-5	A	36"X36"	48"X48"	48"X48"
FLAGGER AHEAD FLAGGER AHEAD ROAD WORK AHEAD ROAD WORK AHEAD	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 3 OF 3)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-012

ERRATA 1 EFF. 05/01/24 ISSUED WITH EB 24-007

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

ACCEPTANCE BLOCK

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 1 OF 3)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-012

ERRATA 1 EFF. 05/01/24 ISSUED WITH EB 24-007

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SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

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PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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TEED ENGINEERING, PLLC
CIVIL DESIGN PROFESSIONAL

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:
MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.: 12 OF 13	SHEET ID.: CU522 B

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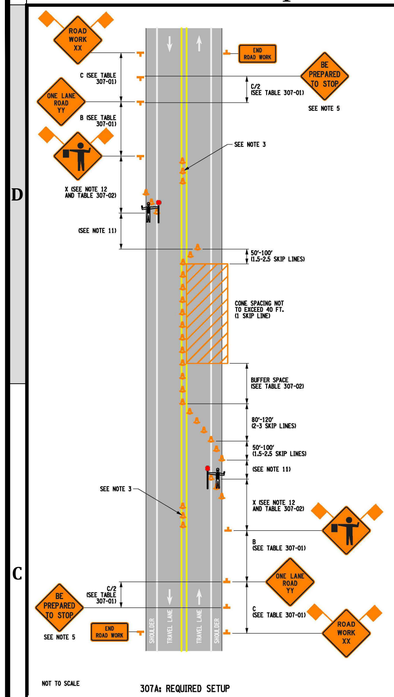
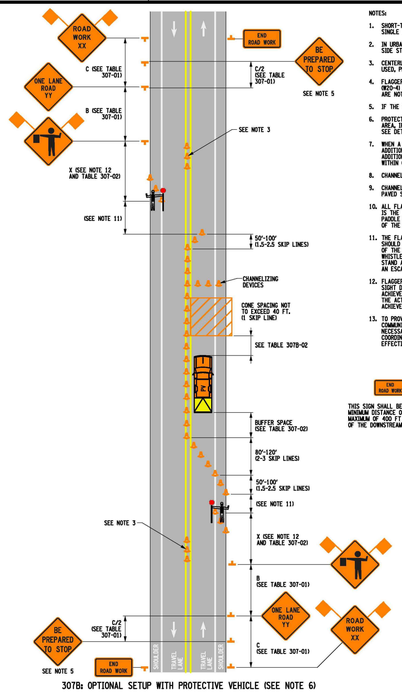


307A: REQUIRED SETUP



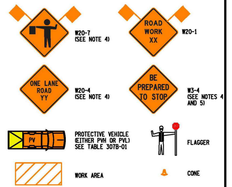
307B: OPTIONAL SETUP WITH PROTECTIVE VEHICLE (SEE NOTE 6)

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAY PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. DOWNRAM FROM FLAGGER.
4. FLAGGER SYMBOL SIGN W20-7), "BE PREPARED TO STOP" SIGN W3-4), AND "ONE LANE ROAD YY" SIGN W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT occurring.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLE, SEE TABLE 307B. WHEELS SHALL BE ALIGNED WITH LANE STRIPING.
7. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
8. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
9. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
10. ALL FLAGGERS SHALL USE 24" ROLL-SCREEN SHAPED STOP/SLOW PADDLES HAVING 6' STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONFLICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL/NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 307-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (SSD) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE SD CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 307B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER VERBALLY (ELECTRONICALLY OR IN TWO WAY RADIOS) OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGERS MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

END ROAD WORK G20-2

THIS SIGN SHALL BE LOCATED A MINIMUM DISTANCE OF 80 FT AND MAXIMUM OF 400 FT PAST THE END OF THE DOWNSTREAM TAPER.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
SHORT TERM OPERATION
(SHEET 1 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-307

TABLE 307-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)*	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)*	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)*	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	2500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 307-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (D)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE IF LU / # OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 307-03: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 307B-01: PROTECTIVE VEHICLE REQUIREMENTS

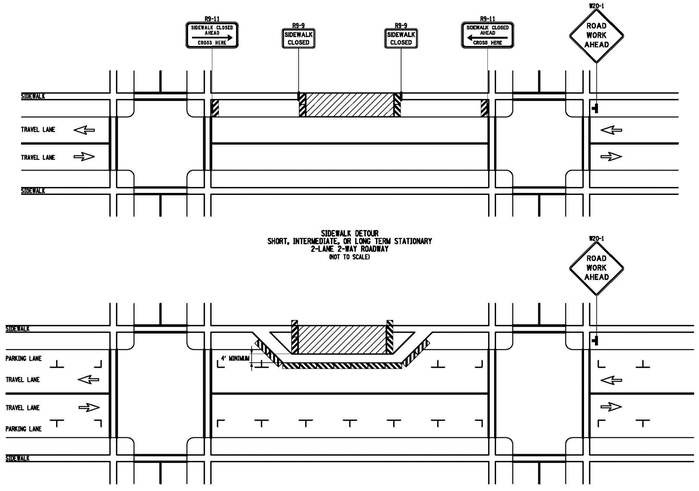
CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
	EXPOSURE CONDITIONS (SEE NOTE 1)	≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVM+TMA	PVL+TMA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED OR EQUIPMENT, MATERIALS)	PVM+TMA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVM+TMA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED OR EQUIPMENT, MATERIALS, EXCAVATION)	PVM+TMA	PVL	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS, OR GREATER) (SEE NOTE 4)
PVM - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS, OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE VEHICLE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 307-02) SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 307B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE IF LU/# OF SKIP LINES FOR VEHICLES	
	STATIONARY OPERATION	
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
45 - 55	160/4	120/3
≤ 40	120/3	80/2



SIDEWALK DETOUR
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO SCALE

SIDEWALK DIVERSION
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO SCALED

NOTES:

1. WHEN CROSSWALKS OR OTHER PEDESTRIAN FACILITIES ARE CLOSED OR RELOCATED, TEMPORARY FACILITIES SHALL BE DETECTABLE AND SHALL INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING FACILITY.
2. WHERE HIGH SPEEDS ARE ANTICIPATED, A TEMPORARY TRAFFIC BARRIER AND TEMPORARY IMPACT ATTENUATOR SHOULD BE USED TO SEPARATE THE TEMPORARY SIDEWALKS FROM VEHICULAR TRAFFIC.
3. ONLY THE WORK ZONE TRAFFIC CONTROL DEVICES RELATED TO PEDESTRIANS ARE SHOWN. OTHER DEVICES, SUCH AS LANE CLOSURE SIGNING OR ROAD NARROWS SIGNS (W5-4), MAY BE USED TO CONTROL VEHICULAR TRAFFIC.
4. FOR NIGHTTIME CLOSURES, FLASHING WARNING LIGHTS SHALL BE USED ON BARRICADES SUPPORTING SIGNS AND CLOSING SIDEWALKS.
5. SIGNS SUCH AS KEEP RIGHT (LEFT) SHALL BE PLACED ALONG A TEMPORARY SIDEWALK, WHERE APPLICABLE AND ACCORDING TO AMERICAN WITH DISABILITIES STANDARDS, TO GUIDE OR DIRECT PEDESTRIANS.
6. TYPE II BARRICADES MAY BE SUBSTITUTED FOR TYPE III BARRICADES AS PER 619 STANDARD SPECIFICATIONS.

NOTE: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SIDEWALK DETOUR OR DIVERSION

APPROVED SEPTEMBER 15, 2009	ISSUED UNDER EB 09-025
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-50

EFFECTIVE DATE: 01/07/10

NEW YORK STATE Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
SHORT TERM OPERATION
(SHEET 2 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-307

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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
⚠	2	04/01/2025 DENIAL LETTER	05/13/2025
	1	INITIAL SUBMISSION	03/21/2025

SHEET TITLE:

MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:

4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
AS SHOWN	2502002
SHEET NO.:	SHEET ID.:
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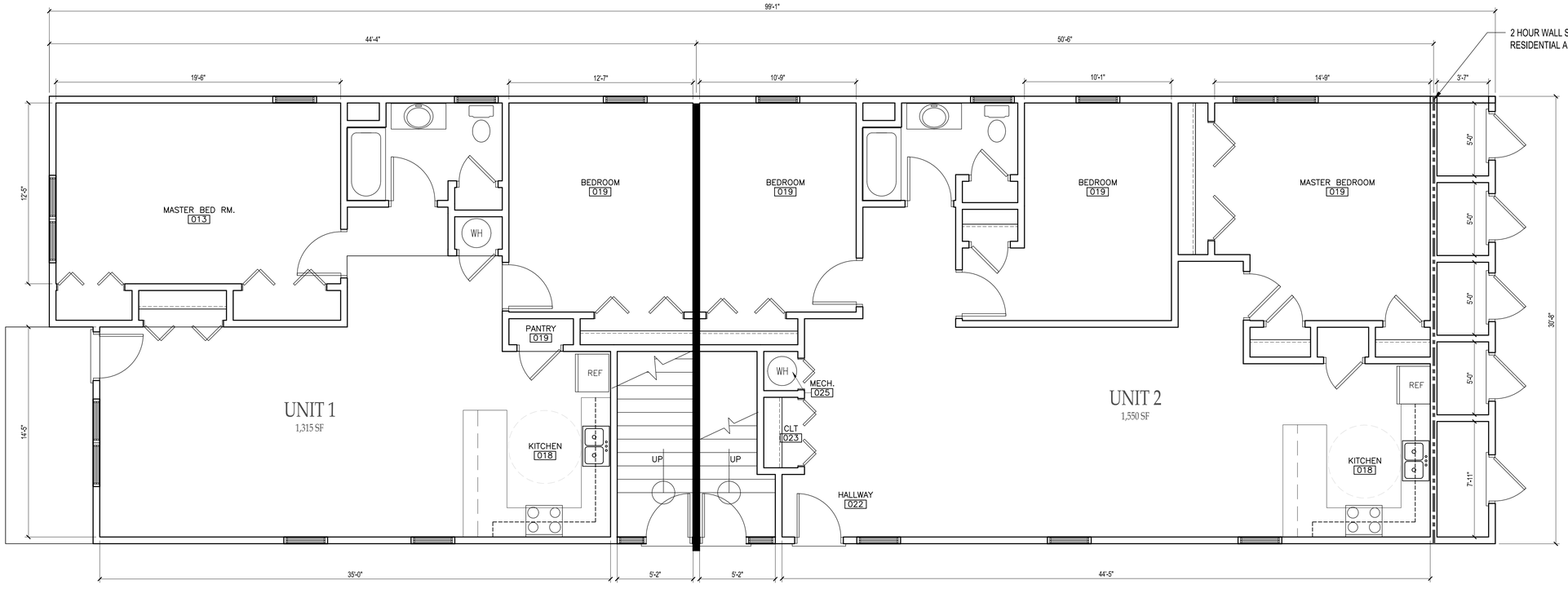
STREET FRONT
N CLINTON STREET



1ST FLOOR PLAN

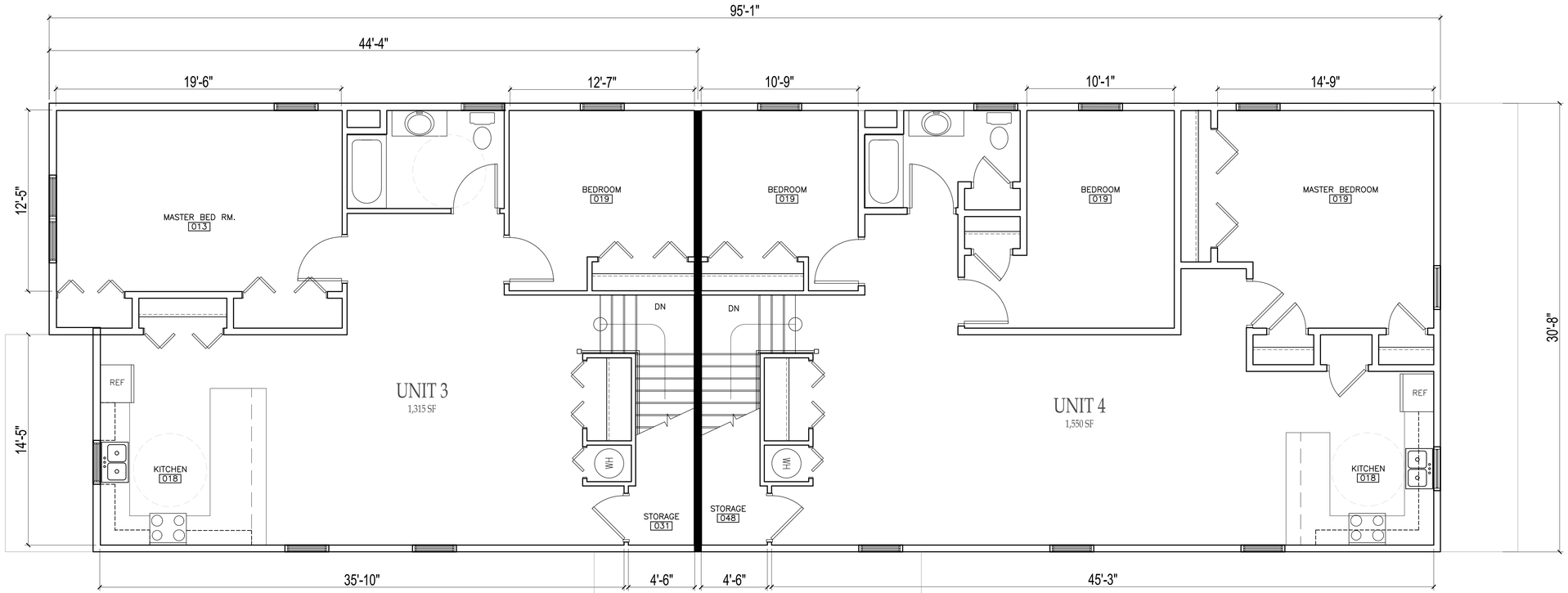
53 NORTH CLINTON ST | PARCEL 6162-71-288450

LMV PROJ. 25013

MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

STREET FRONT
N CLINTON STREET



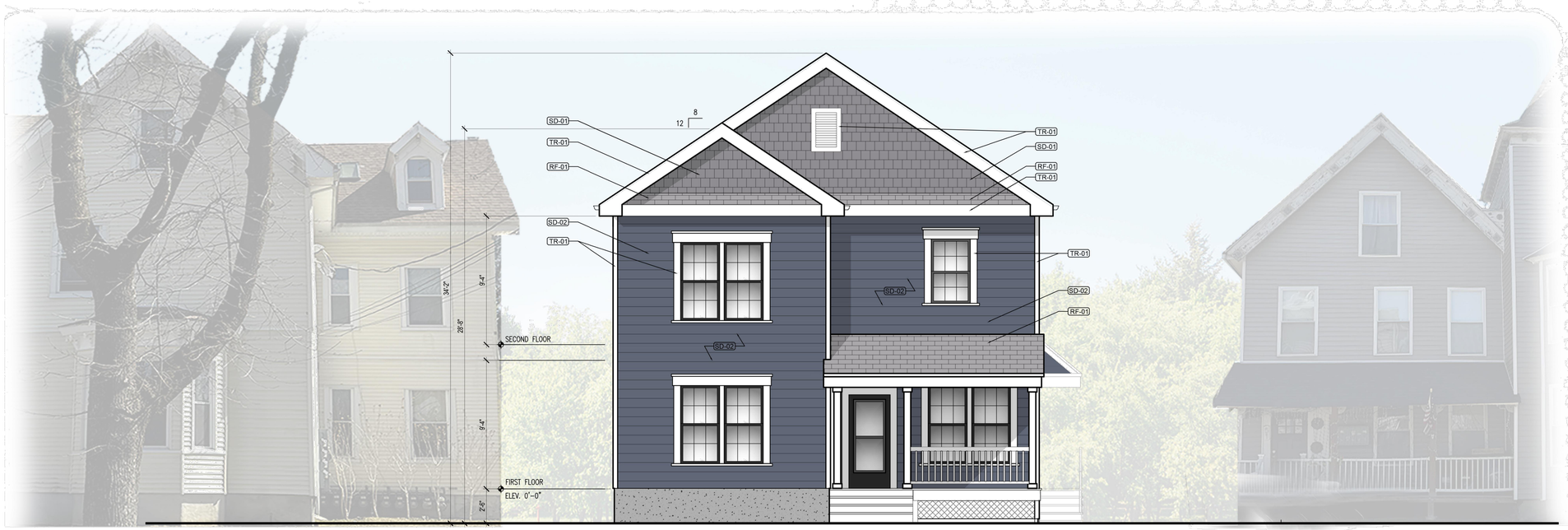
2ND FLOOR PLAN

53 NORTH CLINTON ST | PARCEL 6162-71-288450

LMV PROJ. 25013

MAY 12, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS



WEST ELEVATION - STREET FRONT

SOUTH ELEVATION

EXTERIOR MATERIALS

RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY

ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: OYSTER GREY

SD-01 EXTERIOR SIDING
JAMES HARDIE SHINGLE SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: BOOTHBAY BLUE

TR-01 EXTERIOR TRIM
AZEK EXTERIORS PVC TRIM OR EQUAL

BUILDING ELEVATIONS

53 NORTH CLINTON ST | PARCEL 6162-71-288450

LMV PROJ. 25013

MAY 6, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

EAST ELEVATION - REAR

NORTH ELEVATION

ELEVATION OPENING CALCULATIONS
ELEVATION = 3,260 SF x 25% = 815 SF
OPENINGS = 238 SF < 815 SF COMPLIES

EXTERIOR MATERIALS

RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY

ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: OYSTER GREY

SD-01 EXTERIOR SIDING
JAMES HARDIE SHINGLE SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: BOOTHBAY BLUE

TR-01 EXTERIOR TRIM
AZEK EXTERIORS PVC TRIM OR EQUAL

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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: 53 N Clinton St		
Project Location (describe, and attach a general location map): 53 N Clinton Street, Poughkeepsie, NY 12601 (Parcel #: 131300-6162-71-288150)	APPENDIX A - PARCEL CARD	
Brief Description of Proposed Action (include purpose or need): Construction of a 4-family residential structure with two 2-bedroom units and two 3-bedroom units and accessory parking to serve the residents.		
Name of Applicant/Sponsor: 4 COPNY LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: PO Box 8010		
City/PO: Pelham	State: NY	Zip Code: 10803
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602
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		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board site plan approval	Initial Application March 25, 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area Varainces	Initial Application April 8, 2025
d. Other local agencies ☑Yes ☐No	City DPW (ROW work)	
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans. APPENDIX B - COMPREHENSIVE PLAN EXCERPTS

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):

Hudson River Valley National Heritage Area & Hudson River Valley Greenway APPENDIX C - HRV GREENWAY AND HERITAGE AREA MAPS

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?
RNC District APPENDIX D - ZONING MAP

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 Schools

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

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

d. What parks serve the project site?
Mansion Square Park (located diagonally across N Clinton St from the project site)

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.22 acres
b. Total acreage to be physically disturbed? 0.22 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.22 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	4 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 _____

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

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 1,100 gallons/day

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

If Yes:

- Name of district or service area: City of Poughkeepsie
- 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: Proposed water service line to building
- Source(s) of supply for the district: Watermain within North Clinton Street

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: 1,100 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: _____
- 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: _____

Sanitary sewer service line to building.

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): _____

N/A

iii. Parking spaces: Existing 0 Proposed 5 Net increase/decrease +5

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

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

N/A

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

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

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

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

If Yes:

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

_____

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: 6:30am - 9:00pm per City Code
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Residential access 24/7
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise will exceed ambient noise levels during the construction period only per City code.

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

Describe: 3 trees on site to be removed and a block wall at the rear of the building will be replaced with arborvitae

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:

Recessed lights at entry ways, wall mounted light above storage sheds, pole mounted light for parking lot

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

Describe: Applicant is providing arborvitae partially surrounding the parking lot to screen light from traveling to the adjacent properties.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.006	0.163	+ 0.157
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.212	0.042	- 0.170
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Pervious Pavers	0	0.013	+ 0.013

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:

Warring Elementary School

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): B00148, C314126, C314126A, 314122, C314130, C31...

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

APPENDIX E - REMEDIATIONS

All DEC Remediation sites are either closed or of no concern to the public

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: _____

APPENDIX F - SOILS

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 8 feet

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

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

Ur (Urban Land)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 6.75 feet

e. Drainage status of project site soils:

☐	Well Drained:	_____% of site
☐	Moderately Well Drained:	_____% of site
☑	Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	_____% of site
☐	15% or greater:	_____% of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels Chipmunks Rabbits
Birds

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:Former Our Lady of Lourdes Brothers' Residence, Dixon House APPENDIX G - CRIS MAP

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson, Poughkeepsie Waterfront, Rail Trail

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

iii. Distance between project and resource: approx 1 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.

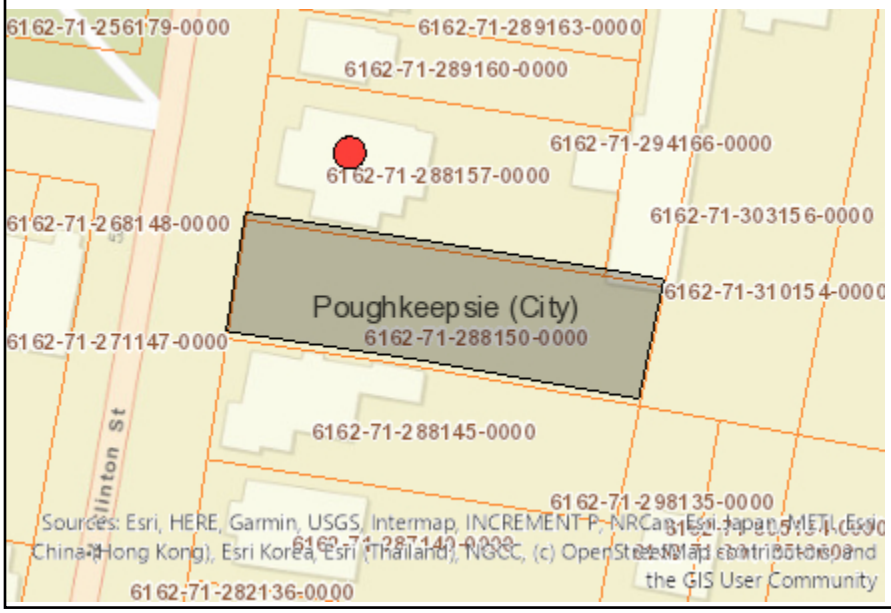
G. Verification

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

Applicant/Sponsor Name Natalie Quinn, KARC Planning Consultants Date June 10, 2025

Signature Title Agent 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.

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]	B00148, C314126, C314126A, 314122, C314130, C314134
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:Former Our Lady of Lourdes Brothers' Residence, Dixon House
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

ParcelAccess | Property Details

APPENDIX A - PARCEL CARD
FINAL ROLL

Parcel Number
131300-6162-71-288150-0000

Parcel Location
N Clinton St

Municipality
Poughkeepsie City

Owner Name
4COPNY LLC *(Primary)*

Primary Owner Mailing Address
PO Box 8010
Pelham, NY 10803

Parcel Details

Lot Size (acres):	0.21 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(311) Res vac land		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$16,700	$16,700	$16,700	$16,700	$16,700	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H (Homestead)	1 (Taxable)	100	$16,700

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$82,500	8/5/2022	22022	52853	J	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical		-

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RG4) Gar-1.0 det	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1910	(2) Fair	E	962

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RG4) Gar-1.0 det	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1910	(2) Fair	E	572

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$16,700

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 1/22/2025. Developed and maintained by OCIS - Dutchess County, NY.

STEP 1

Tool Identification and Assembly

Four residential block types

TYPE 1

TYPE 2

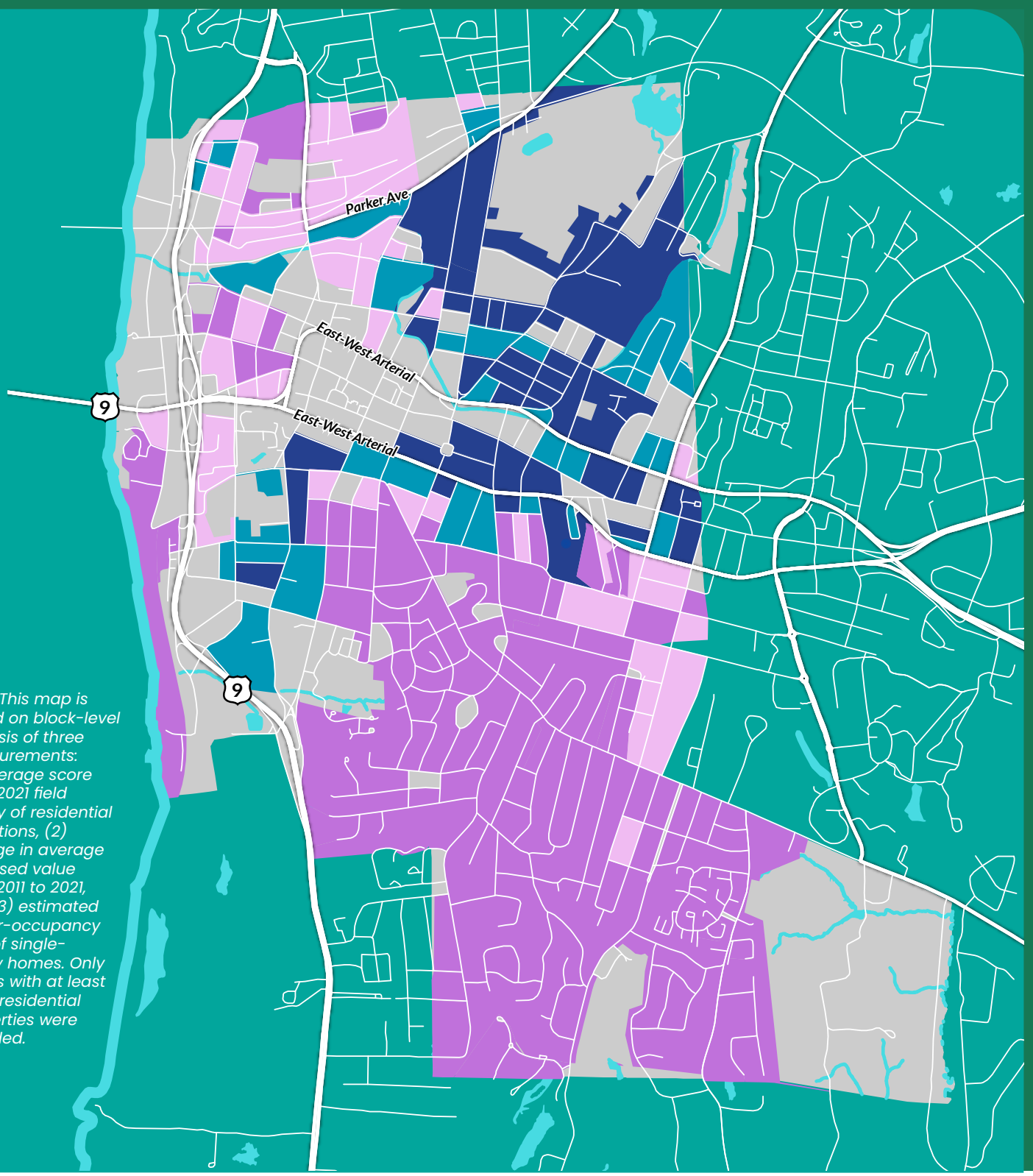
TYPE 3

TYPE 4

For a city of just five square miles, Poughkeepsie has many different types of neighborhoods with very distinct characteristics and needs. This means that even within PK4Keeps' priority issues, the exact combination of tools that will work best for one block may be different from those that will work best just two blocks away.

To aid the development of appropriate toolkits—as well as the development of responsive strategies for blocks that are selected for focused attention—PK4Keeps has identified four residential block types that can be used to guide work on each type of block.

This block typology recognizes that selected areas of work will often include a small series of blocks that are of different types—situations that will require great precision in tool selection and use.



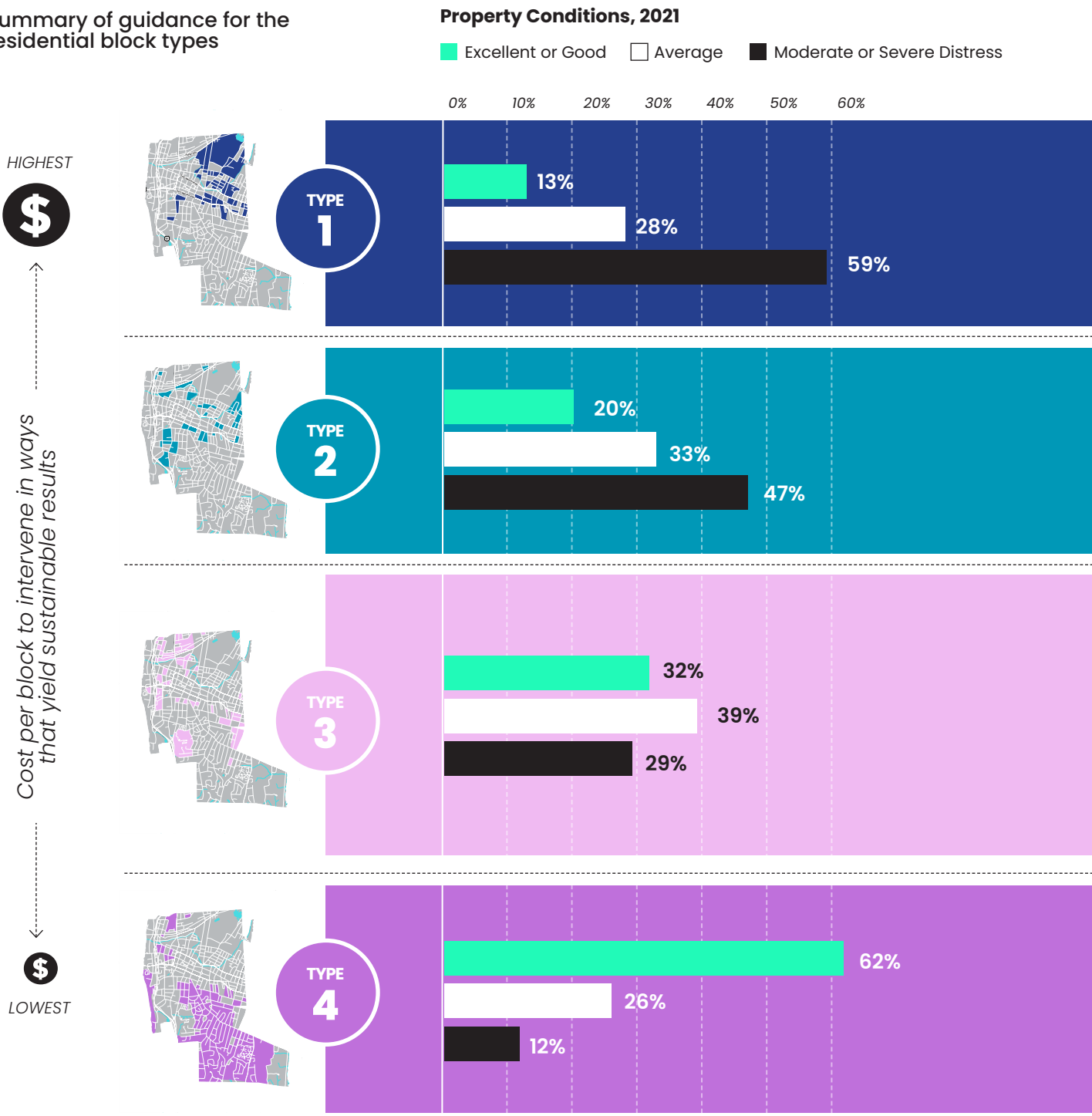
Note: This map is based on block-level analysis of three measurements: (1) average score from 2021 field survey of residential conditions, (2) change in average assessed value from 2011 to 2021, and (3) estimated owner-occupancy rate of single-family homes. Only blocks with at least eight residential properties were included.

STEP 1

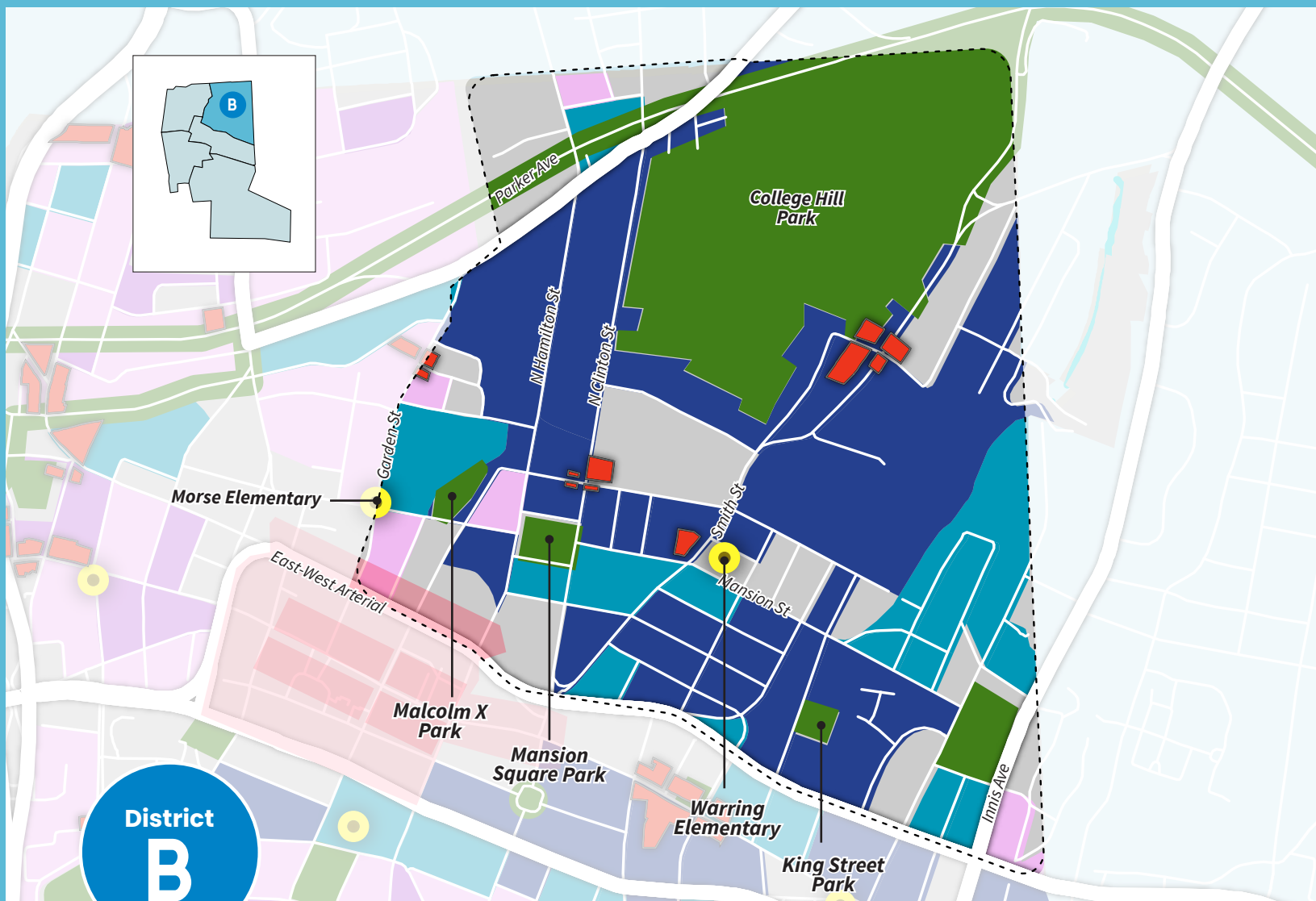
Tool Identification and Assembly

What is essential about each residential block type?

Summary of guidance for the residential block types



Average Assessed Value, 2021 *% Change Since 2011*	Homeownership Rate for Single-Family Homes, 2021	Opportunities	Challenges	Goals
$147,673 *-32%*	58%	Accessible pricing for affordable homeownership Wide range of housing types	60% of properties show signs of deferred maintenance, and another 30% are at risk of slipping High levels of absentee-ownership with a poor track record	Stabilization to protect community assets, improve quality of life, and position the block for inclusive reinvestment.
$165,271 *-22%*	59%	Accessible pricing for affordable homeownership 20% of properties show strong levels of reinvestment and are an asset to build on	Almost 50% of residential properties show signs of deferred maintenance High levels of absentee-ownership with a poor track record	A combination of condition stabilization and inclusive reinvestment that leverages the presence of stronger properties and community assets.
$183,074 *-9%*	67%	Accessible pricing for affordable homeownership One-third of properties show strong levels of reinvestment and are an asset to build on High adjacency to stronger residential blocks	Nearly 30% of homes have deferred maintenance issues and another 40% are vulnerable to decline	Inclusive reinvestment that leverages the presence of stronger properties and community assets.
$253,619 *+1%*	80%	Highest rates of homeownership and healthy maintenance in the city Small, older homes present opportunities for first-time homeowners	26% of properties are in average condition and are vulnerable to decline	Maintain existing strengths by boosting confidence; actively create opportunities for socioeconomic inclusion.



District B is home to more park acreage than any other district and hosts two of the city's four elementary schools. A majority of the District is made up of Type 1 and Type 2 residential blocks, which reflects high levels of deferred maintenance and absentee-ownership (even among single-family homes). Like District C, the East-West Arterial system has a clear impact on neighborhood livability and investment here and blunts the potential positive impact of the district's proximity to Main Street and downtown.

Efforts here should focus on stabilizing conditions that have been on the decline, especially around the schools—which will see considerable investment in the coming years—and around the district's parks. The rehab or inclusive redevelopment of blighted properties in those areas will serve to both preserve city assets while improving access to good housing. At the same time, lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill.

Over time, updates to the East-West Arterial should account for the need to better integrate this district with emerging assets along Main Street.

RESIDENTIAL BLOCK TYPE

1 2 3

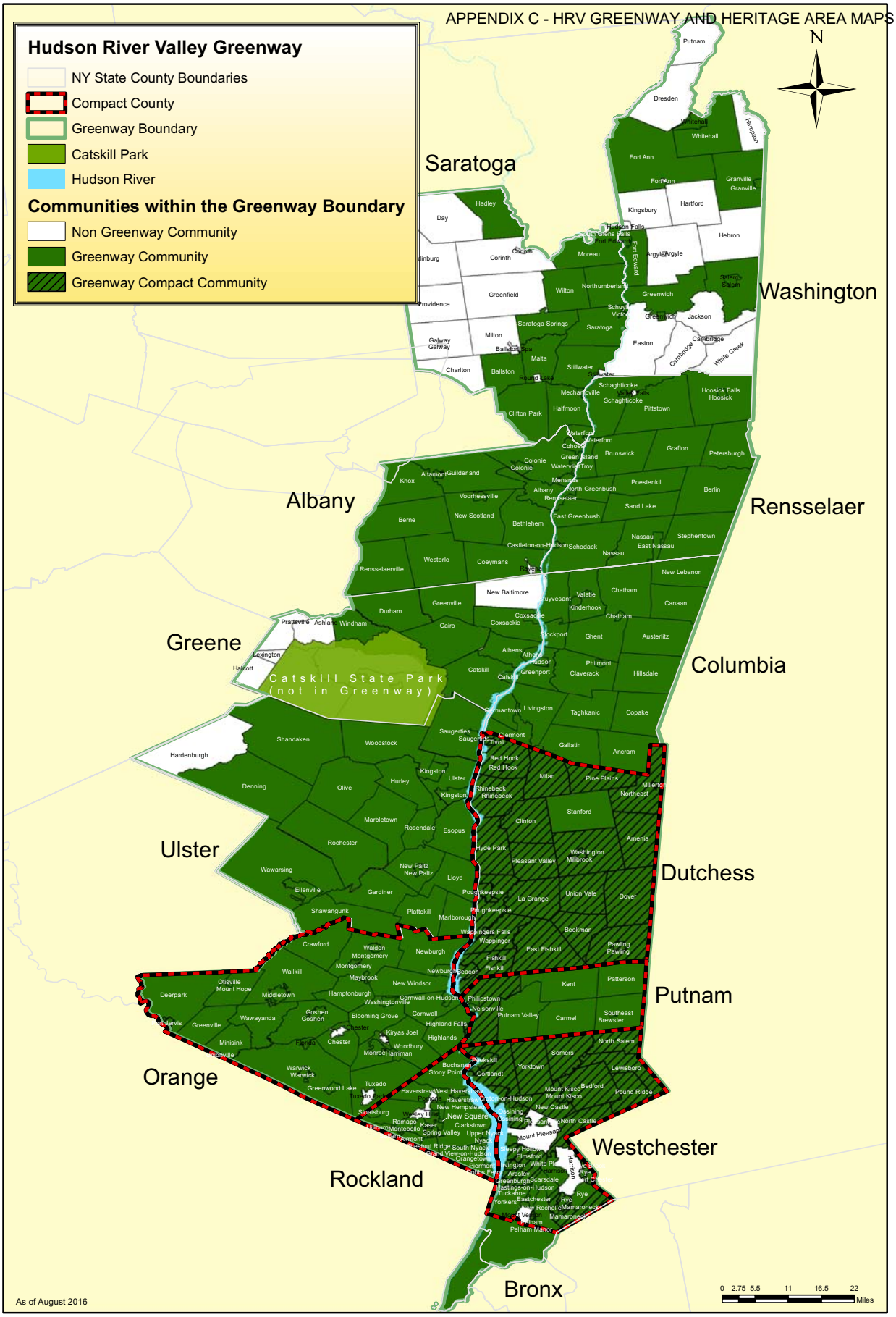
COMMERCIAL BLOCK TYPE

Neighborhood-scale Commercial Blocks

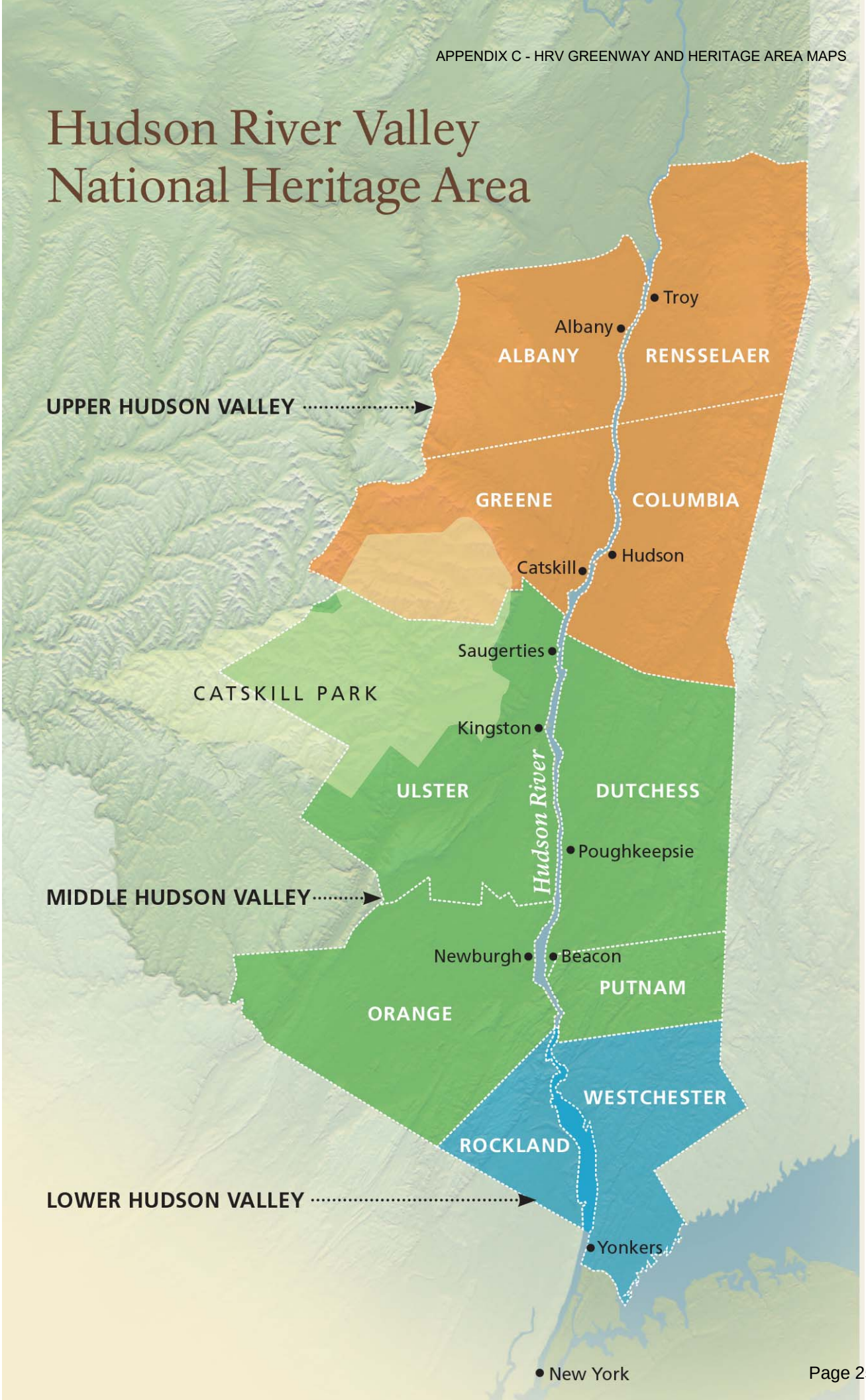
ASSET TYPE

Parks and Recreation Assets

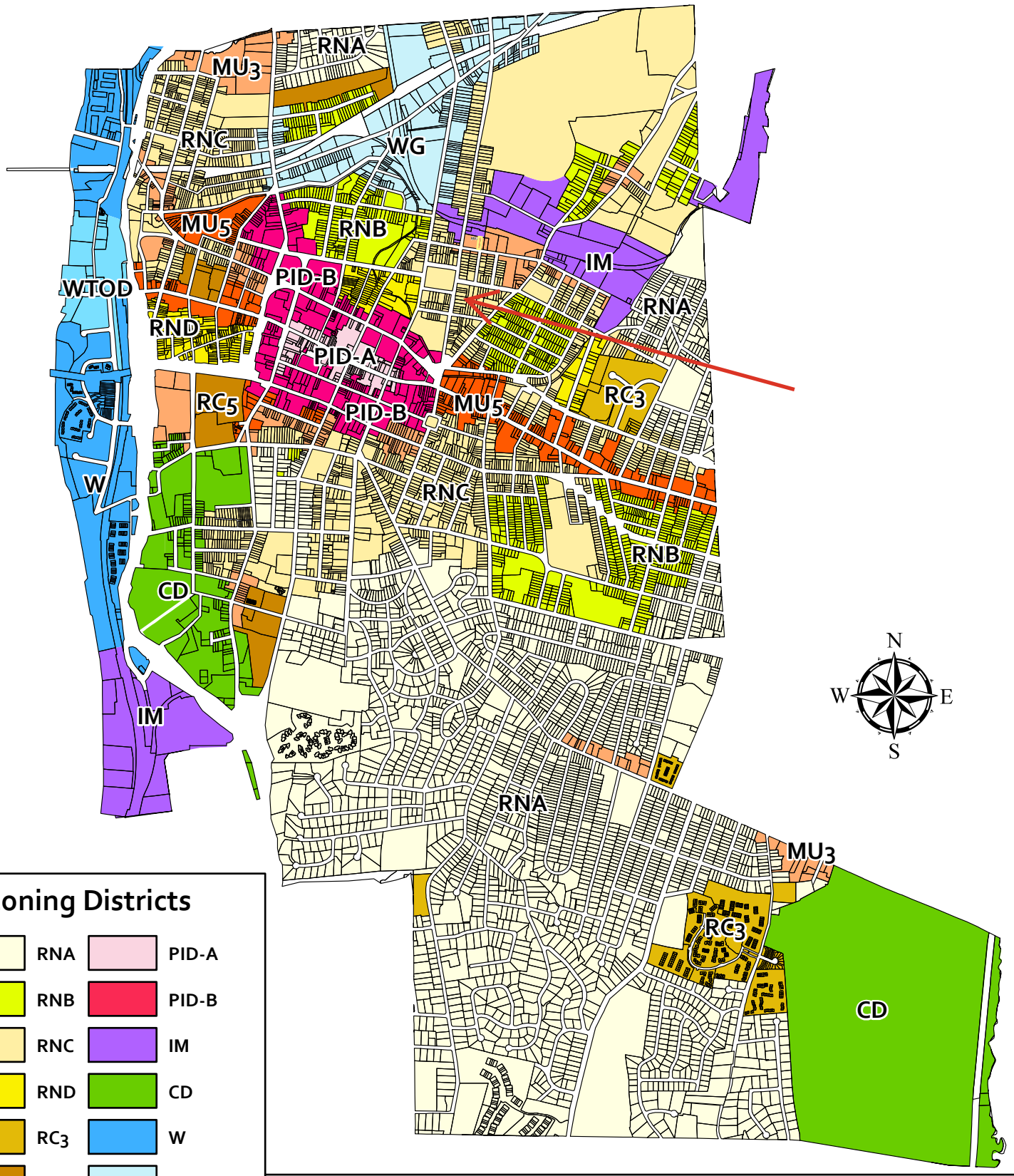
Public Schools



NEW YORK STATE OF OPPORTUNITY. | Hudson River Valley Greenway


Hudson River Valley
National Heritage Area
Troy
Albany
ALBANY
RENSSELAER
UPPER HUDSON VALLEY
GREENE
COLUMBIA
Catskill
Hudson
Saugerties
CATSKILL PARK
Kingston
ULSTER
DUTCHESS
Hudson River
Poughkeepsie
MIDDLE HUDSON VALLEY
Newburgh
Beacon
PUTNAM
ORANGE
WESTCHESTER
ROCKLAND
LOWER HUDSON VALLEY
Yonkers
New York

Proposed City of Poughkeepsie Zoning Map



Zoning Districts

RNA	PID-A
RNB	PID-B
RNC	IM
RND	CD
RC3	W
RC5	W-G
MU3	WTOD
MU5	

0 ½ 1 Miles

Map Prepared by the City of Poughkeepsie Development Department. 11.01.2024 TJM

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

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:

Contaminants of Concern (Including Materials Disposed)

No materials information available.

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.

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Landuse Restriction
Alternate Water Supply
Cover System
Soil Management Plan
Vapor Mitigation

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 Document Repository

No Repository Information Available

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 1.7-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)

No materials information available.

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.

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

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 two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface.

Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of two 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 was formerly in the Environmental Protection Agency’s Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations).

Site Geology and Hydrogeology: Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D).

Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Benzo(k)fluoranthene
Lead
Trichloroethene (TCE)
Arsenic
Perfluorooctane sulfonic acid
Tetrachloroethene (PCE)
Dibenz[a,h]anthracene

APPENDIX F - REMEDIATIONS

Contaminant Name/Type
Benzo(a)pyrene
Cis-1,2-dichloroethene
Indeno(1,2,3-cd)pyrene
Copper
Mercury
Benzo(b)fluoranthene
Chrysene
Perfluorooctanoic acid
Benzo(a)anthracene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor.

Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs.

PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected.

Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil.

Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichlorothene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb).

The concentrations of sodium, manganese, and magnesium appear to be background levels with

no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application.

For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively.

SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards.

Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards.

Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m3), TCE 3,330 ug/m3, and cis-1,2-DCE 730 ug/m3.

Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

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.

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information.

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 two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both 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)

No materials information available.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete.

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor.

Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm.

Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in

samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing elevated concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site.

Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges:
PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb.

For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt.

On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards.

Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges:
PCE 75-42,700 micrograms per cubic meter (ug/m3), TCE 29.8-3,330 ug/m3. cis-1,2-DCE 30-730 ug/m3. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures.

Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

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.

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion 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. A majority of the structure has already been erected.

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.

Summary of Project Completion Date

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
Chloroform
Benzo(k)fluoranthene
Lead
Trichloroethene (TCE)
Arsenic
Tetrachloroethene (PCE)
Dibenz[a,h]anthracene
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene

Contaminant Name/Type
Mercury
Benzo(b)fluoranthene
Carbon tetrachloride
Chrysene
Benzo(a)anthracene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

Prior to Completion of Remediation:

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. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

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

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

Location: The 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: 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, 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.

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.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Zinc
Benzo(k)fluoranthene
Lead
Perfluorooctane sulfonic acid
Methylene chloride
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene
Copper
Manganese
Mercury

APPENDIX F - REMEDIATIONS

Contaminant Name/Type
Nickel
Sodium
Benzo(b)fluoranthene
Chrysene
Perfluorooctanoic acid
Acetone
Benzo(a)anthracene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl 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 SVOCs and metals in soil, typical of historic fill.

Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site.

Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site.

Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater.

For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site.

Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater 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. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information:

E-mail Us

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- Français
- اردو

Map Scale: 1:404 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.3	100.0%
Totals for Area of Interest		**0.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 4-8-25

PROJECT ADDRESS: 53 N Clinton St

PROJECT NAME:

OWNER: 4COPNY LLC

ENGINEER/ARCHITECT: KARC

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

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

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

PAID
24169
MAY 05 2025
$1830

RECEIVED
MAY 06 2025
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6162-62-069344

OFFICE USE ONLY
CODE: PLSF 370180
ID # PB2025-037
FEE: $1830
Total, from:
$500. plus
$ 1050
($150 per 1000 square feet of floor area), plus
$ 280
($35 per number of required parking spaces), plus
$ _____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 24-26 PARKER AVE

II. **PROPERTY OWNER:** PARKER CPK LLC
ADDRESS: C/O ORCHARD PL
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (845) 473-4177 (include area code)

III. **NAME OF APPLICANT:** SIEGRIST PROPERTIES LLC
ADDRESS: C/O ORCHARD PL
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (845) 473-4177 (include area code)
EMAIL ADDRESS: GEORGE@SIEGRISTCONSTRUCTION.NET

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

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

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): NEW 6 UNIT APARTMENT BUILDING

VI. **ZONING DISTRICT:** WG

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

Revised January 2025: 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: $ 550,000

LOT AND BULK INFORMATION:

Lot area: .266 (acres) 11,587 (square feet)

Building Footprint: 3193 (proposed square feet for new construction)

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

— (additional proposed square feet for expansion)

3,193 (total building footprint, square feet)

Lot Coverage: 27% (percentage, building coverage only)

Gross Floor Area: 6,386 (proposed square feet for new construction)

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

— (additional proposed square feet for expansion)

6,386 (total gross floor area, square feet)

Building Height: 2 (stories) 26± (feet)

Floor Area Ratio: 55% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 8

B) Number of Off-Street Parking Spaces provided: 8

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

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

If yes, name all such municipal facilities: WALKWAY OVER THE HUDSON PARKING LOT - 550 FROM SUBJECT PROPERTY

(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: —

Number of one (1) bedroom units: —

Number of two (2) bedroom unit's 60

Number with three or more bedrooms: —

Total number of units: 60

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, Joe C. _____, 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.

_____ 5/6/25

Signature of Applicant Date

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

June 16, 2025

City of Poughkeepsie Planning Department
62 Civic Center Plaza, Second Floor
Poughkeepsie, New York 12601

RE: Parker CPK LLC
24-26 Parker Avenue
Poughkeepsie, N.Y. 12601
Tax Map # 6162-61-069344

Dear Planning Board Chair,

The planning board comments from the May 28, 2025 planning board meeting have been addressed in the current drawing submission package as follows: Materials & colors are shown on the exterior elevations of the building and a long form EAF was prepared. Other site plan revisions are as follows: Existing and proposed contours have been added, a new sidewalk is proposed on the north side of the property, a proposed retaining wall has been added on the west side of the property, a sidewalk detail and a retaining wall detail have been added to the site plan. All the drawings show a revision date of 6-16-25.

Comments from the city engineer, Joe Chenier, are being addressed by a civil engineering consultant.

Thank for your cooperation regarding this project.

Very truly yours,

Ciro Interrante, Architect

GENERAL NOTES:

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

1. THERE ARE NO OPEN VIOLATIONS ON THE PROPERTY THAT WOULD NOT BE CURED BY THE CURRENT APPLICATION.
2. NO WAIVERS ARE REQUESTED.
3. A FULL ENVIRONMENTAL ASSESSMENT FORM OR TYPE 2 ACTION NOT REQUIRING SEQRA ARE NOT APPLICABLE TO THIS PROJECT.
4. NAME AND ADDRESS OF OWNER OF RECORD HAS BEEN SHOWN.
5. 24–26 PARKER AVE IS LOCATED IN THE WALKWAY–GATEWAY ZONING DISTRICT (W–G).
6. NAMES OF OWNERS OF ADJOINING PROPERTIES HAS BEEN SHOWN.
7. THE APPLICANT, PARKER CPK LLC, IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED DEVELOPMENT.

II) EXISTING SITE CONDITIONS

8. THERE ARE NO EXISTING EASEMENTS, RIGHTS–OF–WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
9. THERE ARE NO SCENIC VIEWS ON PARKER AVE.
10. PLAN VIEW SHOWS EXISTING PAVED AREAS, WALKWAYS, VEHICULAR ACCESS TO PUBLIC STREETS, INTERNAL DRIVES, SCREENING, FENCES, AND OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES WITHIN 25' OF THE PROPERTY. MATERIALS OF EXISTING FEATURES ARE PROVIDED. EXISTING CONTOURS, WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF 8" OR MORE MEASURED 3'–0" ABOVE THE BASE OF THE TRUNK, CURBS, AND ADJACENT STREETS WITH NAMES AND WIDTHS ARE NOT SHOWN AS THEY ARE NOT APPLICABLE TO THIS PROJECT. SITE IS RELATIVELY FLAT AND SLOPES GRADUALLY TO THE REAR.
11. LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND CONNECTIONS HAS BEEN SHOWN FOR SANITARY, WATER, GAS, AND ELECTRIC.
12. 24–26 PARKER AVE IS NOT SUBJECT TO STORM WATER OVERFLOWS.

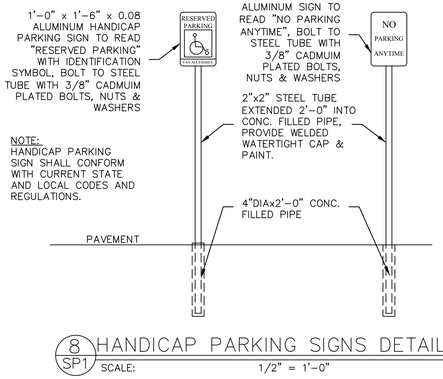
III) PROPOSED SITE IMPROVEMENTS

13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABLED USING CARDINAL DIRECTIONS.
14. EXISTING FIRE HYDRANT LOCATION HAS BEEN SHOWN. LOCATION OF KNOX BOXES.
15. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL BE SUBMITTED WITH SITE PLAN SHEETS.
16. NO NEW GRADES PROPOSED.
17. THERE ARE NO EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS–OF–WAY AND A NOTATION OF ANY AREAS TO BE DEDICATED TO A PUBLIC AGENCY, AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING THE PROPERTY.
18. ENGINEERING TO REVIEW STORM WATER QUALITY REQUIREMENTS BASED ON NYDES PHASE II REQUIREMENTS.

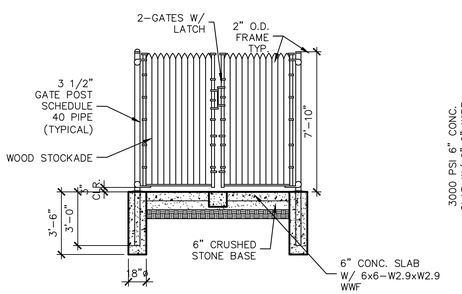
IV) OTHER REQUIRED PLAN NOTES

19. ENGINEERING TO REVIEW STORMWATER IMPROVEMENTS.
20. NO EXISTING TREES TO BE RETAINED.

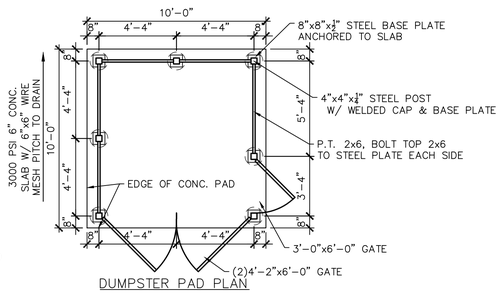
2 SP1 PARCEL MAP 24–26 PARKER AVENUE
SCALE: N.T.S.



8 SP1 HANDICAP PARKING SIGNS DETAIL
SCALE: 1/2" = 1'–0"

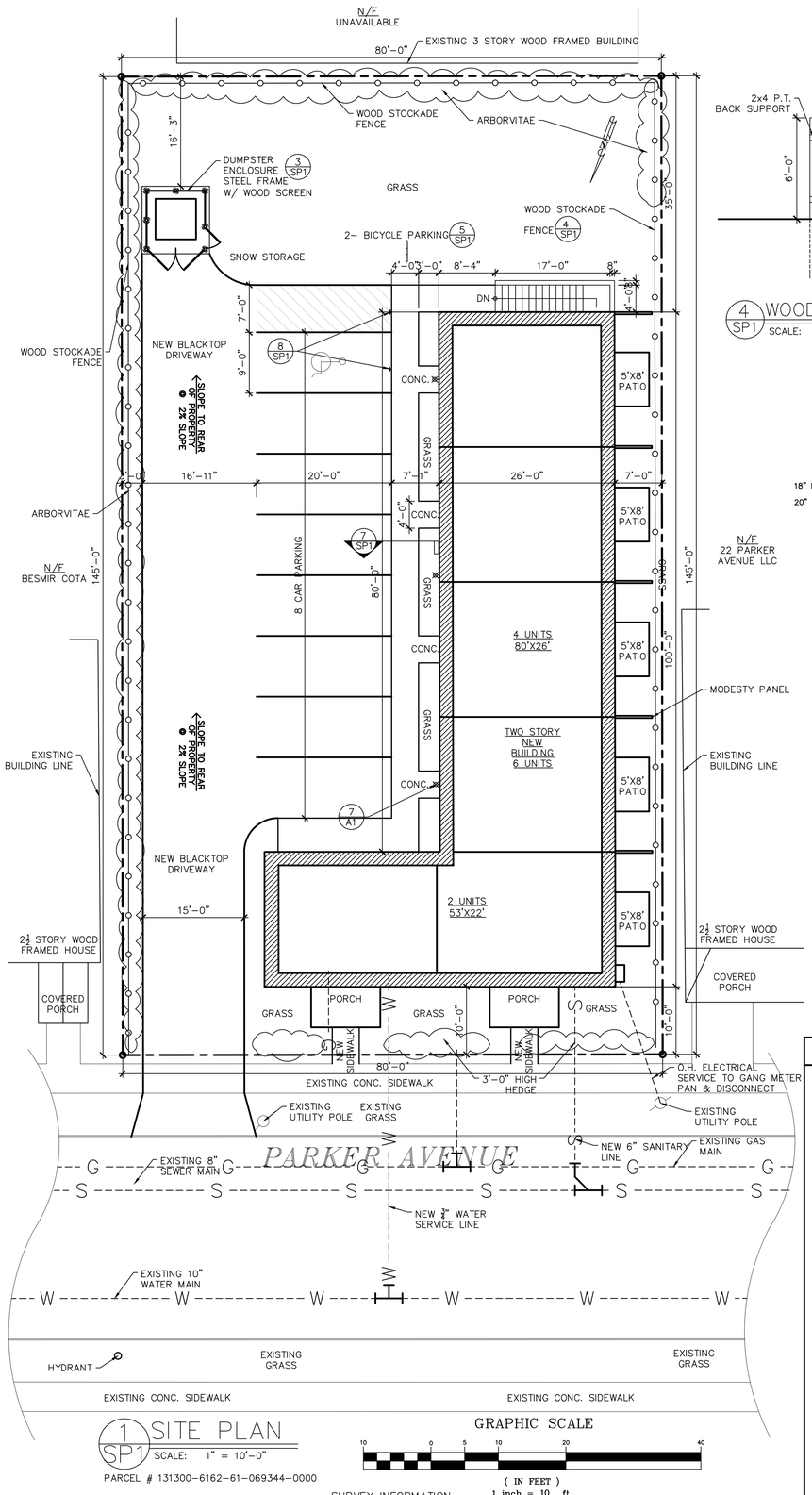


DUMPSTER PRIVACY SCREEN DETAIL



DUMPSTER PAD PLAN

3 SP1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'–0"



1 SP1 SITE PLAN
SCALE: 1" = 10'–0"

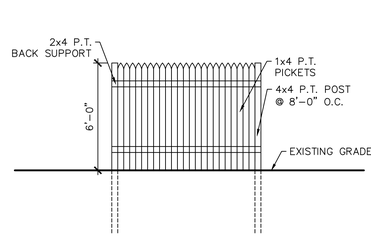
PARCEL # 131300–6162–61–069344–0000

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

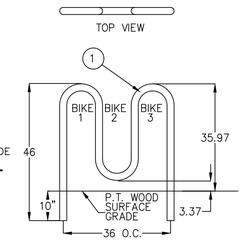
SURVEY INFORMATION

IMAGE OF SURVEY OBTAINED FROM PAPER COPY OF ORIGINAL SURVEY PREPARED BY ROBERT L. CAMPBELL, LS DATED 2–25–2021 AND TITLED MAP OF SURVEY FOR 24–26 PARKER AVENUE.

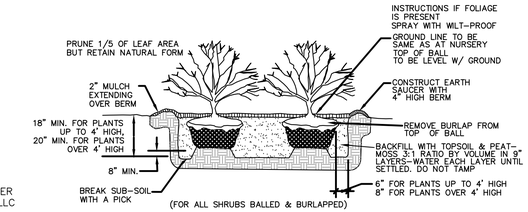
MATERIALS LIST
(1) Tubing Ø–2 3/8" x .154" Wall Steel Tubing



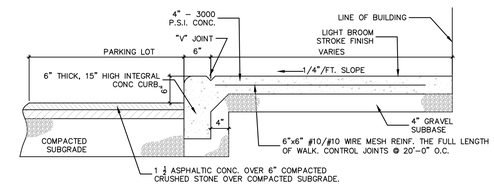
4 SP1 WOODEN FENCE DETAIL
SCALE: 1/4" = 1'–0"



5 SP1 BICYCLE RACK DETAIL
SCALE: 1/2" = 1'–0"



6 SP1 SHRUB PLANTING DETAIL
SCALE: N.T.S.



7 SP1 CURB DETAIL
SCALE: 1/2" = 1'–0"

PLAN NORTH

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERON.

APPLICANT _____ DATE _____

APPROVAL BLOCK

Revisions			
No.	Date:	Description:	
No. 1	12–16–24	GENERAL REVISIONS	
No. 2	2–21–25	GENERAL REVISIONS	
No. 3	3–31–25	P.B. COMMENTS	
No. 4	4–25–25	GENERAL REVISIONS	
No. 5	5–2–25	PLANNING BOARD COMMENTS	
No. 6	5–9–25	PLANNING STAFF COMMENTS	

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT, P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473–7572 Office CIRONT@GMAIL.COM

DRAWN BY:	CHECKED BY:	ISSUED DATE:
D.H., N.A.P.	C.I.	27 SEPT 2024

REGISTERED ARCHITECT GINO INTERRANTE 14579 STATE OF NEW YORK

SITE PLAN

PROPOSED NEW DEVELOPMENT FOR:
PARKER CPK LLC
6 ORCHARD PL POUGHKEEPSIE, N.Y. 12601
24–26 PARKER AVE POUGHKEEPSIE, N.Y. 12601

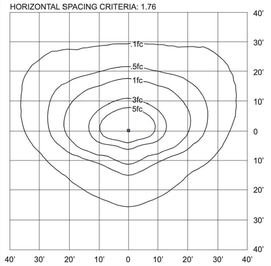
Project Number. 24–40

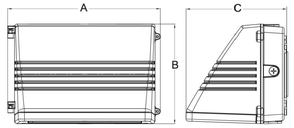
SHEET NO. 1
SP1
SITE PLAN

J:\Volumes\share\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24 40 SEIGREST PARKER AVENUE SIEGRIST\FROM TO\5 9 25\24 26 Parker Ave Site Plan 5 9 25.dwg, Fri, May 9 10:18:09 2025, AutoCAD PDF (General Documentation).pc3

Sample Photometry

E110X-27-VS-4K
IES: TYPE III Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 1.76





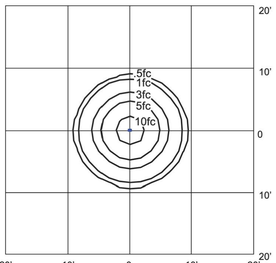
Model	A	B	C	Weight
E110X-27	14.2"	9.3"	8.8"	6.6 lbs
E110X-45	14.2"	9.3"	8.8"	6.9 lbs
E110X-90	18.1"	9.8"	9.5"	10.7 lbs

3 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.

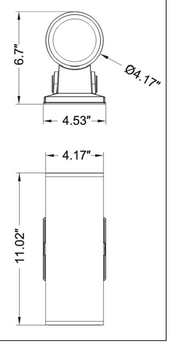
2 SP2 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

Sample Photometry

UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40

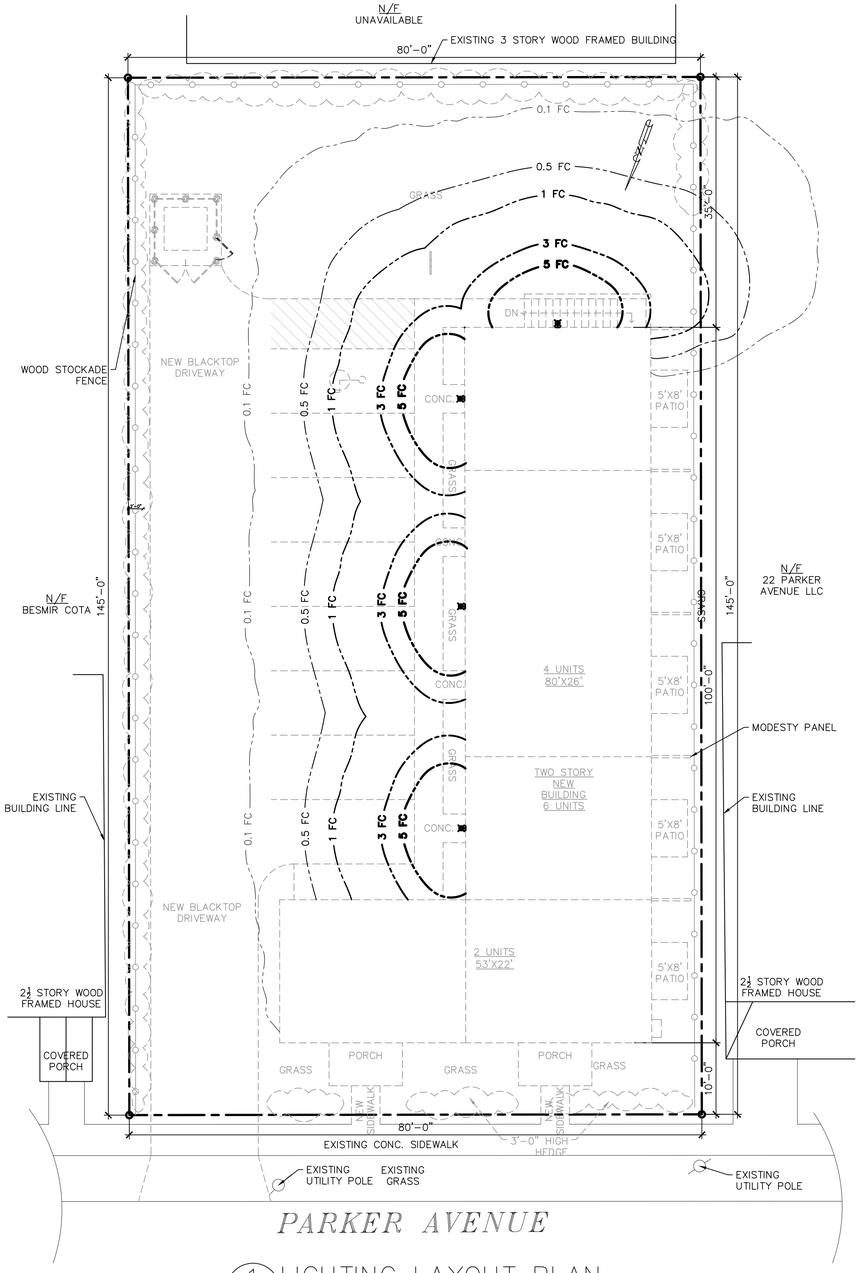


Dimensions



5 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.

4 SP2 IMAGE OF DOOR LIGHT FIXTURE
SCALE: N.T.S.



1 SP2 LIGHTING LAYOUT PLAN
SCALE: 1" = 10'-0"

PARCEL # 131300-6162-61-069344-0000

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Revisions			
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DRAWN BY: D.H., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 27 SEPT 2024

REGISTERED ARCHITECT
CIRO INTERRANTE
14579
STATE OF NEW YORK

LIGHTING LAYOUT PLAN AND DETAILS

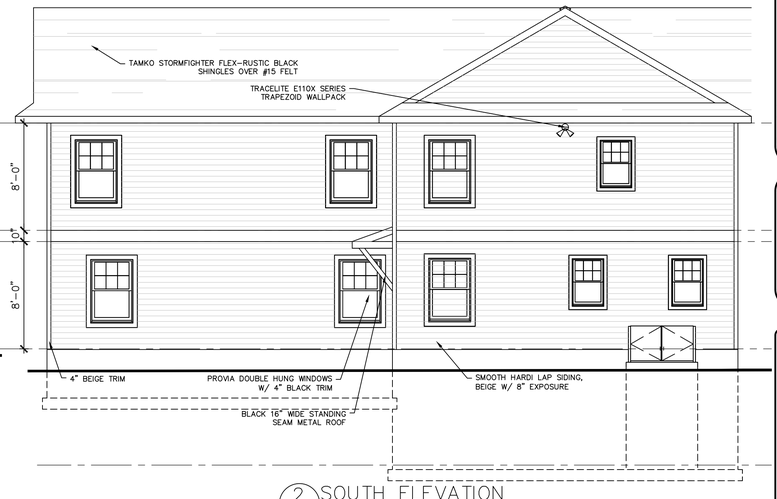
PROPOSED NEW DEVELOPMENT FOR:
PARKER CPK LLC
6 ORCHARD PL POUGHKEEPSIE, N.Y. 12601
24-26 PARKER AVE POUGHKEEPSIE, NY. 12601

Project Number. 24-40

SHEET NO. 1
SP2
SITE PLAN

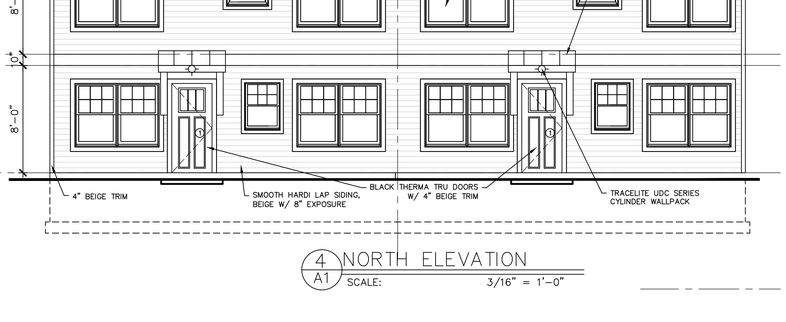
\Volumes\share\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-40 SEGREEST PARKER AVENUE SIEGREST\FROM TO\5 9 25\24-26 Parker Ave Site Plan 5 9 25.dwg, Fri May 9 10:18:36 2025, AutoCAD PDF (General Documentation).pc3

1 A1 EAST ELEVATION
SCALE: 3/16" = 1'–0"



2 A1 SOUTH ELEVATION
SCALE: 3/16" = 1'–0"

3 A1 WEST ELEVATION
SCALE: 3/16" = 1'–0"



4 A1 NORTH ELEVATION
SCALE: 3/16" = 1'–0"

GENERAL NOTES:

1. ALL WINDOWS AND SLIDING DOORS BY PROVIA
   https://www.provia.com/windows/
2. EXTERIOR DOORS BY THERMA TRU
   https://www.thermatru.com/explore-products/door-style/S4813XR
3. SIDING BY JAMES HARDI
   https://www.jameshardie.ca/products/hardieplank-lap-siding
4. SHINGLES BY TAMKO BUILDING PRODUCTS LLC
   https://www.tamko.com/all-shingle-colors/stormfighter-flex-rustic-black
5. EXTERIOR LIGHTING BY TRACELITE
   https://barronltg.com/pdf/udc.pdf
   https://barronltg.com/pdf/e110x.pdf

Revisions

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No. 3	3-31-25	P.B. COMMENTS
No. 4	4-25-25	GENERAL REVISIONS
No. 5	5-5-25	PLANNING STAFF COMMENTS
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(845) 473-7572 Office CIRONT@GMAIL.COM

DRAWN BY: D.H., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 27 SEPT 2024

REGISTERED ARCHITECT CIRO INTERRANTE 24579 STATE OF NEW YORK

ELEVATIONS AND SURROUNDING BUILDINGS IMAGES

PROPOSED NEW DEVELOPMENT FOR:
24-26 PARKER AVENUE
POUGHKEEPSIE, NY. 12601

Project Number. 24-40

SHEET NO. 1
A1
ARCHITECTURAL

\Volumes\share\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-40 SEIGREST PARKER AVENUE SIEGRESTFROM TO\5 9 25\24 26 Parker Ave Site Plan 5 9 25.dwg, Fri May 9 10:19:02 2025, AutoCAD PDF (General Documentation).pc3

/Volumes/share/CIA PPP PROJECTS FOLDER/2024 Drawings Folder/24-40 SEIGREST PARKER AVENUE SIEGREST FROM TO/6 3 25/24-26 Parker Ave Site Plan 6 3 25.dwg, Mon Jun 16 16:22:25 2025, AutoCAD PDF (General Documentation).pc3

GENERAL NOTES:

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

1. THERE ARE NO OPEN VIOLATIONS ON THE PROPERTY THAT WOULD NOT BE CURED BY THE CURRENT APPLICATION.
2. NO WAIVERS ARE REQUESTED.
3. A FULL ENVIRONMENTAL ASSESSMENT FORM OR TYPE 2 ACTION NOT REQUIRING SEQRA ARE NOT APPLICABLE TO THIS PROJECT.
4. NAME AND ADDRESS OF OWNER OF RECORD HAS BEEN SHOWN.
5. 24-26 PARKER AVE IS LOCATED IN THE WALKWAY-GATEWAY ZONING DISTRICT (W-G).
6. NAMES OF OWNERS OF ADJOINING PROPERTIES HAS BEEN SHOWN.
7. THE APPLICANT, PARKER CPK LLC, IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED DEVELOPMENT.

II) EXISTING SITE CONDITIONS

8. THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
9. THERE ARE NO SCENIC VIEWS ON PARKER AVE.
10. PLAN VIEW SHOWS EXISTING PAVED AREAS, WALKWAYS, VEHICULAR ACCESS TO PUBLIC STREETS, INTERNAL DRIVES, SCREENING, FENCES, EXISTING AND PROPOSED CONTOURS, AND OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES WITHIN 25' OF THE PROPERTY. MATERIALS OF EXISTING FEATURES ARE PROVIDED. WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF 8" OR MORE MEASURED 3'-0" ABOVE THE BASE OF THE TRUNK, CURBS, AND ADJACENT STREETS WITH NAMES AND WIDTHS ARE NOT SHOWN AS THEY ARE NOT APPLICABLE TO THIS PROJECT. SITE IS RELATIVELY FLAT AND SLOPES GRADUALLY TO THE REAR.
11. LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND CONNECTIONS HAS BEEN SHOWN FOR SANITARY, WATER, GAS, AND ELECTRIC.
12. 24-26 PARKER AVE IS NOT SUBJECT TO STORM WATER OVERFLOWS.

III) PROPOSED SITE IMPROVEMENTS

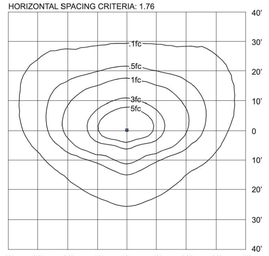
13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABLED USING CARDINAL DIRECTIONS.
14. EXISTING FIRE HYDRANT LOCATION HAS BEEN SHOWN.
15. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL BE SUBMITTED WITH SITE PLAN SHEETS.
16. NEW GRADES PROPOSED IN THE SOUTH SIDE OF THE PROPERTY. SEE (1 SP1).
17. THERE ARE NO EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS-OF-WAY AND A NOTATION OF ANY AREAS TO BE DEDICATED TO A PUBLIC AGENCY, AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING THE PROPERTY.
18. ENGINEERING TO REVIEW STORM WATER QUALITY REQUIREMENTS BASED ON NYDES PHASE II REQUIREMENTS.

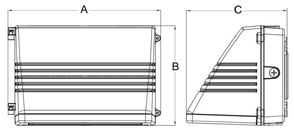
PARKER AV
BROOKSIDE AV
PARKER CPK LLC
6 ORCHARD PL
POUGHKEEPSIE
NEW YORK
12601
6934
6934
6934

\\Volumeshare\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-40 SEGREST PARKER AVENUE SIEGRIST\PROM TO 6 3 25\24-26 Parker Ave Site Plan 6 3 25.dwg, Mon Jun 16 10:28:33 2025, AutoCAD PDF (General Documentation).pc3

Sample Photometry

E110X-27-VS-4K
IES: TYPE III Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 1.76





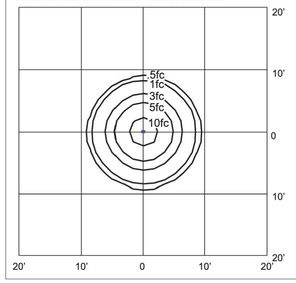
Model	A	B	C	Weight
E110X-27	14.2"	9.3"	8.8"	6.6 lbs
E110X-45	14.2"	9.3"	8.8"	6.9 lbs
E110X-90	18.1"	9.8"	9.5"	10.7 lbs

3 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.

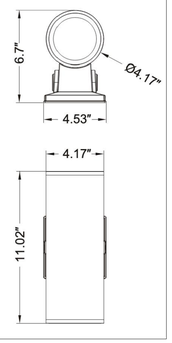
2 SP2 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

Sample Photometry

UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40

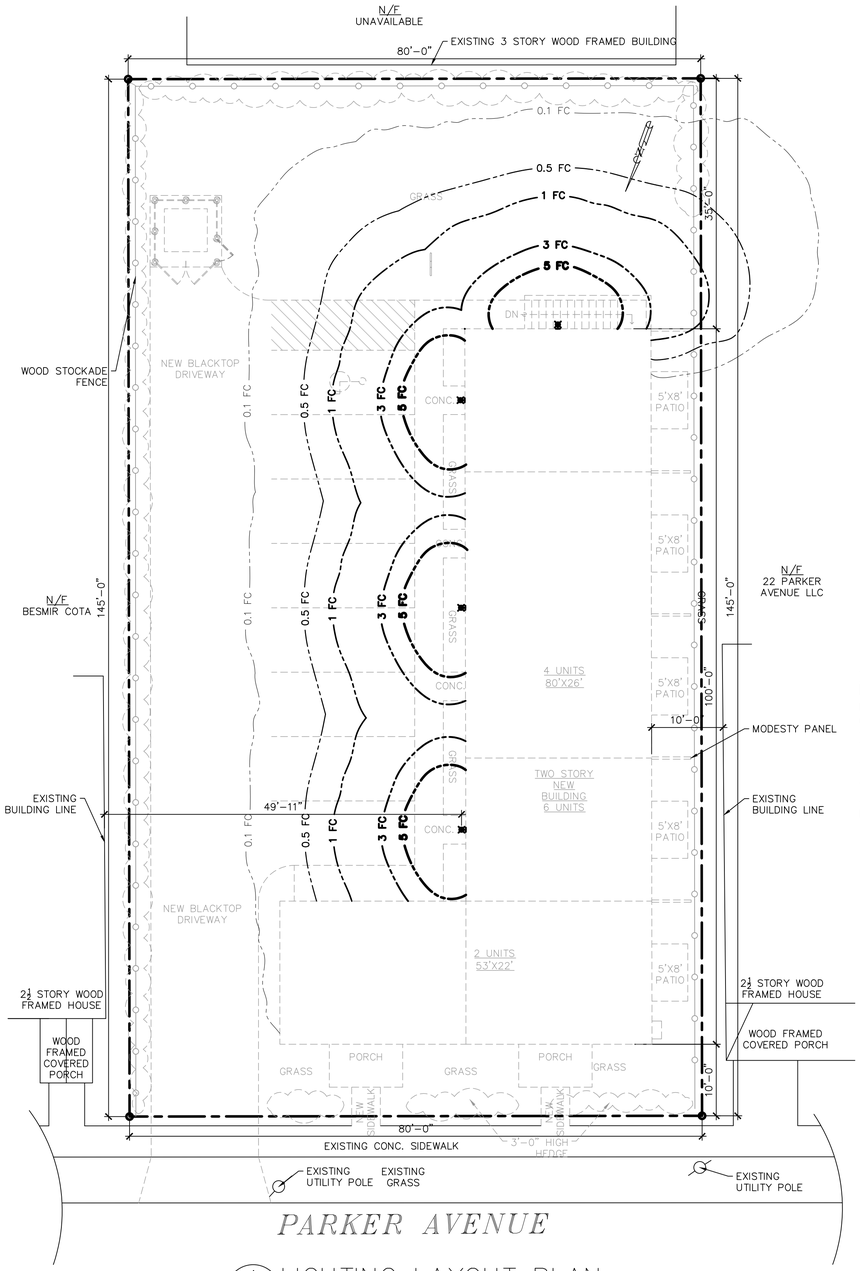


Dimensions



5 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.

4 SP2 IMAGE OF DOOR LIGHT FIXTURE
SCALE: N.T.S.



1 SP2 LIGHTING LAYOUT PLAN
SCALE: 1" = 10'-0"

PARCEL # 131300-6162-61-069344-0000

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Revisions			
No.	Date:	Description:	
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No. 7	6-16-25	PLANNING STAFF COMMENTS	

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POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office CIRONT@GMAIL.COM

DRAWN BY: D.H., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 27 SEPT 2024

REGISTERED ARCHITECT CIRO INTERRANTE 16579 STATE OF NEW YORK

LIGHTING LAYOUT PLAN AND DETAILS

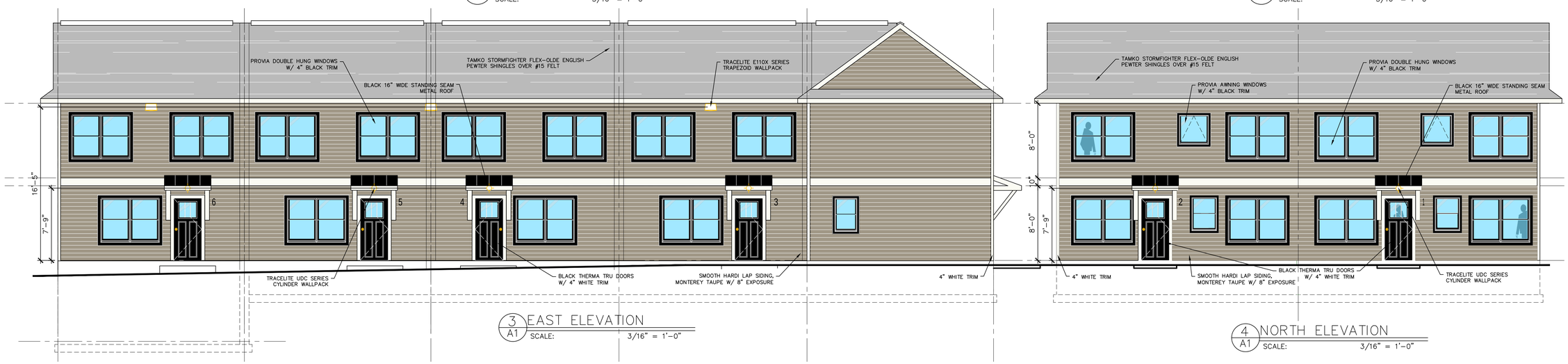
PROPOSED NEW DEVELOPMENT FOR:
PARKER CPK LLC
6 ORCHARD PL POUGHKEEPSIE, N.Y. 12601
24-26 PARKER AVE POUGHKEEPSIE, NY. 12601

Project Number. 24-40

SHEET NO. 1
SP2
SITE PLAN

1 A1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

2 A1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 A1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

4 A1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. ALL WINDOWS AND SLIDING DOORS BY PROVIA
   https://www.provia.com/windows/
2. EXTERIOR DOORS BY THERMA TRU
   https://www.thermatru.com/explore-products/door-style/S4813XR
3. SIDING BY JAMES HARDI
   https://www.jameshardie.ca/products/hardieplank-lap-siding
4. SHINGLES BY TAMKO BUILDING PRODUCTS LLC
   https://www.tamko.com/all-shingle-colors/stormfighter-flex-olde-english-pewter
5. EXTERIOR LIGHTING BY TRACELITE
   https://barronltg.com/pdf/udc.pdf
   https://barronltg.com/pdf/e110x.pdf

OLDE ENGLISH PEWTER SHINGLES

MONTEREY TAUPE SIDING

COLOR SCHEDULE

COLOR	DESTINATION
	ROOF SHINGLES
	SIDING
	CORNER, FASCIA, ENTRY DOOR, AND ENTRY ROOF SUPPORT
	ENTRY DOOR, WINDOW FRAME AND TRIM, AND SLIDING DOOR TRIM

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DRAWN BY: D.H., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 27 SEPT 2024

REGISTERED ARCHITECT
CIRO INTERRANTE
14579
STATE OF NEW YORK

ELEVATIONS AND SURROUNDING BUILDINGS IMAGES

PROPOSED NEW DEVELOPMENT FOR:
PARKER CPK LLC
6 ORCHARD PL POUGHKEEPSIE, N.Y. 12601
POUGHKEEPSIE, NY. 12601

Project Number. 24-40

SHEET NO. 1
A1
ARCHITECTURAL

/Volumes/share/CIA PPP PROJECTS FOLDER/2024 Drawings Folder/24-40 SEIGREST PARKER AVENUE SIEGREST/PROM TO/6 3 25/24-26 Parker Ave Site Plan 6 3 25.dwg, Mon Jun 16 10:39:30 2025, AutoCAD PDF (General Documentation).pc3

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Parker CPK LLC		
Project Location (describe, and attach a general location map): 24-26 Parker Ave Poughkeepsie, N.Y. 12601		
Brief Description of Proposed Action (include purpose or need): Construct new six unit apartment building on a vacant .266 acre lot with a new driveway and 8 car parking to provide addtional housing to the City of Poughkeepie.		
Name of Applicant/Sponsor: Parker CPK LLC	Telephone: (845)473-4177 E-Mail: george@siegristconstruction.net	
Address: 6 Orchard PL		
City/PO: Poughkeepsie	State: N.Y.	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):	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		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Planning Board Approval	5-6-25
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):
Walkway-Gateway District

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 District

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

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

C.4. Existing community services.

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

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?
Poughkeepsie Fire Department and MidHudson Regional Hospital Emergency Department

d. What parks serve the project site?
College Hill Park, Morgan Lake Park, Mansion Square Park, and Walkway over the Hudson

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, Industrial, Commercial Recreational

b. a. Total acreage of the site of the proposed action? 0.266 acres
b. Total acreage to be physically disturbed? 0.266 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.266 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: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	6			
At completion of all phases	6			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
iii. If other than water, identify the type of impounded/contained liquids and their source. _____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 2-3k 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: 2-3k 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

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

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

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

If Yes:

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

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ 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 0 Proposed 8 Net increase/decrease 8

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: N/A

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: 7am-6pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:
- Monday - Friday: Normal Residential Hours
- Saturday: Normal Residential Hours
- Sunday: Normal Residential Hours
- Holidays: Normal Residential Hours

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:

See submitted drawings SP2 and A1

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

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Auto, warehouse, manufacturing, residential, and recreational.

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	0.176	0.09
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.266	0.09	0.176
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Walkway over the Hudson

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): B00036, 314071, 314074, 314122, B00020, C314131

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

Site is clean. The location of a former residential house which has been removed.

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? >8'-0" 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:

Gravel, Loam	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >8'-0" 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? N/A ☐ 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? N/A ☐ 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:
NONE

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: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway over the Hudson

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

iii. Distance between project and resource: 1/8 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.

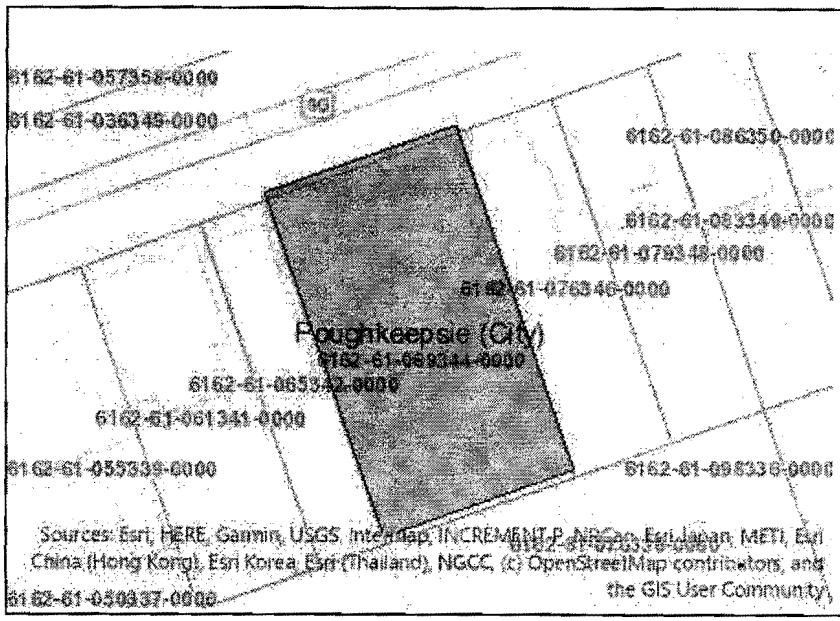
Applicant/Sponsor Name Ciro Interrante Date 6/12/25

Signature _____ Title Architect

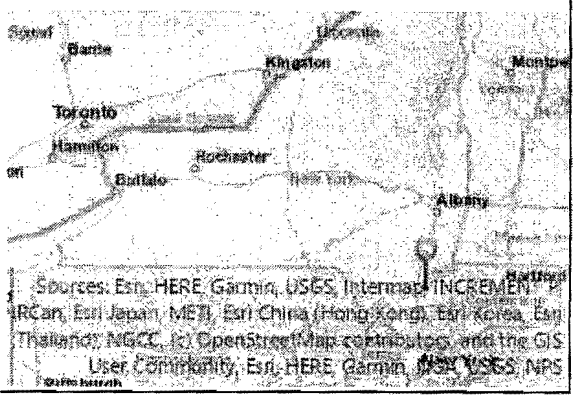
PRINT FORM

EAF Mapper Summary Report

Tuesday, June 3, 2025 9:53 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	B00036, 314071, 314074, 314122, B00020, C314131
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	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]	No
E.3.i. [Designated River Corridor]	No

UDC Series

4” Architectural LED Up/Down Cylinder Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

DESCRIPTION

The UDC Series 4” architectural cylinder is the ultimate solution for versatile, customizable illumination. This innovative fixture offers field-switchable downlighting and uplighting capabilities, as well as field-switchable CCT (3000K-4000K-5000K) and power (12W-16W-20W) all in one package. With energy-efficient, long-life LEDs offering up to 2,100 lumens and featuring dual light sources for both up and down accent lighting, the UDC Series ensures a perfect blend of functionality and aesthetics. It comes standard with 3 sets of in-the-box reflectors that enable you to easily choose between a 25°, 40°, or 60° beam angle. Housed within a sleek, single enclosure designed for superior thermal performance, the UDC Series is equally suited for interior or external applications. Whether you’re illuminating walkways, stairways, or accentuating architectural features, the UDC delivers years of maintenance-free brilliance, offering endless possibilities for creating captivating environments.

CCT, Power, Up/Down Light, & Photocontrol switches located behind plugs

SPECIFICATIONS

Construction:

- 4” Diameter cylinder, die-cast aluminum housing with powder coated finish
- Glass lenses and aluminum reflector on both ends
- Easily accessible switches in the back
  - Up, down, or up and down light selection
  - CCT selection
  - Power selection
  - Photocontrol (on/off)

Optics/LEDs:

- Field-switchable between 3000K, 4000K, and 5000K
- Field-switchable between 12W, 16W and 20W providing up to 2,100 lumens (up & down, output is halved if up or down only is selected)
- Swappable reflectors for 25°, 40°, or 60° beam angle included in packaging (60° pre-installed)
- CRI ≥ 90
- L70 >100,000 hours
- L90 ≥ 88,000 hours

Electrical:

- Field-switchable between 12W, 16W, and 20W
- 120-277V, 50-60Hz
- 0-10V Dimming

Installation:

- Mounts to a standard 3-½” or 4” square electrical J-box
- Housing mounts to backplate for ease of installation
- CCT, Power, Photocontrol, and Up/down light selection switches located within coinplugs on either side

Testing & Compliance:

- cULus Listed for Wet Locations
- IP65 Rated
- Operating temperatures: -40°C to 45°C (-40°F to 113°F)

Specs at a Glance	
Model	UDC-20
Wattage (Nominal)	12W-16W-20W (Switchable)
Lumens (lm)	1,140 - 2,100
CCT (K)	3000K-4000K-5000K (Switchable)
Distribution	25°, 40° or 60° (pre-installed) Field Swappable
CRI	>90
Input Voltage	120-277VAC, 50-60Hz
Operating Temp	-40°C to 45°C (-40°F to 113°F)
Certifications	UL Listed for Wet Locations IP65 Rated
Warranty	5 Years

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.

Warranty:

- Five Year Warranty (Terms and Conditions Apply)

Ordering Information (Example: UDC-20-VS-CP-BR)

Model	Description
UDC-20-VS-CP-BR	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Bronze Finish
UDC-20-VS-CP-BL	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Black Finish
UDC-20-VS-CP-SV	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Silver Finish

	Notes
Accessories[1] (Field Installed)	[1] Order as a separate line item
UDC-4-SQ-BR[2] = UDC Series, Rectangular Shroud for 4” Cylinder, Bronze Finish	[2] Consult factories for other finishes, longer lead time may apply

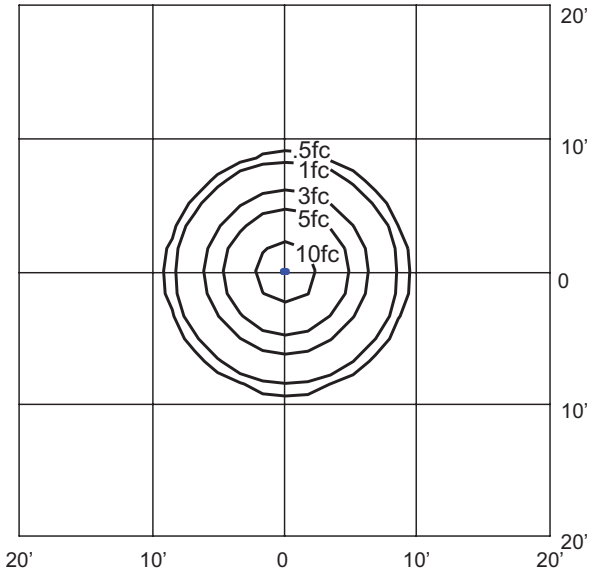
Specifications are subject to change without notice.
Installation must be performed in accordance with Barron Lighting Group installation instructions.

Performance Table

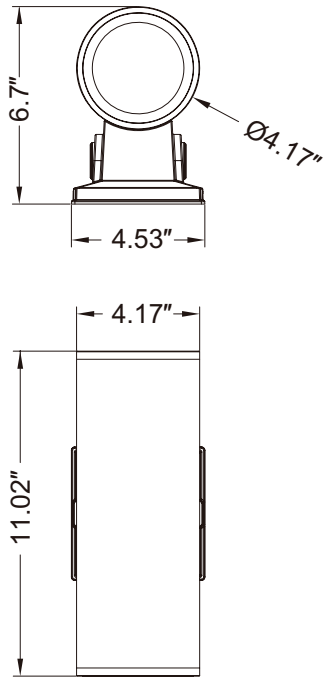
Model	Wattage	CCT	Lumens (Combined up & down output)	LPW
UDC-20-VS-CP-BR (20W, 3000K)	20W	3000K	1,900	95
UDC-20-VS-CP-BR (20W, 4000K)	20W	4000K	2,100	105
UDC-20-VS-CP-BR (20W, 5000K)	20W	5000K	2,100	105
UDC-20-VS-CP-BR (16W, 3000K)	16W	3000K	1,520	95
UDC-20-VS-CP-BR (16W, 4000K)	16W	4000K	1,680	105
UDC-20-VS-CP-BR (16W, 5000K)	16W	5000K	1,680	105
UDC-20-VS-CP-BR (12W, 3000K)	12W	3000K	1,140	95
UDC-20-VS-CP-BR (12W, 4000K)	12W	4000K	1,260	105
UDC-20-VS-CP-BR (12W, 5000K)	12W	5000K	1,260	105

Sample Photometry

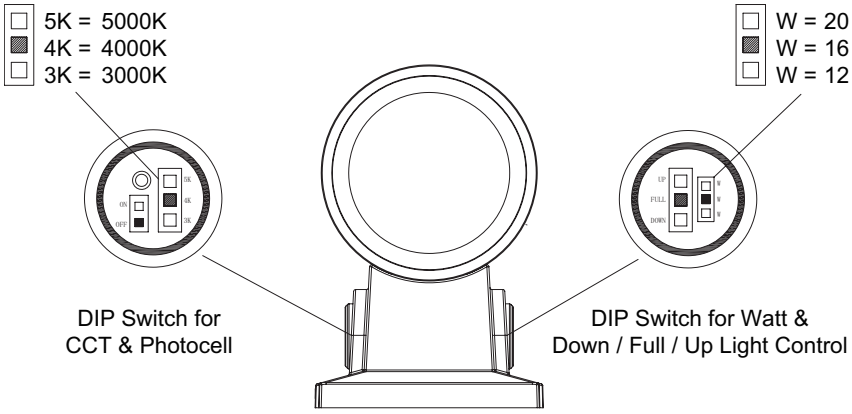
UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40



Dimensions



Switch Settings



Accessory (Sold separately for field installation)

UDC-4-SQ-BR Rectangular Shroud

E110X Series

Architectural LED Trapezoid Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

AVAILABLE WHILE SUPPLIES LAST

Consult factory for available SKUs

DESCRIPTION

The E110X Series is a traditional full cutoff geometric sconce designed for optimal light control and distribution. Its die-cast aluminum construction provides ideal thermal management. Lumen packages from 3550 to 12,200 are available in 3000K, 4000K and 5000K CCT with a Type III distribution. This product offers project flexibility with photocontrol, integral motion sensor and battery backup options. This architectural family is offered in two housing sizes to complement new construction or retrofit applications, accommodating mounting heights up to 30'.

SPECIFICATIONS

Construction:

- Die-cast aluminum housing in a powder coated bronze finish with stainless steel hardware
- UV-stabilized polycarbonate lens
- Integral heat sink maximizes heat dissipation for longer LED life
- Hinged back box isolates drivers from LEDs and offers easy access to drivers
- Back box includes three conduit entry points (one on top and two on the sides) as well as a knockout on the bottom for optional sensor

Optics/LEDs:

- No uplight design to minimize light pollution
- 27W to 90W LED models replace 100W to 400W HID for up to 70% energy savings
- Efficacies up to 139 LPW maximize utility rebates
- Type III distribution
- Available in 3000K, 4000K and 5000K CCT
- CRI ≥70
- 70,000 hours L70

Electrical:

- 120-277VAC, 50/60Hz
- 1-10V Dimming driver

Testing & Compliance:

- cULus Listed for Wet Locations
- Operating temperatures: -40°C to 45°C (-40°F to 113°F)

Installation:

- Housing hinges to back box for easy installation
- Back box accommodates conduit entry as well as optional sensor
- Mounts to a standard 3-1/2" or 4" square electrical J-box

Options:

- Integral battery backup (BB) operates for 90 minutes, providing over 800 lumens for path of egress; Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F)
- Factory installed 120/277VAC button type photocontrol (PC)
- Factory installed integral dimming occupancy sensor (SC)

Accessories:

- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor Kit, PIR, Black (LE-MS3W-KIT-BL-A-R)
- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black Finish (LE-MS3W-KIT-BL-12V-A-R)
- Dimming sensor for field installation, white finish (TL-MSSW)
- Remote control for TL-MSSW sensor (TL-MSSW-REMOTE)
- Button type universal photocontrol sensor 120/277VAC (PCU)

Warranty:

- Five Year Warranty (Terms and Conditions Apply)

Specs at a Glance			
Model	E110X-27	E110X-45	E110X-90
Wattage (W)*	27W	45W	90W
Lumens (lm)	3750	6100	12,200
Efficacy (LPW)	139	136	136
Equivalency (HID)	100-150 Watt	175-250 Watt	250-400 Watt
Distribution	Type III		
CCT (K)	3000K, 4000K, 5000K		
CRI	≥70		
Input Voltage	120-277VAC, 50/60Hz		
Operating Temp	-40°C to 45°C (-40°F to 113°F)		
Certifications	cULus Listed for Wet Locations		
Warranty	5 Years		
Weight	6.6 lbs	6.9 lbs	10.7 lbs

*Nominal Wattage. Tested at 5000K CCT. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.

Ordering Information (Example: E110X-45-VS-4K-BR-BB)

Series	Wattage	Input Voltage	CCT	Finish	Options
E110X	27 = 27W	VS = 120-277VAC	3K = 3000K	BR = Bronze	BB = Battery Backup
	45 = 45W		4K = 4000K		SC[1] = Dimming Sensor
	90 = 90W		5K = 5000K		PC = Button Photocontrol 120/277VAC

LiteLogic Accessories[2] (Field Installed)
LE-MS3W-KIT-BL-A-R[3] = LiteLogic Bluetooth Enabled Dimming Occupancy Sensor Kit, PIR, Black
LE-MS3W-KIT-BL-12V-A-R[4] = LiteLogic Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black Finish
PCU = 120-277VAC Button Photocontrol
TL-MSSW[1] = Dimming Sensor, White Finish
TL-MSSW-REMOTE = Remote for Sensor

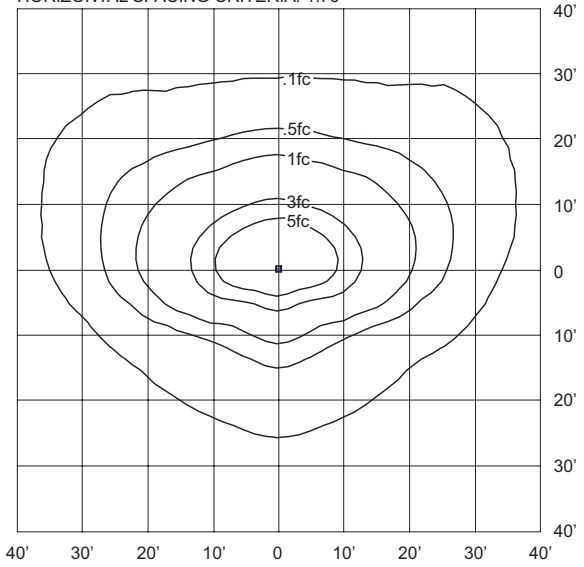
Notes	
[1] PC Option not required if ordering SC	[3] For 27W models only
[2] Order as a separate line item. Ships in separate box for final installation in the field	[4] For 45W and 90W models only

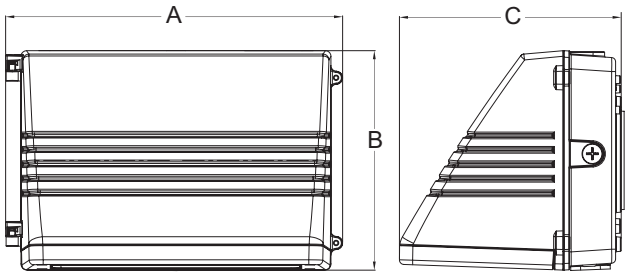
Performance Data

Model	Wattage	CCT	Distribution	Lumen Output (lumens)	Efficacy
E110X-27-VS-3K-XX	27	3000K	Type III	3550	131
E110X-27-VS-4K-XX	27	4000K	Type III	3700	137
E110X-27-VS-5K-XX	27	5000K	Type III	3750	139
E110X-45-VS-3K-XX	45	3000K	Type III	5800	128
E110X-45-VS-4K-XX	45	4000K	Type III	6000	133
E110X-45-VS-5K-XX	45	5000K	Type III	6100	136
E110X-90-VS-3K-XX	90	3000K	Type III	11,600	128
E110X-90-VS-4K-XX	90	4000K	Type III	12,000	133
E110X-90-VS-5K-XX	90	5000K	Type III	12,200	136

Sample Photometry

E110X-27-VS-4K
IES: TYPE III Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 1.76





Model	A	B	C	Weight
E110X-27	14.2"	9.3"	8.8"	6.6 lbs
E110X-45	14.2"	9.3"	8.8"	6.9 lbs
E110X-90	18.1"	9.8"	9.5"	10.7 lbs

Sensor Details - Bluetooth Enabled (Accessories LE-MS3W-KIT-BL-A-R and LE-MS3W-KIT-BL-12V-A-R) Click here for sensor details

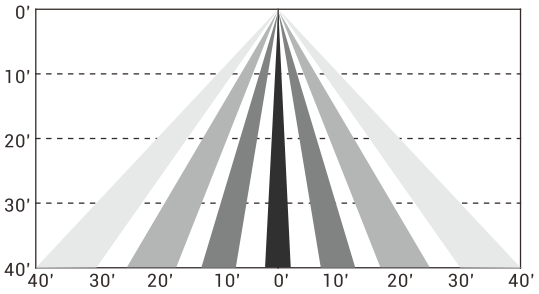
LE-MS3W-XX-AUX-HB1

LE-RECEPTW-BL-AUX

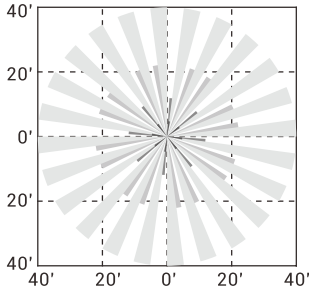
LE-C3 12V Adapter
(LE-MS3W-KIT-BL-12V-A-R Only)

LE-ADAPTERW-BL-AUX

Coverage Side View



Coverage Top View (40')



SEE APP FOR SENSOR SETTINGS

For a complete list of **LiteLogic** compatible products, click here.

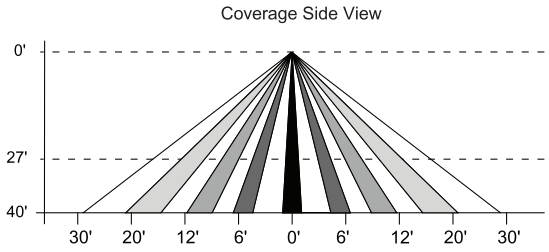
litelogic LIGHTING CONTROLS

Get it from the **App Store**

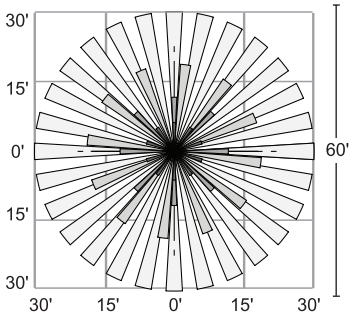
Get it from **Google Play**

Motion Sensor Details - Option (SC) and Accessories (TL-MSSW and TL-MSSW-REMOTE)

Coverage Side View

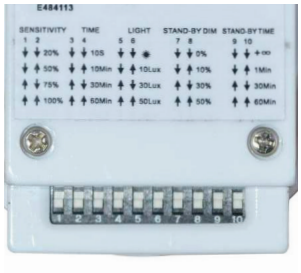


Coverage Top View



Sensor Settings (TL-MSSW-REMOTE)

DETECTION RADIUS/ANGLE	MAX 60'/360°
MOUNTING HEIGHT	MAX 40'
REMOTE RANGE	MAX 33'
FREQUENCY	5.8 gHz
HIGH MODE	70%, 80%, 90%, 100% (DEFAULT 100%)
SENSITIVITY	20%, 50%, 75%, 100% (DEFAULT 100%)
HOLD TIME	10sec, 1min, 5min, 10min, 15min, 20min, 30min, 60min (DEFAULT 5min)
DAYLIGHT HARVESTING	☀, (disabled), 10Lux, 30Lux, 50Lux, 100Lux, 150Lux, 200Lux, 300Lux (DEFAULT disabled)
STANDBY DIM SETTING	0, 10%, 20%, 30%, OFF (∞), (DEFAULT 30%)
STANDBY TIME SETTING (TO OFF)	ON (disabled), 1min, 30min, 60min (DEFAULT 30min)



Sensor Dip Switch Settings
(Dip Switches on SC Sensor)

TL-MSSW-REMOTE Accessory
(Sold Separately)

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SWPPP REVIEW
Form #1

1. Date: June 9, 2025
2. Name of Site Plan: Site Plan
3. Address or Location: 24 – 26 Parker Avenue
4. Owner: Siegrist Properties LLC
5. Engineer/ Architect: Ciro Interrante
6. Yes ☐ No ☐ The Site Plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The Site Plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Provide a projected daily water usage summary based on the proposed development. Additionally confirm that the proposed water and sewer services are sufficient for the anticipated use.
2. Provide survey boundary information on the site plan.
3. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan.
4. Post construction runoff rates shall not exceed predevelopment rates. Provide a stormwater pollution prevention plan detailing how this will be accomplished. The SWPPP should also include background information and erosion and sediment controls as detailed in the City code, Section 14 1/2-166 Stormwater Pollution Prevention Plans (attached).
5. Provide maintenance plan for all Post-Construction Stormwater Management Practices (PCSMPs). Include a note stating that maintenance records for all PCSMPs must be submitted to the Stormwater Management Office (SMO).
6. Update the site plan to clearly show all utility connections within the street are delineated, hatched, and include sawcut lines.
7. Provide a detail showing water and sewer services complete from the building to the main. Details are available from the City in AutoCAD or pdf format. Provide traffic control plans for all utility connections in the street.
8. Show curb valve on site plan.
9. Include contour lines in 1' or 2' intervals on site plan.
10. Provide stormwater Best Management Practices (BPMs) - silt fence, inlet protection and stabilized construction entrance as described in SWPPP and show on site plan.
11. Provide an estimate of costs for proposed site work.

12. A 6" water line from the Parker Avenue main to a property on Brookside Avenue is shown on City record drawings (attached). The applicant shall investigate to determine if the 6" water line is currently in service or abandoned. It should also be determined if there is an easement for the water line.

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

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

From: Joseph Chenier
To: Lori Garcia
Subject: FW: 24-26 Parker Avenue Site Plan Review Comments
Date: Tuesday, June 10, 2025 11:39:23 AM
Attachments: IMG_6504.JPG
IMG_6503.JPG
IMG_6505.JPG

FYI

From: Joseph Chenier
Sent: Tuesday, June 10, 2025 11:22 AM
To: Ciro Interrante <ciroint@gmail.com>
Cc: nickole.papa44@gmail.com
Subject: RE: 24-26 Parker Avenue Site Plan Review Comments

Ciro / Nickole-
We visited the site after preparing the comment sheet. There are several sidewalk panels broken up on the west side of the site and a trip hazard on the east side. Please have these panels replaced. Also, the existing driveway apron should be shown and noted as to be removed.

Finally, the 6" water line adjacent to the east property line was marked out and the valve at the main is up to grade. This will require further investigation and possibly formal abandonment.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601
845-451-4058

From: Joseph Chenier
Sent: Tuesday, June 10, 2025 9:11 AM
To: Lori Garcia <LGarcia@cityofpoughkeepsie.com>
Cc: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>; Ciro Interrante <ciroint@gmail.com>; nickole.papa44@gmail.com; Engineering Department <EngineeringDepartment@cityofpoughkeepsie.com>
Subject: 24-26 Parker Avenue Site Plan Review Comments

See attached.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer
62 Civic Center Plaza
Poughkeepsie, N.Y. 12601
845-451-4058

City of Poughkeepsie, NY
Monday, June 9, 2025

Chapter 14 1/2. Sewers, Stormwater

Subchapter 3. Stormwater Management and Erosion and Sediment Control

Article I. General Provisions; Stormwater Pollution Prevention Plans; Maintenance

Section 14 1/2-161. Findings of fact.

[L.L. No. 2-2007, § 1]
It is hereby determined that:

(1) Land development activities and associated increases in site impervious cover often alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, or sediment transport and deposition.

(2) This stormwater runoff contributes to increased quantities of water-borne pollutants, including siltation of aquatic habitat for fish and other desirable species.

(3) Clearing and grading during construction tends to increase soil erosion and add to the loss of native vegetation necessary for terrestrial and aquatic habitat.

(4) Improper design and construction of stormwater management practices can increase the velocity of stormwater runoff thereby increasing stream bank erosion and sedimentation.

(5) Impervious surfaces allow less water to percolate into the soil, thereby decreasing groundwater recharge and stream base flow.

(6) Substantial economic losses can result from these adverse impacts on the waters of the municipality.

(7) Stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of stormwater runoff from land development activities.

(8) The regulation of stormwater runoff discharges from land development activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff is in the public interest and will minimize threats to public health and safety.

(9) Regulation of land development activities by means of performance standards governing stormwater management and site design will produce development compatible with the natural functions of a particular site or an entire watershed and thereby mitigate the adverse effects of erosion and sedimentation from development.

Section 14 1/2-162. Purpose; objectives.

[L.L. No. 2-2007, § 1]

(a) The purpose of this subchapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing within this jurisdiction and to address the findings of fact in Section **14 1/2-161** hereof.

(b) This subchapter seeks to meet those purposes by achieving the following objectives:

(1) Meet the requirements of minimum measures 4 and 5 of the SPDES general permit for stormwater;

(2) Require land development activities to conform to the substantive requirements of the NYS Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) general permit for construction activities GP-02-01 or as amended or revised;

(3) Minimize increases in stormwater runoff from land development activities in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;

(4) Minimize increases in pollution caused by stormwater runoff from land development activities which would otherwise degrade local water quality;

(5) Minimize the total annual volume of stormwater runoff which flows from any specific site during and following development to the maximum extent practicable; and

(6) Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management practices and to ensure that these management practices are properly maintained and eliminate threats to public safety.

Section 14 1/2-163. Statutory authority.

[L.L. No. 2-2007, § 1]

In accordance with § 10 of the Municipal Home Rule Law of the State of New York, the City Council of the City of Poughkeepsie has the authority to enact local laws and amend local laws and, for the purpose of promoting the health, safety or general welfare of the City of Poughkeepsie and for the protection and enhancement of its physical environment. The City Council of the City of Poughkeepsie may include in any such local law provisions for the appointment of any municipal officer, employees, or independent contractor to effectuate, administer and enforce such local law.

Section 14 1/2-164. Applicability; Stormwater Management Officer.

[L.L. No. 2-2007, § 1]

(a) This subchapter shall be applicable to all land development activities as defined in this subchapter.

(b) The municipality shall designate a Stormwater Management Officer who shall accept and review all stormwater pollution prevention plans and forward such plans to the applicable municipal board. The Stormwater Management Officer may:

(1) Review the plans;

(2) Upon approval by the City Council of the City of Poughkeepsie, engage the services of a registered professional engineer to review the plans, specifications and related documents at a cost not to exceed a fee schedule established by said governing board; or

(3) Accept the certification of a licensed professional that the plans conform to the requirements of this subchapter.

(c) All land development activities subject to review and approval by the City of Poughkeepsie under subdivision, site plan, and/or special permit regulations shall be reviewed subject to the standards contained in this subchapter.

(d) All land development activities that are not subject to review as stated in Subsection **(c)** shall be required to submit a stormwater pollution prevention plan (SWPPP) to the Stormwater Management Officer who shall approve the SWPPP if it complies with the requirements of this subchapter.

Section 14 1/2-165. Exemptions.

[L.L. No. 2-2007, § 1]
The following activities may be exempt from review under this subchapter:

(1) Agricultural activity, as defined in this subchapter.

(2) Routine maintenance activities that disturb fewer than five acres and are performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility.

(3) Repairs to any stormwater management practice or facility deemed necessary by the Stormwater Management Officer.

(4) Any part of a subdivision if a plat for the subdivision has been approved by the City of Poughkeepsie on or before the effective date of this subchapter.

(5) Land development activities for which a building permit has been approved on or before the effective date of this subchapter.

(6) Cemetery graves.

(7) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles.

(8) Emergency activity immediately necessary to protect life, property, or natural resources.

(9) Activities of an individual engaging in home gardening by growing flowers, vegetables and other plants primarily for use by that person and his or her family.

(10) Landscaping and horticultural activities in connection with an existing structure.

Section 14 1/2-166. Stormwater pollution prevention plans.

[L.L. No. 2-2007, § 1]

(a) *Stormwater pollution prevention plan requirement.* No application for approval of a land development activity shall be reviewed until the appropriate board has received a stormwater pollution prevention plan (SWPPP) prepared in accordance with the specifications in this subchapter.

(b) Contents of stormwater pollution prevention plans.

(1) All SWPPPs shall provide the following background information and erosion and sediment controls:

a. Background information about the scope of the project, including location, type and size of project;

b. Site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation, on-site and adjacent off-site surface water(s); wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of off-site material, waste, borrow or equipment storage areas; and location(s) of the stormwater discharge(s);

c. Description of the soil(s) present at this site;

d. Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment Control (Erosion Control Manual), not more than five acres shall be disturbed at any one time unless pursuant to an approved SWPPP;

e. Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff;

f. Description of construction and waste materials expected to be stored on site with updates as appropriate, and a description of controls to reduce pollutants from these materials, including storage practices to minimize exposure of the materials to stormwater, and spill prevention and response;

g. Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out;

h. A site map/construction drawings(s) specifying the location(s), size(s) and length(s) of each erosion and sediment control practice;

i. Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins;

j. Temporary practices that will be converted to permanent control measures;

be prepared by a licensed professional.

(3) *Water quality standards.* Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the State of New York.

Section 14 1/2-168. Maintenance and repair of stormwater facilities.

[L.L. No. 2-2007, § 1]

(a) Maintenance during construction.

(1) The applicant or developer of the land development activity shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the applicant or developer to achieve compliance with the conditions of this subchapter. Sediment shall be removed from sediment traps or sediment ponds whenever their design capacity has been reduced by 50%.

(2) The applicant or developer or his or her representative shall be on site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all erosion and sediment control practices. Inspection reports shall be completed every seven days and within 24 hours of any storm event producing 0.5 inch of precipitation or more. The reports shall be delivered to the Stormwater Management Officer and also copied to the site log book.

(b) *Maintenance easement(s).* Prior to the issuance of any approval that has a stormwater management facility as one of the requirements, the applicant or developer must execute a maintenance easement agreement that shall be binding on all subsequent landowners served by the stormwater management facility. The easement shall provide for access to the facility at reasonable times for periodic inspection by the City of Poughkeepsie to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this subchapter. The easement shall be recorded by the grantor in the office of the County Clerk after approval by the Counsel for the City of Poughkeepsie.

(c) *Maintenance after construction.* The owner or operator of permanent stormwater management practices installed in accordance with this subchapter shall ensure they are operated and maintained to achieve the goals of this subchapter. Proper operation and maintenance also includes, as a minimum, the following:

(1) A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of this subchapter.

(2) Written procedures for operation and maintenance and training new maintenance personnel.

(3) Discharges from the SMPs shall not exceed design criteria or cause or contribute to water quality standard violations in accordance with Section **14 1/2-167(3)**.

(d) *Maintenance agreements.* The City of Poughkeepsie shall approve a formal maintenance agreement for stormwater management facilities binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property prior to final plan approval. The maintenance agreement shall be consistent with the terms and conditions of Schedule B of this subchapter entitled "Sample Stormwater Control Facility Maintenance Agreement."[1] The City of Poughkeepsie, in lieu of a maintenance agreement, at its sole discretion, may accept dedication of any existing or future stormwater management facility, provided that such facility meets all the

requirements of this subchapter and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.

[1] *Editor's Note: Schedule B is* ***included at the end of this chapter****.*

Section 14 1/2-169. Severability.

[L.L. No. 2-2007, § 1]

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this subchapter shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this subchapter.

Article II. Administration and Enforcement

Section 14 1/2-170. Construction inspection.

[L.L. No. 2-2007, § 1]

(a) Erosion and sediment control inspection.

(1) The City of Poughkeepsie Stormwater Management Officer may require such inspections as necessary to determine compliance with this subchapter and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this subchapter and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the City of Poughkeepsie enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

a. Start of construction.

b. Installation of sediment and erosion control measures.

c. Completion of site clearing.

d. Completion of rough grading.

e. Completion of final grading.

f. Close of the construction season.

g. Completion of final landscaping.

h. Successful establishment of landscaping in public areas.

(2) If any violations are found, the applicant and developer shall be notified in writing of the nature of the violations and the required corrective actions. No further work shall be conducted except for site stabilization until any violations are corrected and all work

k. Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place;

l. Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice;

m. Name(s) of the receiving water(s);

n. Delineation of SWPPP implementation responsibilities for each part of the site;

o. Description of structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable; and

p. Any existing data that describes the stormwater runoff at the site.

(2) Land development activities as defined in Section **14 1/2-161** of this article and meeting Condition A, B, or C below shall also include water quantity and water quality controls (post-construction stormwater runoff controls) as set forth in Subsection (b)(3) below, as applicable:

Condition A: Stormwater runoff from land development activities discharging a pollutant of concern to either an impaired water identified on the Department's 303(d) list of impaired waters or a total maximum daily load (TMDL) designed watershed for which pollutants in stormwater have been identified as a source of the impairment.

Condition B: Stormwater runoff from land development activities disturbing five or more acres.

Condition C: Stormwater runoff from a land development activity disturbing between one and five acres of land during the course of the project, exclusive of the construction of single-family residences and construction activities at agricultural properties.

(3) SWPPP requirements for Conditions A, B and C:

a. Contents.

1. All information in Subsection (b)(1) of this section.

2. Description of each post-construction stormwater management practice.

3. Site map/construction drawing(s) showing the specific location(s) and size(s) of each post-construction stormwater management practice.

4. Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms.

5. Comparison of post-development stormwater runoff conditions with predevelopment conditions.

6. Dimensions, material specifications and installation details for each post-construction stormwater management practice.

7. Maintenance schedule to ensure continuous and effective operation of each post-construction stormwater management practice.

8. Maintenance easements to ensure access to all stormwater management practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property.

9. Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with this subchapter.

b. The SWPPP shall be prepared by a landscape architect, certified professional or professional engineer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater management practices meets the requirements in this subchapter.

(c) *Other environmental permits*. The applicant shall assure that all other applicable environmental permits have been or will be acquired for the land development activity prior to approval of the final stormwater design plan.

(d) Contractor certification.

(1) Each contractor and subcontractor identified in the SWPPP who will be involved in soil disturbance and/or stormwater management practice installation shall sign and date a copy of the following certification statement before undertaking any land development activity: "I certify under penalty of law that I understand and agree to comply with the terms and conditions of the Stormwater Pollution Prevention Plan. I also understand that it is unlawful for any person to cause or contribute to a violation of water quality standards."

(2) The certification must include the name and title of the person providing the signature; address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

(3) The certification statement(s) shall become part of the SWPPP for the land development activity.

(e) A copy of the SWPPP shall be retained at the site of the land development activity during construction from the date of initiation of construction activities to the date of final stabilization.

Section 14 1/2-167. Performance and design criteria.

[L.L. No. 2-2007, § 1]
All land development activities shall be subject to the following performance and design criteria:

(1) *Technical standards*. For the purpose of this subchapter, the following documents shall serve as the official guides and specifications for stormwater management. Stormwater management practices that are designed and constructed in accordance with these technical documents shall be presumed to meet the standards imposed by this subchapter.

a. The New York State Stormwater Management Design Manual (New York State Department of Environmental Conservation, most current version or its successor, hereafter referred to as the "Design Manual").

b. New York Standards and Specifications for Erosion and Sediment Control, (Empire State Chapter of the Soil and Water Conservation Society, 2004, most current version or its successor, hereafter referred to as the "Erosion Control Manual").

(2) *Equivalence to technical standards*. Where stormwater management practices are not in accordance with technical standards, the applicant or developer must demonstrate equivalence to the technical standards set forth in Section **14 1/2-167(1)** and the SWPPP shall

previously completed has received approval by the Stormwater Management Officer.

(b) *Stormwater management practice inspections.* The City of Poughkeepsie Stormwater Management Officer is responsible for conducting inspections of stormwater management practices (SMPs). All applicants are required to submit as-built plans for any stormwater management practices located on site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a professional engineer.

(c) *Inspection of Stormwater Facilities After Project Completion.* Inspection programs shall be established on any reasonable basis, including, but not limited to, routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards of the SPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to, reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other stormwater management practices.

(d) *Submission of reports.* The City of Poughkeepsie Stormwater Management Officer may require monitoring and reporting from entities subject to this subchapter as are necessary to determine compliance with this subchapter.

(e) *Right-of-entry for inspection.* When any new stormwater management facility is installed on private property or when any new connection is made between private property and the public stormwater system, the landowner shall grant to the City of Poughkeepsie the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection as specified in Subsection **(a)**.

Section 14 1/2-171. Performance guarantee; maintenance guarantee; recordkeeping.

[L.L. No. 2-2007, § 1]

(a) *Construction completion guaranteed.* In order to ensure the full and faithful completion of all land development activities related to compliance with all conditions set forth by the City of Poughkeepsie in its approval of the stormwater pollution prevention plan, the City of Poughkeepsie may require the applicant or developer to provide, prior to construction, a performance bond, cash escrow, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the City of Poughkeepsie as the beneficiary. The security shall be in an amount to be determined by the City of Poughkeepsie based on submission of final design plans, with reference to actual construction and landscaping costs. The performance guarantee shall remain in force until the surety is released from liability by the City of Poughkeepsie, provided that such period shall not be less than one year from the date of final acceptance or such other certifications that the facility(ies) have been constructed in accordance with the approved plans and specifications and that a one-year inspection has been conducted and the facilities have been found to be acceptable to the City of Poughkeepsie. Per annum interest on cash escrow deposits shall be reinvested in the account until the surety is released from liability.

(b) *Maintenance guarantee.* Where stormwater management and erosion and sediment control facilities are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to construction, may be required to provide the City of Poughkeepsie with an irrevocable letter of credit from an approved financial institution or surety to ensure proper operation and maintenance of all stormwater management and erosion control facilities, both during and after construction, and until the facilities are removed from operation. If the developer or landowner fails to properly operate and maintain stormwater

management and erosion and sediment control facilities, the City of Poughkeepsie may draw upon the account to cover the costs of proper operation and maintenance, including engineering and inspection costs.

(c) *Recordkeeping*. The City of Poughkeepsie may require entities subject to this subchapter; to maintain records demonstrating compliance with this subchapter.

Section 14 1/2-172. Enforcement; penalties for offenses.

[L.L. No. 2-2007, § 1]

(a) *Notice of violation*. When the City of Poughkeepsie determines that a land development activity is not being carried out in accordance with the requirements of this subchapter, it may issue a written notice of violation to the landowner. The notice of violation shall contain:

(1) The name and address of the landowner, developer or applicant.

(2) The address, when available, or description of the building, structure or land upon which the violation is occurring.

(3) A statement specifying the nature of the violation.

(4) A description of the remedial measures necessary to bring the land development activity into compliance with this subchapter and a time schedule for the completion of such remedial action.

(5) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed.

(6) A statement that the determination of violation may be appealed to the municipality by filing a written notice of appeal within 15 days of service of notice of violation.

(b) *Stop-work orders*. The City of Poughkeepsie may issue a stop-work order for violations of this subchapter. Persons receiving a stop-work order shall be required to halt all land development activities, except those activities that address the violations leading to the stop-work order. The stop-work order shall be in effect until the City of Poughkeepsie confirms that the land development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a stop-work order in a timely manner may result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this subchapter.

(c) *Violations*. Any land development activity that is commenced or is conducted contrary to this subchapter, may be restrained by injunction or otherwise abated in a manner provided by law.

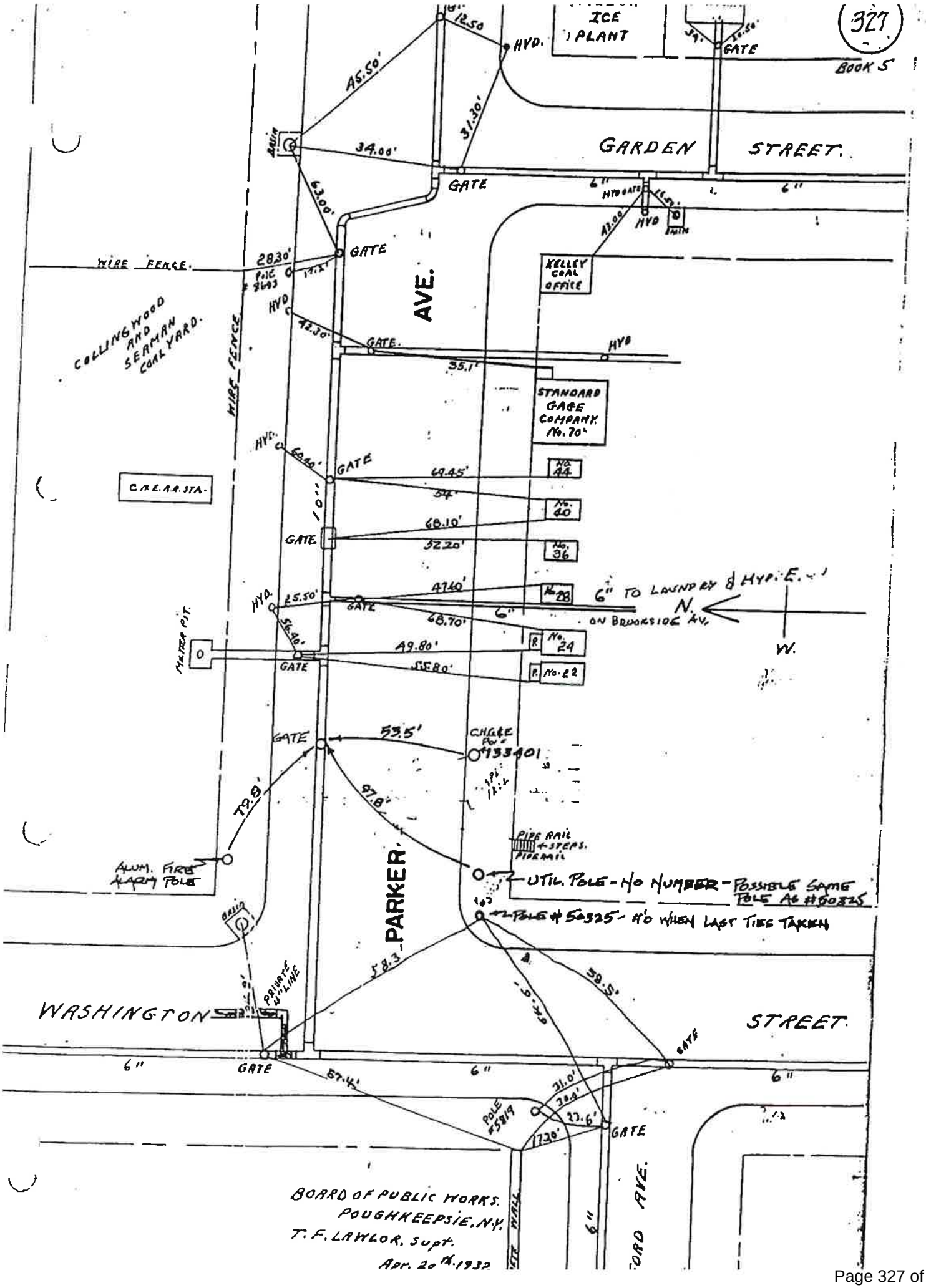
(d) *Penalties*. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this subchapter shall be guilty of a violation punishable by a fine not exceeding $350 or imprisonment for a period not to exceed 15 days, or both, for conviction of a first offense; for conviction of a second offense, both of which are committed within a period of five years, punishable by a fine not less than $350 nor more than $700 or imprisonment for a period not to exceed 15 days, or both; and upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine of not less than $700 nor more than $1,000 or imprisonment for a period not to exceed 15 days, or both. Each week's continued violation shall constitute a separate additional violation.

(e) *Withholding certificate of occupancy.* If any building or land development activity is installed or conducted in violation of this subchapter, the Stormwater Management Officer may prevent the occupancy of said building or land.

(f) *Restoration of lands.* Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after the notice, the City of Poughkeepsie may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

Section 14 1/2-173. Fees for services.

[L.L. No. 2-2007, § 1]
The City of Poughkeepsie may require any person undertaking land development activities regulated by this subchapter to pay reasonable costs at prevailing rates for review of SWPPPs, inspections, or SMP maintenance performed by the City of Poughkeepsie.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BOOK 5
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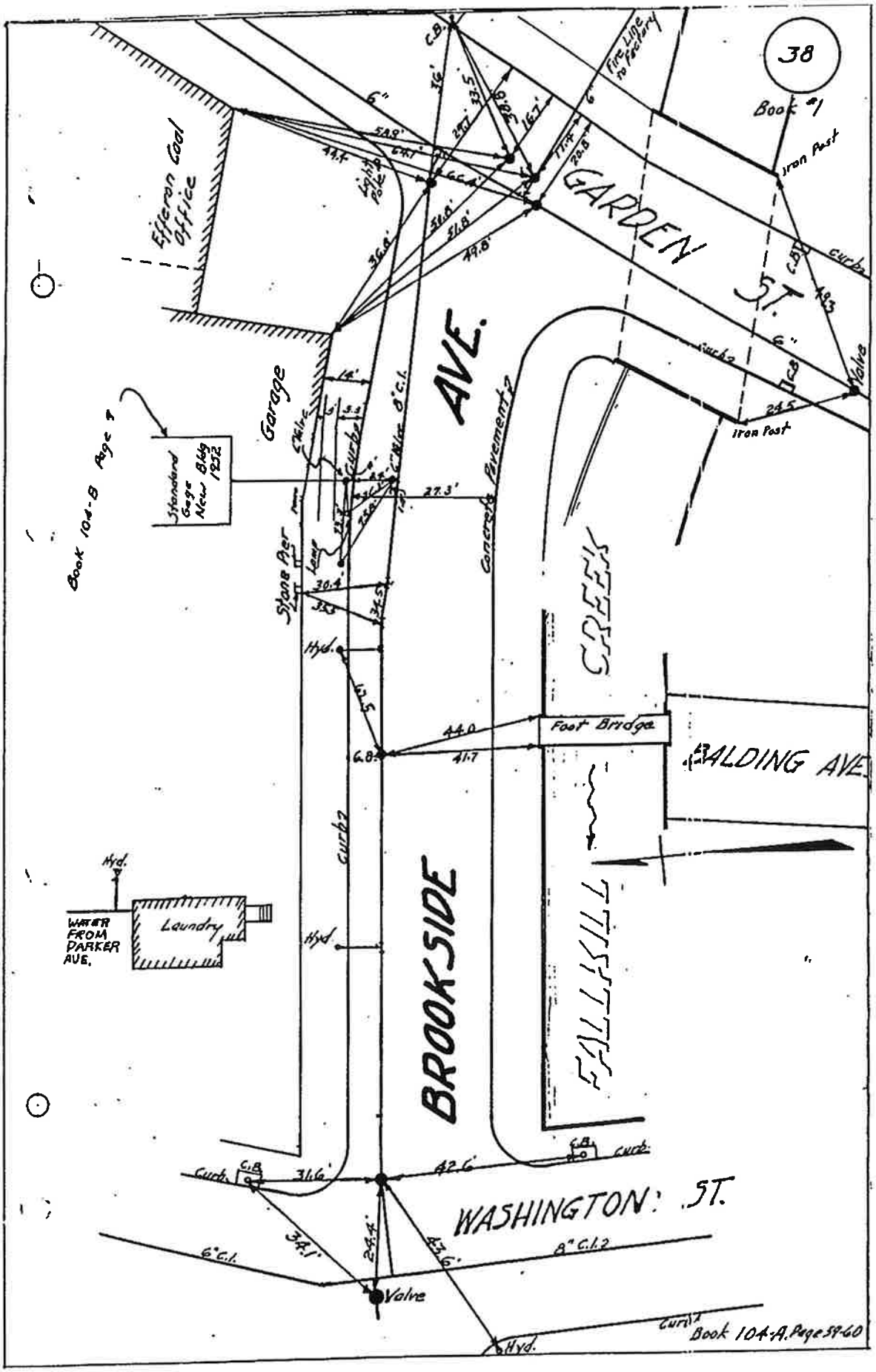
31.30'
34.00'
63.00'
12.50
WIRE FENCE.
28.30'
POLE #3693
COLLINGWOOD AND SEAMAN COAL YARD.
WIRE FENCE.
AVE.
KELLEY COAL OFFICE
42.00'
42.30'
35.1'
STANDARD GAGE COMPANY No. 70
69.40'
69.45'
No. 44
34'
No. 40
68.10'
32.20'
No. 36
47.40'
No. 28
6" TO LAUNDRY & HYD. E.
N.
W.
ON BROOKSIDE AV.
25.50'
68.70'
54.40'
49.80'
No. 24
No. 22
MANHOLE PIT.
53.5'
CHGE. FOR #133401
79.8'
97.8'
PIPE RAIL
STEPS.
PIPE RAIL
ALUM. FIRE ALARM POLE
UTIL. POLE - NO NUMBER - POSSIBLE SAME POLE AS #60825
POLE #50325 - NO WHEN LAST TIES TAKEN
PARKER
58.3'
59.5'
WASHINGTON
STREET.
PRIVATE 4" LINE
6"
GATE
57.4'
POLE #5817
31.0'
30.4'
27.6'
7.30'
BOARD OF PUBLIC WORKS.
POUGHKEEPSIE, N.Y.
T. F. LAWLOR, Supt.
Apr. 20th 1932


38
Book #1
Fire Line to Factory
Iron Post
GARDEN ST.
curbs
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Light Pole
AVE.
Garage
Standard Gage New Bldg 1932
Book 104-B Page 1
Stone Pier
Concrete Pavement
Foot Bridge
CREEK
BALDING AVE.
BROOKSIDE
FALLS
Hyd.
WATER FROM PARKER AVE.
Laundry
WASHINGTON ST.
6" C.I.
8" C.I.
Valve
Book 104-A Page 59-60

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: $350.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 7 MORGAN AVENUE
ZONING DISTRICT: R-4

OWNER INFORMATION:
Name: PATTERSON CALHOUN, LLC
Address: 10 FITCHETT STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845-380-8627
Email: JAMES.AA.PATTERSON@GMAIL.COM

APPLICANT INFORMATION:
Name: PATTERSON CALHOUN, LLC
Address: 10 FITCHETT STREET
POUGHKEEPSIE, N.Y. 12601
Phone: 845-380-8627
Email: JAMES.AA.PATTERSON@GMAIL.COM

CONSULTANT INFORMATION:
Name: CIRO INTERRANTE ARCHITECT, P.C.
Address: 25 MARKET STREET SUITE 3
POUGHKEEPSIE, N.Y. 12601
Phone: 845-473-7572
Email: CIROINT@GMAIL.COM

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: JOSEPH D. O'BRIEN

Date of decision/determination/violation: JULY 20, 2023

Please note that a copy of the communication must be attached with this application.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 7 MORGAN AVENUE

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.15(4)(c)	36,000 ft	22,200 ft
19-3.15(4)(e)2	15'	9'
19-4.15(4)(f)	20'	10'
19-3.15(4)(i)	3,600 ft	
19-4.3(5)(a)	15'	1'
19-4.3(5)(b)	20'	2'
19-4.3(5)(c)	LIGHTING	
19-4.3(11)(a)	18 PARKING SPACES	5 PARKING SPACES
19-4.13(2)	SIDE OR REAR YARD PARKING	1 PARKING SPACES
19-4.14(3)(a)	10' TO WINDOW WALL	4 FEET

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?

3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.

4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 7 MORGAN AVENUE

LIST OF REQUIRED ATTACHMENTS

✓1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
✓4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SEE EXHIBIT "A"

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

SIGNATURE OF APPLICANT

8/11/23
DATE

JAMES PATTERSON
Print Name

Revised June 2020: Previous Editions Obsolete

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

October 16, 2024

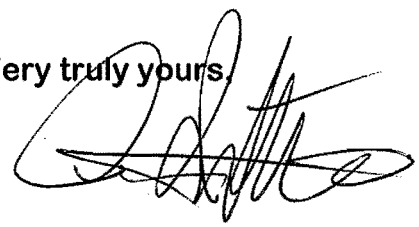
Planning Board
City of Poughkeepsie
PO Box 300
Poughkeepsie, NY 12602

RE: Cover Letter
7 Morgan Avenue
Poughkeepsie, New York 12601

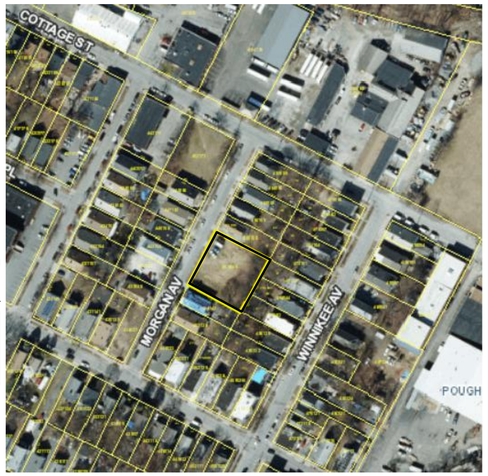
Dear Planning Board,

All items listed on the Site Plan Check Sheet received from the Deputy Zoning Administrator and dated 8-8-24 and all comments from the city engineer have been revised and/or provided on the latest site plan. The latest site plan has a revision date of 9-13-24.

Very truly yours,



Ciro Interrante, Architect



2 SP1 PARCEL MAP – LOT# 458149
SCALE: N.T.S.

DATA TABLE		
ZONE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT		
	REQUIRED	PROPOSED
LOT AREA	(4,000 SF. / UNIT)	0.317 Ac. (13,800 SF.)
LOT WIDTH	30 FT.	120 FT.
LOT DEPTH		115 FT.
LOT FRONTAGE	30 FT.	120 FT.
LOT COVERAGE (BUILDING)	40 %	30.5 %
OPEN SPACE	3,600 SF	7,131 SF
YARDS		
FRONT	20 FT.	10 FT.
SIDE	15 FT.	6'/6'
REAR	15 FT.	27 FT.
BUILDING HEIGHT	3 / 40 FT.	2/26 FT. +/-
BUILDING AREA		4,212 SF
TOTAL PARKING		
2 CARS / UNIT	18 CARS	13 CARS

GENERAL NOTES:

1.) OWNER / APPLICANT: 21st CENTURY LIVING, LLC
10 FITCHETT STREET
POUGHKEEPSIE, NY. 12601

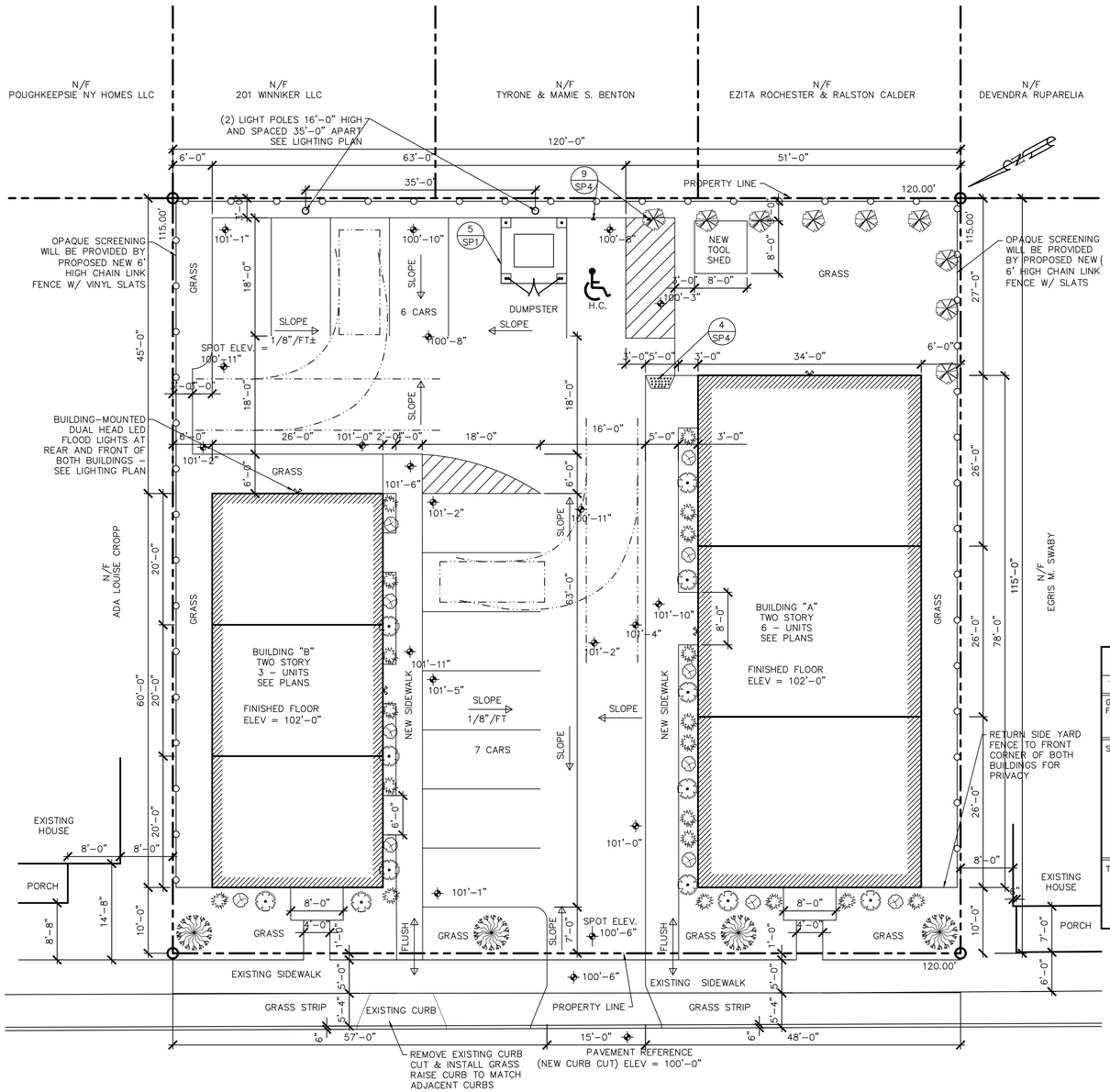
2.) ARCHITECT: CIRO INTERRANTE, ARCHITECT
25 MARKET STREET, SUITE 3
POUGHKEEPSIE, NY 12601

3.) ZONING DATA: ZONING DISTRICT: R-4
MEDIUM HIGH-DENSITY RESIDENTIAL
TAX MAP: 6162-72-458149-0000

4.) MAP REFERENCE: PROPERTY LINE INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS

SITE PLAN NOTES:

1.) ALL NEW SIDEWALK SHALL HAVE A 1/8"/FT CROSS SLOPE

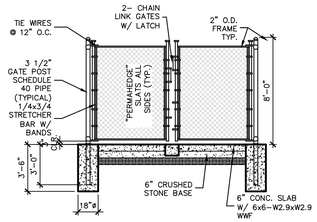


GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

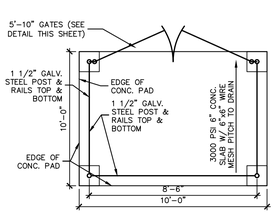
1 SP1 SITE PLAN
SCALE: 1" = 10'-0"
TAX MAP#: 6162-72-458149-0000

PLAN NORTH

NOTE:
- THERE ARE NO KNOWN OR PROPOSED EASEMENTS OR RIGHT OF WAYS
- THE SITE IS NEARLY LEVEL. SPOT ELEVATIONS ARE SHOWN.
- THERE ARE NO WATER COURSES, MARSHES, WOODS OR ROOKS.
- THERE ARE NO AREAS SUBJECT TO STORM WATER OVERFLOW.
- THE PROPERTY IS NOT IN A FLOOD ZONE.

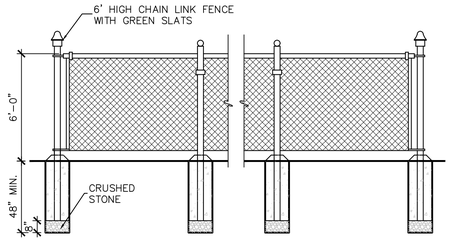


DUMPSTER PRIVACY SCREEN DETAIL



DUMPSTER PAD PLAN

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



4 SP1 FENCE DETAILS
SCALE: 1/4" = 1'-0"

LANDSCAPING SCHEDULE

TYPE	SYMBOL	QUANTITY	COMMON NAME	MATURE WIDTH	MATURE HEIGHT
GRASS/ FLOWER	DFG	21	DWARF FOUNTAIN GRASS (HAMELN)	2' – 3'	2' – 3'
SHRUBS	GFS	0	GOLD FLAME SPIREA	3' – 4'	3'
	RBB	12	ROYAL BURGUNDY BARBERRY (JAPANESE)	3'	2'
	MCS	13	MAGIC CARPET SPIREA	2' – 4'	1'–6"
TREES	LL	9	LILAC	2' – 3'	10'
	SM	4	SUGAR MAPLE	6' – 0"	

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERON.

APPLICANT DATE

APPROVAL BLOCK

Revisions

No.	Date:	Description:
No. 1	8/18/23	GENERAL REVISIONS
No. 2	5/20/24	GENERAL REVISIONS
No. 3	6/04/24	GENERAL REVISIONS
No. 4	9/13/24	GENERAL REVISIONS
No. 5	1/07/25	GENERAL REVISIONS
No. 6	1/8/25	GENERAL REVISIONS
No. 7	5/1/25	GENERAL REVISIONS
No. 8	5/15/25	GENERAL REVISIONS

CIA
"IN THE SPIRIT OF COOPERATION"

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

ISSUED DATE: 6 AUG. 2023
DRAWN BY: D.H., N.A.P. CHECKED BY: C.I.

Windows BLE Object

SITE PLAN
PROPOSED SITE PLAN FOR:
21ST CENTURY LIVING, LLC
5–9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

Project Number. 22–09

SHEET NO. SP1 SITE PLAN

\Volumes\shares\CIA PPP PROJECTS FOLDER\2022 Drawings Folder\22 09 James Patterson MORGAN\2024\SITE PLAN CURRENT\FROM DAVID\5 12 25\22 09_5 9 Morgan Ave Site Plan_5 12 25.dwg, Thu May 22 11:42:07 2025, AutoCAD PDF (General Documentation).pc3

/Volumes/share/CIA PPP PROJECTS FOLDER/2022 Drawings Folder/22-09 James Patterson MORGAN/2024/SITE PLAN CURRENT/FROM DAVID/5 12 25/22 09_5 9 Morgan Ave Site Plan_5 12 25.dwg, Thu May 22 11:42:19 2025, AutoCAD PDF (General Documentation).pc3

N/F POUGHKEEPSIE NY HOMES LLC
N/F 201 WINNIKER LLC
N/F TYRONE & MAMIE S. BENTON
N/F EZITA ROCHESTER & RALSTON CALDER
N/F DEVENDRA RUPARELIA

(2) LIGHT POLES 16'-0" HIGH AND SPACED 35'-0" APART SEE LIGHTING PLAN

6'-0" | 63'-0" | 35'-0" | 120'-0" | 51'-0"

PROPERTY LINE — 120.00'

115.00'

GRASS

101'-1" | 100'-10" | 100'-8" | 100'-3"

SLOPE 1/8"/FT±

SLOPE

6 CARS

DUMPSTER

H.C.

NEW TOOL SHED

SPOT ELEV. = 100'-11"

101'-0" | 101'-2" | 101'-6" | 101'-2"

45'-0"

N/F ADA LOUISE CROPP

20'-0" | 20'-0" | 20'-0" | 60'-0"

BUILDING "B" TWO STORY 3 – UNITS SEE PLANS

FINISHED FLOOR ELEV = 102'-0"

101'-11" | 101'-5"

SLOPE 1/8"/FT

7 CARS

NEW SIDEWALK

100'-11" | 101'-10" | 101'-4" | 101'-2"

BUILDING "A" TWO STORY 6 – UNITS SEE PLANS

FINISHED FLOOR ELEV = 102'-0"

101'-0"

26'-0" | 26'-0" | 27'-0" | 78'-0" | 115'-0"

N/F EGRIS M. SWABY

EXISTING HOUSE

PORCH

10'-0"

101'-1"

FLUSH

1'-0"

5'-4" | 5'-0" | 5'-4"

EXISTING SIDEWALK

GRASS STRIP

EXISTING CURB

PROPERTY LINE

100'-6"

10'x15' SAW CUT AND PATCHED PAVEMENT

57'-0" | 15'-0" | 48'-0"

NEW 4" SANITARY LINE

NEW 3/4" WATER SERVICE LINE

PAVEMENT REFERENCE (NEW CURB CUT) ELEV = 100'-0"

6" WATER

12" SAN

MANHOLE

MORGAN AVENUE

EXIST. CURB

EXISTING SIDEWALK

2 SP2 UTILITY PLAN

SCALE: 1'-0" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN NORTH

N/F POUGHKEEPSIE NY HOMES LLC
N/F 201 WINNIKER LLC
N/F TYRONE & MAMIE S. BENTON
N/F EZITA ROCHESTER & RALSTON CALDER
N/F DEVENDRA RUPARELIA

INSTALL TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY (SCREENED ON PRIVATE PROPERTIES SIDE)

LOCATION OF TEMPORARY SITE TRAILERS (IF USED)

PROPERTY LINE — 120.00'

115.00'

101'-1" | 100'-10" | 100'-8" | 100'-3"

DUMPSTER

NEW TOOL SHED

H.C.

DT #2

3 SP4 CONCRETE WASHOUT AREA

100'-8"

SOIL STOCK PILE AREA 7 SP4

SPOT ELEV. = 100'-11"

DT #1

INSTALL TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY (SCREENED ON PRIVATE PROPERTY SIDE)

101'-0" | 101'-2" | 101'-6" | 101'-2"

N/F ADA LOUISE CROPP

BUILDING "B" TWO STORY 3 – UNITS SEE PLANS

FINISHED FLOOR ELEV = 102'-0"

101'-11" | 101'-5"

TEMPORARY CONSTRUCTION EMPLOYEES PARKING

100'-11"

CENTERLINE OF CONSTRUCTION ROAD STABILIZATION 8 SP4

101'-10" | 101'-4" | 101'-2"

BUILDING "A" TWO STORY 6 – UNITS SEE PLANS

FINISHED FLOOR ELEV = 102'-0"

1 SP4

INSTALL TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY (SCREENED ON PRIVATE PROPERTY SIDE)

N/F EGRIS M. SWABY

EXISTING HOUSE

PORCH

101'-0"

INSTALL TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY (SCREENED ON MORGAN AVE SIDE)

101'-1"

DT #3

STABILIZED CONSTRUCTION ENTRANCE 2 SP4

SPOT ELEV. 100'-6"

EXISTING SIDEWALK

100'-6"

GRASS STRIP | EXISTING CURB | GRASS STRIP | PROPERTY LINE

120.00'

1 SP2 SEDIMENT & EROSION CONTROL (CONSTRUCTION PHASE)

SCALE: 1'-0" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN NORTH

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CIA — "IN THE SPIRIT OF COOPERATION"

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

ISSUED DATE: 6 AUG. 2023
CHECKED BY: C.I.
DRAWN BY: D.H., N.A.P.

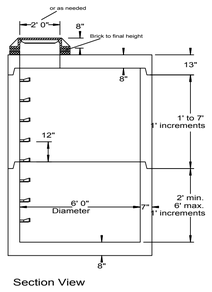
SEDIMENT & EROSION CONTROL & UTILITY PLAN

PROPOSED SITE PLAN FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

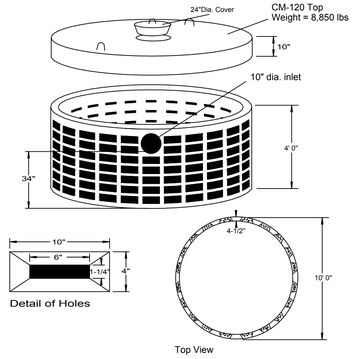
Project Number. 22-09

SHEET NO. SP2

SITE PLAN



Section View

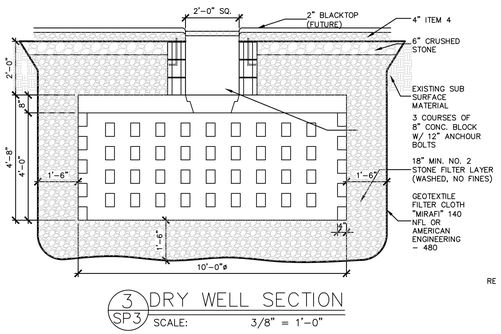


SPECIFICATIONS	PRECAST MANHOLES 72" ID BASE, RISER & TOP
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: ASTM C478 / 0.18 Steel area WWF 3x6W 4.5x2.5 Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Load Rating: H20 / ASTM C857	**Woodard's Concrete Products, Inc.** 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 6/18/02

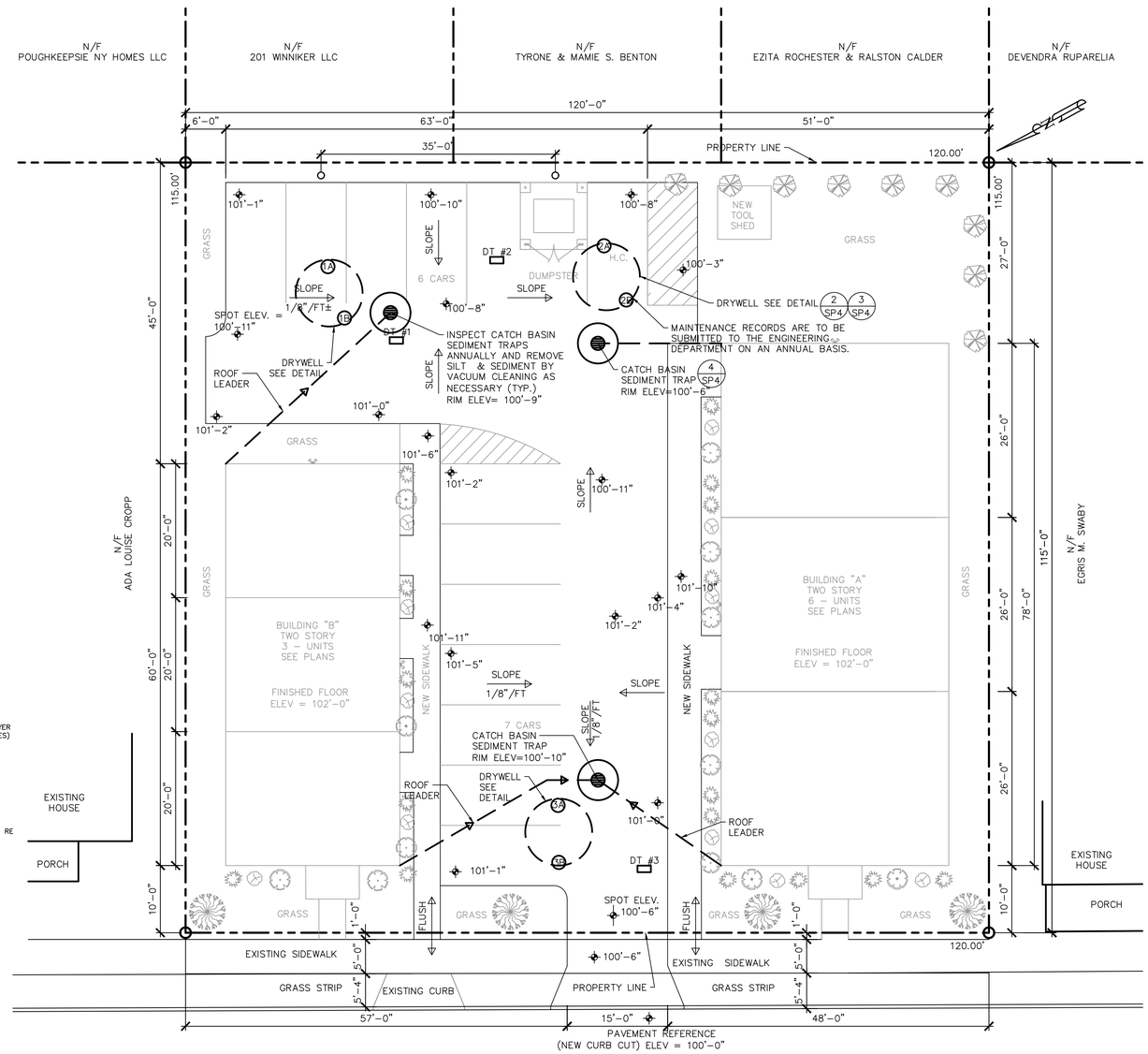
SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4X10 / 1400 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: 6x12-W3/W3 / ASTM A82 & A185 Air Entrainment: 5% Capacity = 1,400 gallons to inlet; 2,000 total Sidewall Area = 125 square feet Load Rating: H20 Weight = 4,400 lbs	**Woodard's Concrete Products, Inc.** 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 7D 2/11/04

4 SP3 CATCH BASIN SEDIMENT TRAP DETAIL
SCALE: N.T.S.

2 SP3 DRYWELL DETAIL
SCALE: N.T.S.



3 SP3 DRY WELL SECTION
SCALE: 3/8" = 1'-0"



1 SP3 STORM WATER MANAGEMENT
SCALE: 1'-0" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLAN NORTH

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No. 8	5/15/25	GENERAL REVISIONS

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DRAWN BY:	CHECKED BY:	ISSUED DATE:
D.H., N.A.P.	C.I.	6 AUG. 2023

Windows OLE Object

STORM WATER MANAGEMENT AND DETAILS

PROPOSED SITE PLAN FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

Project Number. 22-09

SHEET NO.
SP3
SITE PLAN

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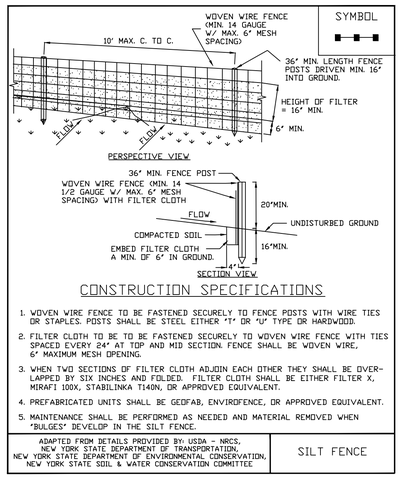


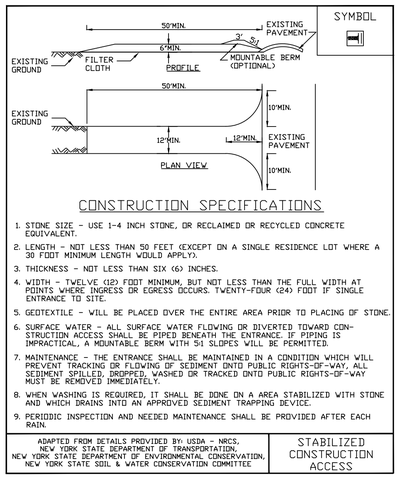
CONSTRUCTION SPECIFICATIONS

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

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

1 SP2 SILT FENCE
SCALE: N.T.S.



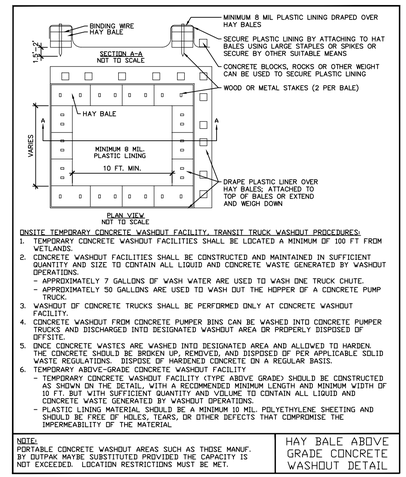
CONSTRUCTION SPECIFICATIONS

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

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

2 SP2 STABILIZED CONSTRUCTION ACCESS
SCALE: N.T.S.



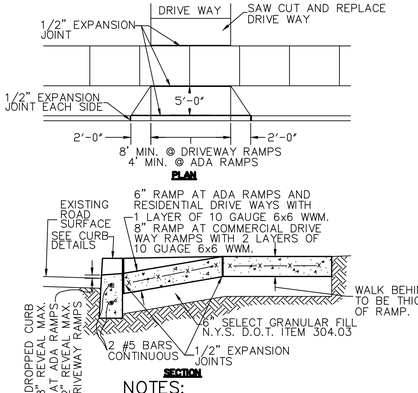
ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES:

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FT FROM WETLANDS.
2. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE.
   - APPROXIMATELY 50 GALLONS ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.
3. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED ONLY AT CONCRETE WASHOUT FACILITY.
4. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
5. ONCE CONCRETE WASTES ARE WASHED INTO DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER APPLICABLE SOLID WASTE REGULATIONS. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
6. TEMPORARY ABOVE-GRADE CONCRETE WASHOUT FACILITY
   - TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - PLASTIC LINING MATERIAL SHOULD BE A MINIMUM 10 MIL. POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

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

HAY BALE ABOVE GRADE CONCRETE WASHOUT DETAIL

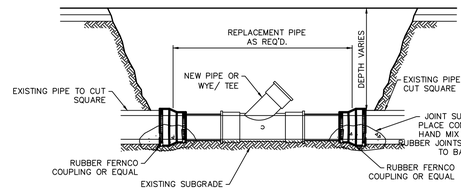
3 SP2 CONCRETE WASHOUT DETAIL
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

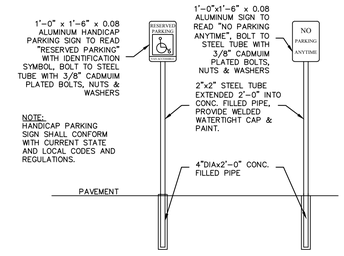
4 SP4 DRIVEWAY & ADA RAMP DETAIL
SCALE: N.T.S.



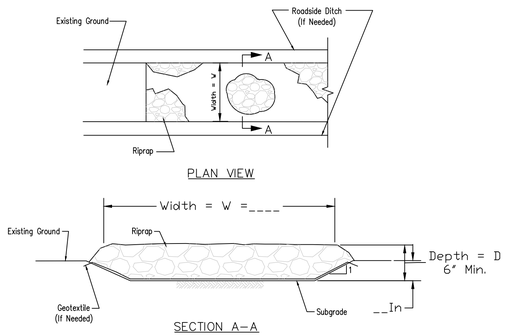
NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

5 SP4 TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL
SCALE: N.T.S.

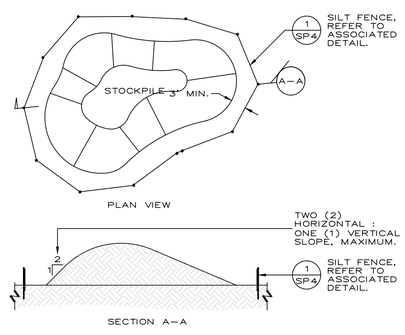


9 SP4 HANDICAP PARKING SIGNS
SCALE: N.T.S.



NOTES:
1. See plans for construction road location, D and W dimensions.
2. Roadway shall follow the contour of the natural terrain to the extent possible.

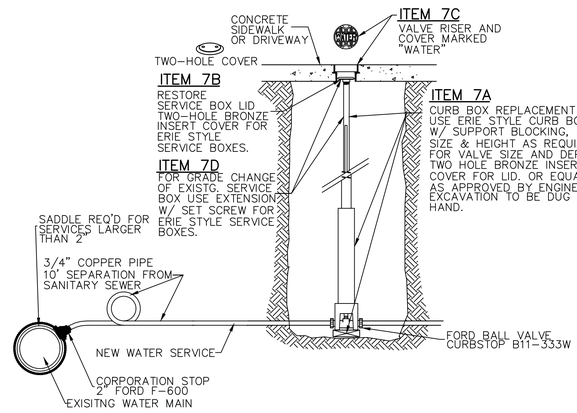
8 SP4 CONSTRUCTION ROAD STABILIZATION
SCALE: N.T.S.



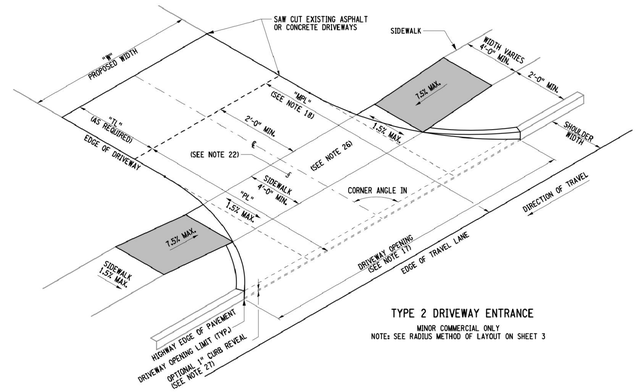
DETAIL NOTES:

1. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.

7 SP4 SOIL STOCKPILE DETAIL
SCALE: N.T.S.



6 SP4 CURB BOX & SERVICE CONNECTION
SCALE: N.T.S.



10 SP4 SIDWALK AND APRON DETAIL (SIMILAR)
SCALE: N.T.S.

NOTES:

CONSULT W/ CENTRAL HUDSON/ ELECTRICIAN FOR TRANSFORMER LOCATIONS

NOTE:
8 DRAINAGE FIXTURE UNITS PER APARTMENT PER 2020 PLUMBING CODE OF NYS TBALE 709.1
96 F.U. PER BUILDING
PIPE SIZE PER TABLE 710.1(1)

Revisions

No.	Date:	Description:
No. 1	8/18/23	GENERAL REVISIONS
No. 2	5/20/24	GENERAL REVISIONS
No. 3	6/04/24	GENERAL REVISIONS
No. 4	9/13/24	GENERAL REVISIONS
No. 5	1/8/25	GENERAL REVISIONS
No. 6	1/8/25	GENERAL REVISIONS
No. 7	5/1/25	GENERAL REVISIONS
No. 8	5/15/25	GENERAL REVISIONS

CIA
"IN THE SPIRIT OF COOPERATION"

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ISSUED DATE: 6 AUG. 2023
CHECKED BY: C.I.
DRAWN BY: D.H., N.A.P.

Windows BLE Object

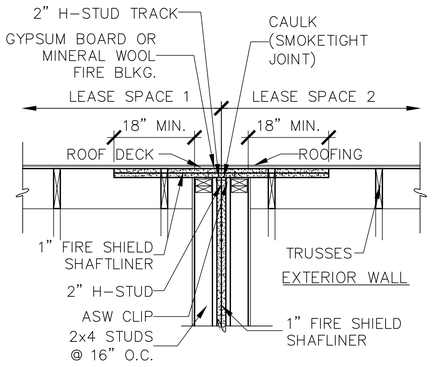
SITE DETAILS

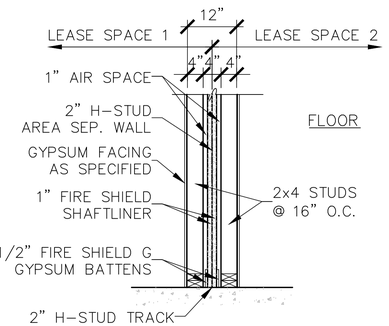
PROPOSED SITE PLAN FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

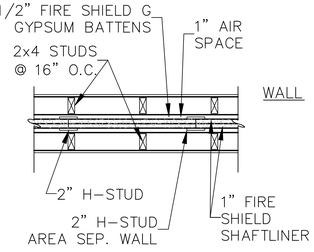
Project Number. 22-09

SHEET NO.
SP4
SITE PLAN

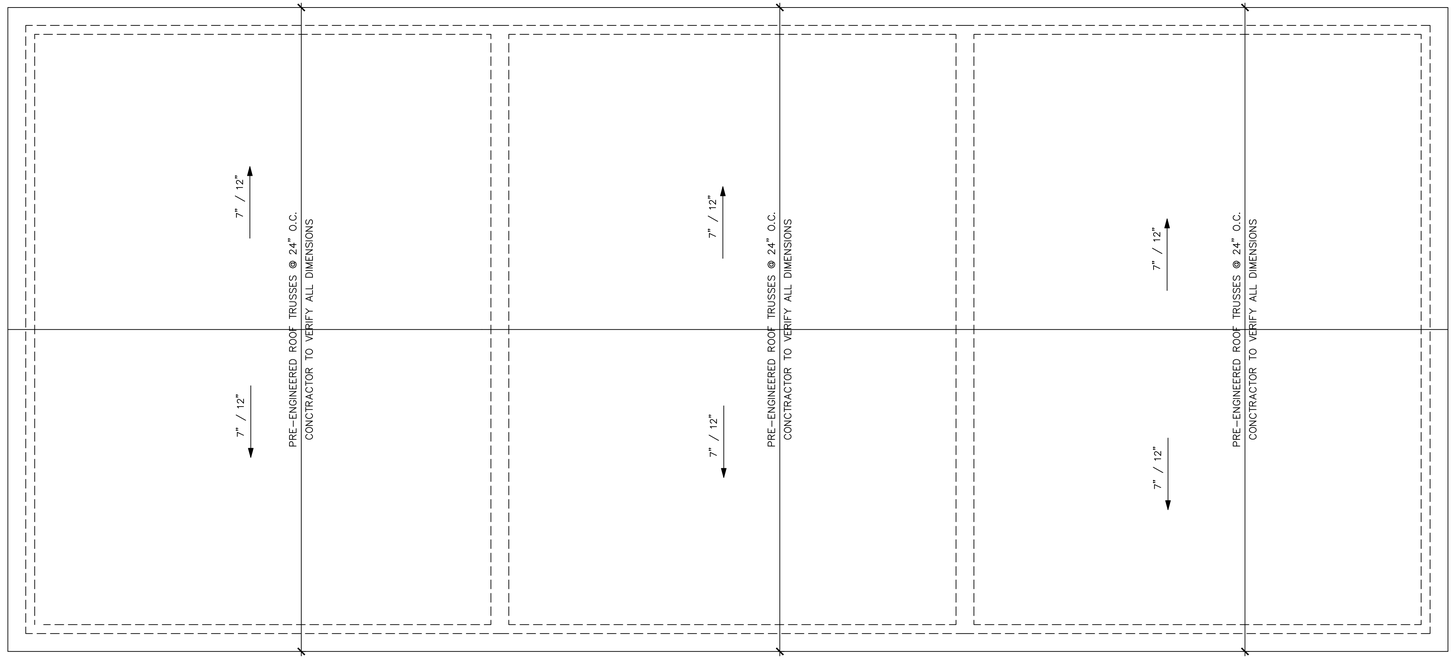
J:\Volumes\Share\CIA PPP PROJECTS FOLDER\2022 Drawings Folder\22-09_James Patterson MORGAN\2024\SITE PLAN CURRENT\FROM DAVID\5 12 25\22 09_5 9 Morgan Ave Site Plan_5 12 25.dwg, Thu May 22 11:42:38 2025, AutoCAD PDF (General Documentation).pc3



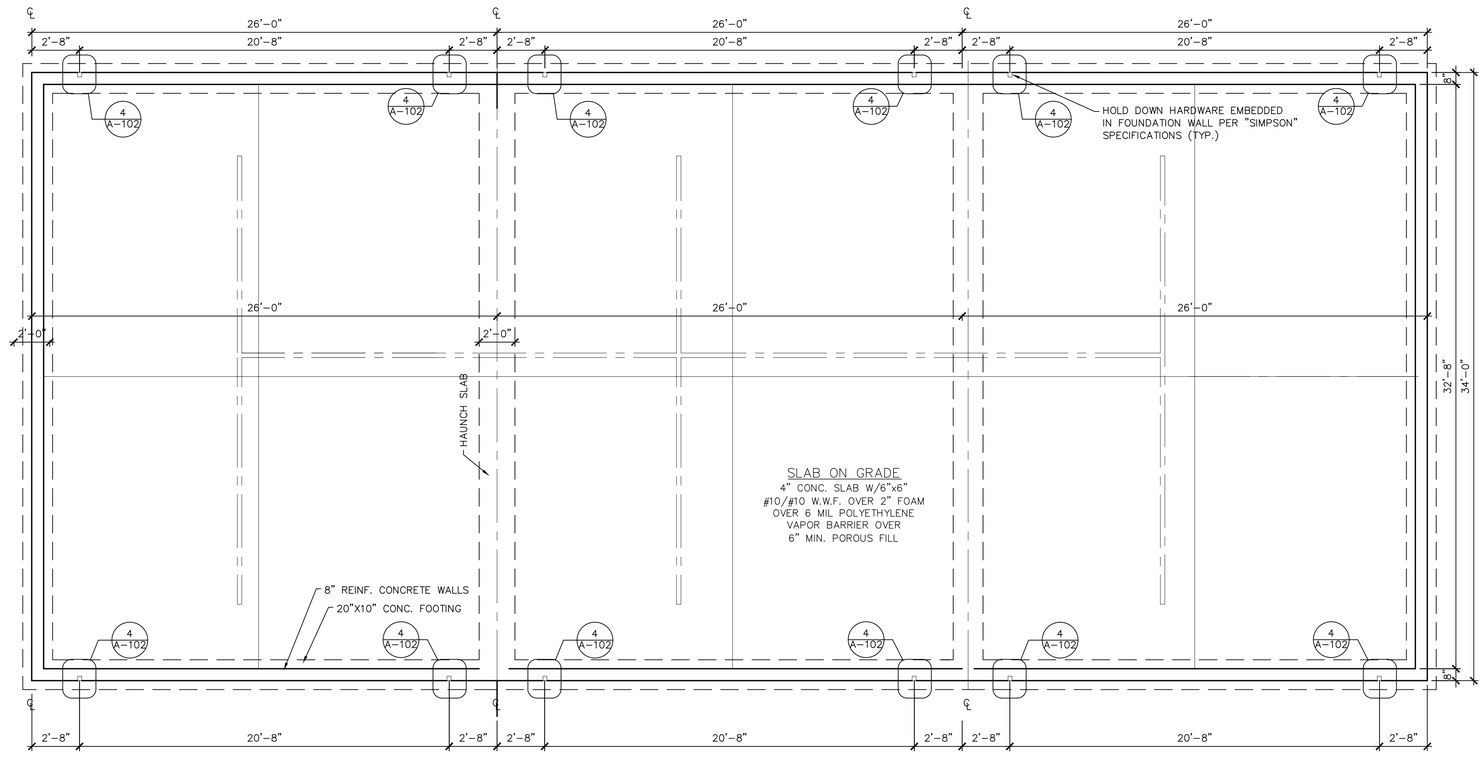




3/A1 2HR TENANT FIRE SEPARATION WALL
SCALE: 3/4" = 1'-0"



2/A1 ROOF PLAN
SCALE: 1/4" = 1'-0"



1/A1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

1. CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF.
2. PRE ENGINEERED ROOF TRUSS SYSTEM @2'-0"o.c., DESIGN FOR: 55 PSF SNOW LOAD + 15 PSF DEAD LOAD
3. CONTINUOUS 1x6 FASCIA.
4. INSTALL SIMPSON #H10A HURRICANE TIES AT ALL CONNECTIONS OF ROOF TRUSS BOTTOM CHORD TO BEARING WALLS.
5. 7/16" WALL SHEATHING W/ TYVEK HOUSE WRAP WITH VINYL SIDING PER OWNERS CHOICE.
6. 2x6 STUD WALL @16"o.c. W/ R-21 CAVITY INSULATION.
7. SLOPE GRADE AWAY FROM BUILDING.
8. 8" CONCRETE BLOCK OR 8" POURED CONCRETE FOUNDATION WITH R10x48" PERIMETER INSULATION.
9. INSTALL 5/8" TYPE 'X' GWB ON ALL WALLS BETWEEN APARTMENTS.
10. 12"x24" POURED CONCRETE FOOTING CONTINUOUS WITH 3-#4 BARS.
11. 4" CONC. SLAB W/6"X6" #10/#10 W.W.F. OVER 6 MIL. POLYETHYLENE VAPOR BARRIER AND 6" MIN POROUS COMPACTED.
12. 1/2"DIA x12"LONG BENT ANCHOR BOLTS @ 6'-0"o.c. & @ 1'-0" FROM CORNERS & 7" MIN. EMBEDMENT WITH "SIMPSON" WASHERS #LBP1/2. INSTALL ANCHOR BOLTS IN CENTER FIRE WALLS, SAME AS PERIMETER FOUNDATION WALL.
13. INSTALL 2-2x10 HEADER FOR WINDOWS & DOORS.
14. INSTALL BEAMS AND HEADERS WHERE SHOWN ON DRAWINGS.
15. 12" x 24" HAUNCH W/ 3# 4 RODS CONTINUOUS.
16. CONTINUOUS VENTED SOFFIT.
17. CONTINUOUS ALUM. DRIP EDGE.
18. 36" ICE & WATER SHIELD 24" IN FROM STUD WALLS ON RAKES & EAVES AND 36" WIDE IN VALLEYS.
19. 5/8" PLYWOOD ROOF DECK W/ PLYWOOD CLIPS BETWEEN TRUSSES, W/ 15 LB. FELT & GAF 235 LB. ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PER OWNER'S CHOICE).
20. 2x6 SOLID BLOCKING AT MID HEIGHT OF BEARING WALL. 2x6 STUDS @ 16" O.C.
21. ALUMINUM GUTTERS & DOWN SPOUTS
22. VINYL WINDOW, DOOR TRIM & CORNER TRIM. SIDING & TRIM PER OWNER.
23. INSTALL FULL THICKNESS CAVITY INSULATING IN EXTERIOR WALLS & CENTER BEARING WALL.
24. NOT USED.
25. INSTALL 14 INCH DIAMETER BY 48 INCHES DEEP CONCRETE PIER.
26. ¾" T & G PLYWOOD SUB-FLOOR
27. "ACCUVENT" BAFFLE W/14" HEEL HEIGHT TRUSS TO ACCOMMODATE R-38 INSULATION EXTENDED TO OUTSIDE FACE OF WALL STUD.
28. ELECTRICIAN TO INSTALL GROUND WIRE TO 20' ONE PIECE RE-BAR ENCASED IN FOOTING CONCRETE PER ELECTRICAL CODE. COORDINATE WITH CONCRETE CONTRACTOR.
29. NOT USED.
30. NOT USED.
31. STAIRS, 14 RISERS AT ±7⅞" HGT. & 13 TREADS AT ±10" DEEP. INSTALL HANDRAIL 34" MIN. & 38" MAX. HEIGHT.
32. NOT USED.

Revisions			
No.	Date:	Description:	

CIA
"IN THE SPIRIT OF COOPERATION"

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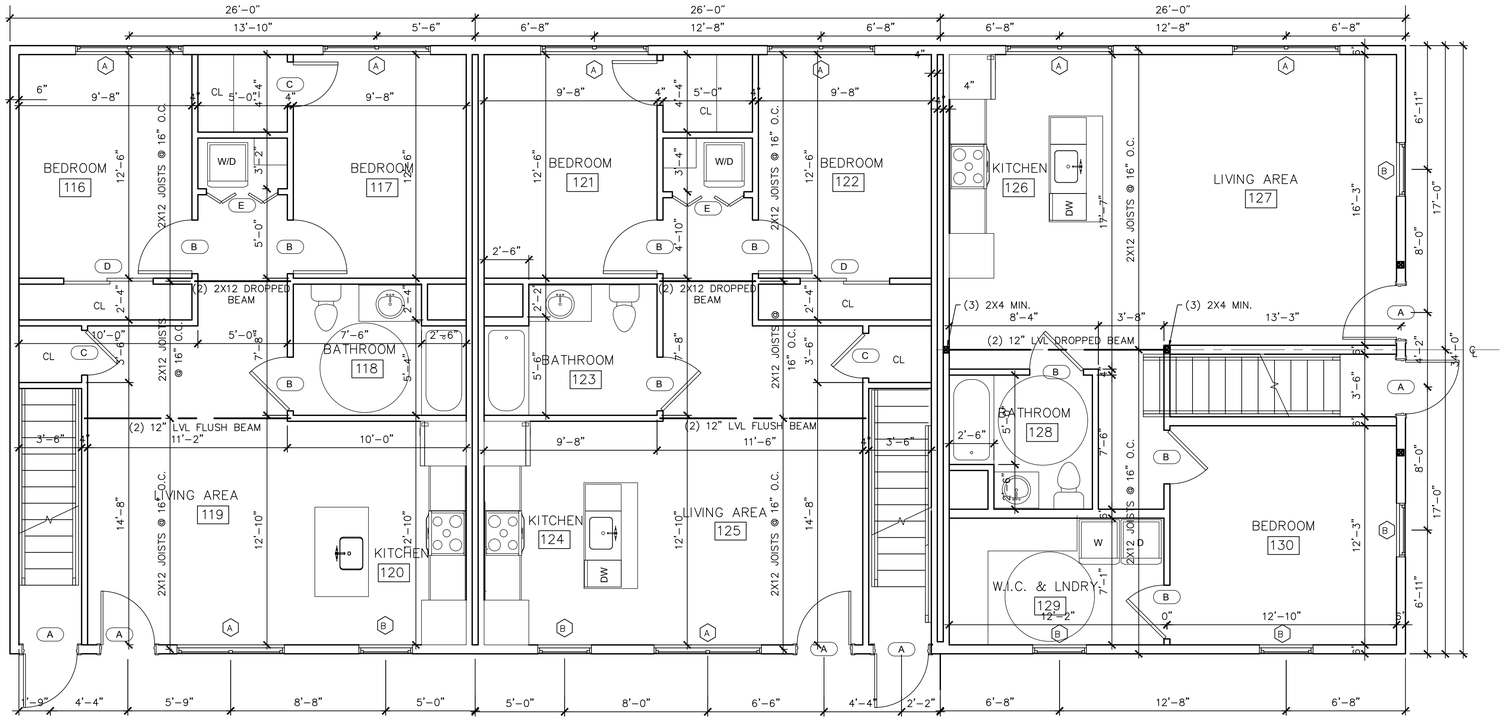
ISSUED DATE:	CHECKED BY:	DRAWN BY:
22 AUG, 2023	C.I.	A.K.S.

FOUNDATION & ROOF PLANS, DETAILS & NOTES

PROPOSED NEW BUILDING "A" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

Project Number. 22-09

SHEET NO.
A1
BUILDING A



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE (PER BUILDING) SYMBOL ☐

MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	3'-1 5/8" x 4'-8 7/8"	TW3046	27	DOUBLE HUNG	3'-2 1/8" x 4'-8 7/8"	YES	5.7	10.31
B	2'-7 5/8" X 3'-4 7/8"	TW2632	9	DOUBLE HUNG	2'-8 1/8" X 3'-4 7/8"	NO	3.17	5.57

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY EGRESS.
2. ALL HABITABLE SPACES ARE IN COMPLIANCE WITH NYS CODE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION.
3. ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
4. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE (WHERE GLASS IS WITHIN 18" OF FLOOR OR LOWER).
5. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

DOOR SCHEDULE (PER BUILDING) SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	3	EXTERIOR ENTRY DOOR
2	2'-6" x 6'-8"	16	INTERIOR DOOR
3	5'-0" x 6'-8"	3	INTERIOR BI-FOLD DOOR
4	2'-0" x 6'-8"	7	INTERIOR DOOR
5	1'-6" X 6'-8"	3	INTERIOR DOOR

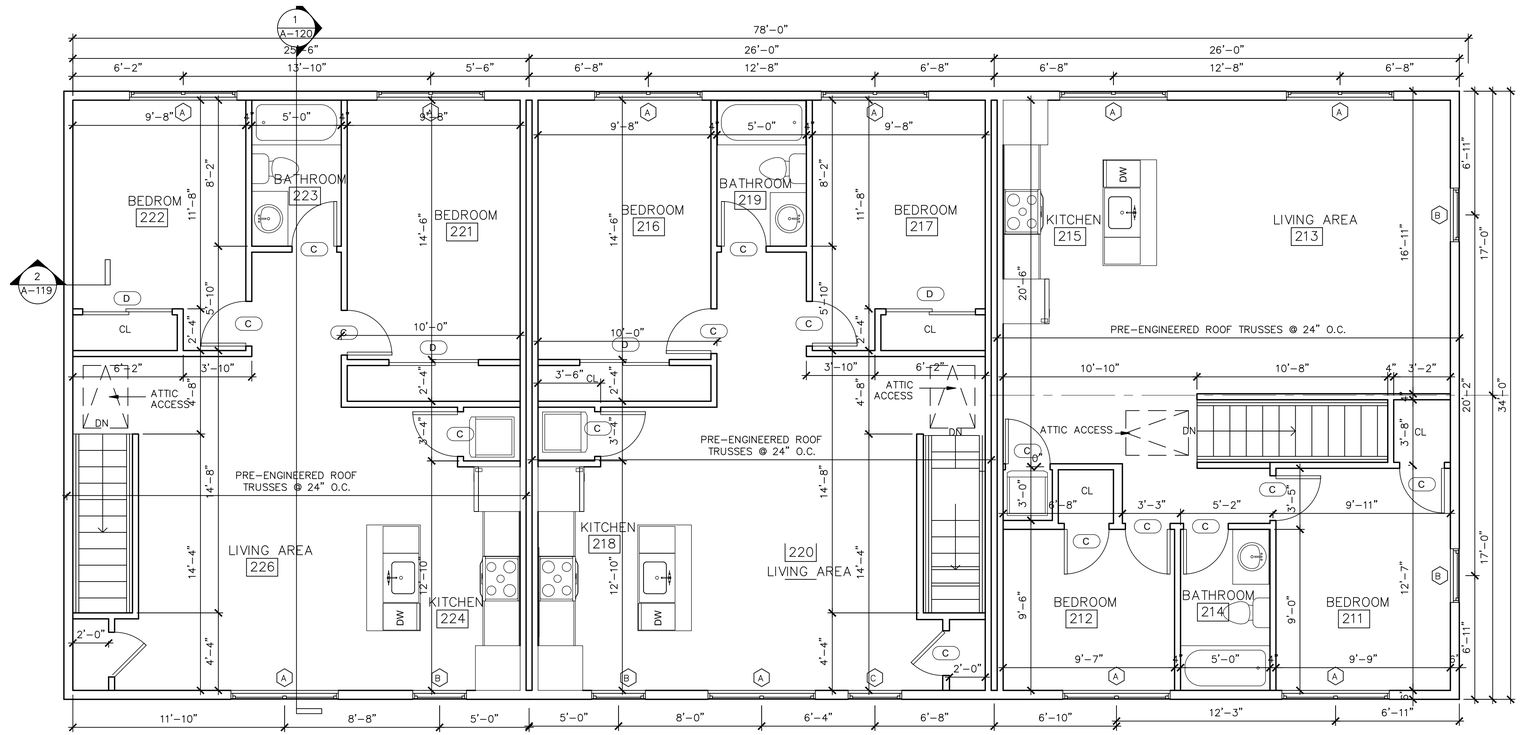
LEGEND

☒ = 4-2x6 STUDS GLUED & NAILED

NOTE:
ALL WINDOWS & DOOR HEADERS TO BE 2-2X10 UNLESS NOTED OTHERWISE

LIGHT & VENTILATION SCHEDULE (PER UNIT)

		ROOM NAME	FLOOR AREA (SQUARE FEET)	LIGHT 8% (REQUIRED)	LIGHT % (ACTUAL)	VENT. 4% (REQUIRED)	VENTILATION % (ACTUAL)
APT. 1 & 3	1ST FL.	LIVING ROOM	200	16	20.62	8	11.4
		DINNING ROOM	104	8.32	20.62	4.16	11.4
	2ND FL.	BED ROOM #1	120	9.6	20.62	4.8	11.4
		BED ROOM #2	96	7.68	10.31	3.84	5.7
		BED ROOM #3	83	6.64	30.93	3.32	17.1
APT. 2	1ST FL.	LIVING ROOM	213	17.04	20.62	8.52	11.4
		DINNING ROOM	106	8.48	20.62	4.24	11.4
	2ND FL.	BED ROOM #1	122	9.76	20.62	4.88	11.4
		LOUNGE/TV/OFFICE	117	9.39	10.31	4.69	5.7
		BED ROOM #2	90	7.2	10.31	3.6	5.7



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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No.	Revisions Description:	Date:

DRAWN BY: A.K.S. | CHECKED BY: | C.I. | ISSUED DATE: 22 AUG, 2023

CIA "IN THE SPIRIT OF COOPERATION"

1st & 2nd FLOOR PLANS & SCHEDULES

PROPOSED NEW BUILDING "A" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

Project Number. 22-09

SHEET NO. A2 BUILDING A

1/A3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2/A3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3/A3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4/A3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE (PER BUILDING) (ANDERSON SERIES 100) SYMBOL

MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	2'-11 1/2" x 4'-11 1/2"	3050	27	SINGLE HUNG	3'-0" x 5'-0"	YES	5.79	11.95
B	2'-5 1/2" X 3'-5 1/2"	2636	9	SINGLE HUNG	2'-6" x 3'-6"	NO	3.08	6.44

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY EGRESS.
2. ALL HABITABLE SPACES ARE IN COMPLIANCE WITH NYS CODE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION.
3. ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
4. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE (WHERE GLASS IS WITHIN 18" OF FLOOR OR LOWER).
5. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

Revisions

No.	Date:	Description:

CIA "IN THE SPIRIT OF COOPERATION"

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DRAWN BY: A.K.S. | CHECKED BY: C.I. | ISSUED DATE: 22 AUG, 2023

EXTERIOR ELEVATIONS

PROPOSED NEW BUILDING "A" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

Project Number. 22-09

SHEET NO.
A3
BUILDING A

PROPOSED NEW BUILDING "A" FOR:
5-9 MORGAN AVENUE
CITY OF POUGHKEEPSIE, N. Y.

GENERAL NOTES:

1. ALL WORK TO BE DONE BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR TRADE AND IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES, RULES AND REGULATIONS.
2. ALL CONCRETE TO BE MIN. 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. ALL CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL OR SUITABLE ROCK. STEP FOOTINGS AS REQUIRED TO MAINTAIN MIN. 4'-0" COVER BELOW GRADE.
4. CONTRACTOR SHALL NOTIFY ARCHITECT IF QUESTIONABLE SOIL CONDITIONS ARE ENCOUNTERED AT SITE.
5. ALL FRAMING LUMBER TO BE S-P-F OR HEM-FIR, CONSTRUCTION GRADE. JOISTS, HEADERS, RAFTERS AND GIRDERS TO BE DOUGLAS FIR NUMBER TWO OR BETTER.
6. ALL HEADERS TO BE MIN, 2-2x10, UNLESS NOTED OTHERWISE, ALL HEADERS AND GIRDERS TO BE GLUED AND NAILED.
7. DOUBLE RAFTERS AROUND ROOF OPENING FOR SKYLIGHTS IF APPLICABLE.
8. DIMENSIONS ARE FROM FACE OF STUD OR STRUCTURE, OR CENTERLINE OF MEMBER/OPENING.
9. WINDOW NUMBERS REFER TO ANDERSEN OR MARVIN. ADJUST ROUGH OPENINGS AND DIMENSIONS IF A DIFFERENT MANUFACTURER IS USED. SEE WINDOW SCHEDULE.
10. THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE OWNER AND ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR COMPLICATIONS ARISING FROM UNAUTHORIZED SUBSTITUTION OF MATERIAL SIZE OR TYPE.
11. INSULATE EXTERIOR WALL WITH R-21 FIBERGLASS BATT INSULATION. INSULATE CEILINGS WITH R-38. INSULATE FLOORS WITH R-30.
12. PLUMBING AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO MEET THE LATEST REVISIONS TO THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE FOR THEIR RESPECTIVE TRADE.
13. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE RESIDENTIAL CODE OF N.Y.S. AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
14. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE WORK ARE CONSIDERED PART OF THE CONTRACT.
15. ALL NEW INTERIOR DRYWALL TO BE 1/2" REGULAR GYPSUM BOARD UNLESS NOTED OTHERWISE. USE 1/2" M.R. DRYWALL IN BATHROOMS.
16. ALL CLOSETS TO HAVE RODS AND SHELVES.
17. ALL BEAMS AND HEADERS OVER 4'-0" SPAN TO BE GLUED AND NAILED. ALL MULTIPLE PIECE STRUCTURAL MEMBERS SHALL BE GLUED AND NAILED.
18. USE PRESSURE TREATED LUMBER FOR PORCH AND DECK STRUCTURES.
19. EXTERIOR WALLS ARE FRAMED WITH 2x6 STUDS AND INTERIOR WALLS ARE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
20. ALL MATERIALS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE, INCLUDING PROPER MATERIAL TYPE AND DIMENSIONS AND PROPER QUANTITY AND TYPE OF FASTENERS.

ENERGY CONSERVATION:

1. CONSTRUCTION ENVELOPE DESIGNED BY ACCEPTABLE STANDARDS FOR CLIMATE ZONE 5A (DUTCHESS COUNTY) WITH MINIMUM "R" VALUES AS FOLLOWS:
   WALLS- R21
   ROOF- R38 (EXTEND TO OUTSIDE FACE OF EXTERIOR STUD & INSTALL "ACCUVENT" BAFFLE.)
   FLOOR- R30
   SLAB EDGE- R-10 (NON RADIANT HEAT)
   GLAZING- U 0.32
   DOORS- R 2.5
   BASEMENT WALLS- R-19

INSULATION:

1. PROVIDE FIBERGLAS BATT INSULATION WITH 4 MIL POLYETHYLENE VAPOR BARRIER IN WALLS, CEILINGS, FLOORS AND WHERE INDICATED ON DRAWINGS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE AND INSTALLATION.
2. FOUNDATION AND SLAB RIGID BOARD INSULATION WHERE INDICATED TO BE RIGID EXTRUDED POLYSTYRENE TYPE OR APPROVED EQUAL.
3. ALL INSULATION REGARDLESS OF MATERIAL SHALL BE COVERED WITH 1/2" DRY WALL OR CONCRETE IF SLAB EDGE INSULATION.

NOTE:
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFPO) AT 1-800-962-7962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

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FIRE SAFETY:

1. SUPPLY AND INSTALL LINE VOLTAGE IONIZED SMOKE DETECTOR ALARMS AND CARBON MONOXIDE DETECTORS AS SHOWN ON PLANS ON ALL FLOOR LEVELS, IN ALL SLEEPING ROOMS, AT STAIRWELLS, AND AS REQUIRED BY LOCAL AUTHORITY IF NOT SHOWN ON PLANS.
2. SMOKE AND CARBON MONOXIDE DETECTORS ON CATHEDRAL CEILINGS SHALL BE LOCATED AT THE HIGH POINT OF THE CEILING (SEE PLAN FOR LOCATION).
3. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER SO THAT IF ONE IS ACTIVATED, ALL WILL SOUND AN ALARM.
4. IF REQUIRED BY LOCAL CODE OFFICIAL, ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED BY A LICENSED ALARM INSTALLER.

SMOKE ALARM NOTES: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. NO DETECTORS ARE REQUIRED IN CRAWL SPACES (BELOW-GRADE SPACE LESS THAN 6 FEET, 8 INCHES IN HEIGHT) AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA.
2. ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. A CARBOM MONOXIDE ALARM INSTALLED ON ANY STORY OF A DWELLING UNIT HAVING A SLEEPING AREA SHALL SUFFICE FOR THAT STORY WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE ALSO LOCATED.

ELECTRICAL NOTES:

1. ALL OUTLETS IN ALL BATHROOMS, AND KITCHEN AREAS SHALL BE GFI PROTECTED.
2. IF REQUIRED BY LOCAL CODE OFFICIAL, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

PLUMBING:

1. PLUMBER SHALL FILE FOR PERMITS AND SECURE APPROVALS. USE ONLY LEAD FREE SOLDER.

OSHA NOTE:

1. CONTRACTOR SHALL OBSERVE ALL OSHA REQUIREMENTS & REGULATIONS THAT PERTAIN TO THIS PROJECT. FOR REFERENCE, DOWNLOAD A COPY OF THE OSHA REGULATIONS FROM THE UNITED STATES DEPARTMENT OF LABOR OSHA WEB SITE. http://www.osha.gov/law-regs.html
2. CONTRACTOR SHALL FOLLOW THESE REGULATIONS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED WEB SITE FOR GUIDANCE.

CONTRACTOR NOTE:

1. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/publications/DCA/DCA6/DCA6-09.pdf
2. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/pdf/WCD1-300.pdf
3. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DESIGN OF WOOD FRAME STRUCTURES FOR PERMANENCE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/pdf/WCD6.pdf
4. CONTRACTOR CAN OBTAIN MORE INFORMATION ON SYSTEMS AT HTTP://WWW.ICC-ES.ORG/REPORTS
5. CONTRACTOR SHALL FOLLOW THESE DRAWINGS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED DOCUMENTS FOR GUIDANCE.

CONCRETE & MASONRY:

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OF 1 1/2 TON CAPACITY OR LEDGE ROCK.
2. STEPPED FOOTINGS SHALL HAVE A MAXIMUM STEP OF 2' VERTICAL AND 4' HORIZONTAL.
3. BOTTOM OF FOOTINGS ON SOIL SHALL BE BELOW LOCAL CODE FROST LINE. PROTECT FROM FREEZING.
4. CONCRETE FOR POURED IN PLACE CONSTRUCTION SHALL CONFORM TO ACI 318-77 AND SHALL HAVE A MIN. STRENGTH OF 3000 PSI AT 28 DAYS. POUR ONLY IN TEMP. ABOVE 40 DEGREES.
5. WHERE ROCK TO EARTH TRANSITION OCCURS, USE DEFORMED REBARS AS REQUIRED BY ARCHITECT. NOTIFY ARCHITECT IN EVENT OF THIS CONDITION.
6. FOUNDATION WALLS ARE TO HAVE 1/2" DIA. x 12" LONG THREADED ANCHOR BOLTS AT 6'-0" O.C. MAX.
7. SLABS ARE TO BE POURED ON GRAVEL OR CRUSHED STONE BASE. PROVIDE 6 MIL POLY. VAPOR BARRIER ON BASEMENT AND CRAWL SPACE SLABS. REINFORCE WITH GRADE 40 WELDED WIRE MESH.
8. IF USED, CONCRETE MASONRY WALLS ARE TO CONFORM TO THE LATEST EDITION OF NATIONAL CONCRETE MASONRY ASSOCIATION AND APPLICABLE STATE CODES. TOP COURSE FILLED SOLID.
9. IF USED, CONCRETE BLOCK SHALL BE OF THE FOLLOWING TYPE; ASTM. C-90 GRADE N-1, ASTM C-145 GRADE N-1 ALL MORTAR SHALL BE ASTM C-270 TYPE S.

FOUNDATION NOTES:

1. ALLOWABLE SAFE SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 PSF. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND CAPACITY AND INFORM THE ARCHITECT IN WRITING IF LESS THAN 3000 PSF PRIOR TO STARTING ANY WORK.
2. POURED CONCRETE FOOTINGS, PIERS, FOUNDATIONS AND SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN TWENTY EIGHT DAYS.
3. MINIMUM DEPTH OF FOUNDATION FOOTINGS SHALL BE 4'-0" BELOW ALL FINISHED GRADES. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL. DO NOT POUR ANY CONCRETE ON WET, DAMP OR FROZEN SOIL.
4. REINFORCING FOR CONCRETE WALLS SHALL HAVE TWO ROWS OF NO. 4 BARS AT THE TOP AND BOTTOM OF THE WALL WITH NO. 4 BARS AT 4'-0" ON CENTER VERTICAL AND HORIZONTAL, SEE DETAILS FOR ADDITION REINFORCING. REINFORCING FOR FOOTINGS SHALL BE TWO NO.4 BARS CONTINUOUS. SLAB REINFORCING SHALL BE 6"x6" - #10/#10 WELDED WIRE FABRIC. REINFORCING BARS SHALL BE DEFORMED STEEL BARS, ASTM A615 GRADE 60.
5. ALL COLUMNS SHALL BE CONCRETE FILLED LALLY COLUMNS UNLESS NOTED OTHERWISE.
6. BEARING FOR ALL BEAMS SHALL BE 6" MINIMUM.
7. APPLY BITUMINOUS MASTIC FOUNDATION DAMP PROOFING TO THE EXTERIOR OF ALL CONCRETE FOUNDATION WALLS.

GENERAL FRAMING NOTES:

1. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
2. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS FRAMED PARALLEL TO JOIST DIRECTION.
3. ALL EXTERIOR SHEATHING SHALL BE 1/2"CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
4. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
5. PROVIDE COLLAR TIES ON ALL RAFTERS AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 16" O.C.
6. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS OR AS SHOWN ON PLAN.
7. ROOF DECKING SHALL BE 5/8" CDX PLYWOOD MINIMUM.
8. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
9. ALL ANCHOR BOLTS SHALL BE NYS CODE MINIMUM 1/2" DIA.x12" WITH A 7" EMBEDMENT, 1'-0" FROM CORNERS AND @ 6'-0"o.c. WITH SIMPSON WASHER #LBP1/2 THRU OUT.
10. SHEATHING TO BE 5/8" EXTERIOR PLYWOOD, FOR ROOFS AND 1/2" EXTERIOR PLYWOOD FOR WALLS.
11. USE ONLY GALVANIZED OR NON CORROSIVE NAILING ON ALL EXTERIOR WORK.
12. VENTILATE ALL SOFFITS AND PROVIDE "ACCUVENT" OR EQUAL TO ENSURE VENTILATION.
13. ALL GLASS DOORS AND WINDOWS ARE TO BE AS SPECIFIED ON PLANS AND ARE TO HAVE SCREENS AND LOW - E INSULATING GLASS UNLESS OTHERWISE NOTED.

GENERAL CONDITIONS:

1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES INCLUDING THE STATE BUILDING CODE AND LOCAL ZONING AND STATE ENERGY CODE.
2. CONTRACTOR SHALL CARRY WORKMAN'S COMP, LIABILITY INSURANCE AS REQUIRED BY LAW, AND BY OWNER AND SHALL PROTECT OWNER FROM ALL LIABILITY WITH ADEQUATE INSURANCE.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, INSPECTIONS AND FINAL CERTIFICATION OF OCCUPANCY
4. CONTRACTOR SHALL CHECK, ALL DIMENSIONS AND CONDITIONS, AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL PROTECT PREMISES AND OCCUPANTS FROM HARM ON THE BUILDING SITE. PROVIDE AND MAINTAIN NECESSARY COVERINGS AND PROTECTION FOR ALL MATERIALS AND EQUIPMENT STORED ON SITE FROM DAMAGE OR THEFT.
6. REMOVE ALL DEBRIS AND KEEP SITE CLEAN AND NEAT AT ALL TIMES.

WOOD FRAMING:

1. FIRST FLOOR DESIGN LIVE LOAD = 40 PSF. SECOND FLOOR DESIGN LIVE LOAD = 30 PSF. ROOF DESIGN SNOW LOAD = 55 PSF.
2. WINDOW AND DOOR HEADERS SHALL BEAR 4" MINIMUM ON EACH END UNLESS OTHERWISE NOTED. MEMBERS LONGER THAN 4'-0" SHALL BE GLUED AND NAILED.
3. SUPPORT ALL JOISTS FRAMING INTO FLUSH HEADERS/BEAMS WITH HEAVY DUTY GALVANIZED STEEL JOIST HANGERS. PROVIDE ADEQUATE BLOCKING FOR HANGING DRAPERY, TOILET ACCESSORIES, SHELVES, WALL CABINETS, CLOTHING RODS, HAND RAILS, ETC.
4. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED.
5. PROVIDE SOLID WOOD BLOCKING OR CROSS BRIDGING AT MID SPAN OF JOIST MEMBERS UNLESS NOTED OTHERWISE. BRIDGING SHALL NOT EXCEED A DISTANCE OF 8'-0" BETWEEN ROWS OF BRIDGING.
6. PROVIDE DOUBLE WOOD FRAMING MEMBERS FOR OPENINGS IN WALLS, FLOORS, CEILING, RAFTERS AND TRUSSES.
7. WHEN USED ALL ENGINEERED JOISTS SHALL BE IPI-900 SERIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
8. WHEN USED ALL LVL LUMBER SHALL BE 2.0E SERIES INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
9. WHEN USED ENGINEERED JOIST SYSTEM SHALL BE DESIGNED BY MANUFACTURER AND SHOP DRAWINGS SUBMITTED FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
10. DOUBLE RIM JOISTS OVER BASEMENT WINDOWS AND DOORS.
11. DOUBLE RIM JOISTS AT ALL EXTERIOR DECK LOCATION.

CONTINUOUS LOAD PATH AND WIND UPLIFT:

1. THE FOLLOWING MEASURES MUST BE TAKEN, IN ORDER TO PROVIDE CONTINUOUS LOAD PATH FOR VERTICAL LOADS, AND UPLIFT RESISTANCE FROM WIND LOADS.
2. ANCHOR CONCRETE FOUNDATION TO SILL PLATE WITH 1/2" x 12" ANCHOR BOLTS @ 6'-0"o.c. & 1'-0" FROM CORNERS & 7"MIN INBEDMENT W/ "SIMPSON" LBP1/2 WASHERS.
3. ANCHOR JOISTS TO BEAMS WITH "SIMPSON" HUS26 FOR 2x6 JOISTS & HUS28 FOR 2x8 JOIST & HUS210 FOR 2x10 JOISTS HARDWARE.
4. ANCHOR STUD WALL TO RIM JOISTS BY FULLY OVERLAPPING SHEATHING OVER BOTTOM OF SILL PLATE OR WALL TOP DOUBLE PLATE AND NAILING PER NYS CODE.
5. ANCHOR STUD WALL TOP PLATE TO ROOF JOIST WITH "SIMPSON" H2.5A HURRICANE TIE HARDWARE.
6. LAP EXTERIOR SHEATHING OVER JUNCTION OF WALLS AND FLOOR SYSTEM AND NAIL PER NYS CODE.

FIRE RESISTIVE RATINGS

LOCATION	REQ'D
RATING	
SEPARATION BETWEEN UNITS	2 HR.

LIST OF DRAWINGS

DWG NO.	TITLE
T1	TITLE SHEET
A1	FOUNDATION & ROOF PLANS & SCHEDULES
A2	FIRST & SECOND FLOOR PLANS & TABLE
A3	EXTERIOR ELEVATIONS

BUILDING DEPARTMENT NOTES

BUILDING CODE CLASSIFICATIONS

1. OCCUPANCY CLASSIFICATION: R2 APARTMENTS
2. CONSTRUCTION CLASSIFICATION: TYPE V - WOOD FRAME
3. CONSTRUCTION AREA - FIRST FLOOR = 2,652 SQUARE FEET
   - SECOND FLOOR = 2,652 SQUARE FEET

PARTITION LEGEND

NEW DRYWALL PARTITION WOOD STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" G.W.B. ON EACH SIDE (STANDARD CONSTRUCTION)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
50	90	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	YES	REFER TO MAP	1160

Revisions

No.	Date:	Description:

CIA "IN THE SPIRIT OF COOPERATION"

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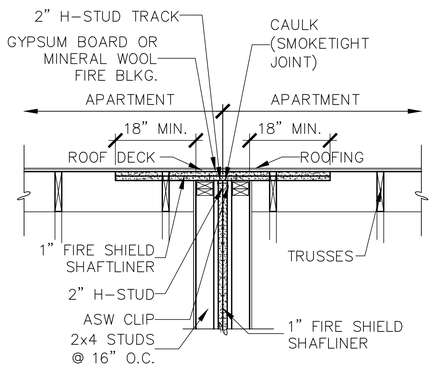
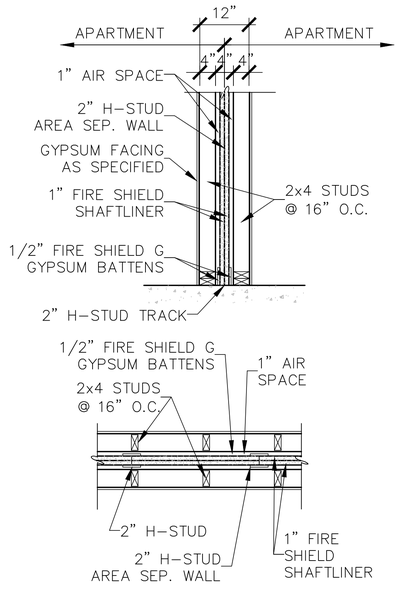
DRAWN BY: A.K.S. | CHECKED BY: C.I. | ISSUED DATE: 22 AUG, 2023

COVER SHEET
PROPOSED NEW BUILDING "A" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

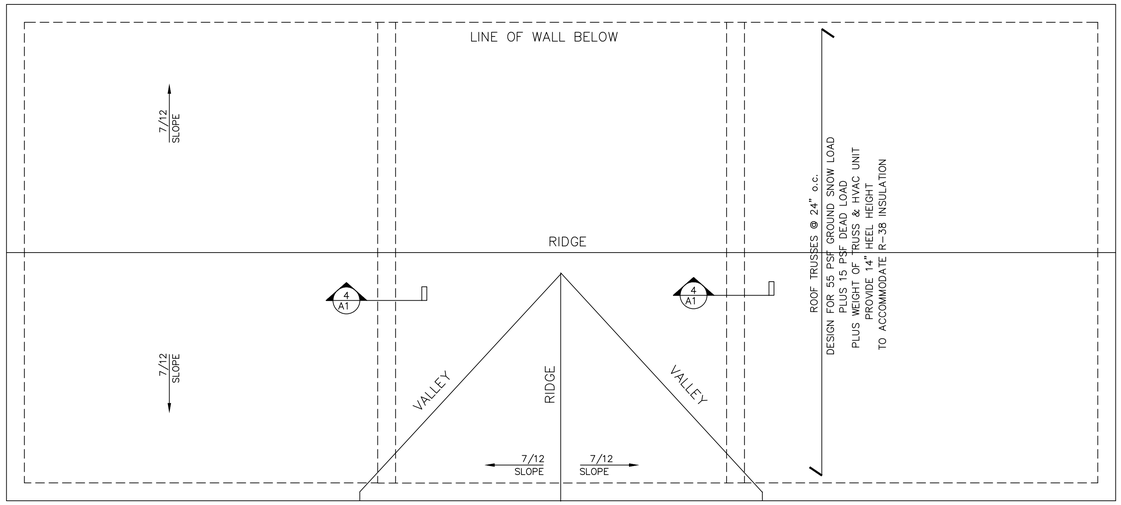
Project Number. 22-09

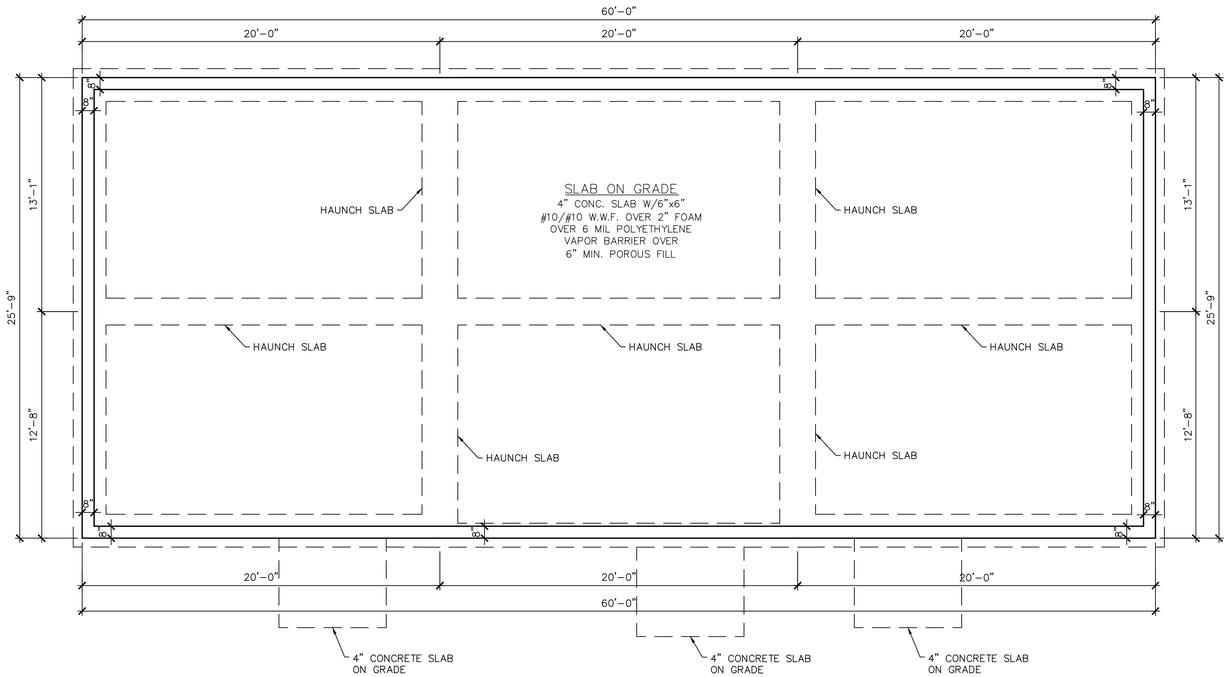
SHEET NO.
T1
TITLE SHEET





4/A1 2HR TENANT FIRE SEPARATION WALL
SCALE: 3/4" = 1'-0"





1/A1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

4' 2' 0 4' 8' 12'
Scale: 1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES

1. CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF.
2. PRE ENGINEERED ROOF TRUSS SYSTEM @2'-0"o.c., DESIGN FOR: 55 PSF SNOW LOAD + 15 PSF DEAD LOAD
3. CONTINUOUS 1x6 FASCIA.
4. INSTALL SIMPSON #H10A HURRICANE TIES AT ALL CONNECTIONS OF ROOF TRUSS BOTTOM CHORD TO BEARING WALLS.
5. 7/16" WALL SHEATHING W/ TYVEK HOUSE WRAP WITH VINYL SIDING PER OWNERS CHOICE.
6. 2x6 STUD WALL @16"o.c. W/ R-21 CAVITY INSULATION.
7. SLOPE GRADE AWAY FROM BUILDING.
8. 8" CONCRETE BLOCK OR 8" POURED CONCRETE FOUNDATION WITH R10x48" PERIMETER INSULATION.
9. INSTALL 5/8" TYPE 'X' GWB ON ALL WALLS BETWEEN APARTMENTS.
10. 12"x24" POURED CONCRETE FOOTING CONTINUOUS WITH 3-#4 BARS.
11. 4" CONC. SLAB W/6"X6" #10/#10 W.W.F. OVER 6 MIL. POLYETHYLENE VAPOR BARRIER AND 6" MIN POROUS COMPACTED.
12. 1/2"DIA x12"LONG BENT ANCHOR BOLTS @ 6'-0"o.c. & @ 1'-0" FROM CORNERS & 7" MIN. EMBEDMENT WITH "SIMPSON" WASHERS #LBP1/2. INSTALL ANCHOR BOLTS IN CENTER FIRE WALLS, SAME AS PERIMETER FOUNDATION WALL.
13. INSTALL 2-2x10 HEADER FOR WINDOWS & DOORS.
14. INSTALL BEAMS AND HEADERS WHERE SHOWN ON DRAWINGS.
15. 12" x 24" HAUNCH W/ 3# 4 RODS CONTINUOUS.
16. CONTINUOUS VENTED SOFFIT.
17. CONTINUOUS ALUM. DRIP EDGE.
18. 36" ICE & WATER SHIELD 24" IN FROM STUD WALLS ON RAKES & EAVES AND 36" WIDE IN VALLEYS.
19. 5/8" PLYWOOD ROOF DECK W/ PLYWOOD CLIPS BETWEEN TRUSSES, W/ 15 LB. FELT & GAF 235 LB. ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PER OWNER'S CHOICE).
20. 2x6 SOLID BLOCKING AT MID HEIGHT OF BEARING WALL. 2x6 STUDS @ 16" O.C.
21. ALUMINUM GUTTERS & DOWN SPOUTS
22. VINYL WINDOW, DOOR TRIM & CORNER TRIM. SIDING & TRIM PER OWNER.
23. INSTALL FULL THICKNESS CAVITY INSULATING IN EXTERIOR WALLS & CENTER BEARING WALL.
24. NOT USED.
25. INSTALL 14 INCH DIAMETER BY 48 INCHES DEEP CONCRETE PIER.
26. ¾" T & G PLYWOOD SUB-FLOOR
27. "ACCUVENT" BAFFLE W/14" HEEL HEIGHT TRUSS TO ACCOMMODATE R-38 INSULATION EXTENDED TO OUTSIDE FACE OF WALL STUD.
28. ELECTRICIAN TO INSTALL GROUND WIRE TO 20' ONE PIECE RE-BAR ENCASED IN FOOTING CONCRETE PER ELECTRICAL CODE. COORDINATE WITH CONCRETE CONTRACTOR.
29. NOT USED.
30. NOT USED.
31. STAIRS, 14 RISERS AT ±7¾" HGT. & 13 TREADS AT ±10" DEEP. INSTALL HANDRAIL 34" MIN. & 38" MAX. HEIGHT.
32. NOT USED.

Revisions			
No.	Date:	Description:	

CIA "IN THE SPIRIT OF COOPERATION"

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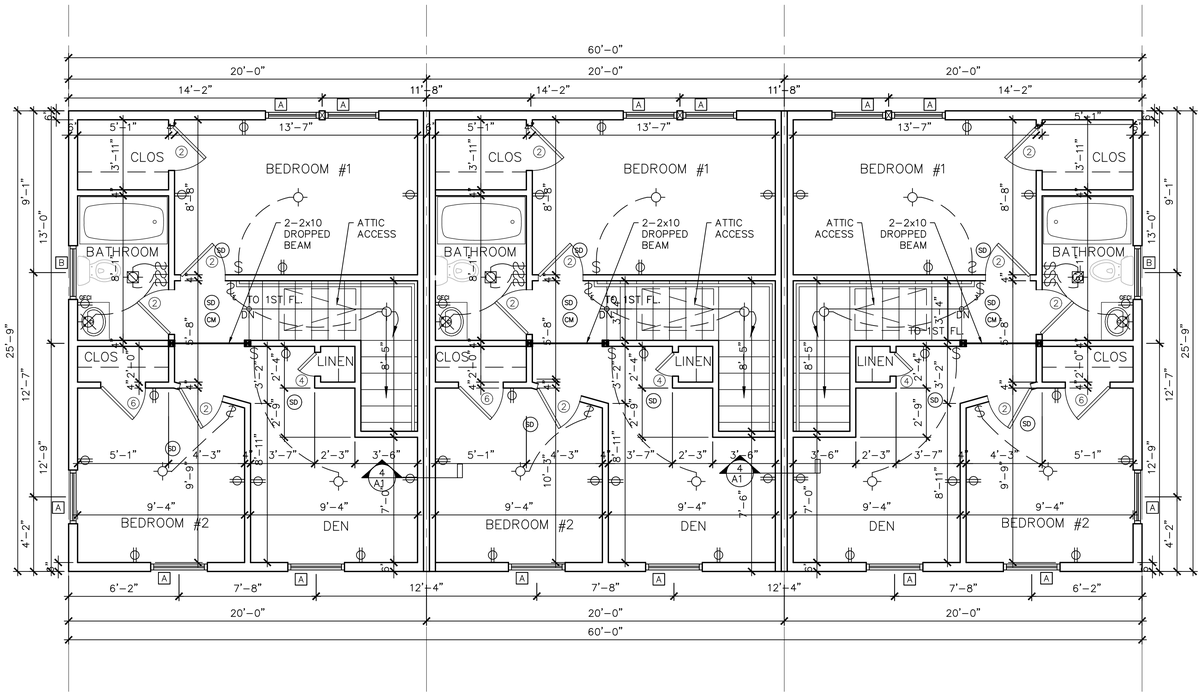
DRAWN BY:	CHECKED BY:	ISSUED DATE:
A.K.S.	C.I.	22 AUG, 2023

FOUNDATION & ROOF PLANS, DETAILS & NOTES

PROPOSED NEW BUILDING "B" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

Project Number: 22-09

SHEET NO.
A1
BUILDING B



2 / A2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

⊠ = 4-2x6 STUDS GLUED & NAILED

NOTE:
ALL WINDOWS & DOOR HEADERS TO BE 2-2X10 UNLESS NOTED OTHERWISE

LIGHT & VENTILATION SCHEDULE (PER UNIT)

		ROOM NAME	FLOOR AREA (SQUARE FEET)	LIGHT 8% (REQUIRED)	LIGHT % (ACTUAL)	VENT. 4% (REQUIRED)	VENTILATION % (ACTUAL)
APT. 1 & 3	1ST FL.	LIVING ROOM	200	16	20.62	8	11.4
		DINNING ROOM	92	7.36	20.62	3.68	11.4
	2ND FL.	BED ROOM #1	117	9.36	20.62	4.68	11.4
		BED ROOM #2	89	7.12	10.31	3.56	5.7
		DEN	91	7.28	10.31	3.64	5.7
APT. 2	1ST FL.	LIVING ROOM	213	17.04	20.62	8.52	11.4
		DINNING ROOM	92	7.36	20.62	3.68	11.4
	2ND FL.	BED ROOM #1	117	9.36	20.62	4.68	11.4
		DEN	95	7.6	10.31	3.8	5.7
		BED ROOM #2	90	7.2	10.31	3.6	5.7

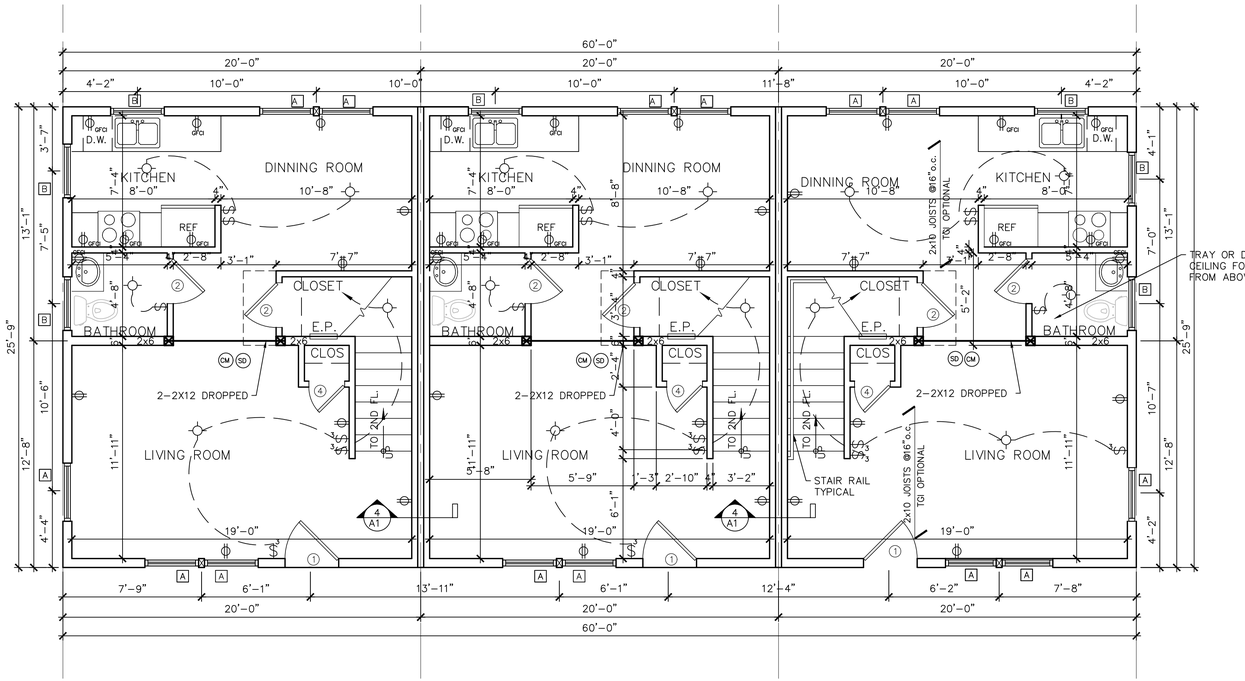
WINDOW SCHEDULE (PER BUILDING) SYMBOL □

MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	3'-1 5/8" x 4'-8 7/8"	TW3046	27	DOUBLE HUNG	3'-2 1/8" x 4'-8 7/8"	YES	5.7	10.31
B	2'-7 5/8" X 3'-4 7/8"	TW2632	9	DOUBLE HUNG	2'-8 1/8" X 3'-4 7/8"	NO	3.17	5.57

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY EGRESS.
2. ALL HABITABLE SPACES ARE IN COMPLIANCE WITH NYS CODE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION.
3. ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
4. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE (WHERE GLASS IS WITHIN 18" OF FLOOR OR LOWER).
5. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

DOOR SCHEDULE (PER BUILDING) SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	3	EXTERIOR ENTRY DOOR
2	2'-6" x 6'-8"	15	INTERIOR DOOR
3	5'-0" x 6'-8"	0	INTERIOR BI-FOLD DOOR
4	2'-0" x 6'-8"	3	INTERIOR DOOR
5	1'-6" X 6'-8"	3	INTERIOR DOOR
6	3'-0" X 6'-8"	3	INTERIOR DOOR



1 / A2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

4' 2' 0 4' 8' 12'

Scale: 1/4" = 1'-0"

Revisions

No.	Date:	Description:

CIA — "IN THE SPIRIT OF COOPERATION"

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DRAWN BY:	CHECKED BY:	ISSUED DATE:
A.K.S.	C.I.	22 AUG, 2023

1st & 2nd FLOOR PLANS & SCHEDULES

PROPOSED NEW BUILDING "B" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

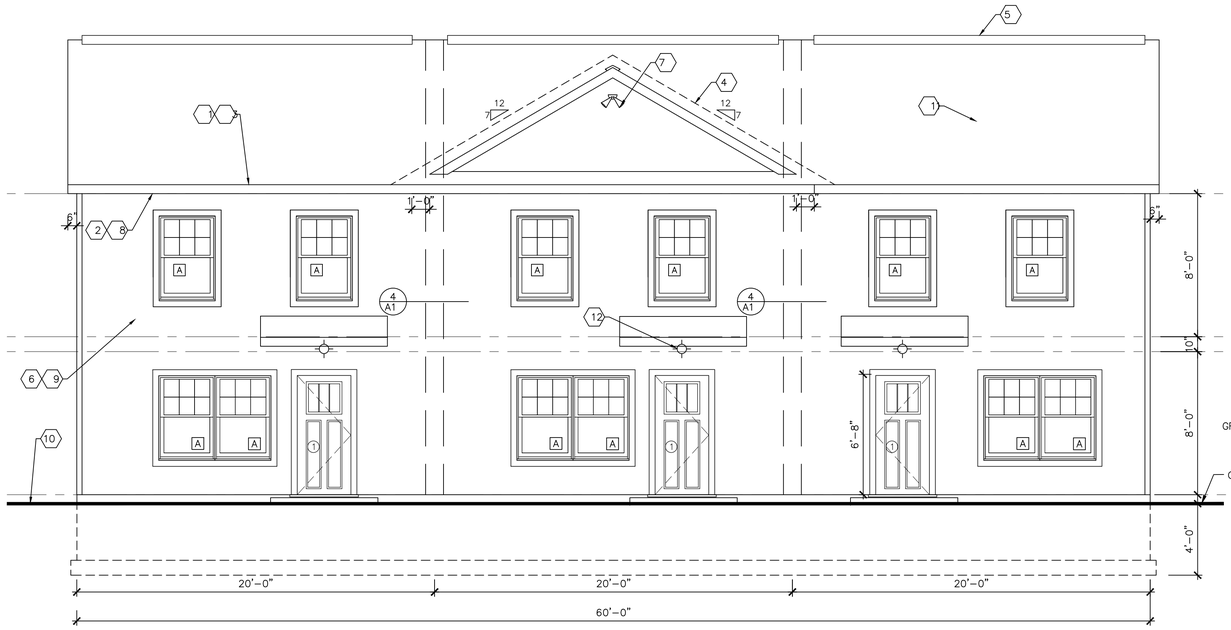
Project Number: 22-09

SHEET NO. A2

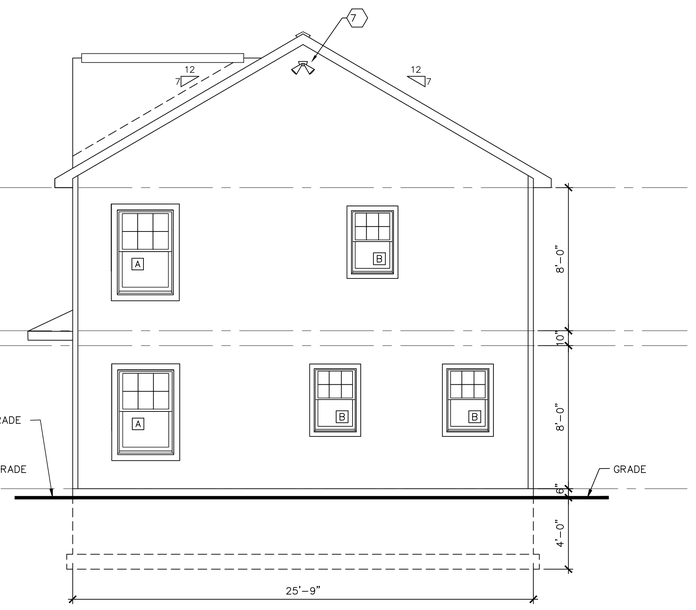
BUILDING B

EXTERIOR MATERIALS

1. CONTINUOUS WHITE ALUMINUM FASCIA & CONTINUOUS ALUMINUM DRIP EDGE
2. CONTINUOUS FULLY VENTED WHITE VINYL SOFFIT.
3. INSTALL 6" WHITE ALUMINUM GUTTERS & DOWN SPOUTS
4. 36" ICE & WATER SHIELD IN VALLEYS & 24" IN FROM STUD WALLS ON RAKES & EAVES.
5. CONTINUOUS "SNOW COUNTRY RIDGE VENT" BY GAF
6. BEIGE COLORED VINYL SIDING AND TRIM.
7. INSTALL DUAL HEAD FLOOD LIGHTS TO ILLUMINATE WALKWAY & REAR PARKING LOT.
8. INSTALL LED SOFFIT LIGHTS TO ILLUMINATE PERIMETER OF BUILDING.
9. EXTERIOR WALLS – 7/16" OSB SHEATHING w/ TYVEK HOUSE WRAP OVER 2x6 STUDS @16"o.c. w/ R-21 INSULATION.
10. SLOPE GRADE AWAY FROM BUILDING.
11. INSTALL GAF 235 LB. TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES (COLOR PEWTER GRAY).
12. INSTALL LIGHT ABOVE ENTRY DOORS TO ILLUMINATE SIDEWALK.

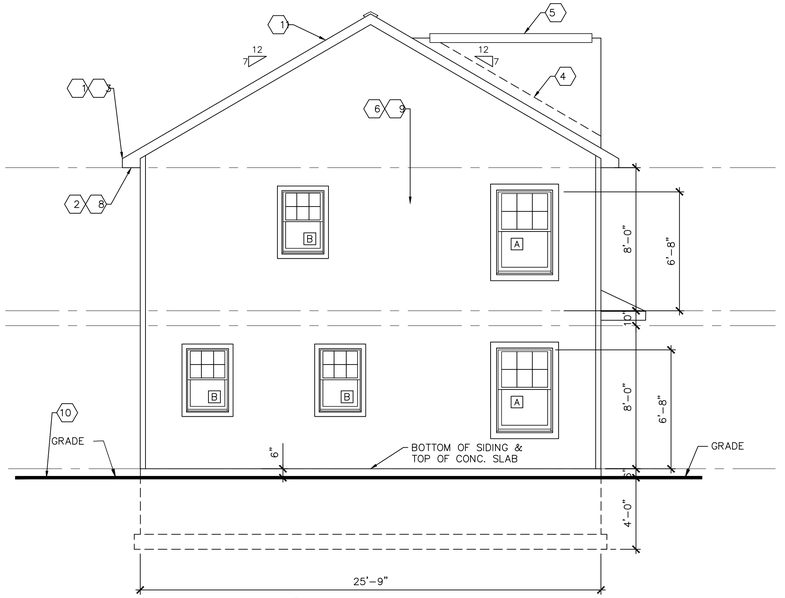


1/A3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2/A3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3/A3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4/A3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE (PER BUILDING) (ANDERSON SERIES 100) SYMBOL ☐

MARK	SIZE	ANDERSEN #	QUAN.	DESCRIPTION	R.O.	EMERGENCY EGRESS COMPLIANT	CLEAR OPENING	GLASS AREA
A	2'-11 1/2" x 4'-11 1/2"	3050	27	SINGLE HUNG	3'-0" x 5'-0"	YES	5.79	11.95
B	2'-5 1/2" X 3'-5 1/2"	2636	9	SINGLE HUNG	2'-6" x 3'-6"	NO	3.08	6.44

WINDOW & DOOR NOTES:
1. EACH HABITABLE SPACE IS PROVIDED WITH AT LEAST ONE WINDOW THAT IS IN COMPLIANCE WITH NYS CODE REGULATIONS FOR USE AS AN EMERGENCY EGRESS.
2. ALL HABITABLE SPACES ARE IN COMPLIANCE WITH NYS CODE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION.
3. ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
4. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE (WHERE GLASS IS WITHIN 18" OF FLOOR OR LOWER).
5. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

Revisions

No.	Date:	Description:

CIA
"IN THE SPIRIT OF COOPERATION"

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

DRAWN BY: A.K.S. | CHECKED BY: C.I. | ISSUED DATE: 22 AUG, 2023

EXTERIOR ELEVATIONS

PROPOSED NEW BUILDING "B" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

Project Number: 22-09

SHEET NO.
A3
BUILDING B

PROPOSED NEW BUILDING "B" FOR:
5-9 MORGAN AVENUE
CITY OF POUGHKEEPSIE, N. Y.

GENERAL NOTES:

1. ALL WORK TO BE DONE BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR TRADE AND IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES, RULES AND REGULATIONS.
2. ALL CONCRETE TO BE MIN. 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. ALL CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL OR SUITABLE ROCK. STEP FOOTINGS AS REQUIRED TO MAINTAIN MIN. 4'-0" COVER BELOW GRADE.
4. CONTRACTOR SHALL NOTIFY ARCHITECT IF QUESTIONABLE SOIL CONDITIONS ARE ENCOUNTERED AT SITE.
5. ALL FRAMING LUMBER TO BE S-P-F OR HEM-FIR, CONSTRUCTION GRADE. JOISTS, HEADERS, RAFTERS AND GIRDERS TO BE DOUGLAS FIR NUMBER TWO OR BETTER.
6. ALL HEADERS TO BE MIN, 2-2x10, UNLESS NOTED OTHERWISE, ALL HEADERS AND GIRDERS TO BE GLUED AND NAILED.
7. DOUBLE RAFTERS AROUND ROOF OPENING FOR SKYLIGHTS IF APPLICABLE.
8. DIMENSIONS ARE FROM FACE OF STUD OR STRUCTURE, OR CENTERLINE OF MEMBER/OPENING.
9. WINDOW NUMBERS REFER TO ANDERSEN OR MARVIN. ADJUST ROUGH OPENINGS AND DIMENSIONS IF A DIFFERENT MANUFACTURER IS USED. SEE WINDOW SCHEDULE.
10. THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE OWNER AND ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR COMPLICATIONS ARISING FROM UNAUTHORIZED SUBSTITUTION OF MATERIAL SIZE OR TYPE.
11. INSULATE EXTERIOR WALL WITH R-21 FIBERGLASS BATT INSULATION. INSULATE CEILINGS WITH R-38. INSULATE FLOORS WITH R-30.
12. PLUMBING AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO MEET THE LATEST REVISIONS TO THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE FOR THEIR RESPECTIVE TRADE.
13. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE RESIDENTIAL CODE OF N.Y.S. AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
14. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE WORK ARE CONSIDERED PART OF THE CONTRACT.
15. ALL NEW INTERIOR DRYWALL TO BE 1/2" REGULAR GYPSUM BOARD UNLESS NOTED OTHERWISE. USE 1/2" M.R. DRYWALL IN BATHROOMS.
16. ALL CLOSETS TO HAVE RODS AND SHELVES.
17. ALL BEAMS AND HEADERS OVER 4'-0" SPAN TO BE GLUED AND NAILED. ALL MULTIPLE PIECE STRUCTURAL MEMBERS SHALL BE GLUED AND NAILED.
18. USE PRESSURE TREATED LUMBER FOR PORCH AND DECK STRUCTURES.
19. EXTERIOR WALLS ARE FRAMED WITH 2x6 STUDS AND INTERIOR WALLS ARE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
20. ALL MATERIALS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE, INCLUDING PROPER MATERIAL TYPE AND DIMENSIONS AND PROPER QUANTITY AND TYPE OF FASTENERS.

ENERGY CONSERVATION:

1. CONSTRUCTION ENVELOPE DESIGNED BY ACCEPTABLE STANDARDS FOR CLIMATE ZONE 5A (DUTCHESS COUNTY) WITH MINIMUM "R" VALUES AS FOLLOWS:
   WALLS- R21
   ROOF- R38 (EXTEND TO OUTSIDE FACE OF EXTERIOR STUD & INSTALL "ACCUVENT" BAFFLE.)
   FLOOR- R30
   SLAB EDGE- R-10 (NON RADIANT HEAT)
   GLAZING- U 0.32
   DOORS- R 2.5
   BASEMENT WALLS- R-19

INSULATION:

1. PROVIDE FIBERGLAS BATT INSULATION WITH 4 MIL POLYETHYLENE VAPOR BARRIER IN WALLS, CEILINGS, FLOORS AND WHERE INDICATED ON DRAWINGS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE AND INSTALLATION.
2. FOUNDATION AND SLAB RIGID BOARD INSULATION WHERE INDICATED TO BE RIGID EXTRUDED POLYSTYRENE TYPE OR APPROVED EQUAL.
3. ALL INSULATION REGARDLESS OF MATERIAL SHALL BE COVERED WITH 1/2" DRY WALL OR CONCRETE IF SLAB EDGE INSULATION.

NOTE:
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFPO) AT 1-800-962-7962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF CIRO INTERRANTE, ARCHITECT. THE DRAWINGS IN THIS SET HAVE BEEN PREPARED FOR THE ONE TIME EXCLUSIVE USE OF THE CLIENT NAMED AND FOR THE LOCATION DESIGNATED IN THE TITLE BLOCK. THE DRAWINGS MAY NOT BE DUPLICATED, AND THE IDEAS AND DESIGNS IN THE SET MAY NOT BE DISCLOSED, USED OR CONSTRUCTED AGAIN ON ANOTHER SITE FOR ANOTHER PERSON WITHOUT WRITTEN AUTHORIZATION FROM AND COMPENSATION TO CIRO INTERRANTE, ARCHITECT. CIRO INTERRANTE, ARCHITECT RESERVES THE RIGHT TO RECLAIM THESE DRAWINGS FROM ANY PERSON FOR ANY REASON.

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FIRE SAFETY:

1. SUPPLY AND INSTALL LINE VOLTAGE IONIZED SMOKE DETECTOR ALARMS AND CARBON MONOXIDE DETECTORS AS SHOWN ON PLANS ON ALL FLOOR LEVELS, IN ALL SLEEPING ROOMS, AT STAIRWELLS, AND AS REQUIRED BY LOCAL AUTHORITY IF NOT SHOWN ON PLANS.
2. SMOKE AND CARBON MONOXIDE DETECTORS ON CATHEDRAL CEILINGS SHALL BE LOCATED AT THE HIGH POINT OF THE CEILING (SEE PLAN FOR LOCATION).
3. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER SO THAT IF ONE IS ACTIVATED, ALL WILL SOUND AN ALARM.
4. IF REQUIRED BY LOCAL CODE OFFICIAL, ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED BY A LICENSED ALARM INSTALLER.

SMOKE ALARM NOTES: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. NO DETECTORS ARE REQUIRED IN CRAWL SPACES (BELOW-GRADE SPACE LESS THAN 6 FEET, 8 INCHES IN HEIGHT) AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA.
2. ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. A CARBOM MONOXIDE ALARM INSTALLED ON ANY STORY OF A DWELLING UNIT HAVING A SLEEPING AREA SHALL SUFFICE FOR THAT STORY WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE ALSO LOCATED.

ELECTRICAL NOTES:

1. ALL OUTLETS IN ALL BATHROOMS, AND KITCHEN AREAS SHALL BE GFI PROTECTED.
2. IF REQUIRED BY LOCAL CODE OFFICIAL, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

PLUMBING:

1. PLUMBER SHALL FILE FOR PERMITS AND SECURE APPROVALS. USE ONLY LEAD FREE SOLDER.

OSHA NOTE:

1. CONTRACTOR SHALL OBSERVE ALL OSHA REQUIREMENTS & REGULATIONS THAT PERTAIN TO THIS PROJECT. FOR REFERENCE, DOWNLOAD A COPY OF THE OSHA REGULATIONS FROM THE UNITED STATES DEPARTMENT OF LABOR OSHA WEB SITE. http://www.osha.gov/law-regs.html
2. CONTRACTOR SHALL FOLLOW THESE REGULATIONS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED WEB SITE FOR GUIDANCE.

CONTRACTOR NOTE:

1. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/publications/DCA/DCA6/DCA6-09.pdf
2. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/pdf/WCD1-300.pdf
3. CONTRACTOR SHALL DOWNLOAD A COPY OF THE "DESIGN OF WOOD FRAME STRUCTURES FOR PERMANENCE" FROM THE AMERICAN WOOD COUNCIL WEB SITE. http://www.awc.org/pdf/WCD6.pdf
4. CONTRACTOR CAN OBTAIN MORE INFORMATION ON SYSTEMS AT HTTP://WWW.ICC-ES.ORG/REPORTS
5. CONTRACTOR SHALL FOLLOW THESE DRAWINGS AS SPECIFIED AND REFER TO THE ABOVE REFERENCED DOCUMENTS FOR GUIDANCE.

CONCRETE & MASONRY:

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OF 1 1/2 TON CAPACITY OR LEDGE ROCK.
2. STEPPED FOOTINGS SHALL HAVE A MAXIMUM STEP OF 2' VERTICAL AND 4' HORIZONTAL.
3. BOTTOM OF FOOTINGS ON SOIL SHALL BE BELOW LOCAL CODE FROST LINE. PROTECT FROM FREEZING.
4. CONCRETE FOR POURED IN PLACE CONSTRUCTION SHALL CONFORM TO ACI 318-77 AND SHALL HAVE A MIN. STRENGTH OF 3000 PSI AT 28 DAYS. POUR ONLY IN TEMP. ABOVE 40 DEGREES.
5. WHERE ROCK TO EARTH TRANSITION OCCURS, USE DEFORMED REBARS AS REQUIRED BY ARCHITECT. NOTIFY ARCHITECT IN EVENT OF THIS CONDITION.
6. FOUNDATION WALLS ARE TO HAVE 1/2" DIA. x 12" LONG THREADED ANCHOR BOLTS AT 6'-0" O.C. MAX.
7. SLABS ARE TO BE POURED ON GRAVEL OR CRUSHED STONE BASE. PROVIDE 6 MIL POLY. VAPOR BARRIER ON BASEMENT AND CRAWL SPACE SLABS. REINFORCE WITH GRADE 40 WELDED WIRE MESH.
8. IF USED, CONCRETE MASONRY WALLS ARE TO CONFORM TO THE LATEST EDITION OF NATIONAL CONCRETE MASONRY ASSOCIATION AND APPLICABLE STATE CODES. TOP COURSE FILLED SOLID.
9. IF USED, CONCRETE BLOCK SHALL BE OF THE FOLLOWING TYPE; ASTM. C-90 GRADE N-1, ASTM C-145 GRADE N-1 ALL MORTAR SHALL BE ASTM C-270 TYPE S.

FOUNDATION NOTES:

1. ALLOWABLE SAFE SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 PSF. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND CAPACITY AND INFORM THE ARCHITECT IN WRITING IF LESS THAN 3000 PSF PRIOR TO STARTING ANY WORK.
2. POURED CONCRETE FOOTINGS, PIERS, FOUNDATIONS AND SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN TWENTY EIGHT DAYS.
3. MINIMUM DEPTH OF FOUNDATION FOOTINGS SHALL BE 4'-0" BELOW ALL FINISHED GRADES. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL. DO NOT POUR ANY CONCRETE ON WET, DAMP OR FROZEN SOIL.
4. REINFORCING FOR CONCRETE WALLS SHALL HAVE TWO ROWS OF NO. 4 BARS AT THE TOP AND BOTTOM OF THE WALL WITH NO. 4 BARS AT 4'-0" ON CENTER VERTICAL AND HORIZONTAL, SEE DETAILS FOR ADDITION REINFORCING. REINFORCING FOR FOOTINGS SHALL BE TWO NO.4 BARS CONTINUOUS. SLAB REINFORCING SHALL BE 6"x6" - #10/#10 WELDED WIRE FABRIC. REINFORCING BARS SHALL BE DEFORMED STEEL BARS, ASTM A615 GRADE 60.
5. ALL COLUMNS SHALL BE CONCRETE FILLED LALLY COLUMNS UNLESS NOTED OTHERWISE.
6. BEARING FOR ALL BEAMS SHALL BE 6" MINIMUM.
7. APPLY BITUMINOUS MASTIC FOUNDATION DAMP PROOFING TO THE EXTERIOR OF ALL CONCRETE FOUNDATION WALLS.

GENERAL FRAMING NOTES:

1. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
2. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS FRAMED PARALLEL TO JOIST DIRECTION.
3. ALL EXTERIOR SHEATHING SHALL BE 1/2"CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
4. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
5. PROVIDE COLLAR TIES ON ALL RAFTERS AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 16" O.C.
6. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS OR AS SHOWN ON PLAN.
7. ROOF DECKING SHALL BE 5/8" CDX PLYWOOD MINIMUM.
8. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
9. ALL ANCHOR BOLTS SHALL BE NYS CODE MINIMUM 1/2" DIA.x12" WITH A 7" EMBEDMENT, 1'-0" FROM CORNERS AND @ 6'-0"o.c. WITH SIMPSON WASHER #LBP1/2 THRU OUT.
10. SHEATHING TO BE 5/8" EXTERIOR PLYWOOD, FOR ROOFS AND 1/2" EXTERIOR PLYWOOD FOR WALLS.
11. USE ONLY GALVANIZED OR NON CORROSIVE NAILING ON ALL EXTERIOR WORK.
12. VENTILATE ALL SOFFITS AND PROVIDE "ACCUVENT" OR EQUAL TO ENSURE VENTILATION.
13. ALL GLASS DOORS AND WINDOWS ARE TO BE AS SPECIFIED ON PLANS AND ARE TO HAVE SCREENS AND LOW - E INSULATING GLASS UNLESS OTHERWISE NOTED.

GENERAL CONDITIONS:

1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES INCLUDING THE STATE BUILDING CODE AND LOCAL ZONING AND STATE ENERGY CODE.
2. CONTRACTOR SHALL CARRY WORKMAN'S COMP, LIABILITY INSURANCE AS REQUIRED BY LAW, AND BY OWNER AND SHALL PROTECT OWNER FROM ALL LIABILITY WITH ADEQUATE INSURANCE.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, INSPECTIONS AND FINAL CERTIFICATION OF OCCUPANCY
4. CONTRACTOR SHALL CHECK, ALL DIMENSIONS AND CONDITIONS, AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL PROTECT PREMISES AND OCCUPANTS FROM HARM ON THE BUILDING SITE. PROVIDE AND MAINTAIN NECESSARY COVERINGS AND PROTECTION FOR ALL MATERIALS AND EQUIPMENT STORED ON SITE FROM DAMAGE OR THEFT.
6. REMOVE ALL DEBRIS AND KEEP SITE CLEAN AND NEAT AT ALL TIMES.

WOOD FRAMING:

1. FIRST FLOOR DESIGN LIVE LOAD = 40 PSF. SECOND FLOOR DESIGN LIVE LOAD = 30 PSF. ROOF DESIGN SNOW LOAD = 55 PSF.
2. WINDOW AND DOOR HEADERS SHALL BEAR 4" MINIMUM ON EACH END UNLESS OTHERWISE NOTED. MEMBERS LONGER THAN 4'-0" SHALL BE GLUED AND NAILED.
3. SUPPORT ALL JOISTS FRAMING INTO FLUSH HEADERS/BEAMS WITH HEAVY DUTY GALVANIZED STEEL JOIST HANGERS. PROVIDE ADEQUATE BLOCKING FOR HANGING DRAPERY, TOILET ACCESSORIES, SHELVES, WALL CABINETS, CLOTHING RODS, HAND RAILS, ETC.
4. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED.
5. PROVIDE SOLID WOOD BLOCKING OR CROSS BRIDGING AT MID SPAN OF JOIST MEMBERS UNLESS NOTED OTHERWISE. BRIDGING SHALL NOT EXCEED A DISTANCE OF 8'-0" BETWEEN ROWS OF BRIDGING.
6. PROVIDE DOUBLE WOOD FRAMING MEMBERS FOR OPENINGS IN WALLS, FLOORS, CEILING, RAFTERS AND TRUSSES.
7. WHEN USED ALL ENGINEERED JOISTS SHALL BE IPI-900 SERIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
8. WHEN USED ALL LVL LUMBER SHALL BE 2.0E SERIES INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION GUIDE AND TECHNICAL DATA.
9. WHEN USED ENGINEERED JOIST SYSTEM SHALL BE DESIGNED BY MANUFACTURER AND SHOP DRAWINGS SUBMITTED FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
10. DOUBLE RIM JOISTS OVER BASEMENT WINDOWS AND DOORS.
11. DOUBLE RIM JOISTS AT ALL EXTERIOR DECK LOCATION.

CONTINUOUS LOAD PATH AND WIND UPLIFT:

1. THE FOLLOWING MEASURES MUST BE TAKEN, IN ORDER TO PROVIDE CONTINUOUS LOAD PATH FOR VERTICAL LOADS, AND UPLIFT RESISTANCE FROM WIND LOADS.
2. ANCHOR CONCRETE FOUNDATION TO SILL PLATE WITH 1/2" x 12" ANCHOR BOLTS @ 6'-0"o.c. & 1'-0" FROM CORNERS & 7"MIN INBEDMENT W/ "SIMPSON" LBP1/2 WASHERS.
3. ANCHOR JOISTS TO BEAMS WITH "SIMPSON" HUS26 FOR 2x6 JOISTS & HUS28 FOR 2x8 JOIST & HUS210 FOR 2x10 JOISTS HARDWARE.
4. ANCHOR STUD WALL TO RIM JOISTS BY FULLY OVERLAPPING SHEATHING OVER BOTTOM OF SILL PLATE OR WALL TOP DOUBLE PLATE AND NAILING PER NYS CODE.
5. ANCHOR STUD WALL TOP PLATE TO ROOF JOIST WITH "SIMPSON" H2.5A HURRICANE TIE HARDWARE.
6. LAP EXTERIOR SHEATHING OVER JUNCTION OF WALLS AND FLOOR SYSTEM AND NAIL PER NYS CODE.

FIRE RESISTIVE RATINGS

LOCATION	REQ'D
RATING	
SEPARATION BETWEEN UNITS	2 HR.

LIST OF DRAWINGS

DWG NO.	TITLE
T1	TITLE SHEET
A1	FOUNDATION & ROOF PLANS & SCHEDULES
A2	FIRST & SECOND FLOOR PLANS & TABLE
A3	EXTERIOR ELEVATIONS

BUILDING DEPARTMENT NOTES

BUILDING CODE CLASSIFICATIONS

1. OCCUPANCY CLASSIFICATION: R2 APARTMENTS
2. CONSTRUCTION CLASSIFICATION: TYPE V - WOOD FRAME
3. CONSTRUCTION AREA - FIRST FLOOR = 1,555 SQUARE FEET
   - SECOND FLOOR = 1,555 SQUARE FEET

PARTITION LEGEND

NEW DRYWALL PARTITION WOOD STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" G.W.B. ON EACH SIDE (STANDARD CONSTRUCTION)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
50	90	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	YES	REFER TO MAP	1160

Revisions

No.	Date:	Description:

CIA "IN THE SPIRIT OF COOPERATION"

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

DRAWN BY: A.K.S. | CHECKED BY: C.I. | ISSUED DATE: 22 AUG, 2023

COVER SHEET
PROPOSED NEW BUILDING "B" FOR:
21ST CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE NEW YORK 12601

Project Number. 22-09

SHEET NO.
T1
TITLE SHEET

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
7 MORGAN AVENUE

Project Location (describe, and attach a location map):
VACANT LOT LOCATED 1/10 MILE SOUTH OF COTTAGE STREET ON EAST SIDE OF MORGAN AVENUE

Brief Description of Proposed Action:
CONSTRUCT A NEW 3 UNIT APPARTMENT BUILDING AND A NEW 6 UNIT APPARTMENT BUILDING ON A VACANT LOT.

Name of Applicant or Sponsor:	Telephone: 845-380-8627
PATTERSON CALHOUN, LLC	E-Mail: JAMES.AA.PATTERSON@GMAIL.COM

Address:
10 FITCHETT STREET

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NY	12601

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

3.a. Total acreage of the site of the proposed action? 0.317 acres
b. Total acreage to be physically disturbed? 0.153 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.317 acres

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

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	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 plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES CITY OF POUGHKEEPSIE MUNICIPLE STORM WATER SYSTEM		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

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

Applicant/sponsor name: Ciro Interrante Date: 6-6-23

Signature: _____

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

CIA
Ciro Interrante Architect, P.C.
25 Market Street
Poughkeepsie, New York 12601

May 20, 2025

Joseph A. Chenier, Jr., Assistant Civil Engineer
Engineering Department
City of Poughkeepsie
PO Box 300
Poughkeepsie, NY 12602

RE: Patterson Calhoun, LLC
5-7 Morgen Avenue
Poughkeepsie, New York 12601

Dear Mr. Chenier:

A note has been added to the site plan indicating that maintenance records for storm water management are to be submitted to the engineering department on This letter is in response to your comment letter dated November 13, 2024. The answers in this reply letter are numbered to correspond with the numbered comments in your letter.

1. The waterline into each building will be soft, temper K copper Connected to the city see details on drawing SP2 water mean? The sewer lines for each building will be SDR 35 PVC pipe with a minimum slope of 1/4 inch per foot. Both the waterline and the sewer line have been sized according to the 2020 Plumbing Code of NYS Based on fixture unit count.
2. Roof leaders are shown SP 3 and will discharged into a catch basin for pretreatment.
3. Please see the attached drainage study prepared by Eric Chastain Engineering.
4. A note regarding cleaning and maintenance records has been added to drawing SP 3.
5. These details are shown on drawing SP 4.
6. These details are shown on drawing SP 2.
7. These details are shown on drawing SP 2.
8. The estimated cost of site work is approximately $150,000.
9. These details are shown on drawing SP 4.

Very truly yours,

Ciro Interrante, Architect

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

January 7, 2025

Mr. Vincent Parise, Deputy Fire Chief
505 Main Street
Poughkeepsie, NY 12601

RE: 7 Morgan Avenue, Poughkeepsie, New York

Dear Mr. Parise:

I offered the following answers in response to your comment letter regarding 7 Morgan Avenue. The answers are in the same numerical order as your comment letter.

1. A new water line will be shown on the site plan as requested by you and the city engineer, but it will not be sized for a sprinkler system since a sprinkler system is not required.
2. Appendix D of the 2020 Fire Code of New York State Section D103.4 regarding dead ends, and also table D103.4, a turnaround is not required for a dead-end road with a length of less than 150 feet. The total length of the access drive into this property is less than 150 feet. Therefore a turnaround is not required.
3. The buildings do not need to be protected throughout by an NFPA 13 R fire sprinkler system because the buildings are designed as townhouse style structures with fire rated separation walls between the units. The preface and introduction to the 2020 Residential Code of New York State stipulates that one and two family houses and townhouse designs are regulated by the Residential Code and therefore this particular design does not require a sprinkler system.

See the attached reference material from the 2020 Residential Code and Fir Code of NYS.

Please contact me if you have ar y questions regarding this letter

Very truly yours,

Ciro Interrante, Architect

APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *Fire Code of New York State*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

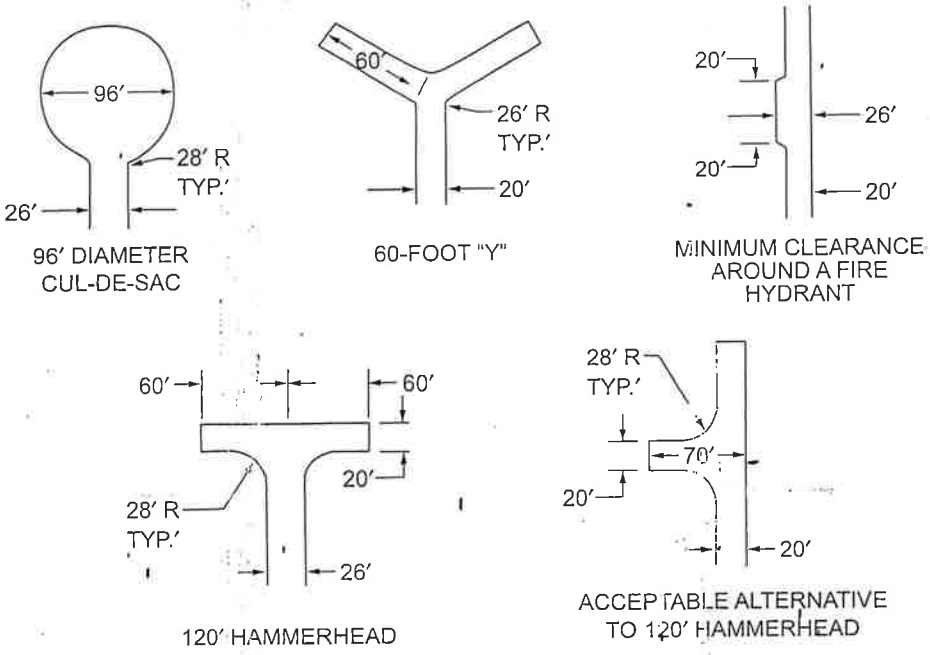
D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

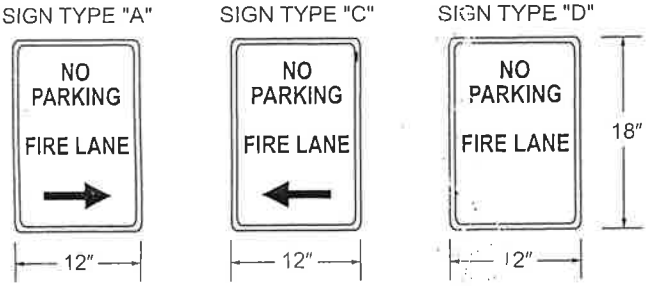


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m^2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m^2) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems.*

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

[NY] D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Where approved by the *fire code official*, buildings of Type IA, Type IB, or Type IIA Construction, equipped throughout with an automatic sprinkler system in accordance to Section 903.3.1.1; and having fire fighter access through an enclosed stairway with a Class I Standpipe, in conformance with NFPA 14, from the lowest level of fire department vehicle access to all roof surfaces.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100

dwelling units shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system.*

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

[NY] D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Construction of dwellings on premises which have had local site plan approval prior to January 1, 2011, with no modification to *approved* site plan.
2. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
3. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official.*

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.5

PREFACE

Introduction

The *Residential Code of New York State* (RCNYS) establishes minimum requirements for one- and two-family dwellings and townhouses using prescriptive provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs. This 2020 edition was developed as a derivative work of the 2018 edition of the *International Residential Code*® (IRC®) published by the International Code Council® (ICC®).

Letter Designations in front of Section Numbers

The bracketed letter designations for the party responsible for portions of this code are as follows:

ICC Code Development Committee

[RB] = IRC—Building Code Development Committee

[RE] = International Residential Energy Conservation Code Development Committee;

[MP] = IRC—Mechanical/Plumbing Code Development Committee

New York State Code Development

[NY] New York State Department of State

The [RE] committee is also responsible for the IECC—Residential Provisions and Appendix T.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2015 edition of the I-Codes®. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

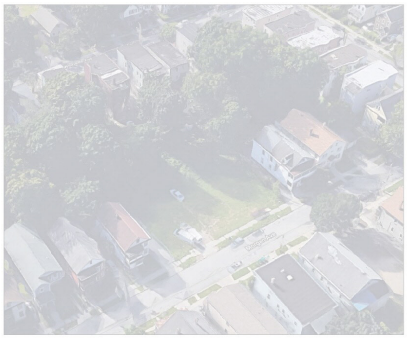
A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code. The following table indicates such relocations in the 2020 edition of the *Residential Code of New York State*.

2020 LOCATION	2015 LOCATION
R703.3.1.2	R703.11.1.4

Italicized Terms

Selected words and terms defined in Chapter 2, Definitions, are italicized where they appear in code text and the Chapter 2 definition applies. Where such words and terms are not italicized, common-use definitions apply. The words and terms selected have code-specific definitions that the user should read carefully to facilitate better understanding of the code.

2 SP1 PARCEL MAP — LOT# 458149
SCALE: N.T.S.



3 SP1 AERIAL VIEW
SCALE: N.T.S.

DATA TABLE		
ZONE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT		
	REQUIRED	PROPOSED
LOT AREA	(4,000 SF. / UNIT)	0.317 Ac. (13,800 SF.)
LOT WIDTH	30 FT.	120 FT.
LOT DEPTH		115 FT.
LOT FRONTAGE	30 FT.	120 FT.
LOT COVERAGE (BUILDING)	40 %	30.5 %
OPEN SPACE	3,600 SF	7,131 SF
YARDS		
FRONT	20 FT.	10 FT.
SIDE	15 FT.	6'/8'
REAR	15 FT.	37 FT.
BUILDING HEIGHT	3 / 40 FT.	2/26 FT. +/-
BUILDING AREA		4,212 SF
TOTAL PARKING		
2 CARS / UNIT	18 CARS	13 CARS

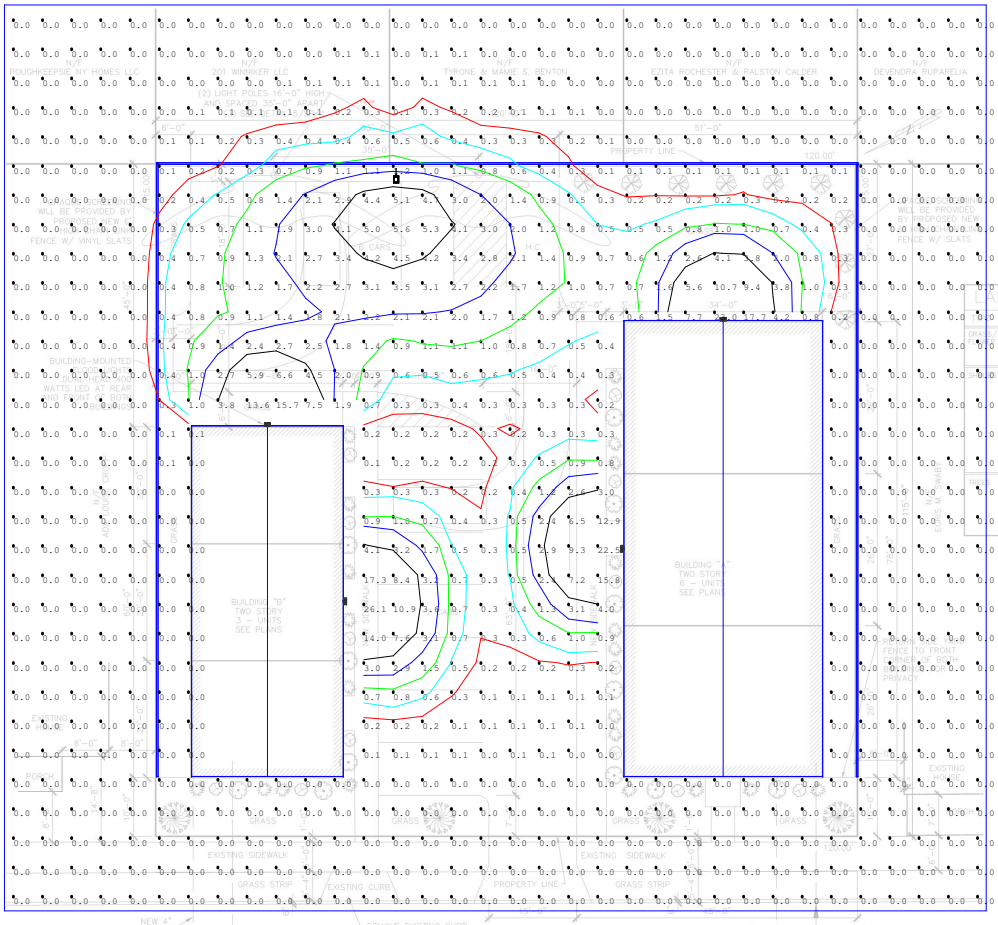
GENERAL NOTES:

1.) OWNER / APPLICANT: 21st CENTURY LIVING, LLC
10 FITCHETT STREET
POUGHKEEPSIE, NY, 12601

2.) ARCHITECT: CIRO INTERRANTE, ARCHITECT
25 MARKET STREET, SUITE 3
POUGHKEEPSIE, NY 12601

3.) ZONING DATA: ZONING DISTRICT: R4-
MEDIUM HIGH-DENSITY RESIDENTIAL
TAX MAP: 6162-72-458149-0000

4.) MAP REFERENCE: PROPERTY LINE INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS.



Luminaire Schedule								
Qty	Symbol	Label	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
1		1	RWH-100-A-VG-CP-SR-A-80W T4	0.900	9870	80.6	15
2		3	WTA-60-VG-SK	0.900	5011	41.1	8
2		2	WTA-07-VG-SK	0.900	3585	28	8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE_Planar	Illuminance	Fc	0.69	26.1	0.0	N.A.	N.A.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

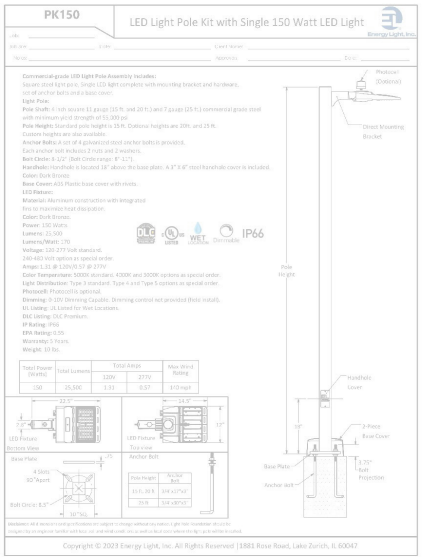
1 SP1 SITE PLAN
SCALE: 1" = 10'-0"
TAX MAP#: 6162-72-458149-0000

NOTE: —THERE ARE NO KNOWN EASEMENTS OR RIGHT OF WAYS.
—THE SITE IS NEARLY LEVEL.
—THERE ARE NO WATER COURSES, MARSHES, WOODS OR ROCKS.
—THERE ARE NO AREAS SUBJECT TO STORM WATER OVERFLOW.
—THE PROPERTY IS NOT IN A FLOOD ZONE.

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

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	MATURE WIDTH	MATURE HEIGHT
DFG	21	DWARF FOUNTAIN GRASS (HAMELN)	2' – 3'	2' – 3'
GFS	0	GOLD FLAME SPIREA	3' – 4'	3'
RBB	12	ROYAL BURGUNDY BARBERRY (JAPANESE)	3'	2'
MCS	13	MAGIC CARPET SPIREA	2' – 4'	1'–6"
LL	9	LILAC	2' – 3'	10'
SM	4	SUGAR MAPLE	6' – 0"	



5 SP1 LIGHTING DETAILS
SCALE: N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREIN.

APPLICANT DATE

APPROVAL BLOCK

Revisions			
No.	Date:	Description:	
No. 1	8/16/23	GENERAL REVISIONS	
No. 2	10/4/23	PLANNING COMMENTS	
No. 3	1/12/23	GEN. REVISIONS	

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7625 Fax

DRAWN D.H. | CHECKED C.I. | SCALE: 1" = 10'-0" | DATE: 07-17-2023

SITE PLAN
PROPOSED SITE PLAN FOR:
21st CENTURY LIVING, LLC
5-9 MORGAN AVENUE
POUGHKEEPSIE, NEW YORK 12601

Project Number 22-09

SHEET NO. SP1 SITE PLAN

STORMWATER DRAINAGE REPORT

Prepared for Construction Activities At:

5-9 Morgan Avenue

Poughkeepsie, NY 12601

Tax Map: 6162-72-458149

Lot Size: 0.317 acres

For Work to Be Performed on Behalf of the Owner:

21st Century Living, LLC

10 Fitchett St.

Poughkeepsie, NY 12601

Report By: Chastain Engineering, PLLC

April 29, 2025

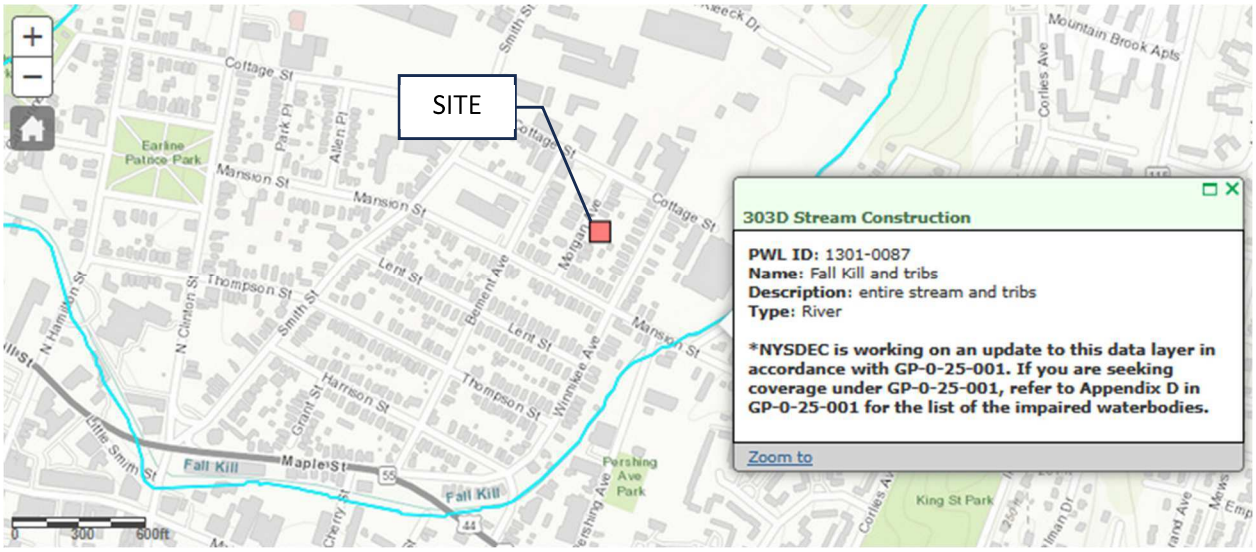
**INSPECTION AND MAINTENANCE RECORDS
ARE REQUIRED TO BE SUBMITTED
TO THE CITY ENGINEERING DEPARTMENT ANNUALLY.
SEE PAGE 6 FOR DETAILS.**

Purpose

Proposed land development at the project site within the City of Poughkeepsie (City) will create new impervious area and alter the stormwater drainage properties of the site if not managed appropriately. The City Code, specifically §14 1/2-164, "Sewers, Stormwater", requires that "All land development activities subject to review and approval by the City of Poughkeepsie under subdivision, site plan, and/or special permit regulations shall be reviewed subject to the standards contained in this subchapter." The Code and subchapter require the stormwater drainage analysis contained herein.

This Drainage Report (Report) has been prepared for the Owner's use in accordance with the City Code as well as the applicable New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. As a small project of less than one acre of disturbance, the City and the NYSDEC do not require a full Stormwater Pollution Prevention Plan (SWPPP) to be developed under the State Pollutant Discharge Elimination System (SPDES) General Permit ("GP") for Stormwater Discharges from Construction Activities. Nevertheless, the site development plan conforms to the substantive requirements of the SPDES GP-0-25-001. Where discrepancies exist between the contents of this Drainage Report and the local and state agency regulations, the regulations shall prevail.

The project site drains to the Fall Kill Creek, which remains a "303D" impaired waterbody as shown below and listed in GP-0-25-001 Appendix D. Post-construction water quantity and water quality controls are required by the City Code [§ 14 1/2-166(b)(2), Condition A]. On-site dry wells for infiltration have been designed to satisfy the post-construction stormwater control requirement. Design details are included herein and are located on the plans included in **Appendix A.**



Erosion and Sediment Control (E&SC) and stormwater management practices have been designed in accordance with the New York Standards and Specifications for Erosion and Sediment Control, 2016 (Erosion Control Manual) and the NYSDEC Stormwater Management Design Manual, 2024 (Design Manual).

Nature of the construction activity: The proposed activity is the construction of two, 2-story apartment buildings with parking. Site details include:

- Topography & Drainage: The site is flat (<2% slope) and no catch basins exist along Morgan Avenue in the area of the site. The proposed construction maintains the flat topography. The nearest named surface waterbody is the Fall Kill Creek, located approximately 600 feet to the southeast.
- Flood plain or wetlands onsite: None.
- Soils: Soil is mapped as "Ur, Urban Land" according to the USDA Web Soil Survey, accessed April 29, 2025. See **Appendix B**.
- Estimated limits of disturbance during construction: Entire site (0.317 acres)
- A list of any enforcement actions commenced against the applicant, and status: The applicant is not aware of enforcement action against the applicant or project.
- MS4 Acceptance Letter: Not required for this project.
- The Notice of Intent (NOI) filed with the NYSDEC to gain coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity: Not required.

Summary of Owner's Sequencing

The Owner shall be responsible for adhering to all applicable codes and regulations. The following summary is provided to assist the owner with the timing of various stormwater-related tasks that are further described in this report.

- Submit this report to the City Engineering Department for approval.
- File the city-approved Maintenance Agreement and plans with the County Clerk.
- Once all site approvals have been obtained, implement Erosion & Sediment Controls during construction.
- Prevent sediment from entering the catch basins and dry wells during construction.
- Submit as-built plans to the City showing the final design specifications for the infiltration systems (catch basins and drywells), which must be certified by a professional engineer.
- Inspect and maintain the infiltration systems as needed, and at least annually.
- Submit annual stormwater facility inspection and maintenance reports to the City.
- Submit a stormwater facility inspection report performed by a professional engineer at least once every five years.

EROSION AND SEDIMENT CONTROL (E&SC) AND BEST PRACTICES DURING CONSTRUCTION

It is expected that compliance with this Report will prevent discharges of pollutants which would cause or contribute to a violation of the surface water quality standards contained in Parts 700 through 705 of Title 6 of Official Compilation of Codes, Rules and Regulations of the State of New York. Potential violations include:

- An increase in turbidity that will cause substantial visible contrast to natural conditions;
- An increase of suspended, colloidal or settleable solids that will cause deposition or impair surface waters for their best usages; and
- A residue from oil and floating substances, visible oil film, or globules of grease.

If there is evidence indicating that the stormwater discharges are causing, have reasonable potential to cause, or are contributing to a violation of surface water quality standards, the Owner or Operator

must take appropriate corrective action within one business day. Site-specific E&SC practices are listed below. Applicable E&SC detail sheets are included in **Appendix C.**

CONSTRUCTION PRACTICE	Erosion Control Manual Pg.	This practice will be used:
Stabilized Construction Access	2.30	To prevent tracking of sediment offsite.
Silt Fence	5.54	To intercept sediment-laden runoff and allow settling to occur. Install silt fence around perimeter of the site. See plans.
Concrete Truck Washout	2.24	To prevent highly alkaline runoff from leaching into soil.
Site Pollution Prevention	2.29	To control non-sediment pollutants.
Soil Stockpile	various	As needed, to intercept sediment-laden runoff from stockpiled soil that has not yet been fully stabilized. Stockpile foundation soil as needed, adding a row of silt fence around the pile per proper practice, with a minimum of 10 feet between the toe of the pile and the silt fence.

Pollution Prevention and Good Housekeeping Practices
Additionally, monitor Morgan Avenue for tracking and sweep as necessary.

Prohibited Non-Stormwater Discharges

The following discharges are prohibited:

- Wastewater from washout and cleanout of concrete, stucco, paint, from release oils, curing compounds, and other construction materials. It is a requirement that these materials be washed out into a containment area or tank onsite. All waste material must be disposed of off-site in accordance with Federal, State, and local requirements;
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Spills of petroleum products, chemicals and other hazardous materials shall be reported in accordance with State, Federal, and local regulations. If a spill occurs at the site during construction, the Contractors shall notify the Owner who will then contact the **NYSDEC spill hotline (1-800-457-7362).** The following material management practices are to be used by the Contractors to reduce the risk of spills or other accidental exposure of pollutants to stormwater runoff during construction:

- Products including, but no limited to, building materials, building products, construction waste, trash, landscaping materials, fertilizers, pesticides, herbicides, detergents, and sanitary waste shall be stored under a roof or other cover.
- Products shall be securely stored in their original containers, or as recommended by the manufacturer, and labeled appropriately.
- The amount of product stored onsite will be appropriate for usage on the site. Do not bring excessive quantities to the site for storage.

- Whenever practical, products are to be used up or containers resealed before proper disposal of contents and containers offsite.
- Substances are not to be mixed with one another unless recommended by the manufacturer.
- Surplus product and empty containers are to be disposed of in accordance with manufacturers' recommendations and applicable regulations and/or permit conditions. Do not discharge any substances into the storm sewer. Onsite vehicles are to be monitored for leaks and receive regular preventative maintenance to reduce the chance of the leakage of petroleum products. Petroleum products are to be stored in closed containers that are tightly sealed.
- Used oils are to be disposed of properly.

POST-CONSTRUCTION STORMWATER CONTROLS

Site-specific stormwater management practices were sized based on the following:

Term	Design Criteria	Volume Required	Volume Provided
RRv, Runoff reduction volume	Impervious Area = 0.232 acres Urban Land: Hydrologic Soil Group D (assumed)	261 ft^3	1,219 ft^3
WQv, Water quality volume(1)	P, 90% Rainfall Event Number = 1.5 inches	1,219 ft^3	100% of WQv achieved by Runoff Reduction

[1] Source: Figure 4.1, New York State Stormwater Management Design Manual, 2024.

Three drywells, each with pretreatment sedimentation basins, will allow infiltration of 100% of the RRv and WQv. The required and provided stormwater management values were calculated using the Green Infrastructure Worksheets provided by the NYSDEC and included in **Appendix D.**

Due to minimal grading, the existing and proposed contributing drainage area boundaries are the same. Field visits have confirmed that little to no significant run-on stormwater is expected to enter the site and proposed practices from adjacent land. In addition, field visits have confirmed the existing soils will allow infiltration of stormwater onsite. Test pit locations are shown on the plans. Field testing was performed per Appendix D of the Design Manual. Field data sheets are included in **Appendix B.**

Each of the roof sections will flow to downspouts to be piped underground directly to one of three pretreatment sedimentation basins ("catch basins"). Surface water will be directed overland to catch basin surface grates. The catch basins will allow for sediment dropout and treated water will flow from each sedimentation basin to its drywell counterpart. The sedimentation basins will require protection during construction as well as long-term maintenance. The drywells will not be connected in series; rather, each catch basin and drywell pair will function as an individual infiltration measure sized to infiltrate one-third of the site WQv. Taken together, the system of three drywells allows for the entire WQv to be infiltrated onsite. Supporting calculations are included in **Appendix D.**

During construction, the contractor shall not allow sediment to enter the onsite drywells until the site has been stabilized. To support this, construction sequencing shall be as follows:

- Maintain pre-treatment filter screen on sedimentation basin (catch basin) grating.
- Following construction of the buildings, complete fine grading.
- Stabilize all open areas. Apply permanent grass seed and mulch.
- Complete paving.
- Remove the temporary E&SC measures (including catch basin screening) once the site has been paved and soil has been stabilized.
- Evaluate the post-construction runoff condition on the site.
- Confirm conditions are as expected. Correct deficiencies if necessary.

MAINTENANCE AGREEMENT

The Owner shall file a Stormwater Control Facility Maintenance Agreement that has been reviewed and approved by the City. The Agreement and a copy of the approved site plans shall be recorded in the County Clerk's office as a deed restriction on the property. An agreement template is included as **Appendix E.**

The Owner is required to submit as-built plans to the City showing the final design specifications for the drywells, which must be certified by a professional engineer.

POST CONSTRUCTION INSPECTIONS AND MAINTENANCE

The Owner will be responsible for long term operation and maintenance of the practices.

Appendix F includes inspection details and checklists. Frequent initial inspections should be performed to gauge the frequency of sediment accumulation in the catch basins.

Storwmater Facility Inspection Schedule:

- Level 1 inspections must be performed and documented at least annually.
- Maintenance records must be maintained for every maintenance event.
- Best practice guidance is for inspections to occur folowing large storm events, winter thaw, leaves coming off trees, and other times as necessary.
- Level 2 and 3 inspections are performed when kick-out is necessary as determined by the inspection sheets in Appendix F or by a qualified inspector.
- Once every five years, an inspection must be performed by a professional engineer, with the ensuing report submitted to the City.

Each inspection starts with a Level 1 Inspection and Inspector. The Level 1 Inspection can be completed with minimal previous training. Typical Level 1 inspectors may include a property owner or manager. Level 1 inspections are the most frequent inspections. They are designed to identify key maintenance issues before they become more serious and to help keep up with routine maintenance tasks. **Appendix F** includes guidance on when Level 2 and Level 3 inspections are needed.

REPORTING

Inspection and maintenance records shall be submitted to the City Engineering Department annually. Completed copies of reports should be included with this plan in **Appendix G.**

PREPARED BY:

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April 29, 2025

Appendix A – Site Plans

Appendix B – Soil Data and Field Testing

Map Scale: 1:427 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

NEW YORK STATE DEPARTMENT OF HEALTH
Bureau of Water Supply Protection

Percolation Test Data
(see instructions on reverse side)

Development Site: 5-9 MORGAN AVE 21ST CENTURY LIVING (T/V/C): POUGHKEEPSIE County: DUTCHESS

Date: APRIL 2, 2025 Tests Conducted By: ERIC CHASTAIN, PE

Weather Conditions: PARTLY CLOUDY, ~41°F

Test Hole No.	Test Hole Depth (inches)	Lot No.	Soil Profile Description and Groundwater Depth (if identified)	Presoaking Date & Time	Time	Percolation Test 1	2	3	4	5	6
1	DEEP PIT: 96"		0-12": TOPSOIL, MOIST 12-14": ASPHALT 14"-24": LOAM w/ ROOTS, MOIST 24-72": med brown fine SAND, some silt, moist NO GW OR BEDROCK ENCOUNTERED	4-1-25 @ 1405	End	1044	1131	1222			
PERC 1A	PERC: 60"				Begin	1001	1045	1135			
					Result	43	46	47			
PERC 1B	PERC: 60"		All percs performed per NYS SMBM (2024) Appendix D.	4-1-25 @ 1415	End	1043	1134	1225			
					Begin	1002	1050	1140			
					Result	41	44	45			
2	DEEP PIT: 96"		SAME AS 1	4-1-25 @ 1430	End	1015	1146	1239	1335		
PERC 2A	PERC: 60"				Begin	1055	1100	1150	1245		
					Result	40	46	49	50		
PERC 2B	PERC: 60"			4-1-25 @ 1455	End	1141	1241	1337			
					Begin	1058	1155	1250			
					Result	43	46	47			
3	DEEP PIT: 96"		0-4": TOPSOIL, MOIST 4-20": DARK BROWN MED SAND, some rounded cobbles, some brick, MOIST. 20-72": med brown med SAND, sub-angular Cobbles, some silt, moist. NO GW OR BEDROCK ENCOUNTERED.	4-1-25 @ 1515	End	1307	1349	1425			
PERC 3A	PERC: 60"				Begin	1230	1310	1344			
					Result	37	39	41			
PERC 3B	PERC: 60"			4-1-25 @ 1540	End	1306	1350	1433			
					Begin	1231	1311	1353			
					Result	35	39	40			

Begin time, end time, and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

INSTRUCTIONS

Procedure:

1) At least two percolation tests shall be performed within the proposed absorption area. At least one percolation test should also be performed within the proposed absorption system expansion area.

(2) Dig each hole with vertical sides approximately 12 inches in diameter. If an absorption field is being considered, the depth of test holes should be 24 to 30 inches below final grade or at the projected bottom of trenches in shallower/deeper systems based upon test hole evaluation. The sides of the percolation holes should be scraped to avoid smearing. Place washed aggregate in the lower two inches of each test hole to reduce scouring and silting action when water is poured into the hole.

(3) Presoak the test holes by periodically filling the hole with water and allowing the water to seep away. This procedure should be performed for at least four hours and should begin one day before the test (except in clean coarse sand and gravel). After the water from the final presoaking has seeped away, remove any soil that has fallen from the sides of the hole.

(4) Pour clean water into the hole, with as little splashing as possible, to a depth of six inches above the bottom of the test hole.

(5) Observe and record the time in minutes required for the water to drop from the six-inch depth to the five-inch depth.

(6) Repeat steps (4) and (5) a minimum of three times until the time for the water to drop from six inches to five inches for two successive tests is approximately equal (i.e., ≤ 1 min. for 1-30 min./inch, ≤ 2 min. for 31-60 min./inch). The longest time interval to drop one inch will be taken as the stabilized rate of percolation.

(7) Percolation test results shall be consistent with soil classification and if different results are obtained for multiple holes in a proposed absorption area, the slowest stabilized rate shall be used for system design.

I ERIC K. CHASTAIN, the undersigned certify that the percolation tests were conducted by me or under my direction in accord with the above procedure. The data and results are true and correct.

Date: 4/2/25

Signature: E K Chastain

License No. (P.E., R.A., L.S.) NY 087231

Appendix C – Erosion & Sediment Control Measures

STANDARD AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ACCESS

Definition & Scope

A stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of stabilized construction access is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.

Conditions Where Practice Applies

A stabilized construction access shall be used at all points of construction ingress and egress.

Design Criteria

See Figure 2.1 on page 2.31 for details.

Aggregate Size: Use a matrix of 1-4 inch stone, or reclaimed or recycled concrete equivalent.

Thickness: Not less than six (6) inches.

Width: 12-foot minimum but not less than the full width of points where ingress or egress occurs. 24-foot minimum if there is only one access to the site.

Length: As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum would apply).

Geotextile: To be placed over the entire area to be covered with aggregate. Filter cloth will not be required on a single-family residence lot. Piping of surface water under entrance shall be provided as required. If piping is impossible, a mountable berm with 5:1 slopes will be permitted.

Criteria for Geotextile: The geotextile shall be woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydro-carbons, mildew, rot resistant, and conform to the fabric properties as shown:

Fabric Properties[3]	Light Duty[1] Roads Grade Subgrade	Heavy Duty[2] Haul Roads Rough Graded	Test Method
Grab Tensile Strength (lbs)	200	220	ASTM D1682
Elongation at Failure (%)	50	60	ASTM D1682
Mullen Burst Strength (lbs)	190	430	ASTM D3786
Puncture Strength (lbs)	40	125	ASTM D751 Modified
Equivalent	40-80	40-80	US Std Sieve
Opening Size			CW-02215
Aggregate Depth	6	10	-

[1]Light Duty Road: Area sites that have been graded to subgrade and where most travel would be single axle vehicles and an occasional multi-axle truck. Acceptable materials are Trevira Spunbond 1115, Mirafi 100X, Typar 3401, or equivalent.

[2]Heavy Duty Road: Area sites with only rough grading, and where most travel would be multi-axle vehicles. Acceptable materials are Trevira Spunbond 1135, Mirafi 600X, or equivalent.

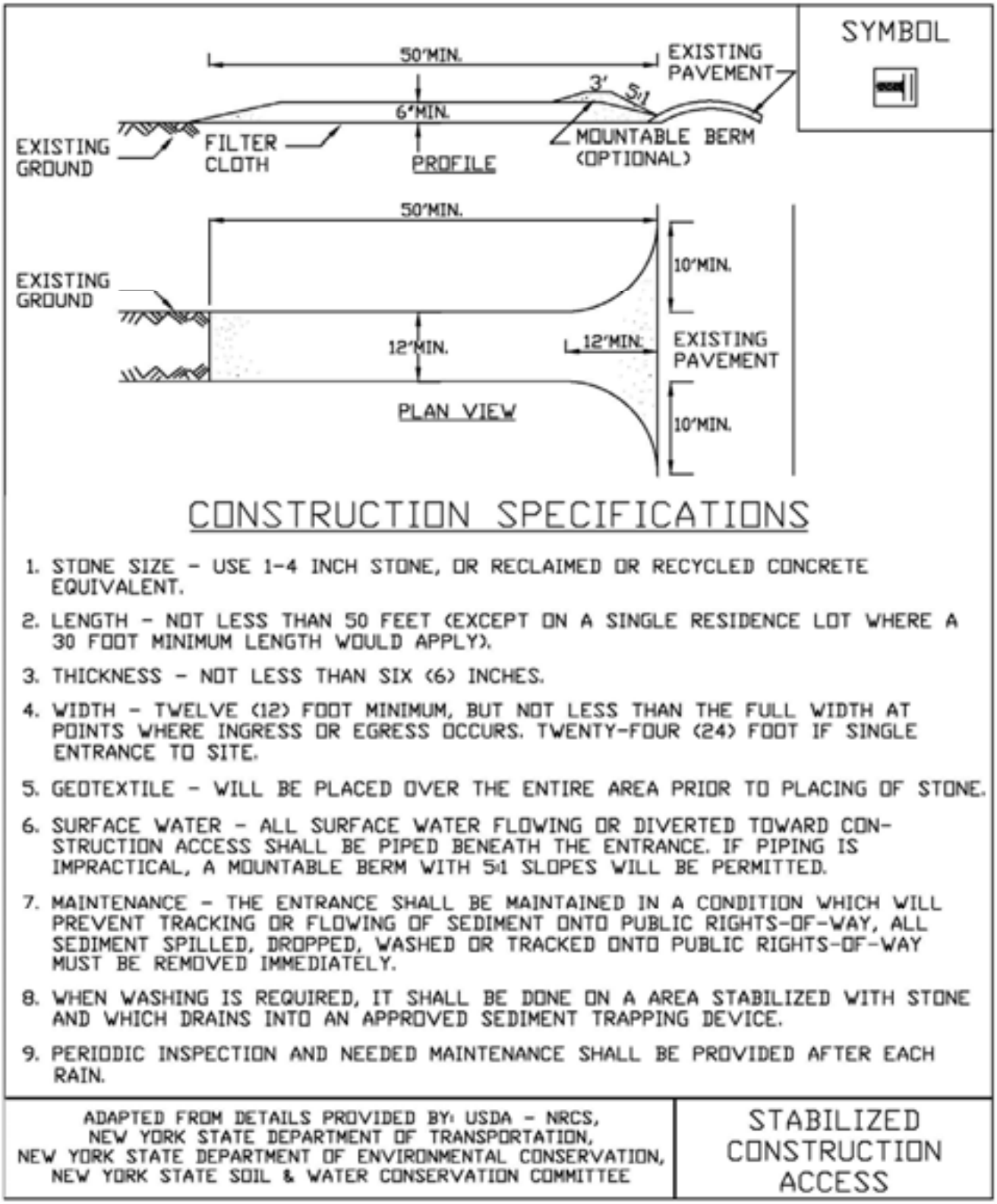
[3]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

Maintenance

The access shall be maintained in a condition which will prevent tracking of sediment onto public rights-of-way or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public rights-of-way must be removed immediately.

When necessary, wheels must 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 aggregate, which drains into an approved sediment-trapping device. All sediment shall be prevented from entering storm drains, ditches, or watercourses.

Figure 2.1
Stabilized Construction Access



CONSTRUCTION SPECIFICATIONS

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

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

STANDARD AND SPECIFICATIONS FOR SILT FENCE

Definition & Scope

A **temporary** barrier of geotextile fabric installed on the contours across a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil by temporarily ponding the sediment laden runoff allowing settling to occur. The maximum period of use is limited by the ultraviolet stability of the fabric (approximately one year).

Conditions Where Practice Applies

A silt fence may be used subject to the following conditions:

1. Maximum allowable slope length and fence length will not exceed the limits shown in the Design Criteria for the specific type of silt fence used ; and
2. Maximum ponding depth of 1.5 feet behind the fence; and
3. Erosion would occur in the form of sheet erosion; and
4. There is no concentration of water flowing to the barrier; and
5. Soil conditions allow for proper keying of fabric, or other anchorage, to prevent blowouts.

Design Criteria

1. Design computations are not required for installations of 1 month or less. Longer installation periods should be designed for expected runoff.
2. All silt fences shall be placed as close to the disturbed area as possible, but at least 10 feet from the toe of a slope steeper than 3H:1V, to allow for maintenance and roll down. The area beyond the fence must be undisturbed or stabilized.
3. The type of silt fence specified for each location on the plan shall not exceed the maximum slope length and maximum fence length requirements shown in the following table:

		Slope Length/Fence Length (ft.)		
Slope	Steepness	Standard	Reinforced	Super
<2%	< 50:1	300/1500	N/A	N/A
2-10%	50:1 to 10:1	125/1000	250/2000	300/2500
10-20%	10:1 to 5:1	100/750	150/1000	200/1000
20-33%	5:1 to 3:1	60/500	80/750	100/1000
33-50%	3:1 to 2:1	40/250	70/350	100/500
>50%	> 2:1	20/125	30/175	50/250

Standard Silt Fence (SF) is fabric rolls stapled to wooden stakes driven 16 inches in the ground.
Reinforced Silt Fence (RSF) is fabric placed against welded wire fabric with anchored steel posts driven 16 inches in the ground.
Super Silt Fence (SSF) is fabric placed against chain link fence as support backing with posts driven 3 feet in the ground.

4. Silt fence shall be removed as soon as the disturbed area has achieved final stabilization.

The silt fence shall be installed in accordance with the appropriate details. Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent sediment bypass. Butt joints are not acceptable. A detail of the silt fence shall be shown on the plan. See Figure 5.30 on page 5.56 for Reinforced Silt Fence as an example of details to be provided.

Criteria for Silt Fence Materials

1. Silt Fence Fabric: The fabric shall meet the following specifications unless otherwise approved by the appropriate erosion and sediment control plan approval authority. Such approval shall not constitute statewide acceptance.

Fabric Properties	Minimum Acceptable Value	Test Method
Grab Tensile Strength (lbs)	110	ASTM D 4632
Elongation at Failure (%)	20	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40-80	US Std Sieve ASTM D 4751
Minimum UV Residual (%)	70	ASTM D 4355

2. Fence Posts (for fabricated units): The length shall be a minimum of 36 inches long. Wood posts will be of sound quality hardwood with a minimum cross sectional area of 3.5 square inches. Steel posts will be standard T and U section weighing not less than 1.00 pound per linear foot. Posts for super silt fence shall be standard chain link fence posts.

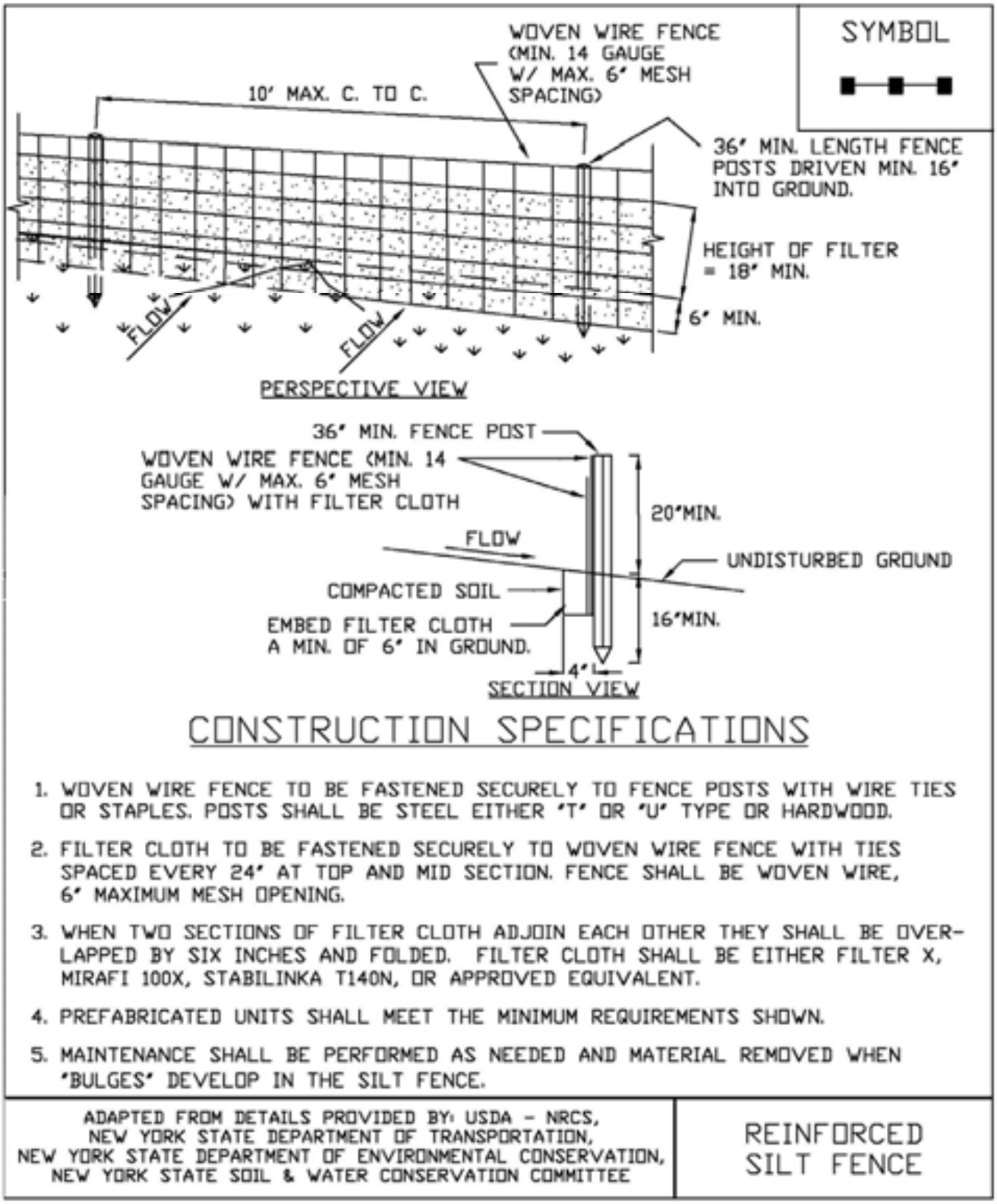
3. Wire Fence for reinforced silt fence: Wire fencing shall be a minimum 14 gage with a maximum 6 in. mesh opening, or as approved.

4. Prefabricated silt fence is acceptable as long as all material specifications are met.

Reinforced Silt Fence

Super Silt Fence

Figure 5.30
Reinforced Silt Fence



STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT

Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

STANDARD AND SPECIFICATIONS FOR SITE POLLUTION PREVENTION

Definition & Scope

A collection of management practices intended to control non-sediment pollutants associated with construction activities to prevent the generation of pollutants due to improper handling, storage, and spills and prevent the movement of toxic substances from the site into surface waters.

Conditions Where Practice Applies

On all construction sites where the earth disturbance exceeds 5,000 square feet, and involves the use of fertilizers, pesticides, petroleum based chemicals, fuels and lubricants, as well as sealers, paints, cleared woody vegetation, garbage, and sanitary wastes.

Design Criteria

The variety of pollutants on a particular site and the severity of their impacts depend on factors such as the nature of the construction activity, the physical characteristics of the construction site, and the proximity of water bodies and conveyances to the pollutant source.

1. All state and federal regulations shall be followed for the storage, handling, application, usage, and disposal of pesticides, fertilizers, and petroleum products.

2. Vehicle and construction equipment staging and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained and treated prior to discharge from the site.

3. Provide sanitary facilities for on-site personnel.

4. Store, cover, and isolate construction materials including topsoil, and chemicals, to prevent runoff of pollutants and contamination of groundwater and surface waters.

5. Develop and implement a spill prevention and control plan. The plan should include NYSDEC's spill reporting and initial notification requirements.

6. Provide adequate disposal for solid waste including woody debris, stumps, and other construction waste and include these methods and directions in the construction details on the site construction drawings. Fill, woody debris, stumps and construction waste shall not be placed in regulated wetlands, streams or other surface waters.

7. Distribute or post informational material regarding proper handling, spill response, spill kit location, and emergency actions to be taken, to all construction personnel.

8. Refueling equipment shall be located at least 100 feet from all wetlands, streams and other surface waters.

Appendix D – NYSDEC Green Infrastructure Worksheets & Calculations

NOI QUESTIONS

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	New Construction

Design Point:	1		
P=	1.50	inches	*Enter 90% Rainfall Event as P*

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.11	0.08	73	0.70	406	Dry Well
2	0.11	0.08	73	0.70	406	Dry Well
3	0.11	0.08	73	0.70	406	Dry Well
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	0.32	0.23	73	0.70	**1219**	**Required WQv**	**0.03**	**af**

NOI QUESTIONS

Runoff Reduction Volume and Treated Volumes						
Runoff Reduction Techiques/Standard SMPs			**Total Contributing Area (acres)**	**Total Contributing Impervious Area (acres)**	**WQv Reduced (RRv) (cf)**	**WQv Treated (cf)**
RR Techniques	Conservation of Natural Areas	RR-1	0.00		0	
	Sheet Flow to Riparian Buffer/Filter Strip	RR-2	0.00	0.00	0	
	Tree Planting/Tree Pit/Tree Trench	RR-3	0.00	0.00	0	
	Disconnection of Rooftop Runoff	RR-4		0.00	0	
	Vegetated Swale	RR-5	0.00	0.00	0	
	Rain Garden	RR-6	0.00	0.00	0	
	Stormwater Planter	RR-7	0.00	0.00	0	
	Rainwater Harvesting Systems	RR-8	0.00	0.00	0	
	Porous Pavement	RR-9	0.00	0.00	0	
	Green Roof (Extensive & Intensive)	RR-10	0.00	0.00	0	
	Stream Daylighting	RR-11				
Standard SMPs w/ RRv Capacity	Infiltration Trench	I-1	0.00	0.00	0	0
	Infiltration Basin	I-2	0.00	0.00	0	0
	Dry Well	I-3	0.32	0.23	1,218	0
	Underground Infiltration System	I-4	0.00	0.00	0	0
	Infiltration Bioretention	F-4	0.00	0.00	0	0
	Filtration Bioretention	F-5	0.00	0.00	0	0
	Bioslope	F-6	0.00	0.00	0	0
	Dry swale	O-1	0.00	0.00	0	0
Standard SMPs	Micropool Extended Detention	P-1	0.00	0.00		0
	Wet Pond	P-2	0.00	0.00		0
	Wet Extended Detention	P-3	0.00	0.00		0
	Multiple Pond System	P-4	0.00	0.00		0
	Shallow Wetland	W-1	0.00	0.00		0
	Extended Detention Shallow Wetland	W-2	0.00	0.00		0
	Pond/Wetland System	W-3	0.00	0.00		0
	Pocket Wetland	W-4	0.00	0.00		0
	Gravel Wetland	W-5	0.00	0.00		0
	Surface Sand Filter	F-1	0.00	0.00		0
	Underground Sand Filter	F-2	0.00	0.00		0
	Perimeter Sand Filter	F-3	0.00	0.00		0
	Wet Swale	O-2	0.00	0.00		0
Alt. SMPs	Flow Based Alternative Practice	-	0.00	0.00		0
	Volume Based Alternative Practice	-				
Totals by RR Technique →			0.00	0.00	0	
Totals by Standard SMP w/RRV →			0.32	0.23	1,218	0
Totals by Standard SMP →			0.00	0.00		0
Totals by Alternative SMP →			0.00	0.00		0
Totals (RR Techniques + all SMPs) →			0.32	0.23	1,218	0

NOI QUESTIONS

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	0.23	20%
Total Area	0.232	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	0.23	*acres*
Precipitation	1.50	*inches*
Rv	0.95	
Minimum RRv	**0.006**	***af***
	261	cf

NOI QUESTIONS

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	0.11	0.08	73	0.70	406	1.50	Dry Well

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	2.5	
Is the contributing area to the practice an "Infiltration Restricted" stormwater hotspot?	No	
Is the contributing area to the practice an "Infiltration Prohibited" stormwater hotspot?	No	
Contributing area (acres)	0.11	
Enter depth to seasonal high water table (ft)	7	
Enter depth to bedrock (ft)	7	
Enter pretreatment volume provided (cf)	113	
Enter stone reservoir thickness (ft)	1.5	
Is an observation well provided?	Yes	

Sizing Criteria				
		Value	Units	Notes
Inside Radius of Dry Well	r	5.00	ft	
Inside Height of Dry Well	H	4.00	ft	
Inside Volume of Dry Well	Vi	314.2	cf	
Dry Well Wall Thickness	t	0.38	ft	
Volume of Stone Reservoir	Vs	92.4	cf	
Volume Provided Per Drywell	Vw	406.6	cf	
Number of Dry Wells	N	1		
Water Quality Volume Provided	WQv	406.6	cf	

Determine Runoff Reduction		
RRv Provided	**406**	***cf***

NOI QUESTIONS

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
2	0.11	0.08	73	0.70	406	0.00	Dry Well

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	2.5	
Is the contributing area to the practice an "Infiltration Restricted" stormwater hotspot?	No	
Is the contributing area to the practice an "Infiltration Prohibited" stormwater hotspot?	No	
Contributing area (acres)	0.11	
Enter depth to seasonal high water table (ft)	7	
Enter depth to bedrock (ft)	7	
Enter pretreatment volume provided (cf)	113	
Enter stone reservoir thickness (ft)	1.5	
Is an observation well provided?	Yes	

Sizing Criteria				
		Value	Units	Notes
Inside Radius of Dry Well	r	5.00	ft	
Inside Height of Dry Well	H	4.00	ft	
Inside Volume of Dry Well	Vi	314.2	cf	
Dry Well Wall Thickness	t	0.38	ft	
Volume of Stone Reservoir	Vs	92.4	cf	
Volume Provided Per Drywell	Vw	406.6	cf	
Number of Dry Wells	N	1		
Water Quality Volume Provided	WQv	406.6	cf	

Determine Runoff Reduction		
RRv Provided	**406**	***cf***

NOI QUESTIONS

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
3	0.11	0.08	73	0.70	406	0.00	Dry Well

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	2.5	
Is the contributing area to the practice an "Infiltration Restricted" stormwater hotspot?	No	
Is the contributing area to the practice an "Infiltration Prohibited" stormwater hotspot?	No	
Contributing area (acres)	0.11	
Enter depth to seasonal high water table (ft)	7	
Enter depth to bedrock (ft)	7	
Enter pretreatment volume provided (cf)	113	
Enter stone reservoir thickness (ft)	1.5	
Is an observation well provided?	Yes	

Sizing Criteria				
		Value	Units	Notes
Inside Radius of Dry Well	r	5.00	ft	
Inside Height of Dry Well	H	4.00	ft	
Inside Volume of Dry Well	Vi	314.2	cf	
Dry Well Wall Thickness	t	0.38	ft	
Volume of Stone Reservoir	Vs	92.4	cf	
Volume Provided Per Drywell	Vw	406.6	cf	
Number of Dry Wells	N	1		
Water Quality Volume Provided	WQv	406.6	cf	

Determine Runoff Reduction		
RRv Provided	**406**	***cf***

MORGAN AVENUE Sediment Basin Sizing Calculations

4/28/2025 By: E. Chastain

# of Infiltration Practices onsite 3 drywells

	Site-wide		Per Drywell	
100% of WQv	1219	cf	407	cf
25% of WQv	305	cf	102	cf
Volume required per basin:			**102**	**cf**

Sedimentation Basin (Catch Basin) Sizing		
	Cylindrical precast manhole (H20 load rating)	
	Height	4 ft
	Diamteter	6 ft
	Volume Provided per basin:	**113 cu ft**

Appendix E – Stormwater Control Facility Maintenance Agreement

Note: A copy of the approved project plans shall be attached to the Maintenance Agreement filed with the County Clerk.

City of Poughkeepsie

STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT

PROJECT: 5-9 MORGAN AVENUE, POUGHKEEPSIE, NY 12601

Whereas, the Municipality of The City of Poughkeepsie ("Municipality") located in Dutchess County in the State of New York, and 21st Century Living, LLC ("facility owner") want to enter into an agreement to provide for the long term maintenance and continuation of stormwater control measures approved by the Municipality for the above named project, and

Whereas, the Municipality and the facility owner desire that the stormwater control measures be built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components. Therefore, the Municipality and the facility owner agree as follows:

1. This agreement binds the Municipality and the facility owner, its successors and assigns, to the maintenance provisions depicted in the approved project plans which are attached as Schedule A of this agreement.

2. The facility owner shall maintain, clean, repair, replace and continue the stormwater control measures depicted in Schedule A as necessary to ensure optimum performance of the measures to design specifications. The stormwater control measures shall include, but shall not be limited to, the following: drainage ditches, swales, dry wells, infiltrators, drop inlets, pipes, culverts, soil absorption devices and retention ponds.

3. The facility owner shall be responsible for all expenses related to the maintenance of the stormwater control measures and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities.

4. The facility owner shall provide for the periodic inspection of the stormwater control measures, not less than once in every five-year period, to determine the condition and integrity of the measures. Such inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Municipality within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

5. The facility owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Municipality.

6. The facility owner shall undertake necessary repairs and replacement of the stormwater control measures at the direction of the Municipality or in accordance with the recommendations of the inspecting engineer.

7. The facility owner shall provide to the Municipality within 30 days of the date of this agreement, a security for the maintenance and continuation of the stormwater control measures in the form of (a Bond, letter of credit or escrow account).

8. This agreement shall be recorded in the Office of the County Clerk, County of Dutchess, together with the deed for the common property and shall be included in the offering plan and/or prospectus approved pursuant to _____.

9. If ever the Municipality determines that the facility owner has failed to construct or maintain the stormwater control measures in accordance with the project plan or has failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and to affix the expenses thereof as a lien against the property.

10. This agreement is effective _____.

Appendix F –Maintenance Guidance and Inspection Checklists

This appendix includes guidance and worksheets from the NYSDEC Design Manual (https://dec.ny.gov/fs/projects/24-25DraftCGPDesignManual/Manual.SW.CGP.2024-07-31.Design_Manual_Issued_2024-07-31.pdf) and the NYSDEC "Maintenance Guidance" document for Stormwater Management Practices issued on March 31, 2017 (https://extapps.dec.ny.gov/docs/water_pdf/smpmaintguidance.pdf)

1.2. Maintenance Hierarchy

SMPs require inspections and maintenance to identify small problems before they become more serious and expensive to repair. For example, removing a small amount of sediment from a filtering medium or permeable pavement surface is much less expensive than replacing a surface that has already become clogged. However, it can be cost prohibitive for most communities or SMP owners to hire highly trained staff or contractors to inspect these practices or to carry out the actual maintenance tasks. This can be especially true with the advent of "micro-scale" Green Infrastructure practices, which may be distributed across many individual public and private properties, and where the absolute number of SMPs within a municipality may exceed local government inspection and maintenance capabilities.

Many SMP maintenance problems start out as fairly small, easily rectified issues as long as they are detected early enough through an inspection. For these issues, property owners or managers can likely take care of the issue in an expedient and cost-effective manner.

However, at some point, property owners or managers will encounter an issue where diagnosing the problem and knowing the appropriate remedy will exceed their technical capabilities. At this point, an individual with training in SMP inspection, operation and maintenance, such as a municipal inspector or landscape contractor, may have to be called in for assistance.

Similarly, some problems escalate to the point where a Qualified Professional (i.e. professional engineer or landscape architect) is needed to bring the SMP back to a good functioning condition. The Qualified Professional may need to bring in other experts to assess problems with the SMP. For instance, they may call in a horticulturalist to assess problems with the planting plan.

Figure 1.1 The SMP Maintenance Hierarchy Pyramid

Acknowledging this step-wise approach to SMP inspection and maintenance, the SMP Maintenance Hierarchy concept was developed. The concept uses a combination of skill levels (**Figure 1.1**) as explained in more detail below.

Level 1: Property Owners and Managers, Interns, etc.

This category includes property owners, property managers, or HOA representatives, for privately owned SMPs. For municipally owned SMPS, this could include municipal maintenance staff or interns, and volunteers. These individuals would typically have no or only very limited training in stormwater maintenance and inspection but can use available guidance to quickly identify and rectify common and simple issues with SMP performance. This level completes routine inspections and maintenance activities. For most SMPs, the majority of inspection and maintenance activities can be conducted at this skill level, thus Level 1 forms the base of the Maintenance Hierarchy pyramid. Many well-functioning SMPs can be adequately maintained for long periods of time using Level 1 capabilities.

Although many issues can be addressed at Level 1, these inspectors and maintainers need a relief valve when the SMP problems become harder to diagnose and/or the remedies require a higher level of resources and expertise. Such issues are referred to in this chapter as "kick-outs to Level 2." For instance, an SMP may have a minor amount of sediment that has accumulated at inlets or on the practice bottom. A Level 1 person may be able to take care of this with a flat shovel and wheel barrow. However, a Level 2 inspection would be triggered if the sediment is deep, widespread, keeps recurring, and/or requires more sophisticated equipment to remove.

Level 2: Trained Municipal Staff

This level of inspection and maintenance is conducted primarily by municipal employees or landscape contractors who have completed training on SMP, inspection, operation and maintenance. Level 2 inspections can take place in response to two circumstances:

1. As part of an ongoing, routine municipal inspection program whereby SMPs are visited on a rotating basis at a frequency established by the local program, or

2. In response to a “kick-out” from a Level 1 inspector based on a specific problem or problems.

Circumstance #2 obviously will require coordination and communication between the Level 1 and Level 2 inspectors, with documentation and background provided by the Level 1 inspector. This is an essential part of making the hierarchy approach successful. In the example above, the Level 2 inspector can better diagnose the sources of the sediment, whether the sediment is affecting performance of the SMP, and the specific tasks needed to remove the sediment and abate the source.

As with kick-outs from Level 1 to Level 2, the same can exist from Level 2 to Level 3. It may be that the Level 2 inspector encounters a problem where a Qualified Professional is needed to re-design certain components of the SMP, and a qualified contractor is needed to undertake a more serious repair. This is when Level 3 is activated.

Level 3: Qualified Professionals

Qualified professionals include professional engineers and landscape architects, who can revisit design issues associated with chronic or serious problems. For repair and maintenance of the SMPs at this level, individuals with specific skills and certifications, such as a certified plumber who has experience working with rainwater harvesting practices or a horticulturalist with knowledge on proper plantings may need to be called in by the Qualified Professional. Level 3 inspection or maintenance is triggered in response to specific problems identified during a Level 2 inspection.

Continuing with the example above, the Level 2 inspector identifies that the sediment is accumulating in the SMP because of the lack of pre-treatment or that the practice is not sized properly for its drainage area. The Level 2 inspector at this point should consult a Qualified Professional (Level 3) who can go back to the original or as-built plan and develop workable solutions.

Table 1.2 further describes how maintenance and inspection activities differ among the three levels of the SMP Maintenance Hierarchy.

Table 1.2 Maintenance/Inspection Hierarchy Levels

	Level 1: Owners and Untrained Staff	**Level 2: Trained Municipal Staff**	**Level 3: Qualified Professionals**
Qualifications/ Training of Inspectors	No special training, but person is provided educational materials	On-the-job training and/or short workshops Define adequate training or provide examples	Professional License such as a PE or RLA
Frequency of Inspection	At least annually	Routine as determined by the local program OR as kick-out from Level 1 inspection	Only as needed from Level 2 inspection
Inspection Guidance	Checklists are included for each practice group in **Section 2** of this chapter and in **Appendix A**.	Guidance for the inspection is included in **Section 3**, and checklists are included in **Appendix B.**	**Section 4** includes guidance for diagnosing typical problems.
Typical Maintenance Activities	Routine mowing. Trash removal. Plant care and upkeep. Mulching as needed. Removal of small amounts of sediment from pretreatment areas of the practice.	Removal of larger amounts of sediment. Structural damage repair. Minor regrading and scarification of soil surface to restore permeability.	Redesign an improperly functioning practice. Includes re-grading of the contributing drainage area, replacing soil media and plantings (new planting plan), or modifying conveyance structures.
Triggers for Inspection or Maintenance by this Level	Regular inspection (no trigger)	Level 1 Inspection Sheets (**Section 2**) describe triggers that warrant a Level 2 Inspection.	Level 2 Inspection Guidance (**Section 3**) describes triggers that warrant a Level 3 Inspection.

When to Conduct a Level 1 Inspection

The Level 1 Inspection should be conducted at least annually for all practices and is often supplemented with additional visits after large storms, winter salting and sanding, or other seasonal changes. In addition, it is recommended that inspections take place more frequently during the first few years after installation of an SMP. Many issues can be identified and corrected during this early period so that they do not lead to larger problems in subsequent years. Plant establishment and health is one of these key issues. Once the SMP is stable and seems to be functioning properly, the inspections can become less frequent.

What to Take into the Field

The Level 1 Inspection is fairly simple, and it is assumed that very little measurement will be needed. However, the inspector should take pictures to document findings and should also keep a record of the inspections. The list of needs for the Level 1 Inspection includes the following:

1. Safety vest (if SMP is located in an area near traffic)
2. Notes or records from past inspections
3. Digital camera or phone
4. Clipboard and pencils (if using paper forms), or Tablet or smartphone if using digital forms
5. Bug spray (if needed)
6. Sun block (if needed)
7. Tape measure (optional, to measure pipe sizes and SMP dimensions)
8. Letter of permission to access property if the inspector is from an outside agency (e.g., summer intern working for the municipality)
9. Site Plan showing SMPs, Planting Plan (includes planting/seed mixes) and details
10. Engineers scale
11. Flagging/stakes and waterproof marker (to mark problem areas that need to be visited again)

Checklist and Follow-Up Actions

The Level 1 Inspection checklists ~~included in **Sections 2.3 through 2.12**~~ describe follow-up actions for each observed condition ~~(See **Figure 2.2.1** for an example)~~. A Level 1 Inspection Table is available for each component or key area of the particular SMP group. Use as follows:

- Check the box in the LEFT column if the problem is present at the site.
- Check the appropriate follow-up actions in the RIGHT column, or add your own as needed to fix the problem.
- DOCUMENT all your actions. Keep copies of the Level 1 inspection tables, plus notes, photos, or other documentation of corrective measures to fix problems. Record dates of actions and any follow-up inspections. This will be important for communicating with Level 2 inspectors and/or the local stormwater program.
- Activate a Level 2 Inspection (**Section 3**) as guided by the table (shown in blue cells): These blue cells identify conditions when a more detailed inspection will be needed to further diagnose problems. As the problem becomes more severe, it will be necessary to activate a Level 2 inspection. Consult the local stormwater program authority for the most appropriate Level 2 inspection option.

Infiltration Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #	Sedimentation Basin / Dry Well Systems	**SMP Owner**	21st Century Living, LLC	☑ Private ☐ Public
SMP Location (Address; Latitude & Longitude)	5-9 Morgan Avenue, Poughkeepsie, NY 12601			
	Latitude 41.7052		**Longitude** -73.9133	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☑ Continuous Use ☐ Other	☐ Above Ground ☑ Below Ground	☐ Commercial ☐ Industrial ☑ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		**Follow-Up Actions**
	☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and straw areas of bare soil to establish vegetation. ☐ Fill in erosion areas with soil, compact, and seed and straw to get vegetation established. ☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ Other:

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		Follow-Up Actions
		☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths.
☐ For Dry Wells: Leaves, sticks, or other debris in gutters and downspouts		☐ Remove all debris by hand. ☐ Other:
	■ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Other:
	☐ Open containers of oil, grease, paint, or other substances	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

IN Inlets

Look for all the places where water flows into the Infiltration practice.

Problem (Check if Present)	Follow-Up Actions
 ☐ Inlets are collecting grit and debris or grass/weeds are growing. Some water may not be getting into the Infiltration practice.	☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots. ☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in. ☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets. ☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Infiltration practice. ☐ Dispose of all material properly in an area where it will not re-enter the practice. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Infiltration practice.
☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Infiltration practice.	☑ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone. ☑ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor. ☑ Other: ☑ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ For grass-covered Infiltration practices: grass has grown very tall, *Photo credit: Stormwater Maintenance, LLC*	☑ Mow infiltration area at least twice per year. ☑ Other:
 ☑ For grass-covered Infiltration practices: sparse vegetation cover or bare spots	☐ Add topsoil (as needed), grass seed, straw, and water during the growing season to re-establish consistent grass coverage. ☑ Other: ☐ Kick-Out to Level 2 Inspection: Sparse vegetation cover can be a sign that the infiltration area is not infiltrating at the proper rate and water is standing too long after a storm. The surface may be saturated or squishy, and the conditions do not enable grass to grow. This situation should be evaluated by a Level 2 Inspection and likely corrected by a qualified contractor.
☑ Minor areas of sediment, grit, trash, or other debris are accumulating on the surface.	☑ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Infiltration practice. ☑ If removing the material creates a hole or low area, rake the surface smooth and level. ☑ Remove trash, debris, and other undesirable materials. ☑ Other: ☑ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the surface of the Infiltration area.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☑ There is erosion on the surface; water seems to be carving out rills as it flows across the surface of the Infiltration area or sinkholes are forming in certain areas.	☐ For minor areas of erosion, try filling the eroded areas with clean topsoil, sand, or stone (whatever the existing cover is). ■ If the problem recurs, you may have to use larger stone (e.g., river cobble) to fill in problem areas. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the infiltration area. ☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water but a collapse or sinking of the surface (e.g., "sinkhole") due to some underground problem.
 ☐ Observation well is damaged or cap is missing	☐ Kick-Out to Level 2 Inspection: Requires replacing pipes or caps.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ Water still visible in the observation well more than 72 hours after a rain storm. The Infiltration practice does not appear to be draining properly.	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

IN Outlets

Locate and inspect all outlets.

Problem (Check if Present)	Follow-Up Actions
 ☐ Outlet obstructed with sediment, debris, trash, etc.	☐ Remove the debris and dispose of it where it cannot re-enter the infiltration area. ☐ Other:
	■ Kick-Out to Level 2 Inspection: Outlet is completely obstructed; there is too much material to remove by hand or with simple hand tools.
☐ Rills or gullies are forming at outlet.	☐ For minor rills, fill in with soil, compact, and seed and straw to establish vegetation. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Rills are more than 2" to 3" deep and require more than just hand raking and re-seeding.

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

3.2. General Guidance for Level 2 and 3 Inspections

The Level 2 inspection will typically be performed by a municipal employee or landscape contractor with some training in stormwater operations and maintenance. Regardless of which type of practice is being inspected, some key procedures and equipment are necessary. Read through this guidance before going on an inspection, and use the specific guidance in **Sections 3.3 through 3.12** for the practice you are inspecting. While much of the equipment and general procedures are somewhat similar to Level 1 inspections, additional information is provided for Level 2 inspectors below.

When to Conduct a Level 2 Inspection

The Level 2 Inspection is needed for two reasons. First, routine inspections to comply with local stormwater regulations typically require a Level 2 inspector. In addition, a Level 2 inspection may be triggered to address or diagnose problems identified during a Level 1 inspection. In this situation, the Level 2 inspector should confer with the Level 1 inspector about problems they have identified and then conduct a follow-up inspection that focuses more on diagnosing the causes of the problems and possible solutions. The checklists in **Appendix B** and other resources cited in **Sections 3.3 through 3.12** can be used as tools.

The frequency of this type of inspection may be defined by the municipality. As with Level 1 inspections, the frequency may change with the age of the SMP, with higher frequencies the first couple of years after installation. Well-established and well-maintained practices may only need to be inspected every few years.

Notifying the Responsible Party

Consult the plan file and maintenance agreement to ascertain the responsible party. Confirm that there is right of access through the local code, signed maintenance agreement, or other means. Contact the responsible party at least three business days in advance of the proposed inspection. If the responsible party cannot be found or contacted, make a reasonable effort through file research to contact a property representative, and document these efforts in writing. If the inspection is in response to a Level 1 inspection and referral to your agency, try to speak with the person who conducted the Level 1 inspection and get any documentation they may have. For publicly owned and managed SMPs, the responsible party will likely be the municipality or other regulated MS4.

What to Take in the Field

Level 2 inspections may require more measurement and, as a result, need some additional materials. In addition, the Level 2 inspection may involve gaining access to private property. Consequently, additional identification is needed for these inspections. A list of recommended items to take in the field is provided in **Table 2.2.1**.

Table 3.2.1 What to Take in the Field for a Level 2 Inspection

- Safety equipment: safety vest, steel-toe shoes, traffic cones if working near traffic, etc.
- Approved plan and as-built (record drawing) if available
- Records of previous inspections if available
- Engineering scale
- Hand level and pocket rod if needed to measure relative elevations
- Digital camera
- Several copies of SMP checklist if paper forms are used (**Appendix B**)
- Clipboard and pencils if paper forms are used
- Dry erase white board and marker (optional) to include in photos to keep track of SMP tracking # in municipal database (see **Figure 3.2** as example)
- Letter on municipal letterhead granting access and/or agency photo badge
- Pipe wrench to open underdrain clean-out caps
- Flashlight to look into underdrain cleanouts and/or manholes
- Manhole puller
- Soil probe or auger
- 100' measuring tape
- Shovel
- Bug spray

Conducting the Inspection

In general, the inspection should follow a consistent, logical approach, such as outlined below.

- Conduct a quick tour of the practice to identify any obvious issues and important components: inlets (number, location), surface area, overflow structures, berms or impoundments, outfalls, downstream conveyance channels or receiving waters. Check these components against the design plan or as-built drawing (if available).
- Starting at the outlet or low point, use the checklists provided in Appendix B to evaluate the practice. The inspection will proceed from the outlet or outfall to the stormwater treatment area, berms, side slopes, inlets, and drainage area. Make sure to fill in key information on the inspection form, such as SMP identifier number, site name, inspector name, date, and weather conditions.

Figure 3.2. A white board and digital camera can be handy to note SMP tracking #, date of inspection, and other forms of documentation. Note that an inspector may alternatively tag photographs, particularly if they are recorded on a smartphone or Tablet.

- Take photos of important components or maintenance concerns, and mark photo locations and direction on a sketch.
- Review the inspection form before leaving the site to make sure that all necessary information has been collected.

Follow-Up Actions

Immediate follow-up actions include entering the inspection information in the appropriate database or hard copy file, downloading and labeling photos, and providing other necessary documentation.

Another possible follow-up action would be to activate a Level 3 inspection in certain situations. The Level 2 inspector will have to make a judgement call as to whether observed problems warrant a Level 3 investigation, and will also have to coordinate with the responsible party to pursue such an investigation. The Level 2 guidance in this chapter summarizes follow-up actions associated with various observations of SMP condition. Note that these tables are divided into “Level 2” and “Triggers for Level 3” follow-up actions, with Level 2 actions in *blue* cells and Level 3 in *green* cells. Consult **Section 4** of this chapter for more guidance on how to diagnose and correct some of the maintenance items included in these tables.

Another follow-up action involves communicating problems and corrective measures to the responsible party (private or public). This may involve instructing the responsible party to undertake a Level 3 inspection or to provide a timeframe for correcting simpler issues that do not require Level 3 involvement. Many local programs have existing procedures for sending letters or activating a compliance procedure. These procedures include verifying that repairs and corrections are completed by the responsible party.

Level 3 Inspection Guidance

The Level 3 inspection is typically conducted by a Qualified Professional such as a professional engineer or Landscape Architect. It is assumed that the Level 3 inspector is knowledgeable in stormwater management, as well as engineering and construction practices. The Level 3 inspector will not typically be completing a full practice inspection. This inspection is conducted only in response to problems identified during the Level 2 inspection, is more diagnostic in nature, assumes a greater degree of initial knowledge, and may require more extensive intervention.

The Level 3 inspection is also more results based in that it will lead to a specific repair to address the issue that triggered the inspection. **Section 4** identifies 12 problems typically addressed in a Level 3 inspection and discusses measures to diagnose the cause of the problem, as well as repairs needed to address it. It should be noted that the problems addressed in each **Section 4** subsection can occur in a variety of SMPs (e.g., erosion is a common issue in almost every type of SMP). As a result, each subsection identifies the SMPs where the problem most commonly occurs and, in some cases, an SMP-specific diagnosis procedure.

Infiltration Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #	Sedimentation Basin / Dry Well Systems	**SMP Owner**	21st Century Living, LLC	☑ Private ☐ Public
SMP Location (Address; Latitude & Longitude)	5-9 Morgan Avenue, Poughkeepsie, NY 12601			
	Latitude	41.7052	**Longitude**	-73.9133

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☑ Continuous Use ☐ Other	☐ Above Ground ☑ Below Ground	☐ Commercial ☐ Industrial ☑ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

Level 2 Inspection: INFILTRATION

Recommended Repairs	Triggers for Level 3 Inspection
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
☐ Condition 1: Small pockets of standing water For infiltration basins with soil, use a soil probe or auger to examine the soil profile. For gravel infiltration trenches or basins, use a shovel to dig into the gravel layer where the problem is occurring. If isolated areas have accumulated grit, fine silt, or vegetative debris or have bad soil or clogged gravel, try removing and replacing with clean material. If the practice is supposed to have grass cover, it will likely be necessary to replant once the problem is resolved. ☐ Condition 2: Standing water is widespread or covers entire surface Look in the observation well (if it exists) and use a tape measure to estimate the depth of water standing in the soil or gravel. Requires diagnosis and resolution of problem: • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper infiltration media? • Underlying soil not suitable for infiltration? As above, the resolution will likely require replanting and re-establishment of good grass cover if this is part of the design.	• Infiltration media is clogged and problem cannot be diagnosed from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or it is associated with the original design of the practice. ☐ Level 3 Inspection necessary
Observed Condition: Severe erosion of infiltration bed, inlets, or around outlets	
☐ Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a less erosive lining and/or extending the lining further down to where inlet slopes meet the infiltration surface. If problem persists, analysis by a Qualified Professional is warranted. ☐ Condition 2: Erosion of infiltration bed This is often caused by “preferential flow paths” along the surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads).	• Erosion (rills, gullies) is more than 12 inches deep • The issue is not caused by moving water but some sort of subsurface defect, which may manifest as a sinkhole or linear depression and be associated with problems with the underlying stone or soil. ☐ Level 3 Inspection necessary

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

3.11. Infiltration – Level 2 Inspections and Triggers for Level 3

The most likely triggers for a Level 3 Inspection for Infiltration practices are:

- Standing water, clogged media
- Severe erosion of infiltration area, inlets, or around outlets
- Significant sediment accumulation, indicating an uncontrolled source of sediment

Table 3.11.1 Level Inspection: INFILTRATION

Recommended Repairs	Triggers for Level 3 Inspection
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
Condition 1: Small pockets of standing water For infiltration basins with soil, use a soil probe or auger to examine the soil profile. For gravel infiltration trenches or basins, use a shovel to dig into the gravel layer where the problem is occurring. If isolated areas have accumulated grit, fine silt, or vegetative debris or have bad soil or clogged gravel, try removing and replacing with clean material. If the practice is supposed to have grass cover, it will likely be necessary to replant once the problem is resolved. Condition 2: Standing water is widespread or covers entire surface Look in the observation well (if it exists) and use a tape measure to estimate the depth of water standing in the soil or gravel. Requires diagnosis and resolution of problem: • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper infiltration media? • Underlying soil not suitable for infiltration? As above, the resolution will likely require replanting and re-establishment of good grass cover if this is part of the design.	• Infiltration media is clogged and problem cannot be diagnosed from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or it is associated with the original design of the practice.
Observed Condition: Severe erosion of infiltration bed, inlets, or around outlets	
Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a less erosive lining and/or extending the lining further down to where inlet slopes meet the infiltration surface. If problem persists, analysis by a Qualified Professional is warranted. Condition 2: Erosion of infiltration bed This is often caused by “preferential flow paths” along the surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads).	• Erosion (rills, gullies) is more than 12 inches deep • The issue is not caused by moving water but some sort of subsurface defect, which may manifest as a sinkhole or linear depression and be associated with problems with the underlying stone or soil.

Observed Condition: Significant sediment accumulation, indicating an uncontrolled source of sediment	
Condition 1: Isolated areas of sediment accumulation, generally less than 3-inches deep Sediment source may be from a one-time or isolated event. For practices with soil cover, remove accumulated sediment and top 2 to 3 inches of soil; replace with clean material. Check drainage area for any ongoing sources of sediment. Condition 2: Majority of the surface is caked with “hard pan” (thin layer of clogging material) or accumulated sediment that is 3-inches deep or more This can be caused by an improper construction sequence (drainage area not fully stabilized prior to installation of infiltration practice) or another chronic source of sediment in the drainage area. For infiltration basins with soil, augering several holes down through the media can indicate how severe the problem is; often the damage is confined to the first several inches of soil media. Removing and replacing this top layer (or to the depth where sediment incursion is seen in auger holes) can be adequate, as long the problem does not recur.	• Trenches or dry wells with stone or gravel at surface may need to be cleaned out with a vacuum truck because the process of removing the top layer of stone may cause fine silt to drop further down. • More than 2 inches of accumulated sediment cover 25% or more of the infiltration surface area. • “Hard pan” of thin, crusty layer covers majority of Infiltration surface area and seems to be impeding flow of water down through the soil media. • New sources of sediment seem to be accumulating with each significant rainfall event.

Appendix G – Copies of Completed Annual Reports

Original reports to be submitted to the City Engineering Department, via the City's preferred method (e.g, email or hard copy).

The City's MS4 mailing address is: 62 Civic Center Plaza, Poughkeepsie, NY 12601

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #2

1. Date: May 22, 2025

2. Name of Site Plan: Site Plan

3. Address or Location: 5-9 Morgan Avenue

4. Owner: Patterson Calhoun, LLC

5. Engineer/ Architect: Ciro Interante

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 consultant, Ciro Interante Architect, PC is acceptable and <u>will be</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:

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

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Deputy Fire Chief Vincent Parise

DATE: November 13, 2024

ADDRESS: 7 Morgan Ave

_____ The site plan is acceptable and will be signed.

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

1. Show on site plan new water line for fire sprinkler system
2. Show on plan, site has required dimensions to accommodate Tower Ladder entering facility and having set up space per specs.
3. Note on plan building will be protected throughout with a NFPA 13R fire sprinkler system.

Vincent Parise, Deputy Fire Chief

10/30/2024
Date

THE CITY OF POUGHKEEPSIE FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO

Date: September 7, 2022

To: All project designers

Subj: City of Poughkeepsie Fire Department Tower Ladder 2 turning specs and dimensions.

These specs are for our 2018 Spartan/Smeal mid-ship 100' Tower Ladder. These are the only dimensions to be used on projects concerning entrance opening and exits, and inside radius turns.

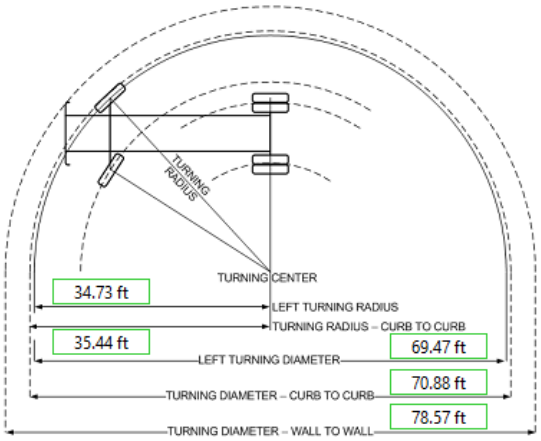
Whenever possible, low profile "rolled" curbing shall be used on inside turn areas to prevent jack scraping and damage.

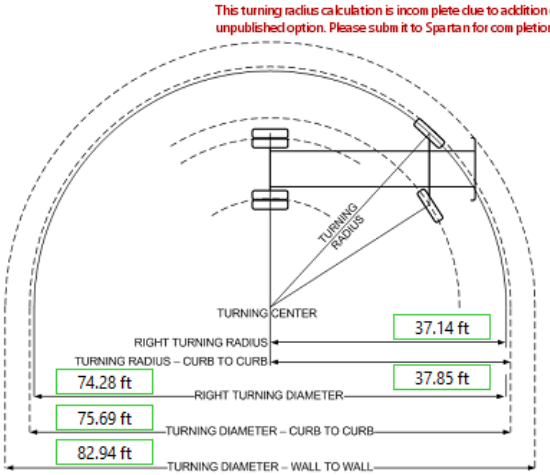
R,

Fire Chief Joseph Franco

- Length of truck:
  - Body (bumper to bumper) 526" Front bumper of chassis to rear bumper of body.
  - Front axle to rear axle 244" WB
  - Overhang Rear Bumper to rear edge of platform: 35" at rear. Q2B siren adds 6" to length at the front.
  - Ground load on jacks is 120psi when outriggers are set up.

Operational Set-up: Outrigger to outrigger is 18'width deployed. With jack distribution plates it is 22'. Optimal angle is cab away from building at 15 degrees, this accounts for a 27' set up area. Ground must be solid & level, free of obstructions: curbing, storm drains, bollards etc.





The turn radius is an estimate given for reference only. Real world results depend on tire type, speed, weight distribution, alignment, mfg. tolerance stackups, turn stop settings, etc. The chassis manufacturer makes no claim as to the accuracy of this tool.

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
JUNE, 24 2025
DRAFT APPROVAL

Present: **Excused:** **Absent:**

WHEREAS, the Planning Board has received an application from James Patterson for the proposed construction of two buildings containing a total of nine dwelling units and accessory off-street parking on the vacant parcel at "7" Morgan Avenue., File #2023-041; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Ciro Interante Architect, dated 5/15//25, and supplemental documentation; and,

WHEREAS, on October 23, 2023 the Zoning Board of Appeals granted variances regarding lot area, side yard setbacks, front yard setbacks, open space, driveway width, parking space depth and number of parking spaces; and,

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

WHEREAS, at the June 24th, 2025 meeting the Planning Board as the reviewing agency of the uncoordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed construction of two buildings containing a total of nine dwelling units and accessory off-street parking on the vacant parcel at "7" Morgan Avenue:

- All City Departments' comments be addressed to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. **PROPERTY ADDRESS:** 8 South Clinton Street

II. **PROPERTY OWNER:** South Clinton Equities, LLC
ADDRESS: 8 South Clinton Street

NY 12601 (state and zip code)

PHONE NUMBER: 917-642-0410 (include area code)

III. **NAME OF APPLICANT:** Jason Lichwick Architecture PLLC

ADDRESS: 387 Hooker Avenue, Suite 5

Poughkeepsie

NY 12603 (state and zip code)

PHONE NUMBER: 845-284-6344 (include area code)

EMAIL ADDRESS: jason@JLArchitectureny.com

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

IV. **CONSULTANT:** _____

ADDRESS: _____

_____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Multifamily

VI. **ZONING DISTRICT:** PID-B

(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: $ 3,200,000.00

LOT AND BULK INFORMATION:

Lot area: 0.155 (acres) 6,770 (square feet)

Building Footprint: 5,200 (proposed square feet for new construction)

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

0 (additional proposed square feet for expansion)

5,200 (total building footprint, square feet)

Lot Coverage: 76% (percentage, building coverage only)

Gross Floor Area: 12,000 (proposed square feet for new construction)

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

0 (additional proposed square feet for expansion)

12,000 (total gross floor area, square feet)

Building Height: 3 (stories) 46'-9" (feet)

Floor Area Ratio: 1.77 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 13

B) Number of Off-Street Parking Spaces provided: 7

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

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

If yes, name all such municipal facilities: Little Smith Street

(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: Multifamily
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 7

Number of one (1) bedroom units: 9

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

Total number of units: 16

C) Is funding public?_____Yes_X_No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (N/A Medical/Dental N/A Professional N/A Business)

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

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: N/A
(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): Unknown

B) Number of Employees: Unknown

C) Days/Hours of Operation: Unknown

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: _____

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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Jason Lichwick, 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.

_____ 12/21/2024

Signature of Applicant Date

June 10, 2025

Ms. Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

Re: New Construction- Multifamily Building
8 South Clinton Street
Poughkeepsie, NY 12601

Dear Ms. Saylor,

We come before the board seeking site plan approval for a new building located at 8 South Clinton Street in the City of Poughkeepsie. The proposed project is the new construction of a three-story multifamily building in the PID-B zoning district.

Upon the recommendation of Zoning Board of Appeals, the building has been offset 5ft along the entire northern property line of the neighboring lot to the South. Because of this, there will now be 6 off-street parking spaces rather than 7. Landscaping will be provided along this extended 5-foot buffer. The garage has been enclosed and will be accessed on the north side through a sliding gate (for cars) or a door (pedestrians).

The proposed exterior materials of the building consist of brick veneer, stucco, glass storefront and exterior insulated façade system (E.I.F.S.).

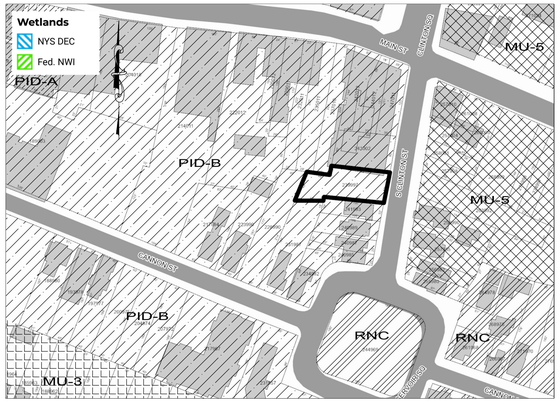
Thank you for your time and consideration as we seek site plan approval.

Very truly yours,

Jason Lichwick
NYSRA Lic. No. 038612

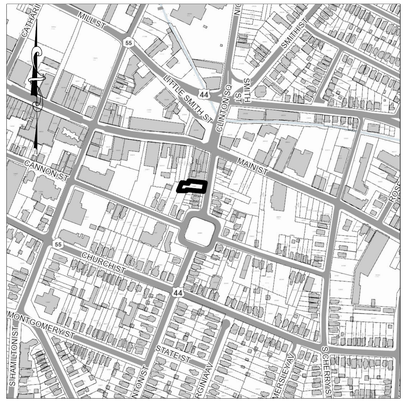
Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

VICINITY MAP



SCALE: NOT TO SCALE

LOCATION MAP



SCALE: 1"=APP. 400FT

PROJECT:

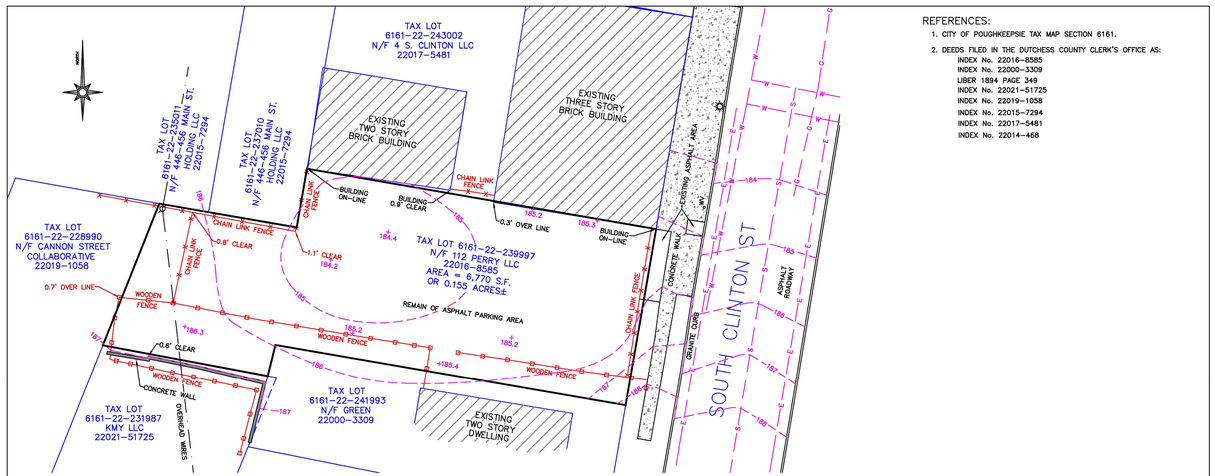
8 SOUTH CLINTON ST. NEW MULTI-FAMILY CONSTRUCTION

8 SOUTH CLINTON ST.
POUGHKEEPSIE, NY

OWNER:

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON ST.
POUGHKEEPSIE, NY 12601



REFERENCES:

1. CITY OF POUGHKEEPSIE TAX MAP SECTION 6161.
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - INDEX No. 22016-8585
   - INDEX No. 22000-3309
   - LIBER 1894 PAGE 349
   - INDEX No. 22021-51725
   - INDEX No. 22019-1058
   - INDEX No. 22015-7294
   - INDEX No. 22017-5481
   - INDEX No. 22014-468

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
DARREN J STRIDIRON
050487
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

CV ASSOCIATES NY, PE, LS, P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926
TEL (845)774-1075, FAX (845)774-8139, e-mail: surveyingcva@cvassociatesny.com

BOUNDARY & TOPOGRAPHIC SURVEY

SOUTH CLINTON STREET
LOCATED AT
TAX LOT 6161-22-239997
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS, NEW YORK

Date	Work Order	Drawing No.	SHEET
7/13/22	1402-65	1402-65SURVEY	1/1
Scale 1"= 20'			

DRAWING LIST

T-1	TITLE SHEET & SURVEY
CP-1	CIVIL PLAN
CP-2	CIVIL PLAN - CULVERT CONNECTION PLAN
CP-3	CIVIL PLAN - DETAILS
PB-1	SITE PLAN, BULK TABLE & DETAILS
PB-2	PROPOSED FIRST FLOOR & LIGHTING PLAN
PB-3	PROPOSED EAST & NORTH ELEVATIONS
PB-4	PROPOSED WEST & SOUTH ELEVATIONS
PB-5	RENDERINGS

3

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

THIS STATEMENT ATTESTS TO THE OWNER'S FINANCIAL ABILITY TO CARRY OUT THE PROPOSED DEVELOPMENT.

1 / T-1 Existing Survey
Scale: 1" = 20'-0"

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE

SEAL

REGISTERED ARCHITECT
JASON R LICHWICK
038612
STATE OF NEW YORK

South Clinton Multi-Family New Construction

South Clinton Equities LLC
S.B.L.: 6161-22-239997
8 South Clinton Street
Poughkeepsie, New York 12601

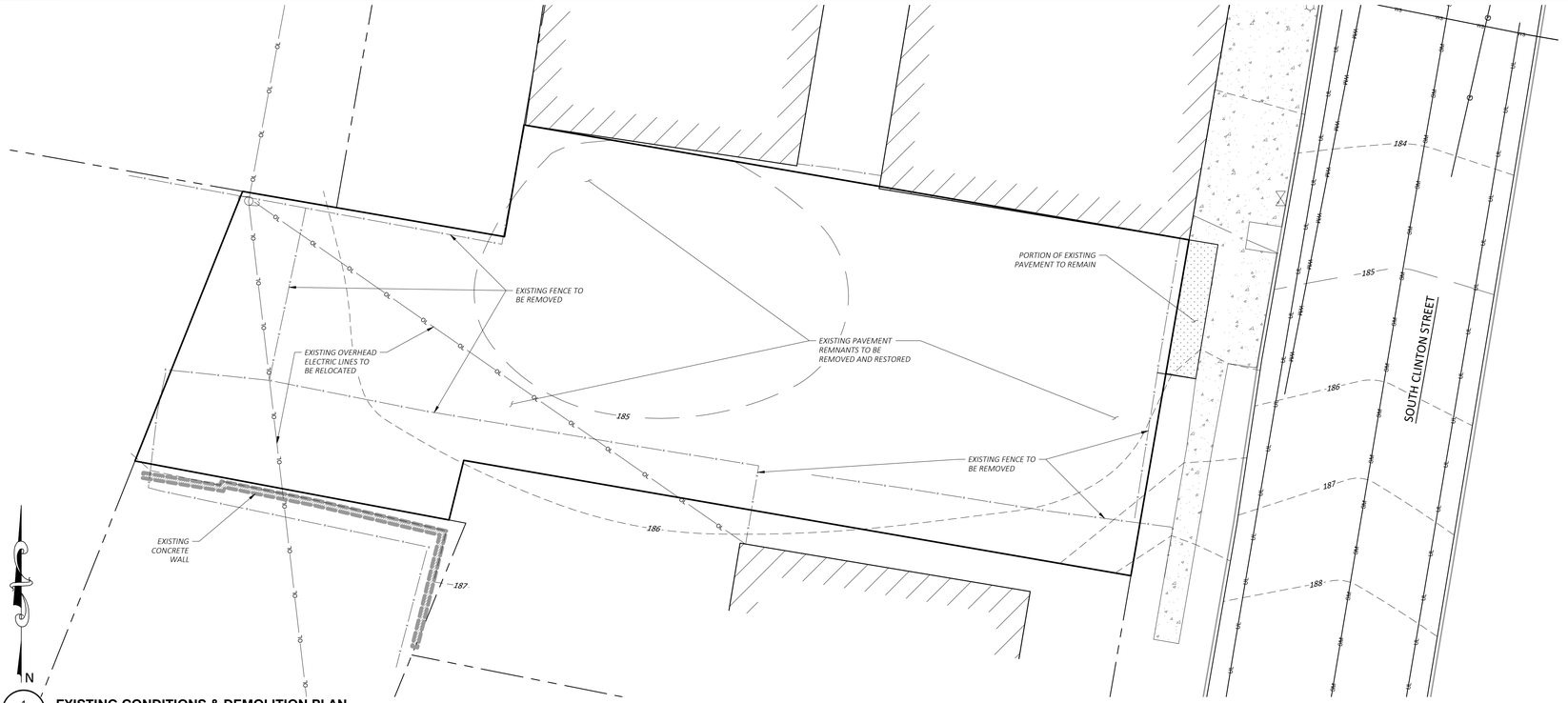
For Planning Board Review & Approval

Date: 12.23.2024

Revisions: 02.11.2025
03.11.2025
05.13.2025
06.10.2025

Drawn By: JL/HP

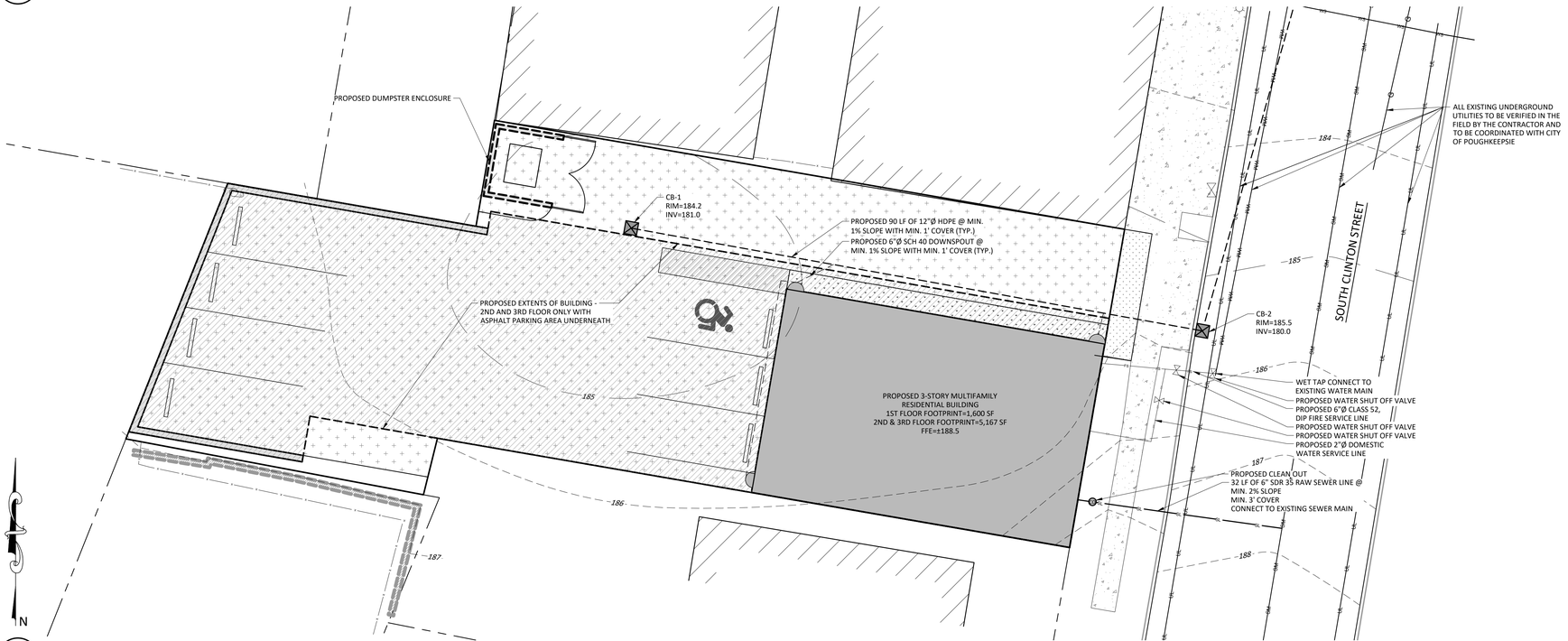
T-1
Title Sheet



1 CP-1

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1"=10'



2 CP-1

PROPOSED CONDITIONS PLAN

SCALE: 1"=10'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL UTILITY POLE & OVERHEAD LINE
- WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X FENCE EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING ON 2ND AND 3RD FLOOR ONLY WITH PARKING BENEATH
- PROPOSED EDGE OF PAVEMENT
- 180 PROPOSED MAJOR CONTOUR
- 178 PROPOSED MINOR CONTOUR
- 156.0 FG PROPOSED SPOT GRADE
- SL PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- WS PROPOSED WATER SERVICE LINE
- FS PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED LANDSCAPED AREA
- PROPOSED DRAINAGE CULVERT
- PROPOSED ROOF LEADER WITH DOWNSPOUT
- PROPOSED CATCH BASIN

SITE NOTES

1. BUILDING FINISHED FLOOR ELEVATION IS APPROXIMATE AND WILL BE ADJUSTED AS SITE DESIGN PROGRESSES.
2. ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED IN FIELD.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
ANDREW V. WILLINGHAM
08398
LICENSED PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION
1	02/21/25	GENERAL REVISIONS

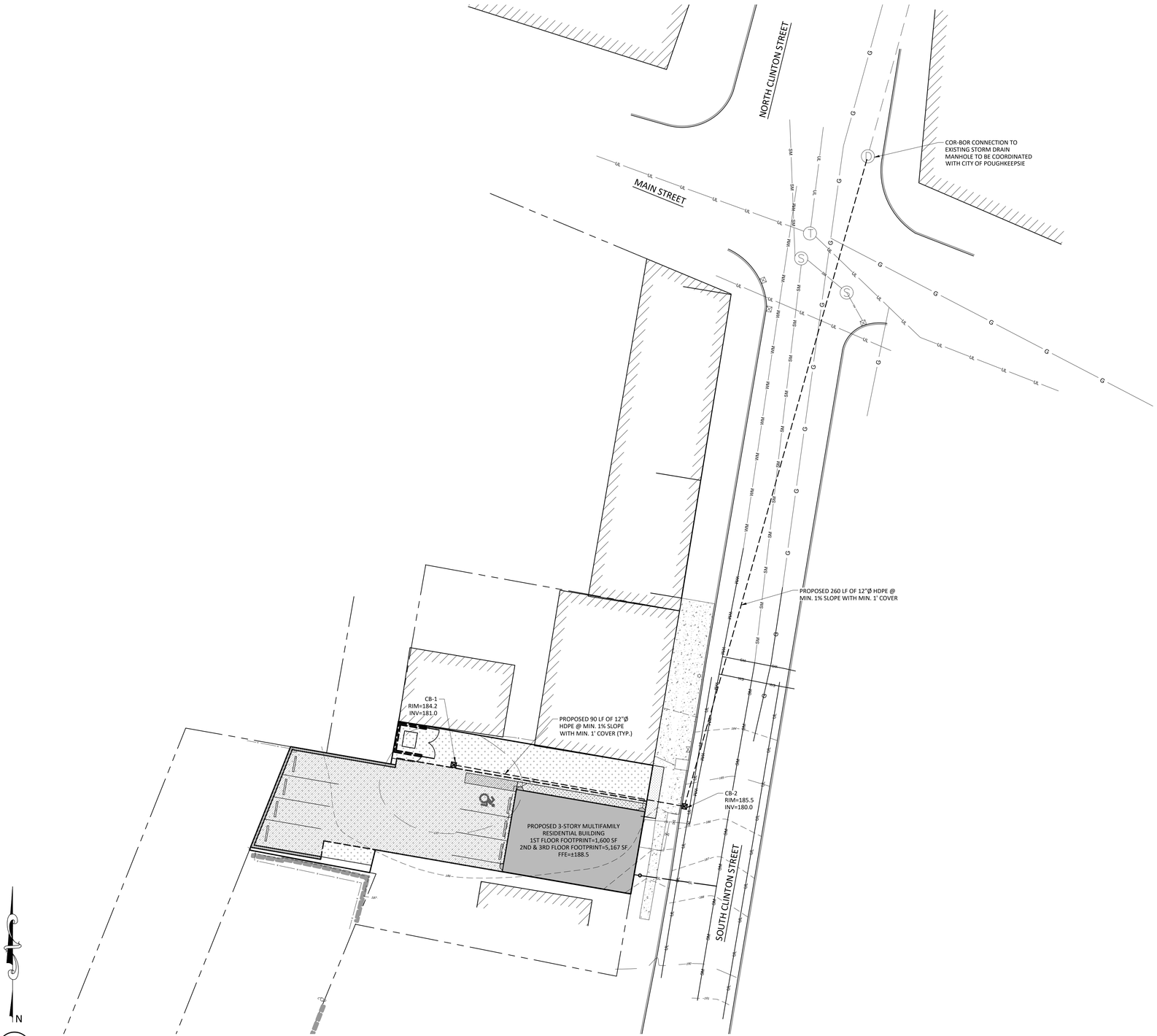
CIVIL PLAN

SOUTH CLINTON EQUITIES LLC

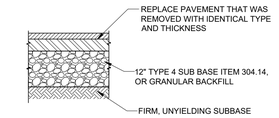
8 SOUTH CLINTON STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
12/20/24	1"=10'
PROJECT NO.	
24007	
SHEET NO.	
CP-1	

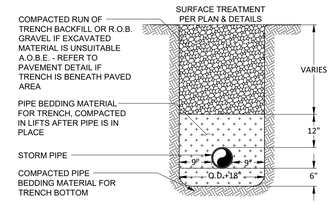


1 CP-2 **PROPOSED CULVERT CONNECTION PLAN**
SCALE: 1"=20'



NOTE:
1. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.

2 CP-2 **PAVED ROAD REPLACEMENT DETAIL**
SCALE: N.T.S.



1. PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE, OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIAL, AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100
1"	80-100
1/4"	0-80
NO. 200	0-10

2. BEDDING MATERIAL SHALL BE STOCKPILED.
3. ALL TRENCH BACKFILL MATERIAL WILL BE WELL COMPACTED IN 6"-8" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
4. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
6. ALL STORMWATER PIPING SHALL BE CORRUGATED, SMOOTH LINED, HIGH DENSITY POLYETHYLENE.

3 CP-2 **STORMWATER TRENCH DETAIL**
SCALE: N.T.S.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL OL UTILITY POLE & OVERHEAD LINE
- WM WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- SM SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING ON 2ND AND 3RD FLOOR ONLY WITH PARKING BENEATH
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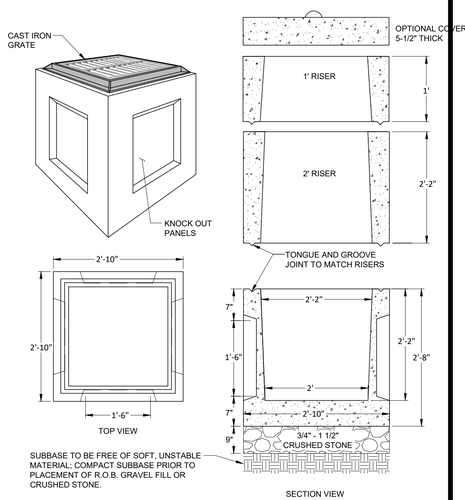
- OL OL OL PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- WS WS WS PROPOSED WATER SERVICE LINE
- FS FS FS PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED LANDSCAPED AREA
- PROPOSED DRAINAGE CULVERT
- PROPOSED ROOF LEADER WITH DOWNSPOUT
- PROPOSED CATCH BASIN



NOTES:
1. CATCH BASIN SHALL BE PRE CAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. CATCH BASIN, TOP, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 30% IMPACT.
3. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
4. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
5. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.
7. ALL CATCH BASINS SHALL BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC., MODEL NUMBER: CB-24x24, OR APPROVED EQUAL.

4 CP-2 **PRECAST CATCH BASIN (24"x24")**
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083984 PROFESSIONAL ENGINEER

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REV	DATE	DESCRIPTION
1	02/21/25	GENERAL REVISIONS

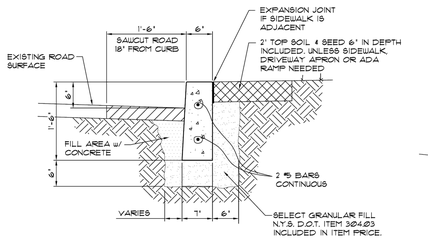
CULVERT CONNECTION PLAN

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

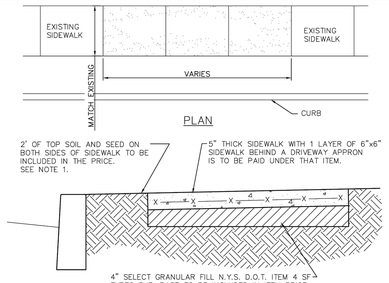
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
12/20/24	AS NOTED
PROJECT NO.	
24007	
SHEET NO.	
CP-2	



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

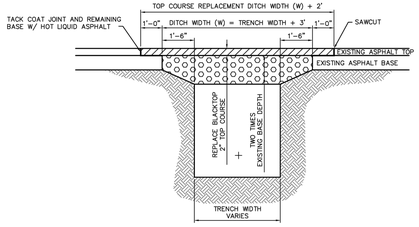
1 CP-2 FORMED CURB DETAIL
SCALE: N.T.S.



NOTES:

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

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



GENERAL NOTES:

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

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

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

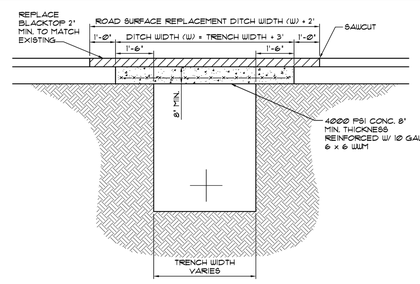
ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

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

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

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

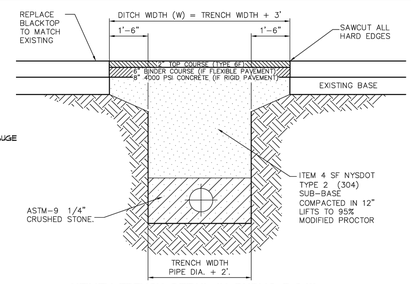
3 CP-2 FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

4 CP-2 RIGID PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.

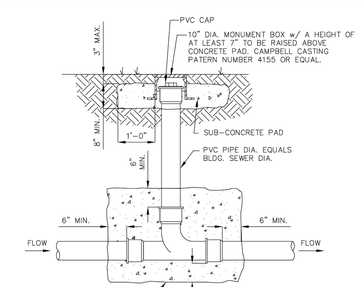


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
SCALE: 1/4" =1'-0"

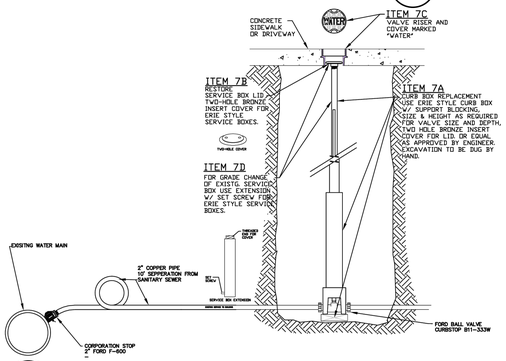
NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS.

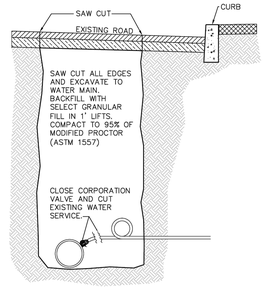
5 CP-2 TRENCH AND PAVEMENT DETAIL
SCALE: N.T.S.



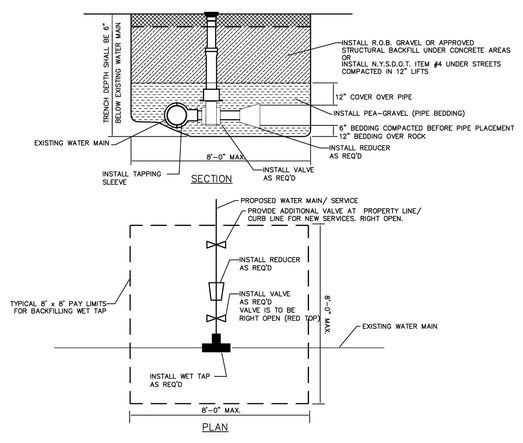
6 CP-2 RESIDENTIAL SANITARY CLEAN OUT DETAIL
SCALE: N.T.S.



7 CP-2 CURB BOX AND WATER SERVICE CONNECTION
SCALE: N.T.S.

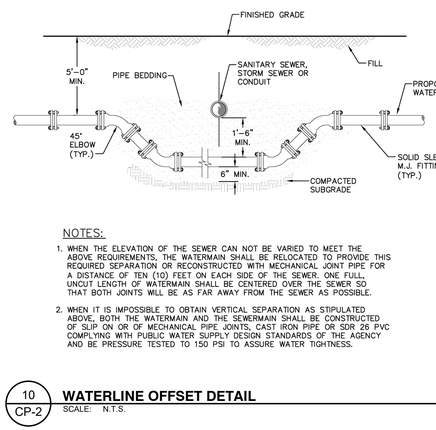


8 CP-2 WATER SERVICE DISCONNECT AT MAIN DETAIL
SCALE: N.T.S.



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

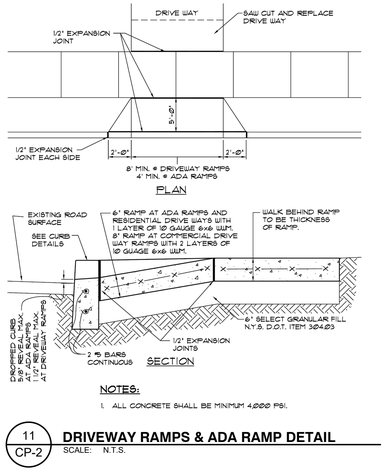
9 CP-2 TAPPING SLEEVE & VALVE DETAIL
SCALE: N.T.S.



NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL, UNCUT LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

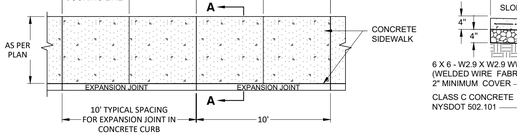
10 CP-2 WATERLINE OFFSET DETAIL
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.

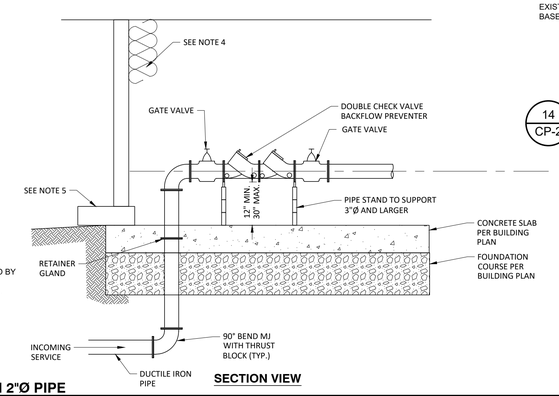
11 CP-2 DRIVEWAY RAMPS & ADA RAMP DETAIL
SCALE: N.T.S.



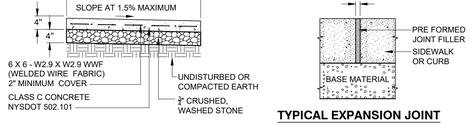
NOTE:

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

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

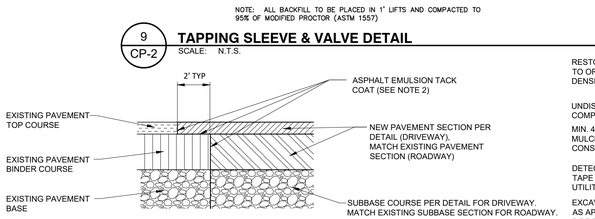


12 CP-2 ON-SITE CONCRETE SIDEWALKWAY DETAIL
SCALE: N.T.S.



SECTION A-A

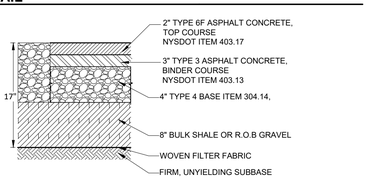
TYPICAL EXPANSION JOINT



NOTE:

1. MATCH EXISTING PAVEMENT SECTION OF ASPHALT CONCRETE TOP COURSE AND BINDER COURSE.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS
4. BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAX. 6" LIFTS

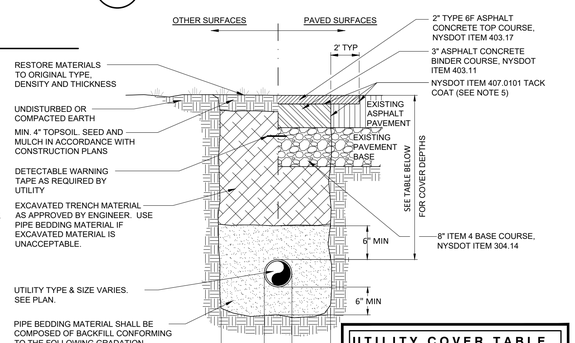
14 CP-2 SAWN JOINT DETAIL
SCALE: N.T.S.



NOTES:

1. PAVEMENT CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTED IN MAX. 6" LIFTS.
4. ALL PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS.
5. ALL MATERIALS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

15 CP-2 ON-SITE PAVEMENT DETAIL
SCALE: N.T.S.



SIEVE DESIGNATION	% PASSING
2"	100
NO. 40	0-40
NO. 200	0-10

SECTION
N.T.S.

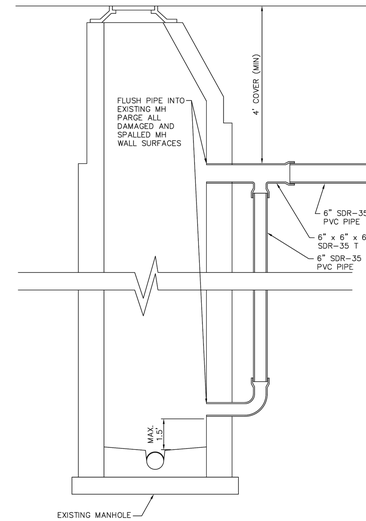
UTILITY COVER TABLE

UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
FORCE MAIN	5'-0"	5'-0"
ELECTRIC/CABLE	3'-0"	1'-6"

NOTES:

1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
2. REMOVE ALL NONDURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THEN 1.5"Ø FROM BACKFILL.
3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
4. IF A PAVEMENT JOINT EXISTS WITHIN 3' OF SAW CUT, PAVEMENT SHALL BE REMOVED TO EXISTING JOINT.
5. TACK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES OF PAVEMENT AND BETWEEN EVERY LIFT.
6. ALL PAVEMENT WILL BE COMPACTED IN MAX. 3" LIFTS USING A 10 TON, VIBRATORY ROLLER.
7. ALL SANITARY SEWER FORCE MAINS SHALL BE MINIMUM SDR 21 PIPE.
8. ALL GRAVITY SEWER LINES SHALL BE MINIMUM SDR 35 PIPE.
9. ALL DISTURBED AREAS TO BE STABILIZED WITHIN THREE (3) DAYS OF DISTURBANCE.
10. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
11. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
12. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
13. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

16 CP-2 ON-SITE UTILITY TRENCH DETAIL
SCALE: N.T.S.



17 CP-2 STANDARD DROP CONNECTION TO SANITARY MANHOLE DETAIL
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083984 PROFESSIONAL ENGINEER

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UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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

REV	DATE	DESCRIPTION

CIVIL PLAN - DETAILS

SOUTH CLINTON EQUITIES LLC

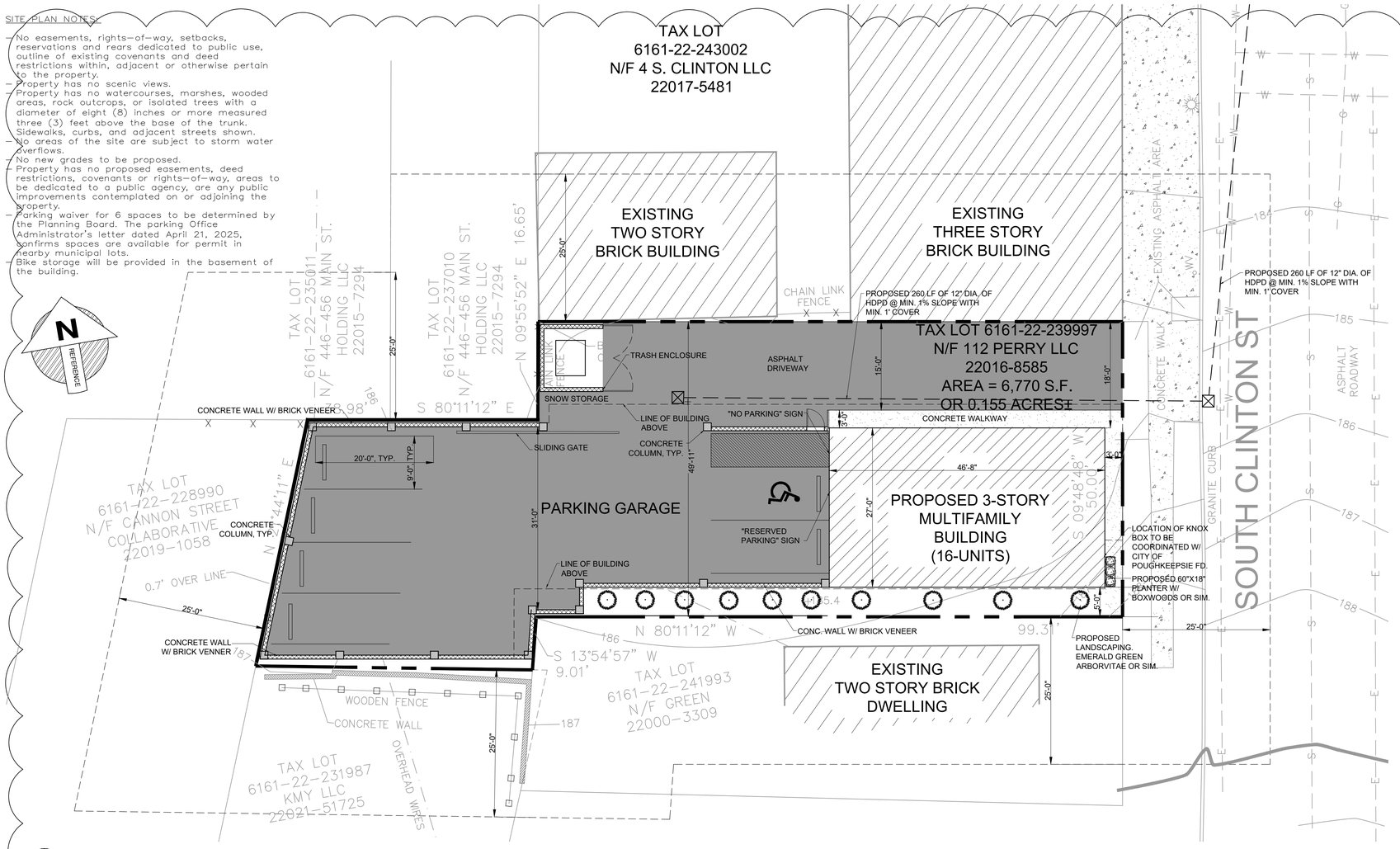
8 SOUTH CLINTON STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
12/20/24	AS NOTED
PROJECT NO.	
24007	
SHEET NO.	
CP-3	

SITE PLAN NOTES:

- No easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within, adjacent or otherwise pertain to the property.
- Property has no scenic views.
- Property has no watercourses, marshes, wooded areas, rock outcrops, or isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk. Sidewalks, curbs, and adjacent streets shown.
- No areas of the site are subject to storm water overflows.
- No new grades to be proposed.
- Property has no proposed easements, deed restrictions, covenants or rights-of-way, areas to be dedicated to a public agency, are any public improvements contemplated on or adjoining the property.
- Parking waiver for 6 spaces to be determined by the Planning Board. The parking Office Administrator's letter dated April 21, 2025, confirms spaces are available for permit in nearby municipal lots.
- Bike storage will be provided in the basement of the building.

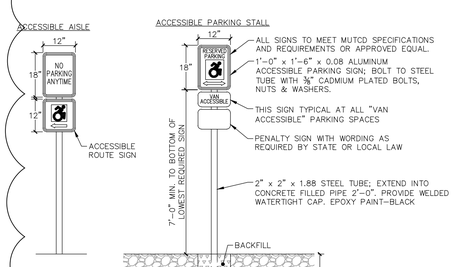


1 SP-1 **Proposed Site Plan**
Scale: 1" = 10'-0"

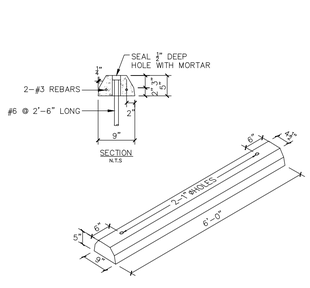
BULK TABLE & CODE REQUIREMENTS

ZONING INFORMATION	ZONE :	PID-B (Poughkeepsie Innovation District B)	
	Proposed Use :	Multi-Family	
	Permitted with:	Site Plan Review	
MINIMUM REQUIREMENTS			
	Required	Provided	Variance
Lot Area	NONE	0.155 ACRES / 6,770 S.F.	
Lot Width	NONE	50'-0" FT +/-	
Lot Frontage	NONE	NONE	
YARD SETBACKS			
	Required	Provided	Variance
Front (MIN./MAX.)	0/15 FT	3 FT	
Side 'A' (MIN./MAX.)	0/11 FT	0 FT	
Side	0 FT / 15 FT*	5 FT / 0 FT	Required for 15 ft.
Rear	8 FT	0 FT	Required for 8 ft.
LOT COVERAGE & BUILDING HEIGHTS			
	Required	Provided	Variance
Percentage of Lot Coverage	60% Min. 4,062 SF REQ.	76% 5,167 SF	
Building Height	2 Stories Min. 29 FT REQ.	3 Stories 43'-2" FT	
OPEN SPACE REQUIREMENTS			
	Required	Provided	Variance
Outdoor Activity Space	10% MIN. TOTAL LOT AREA: 6770 SF 677 SF REQ.	682 SF (PROVIDED BY UNIT BALCONIES)	
GROUND FLOOR TRANSPARENCY			
	Required	Provided	Variance
Ground Floor Transparency	50% MIN. TOTAL SQUARE FEET: 3,825 SF 1,912 SF REQ.	1,912 SF	
OFF-STREET PARKING REQUIREMENTS*			
	Required	Provided	Waiver
0.75 Space per unit	12 spaces	6 spaces	7 spaces**

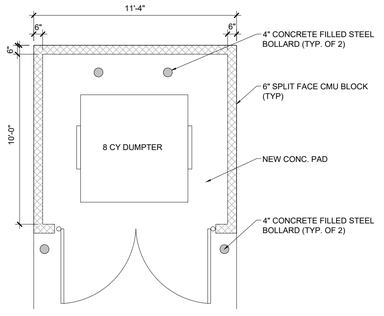
* Only if abutting a Residential Lot Line.
**Off Street Parking shall be provided in accordance with Section 19-6.2(7), and such parking shall be located within 600 feet of the premises as confirmed by the Parking Office Administrator in the letter dated April 21, 2025.



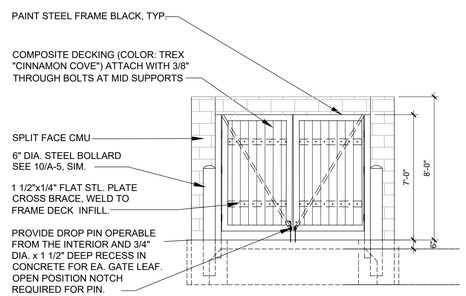
2 SP-1 **Typ. Sign Detail**
Scale: N.T.S.

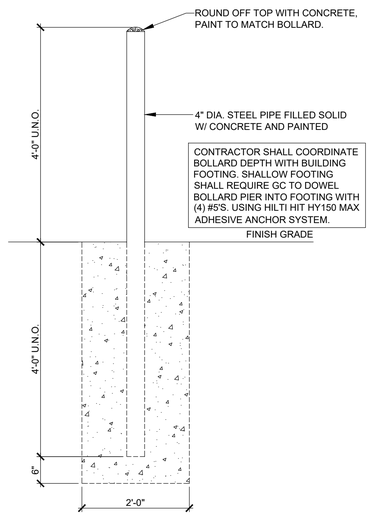


3 SP-1 **Typ. Wheelstop Detail**
Scale: N.T.S.



4 SP-1 **Dumpster Enclosure Details**
Scale: 1/4" = 1'-0"





5 SP-1 **Bollard Detail**
Scale: 3/4" = 1'-0"

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

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SEAL

REGISTERED ARCHITECT JASON R LICHWICK 038612 STATE OF NEW YORK

South Clinton Multi-Family New Construction

South Clinton Equities LLC
S.B.L.: 6161-22-239997
8 South Clinton Street
Poughkeepsie, New York 12601

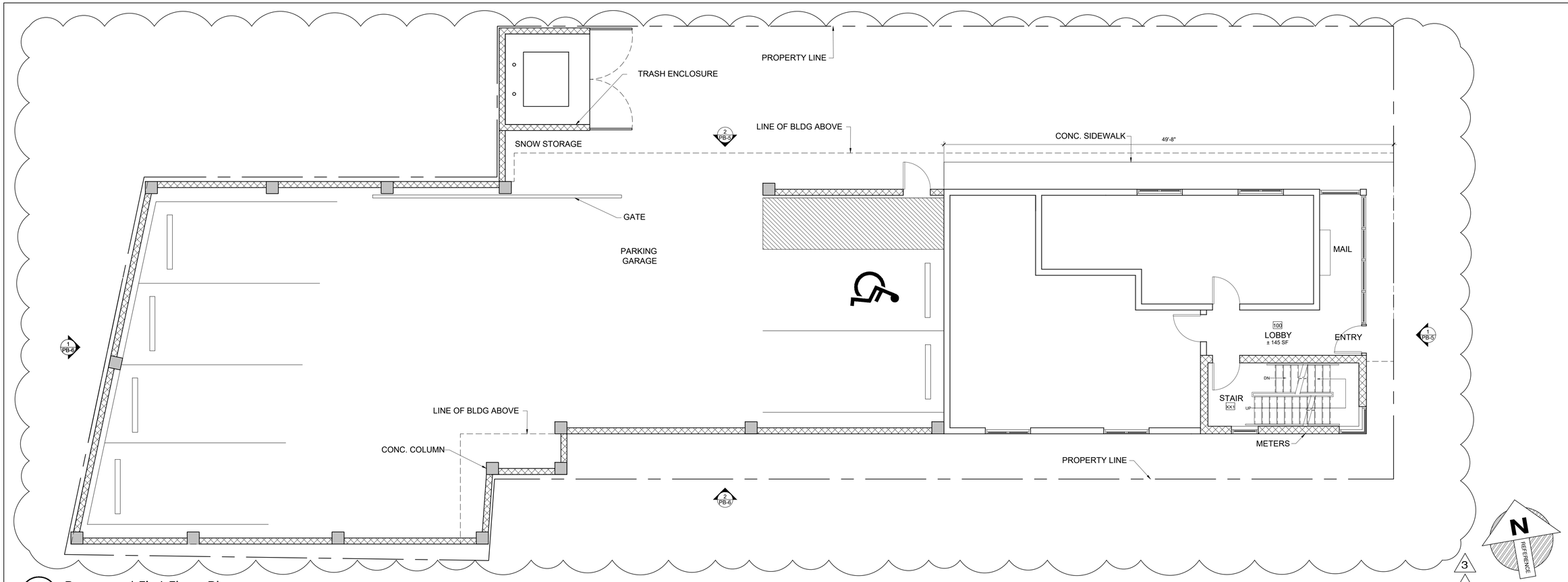
For Planning Board Review & Approval

Date: 12.23.2024

Revisions: 02.11.2025
03.11.2025
05.13.2025
06.10.2025

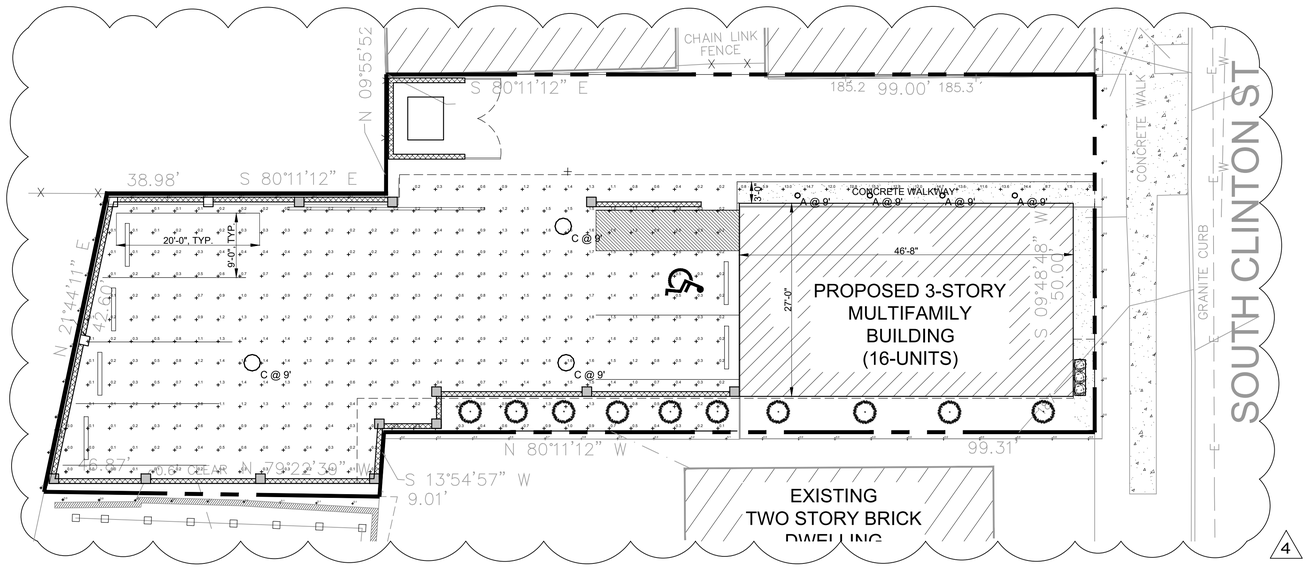
Drawn By: JL/HP

PB-1
Site Plan



1 PB-2 Proposed First Floor Plan

Scale: 3/16" = 1'-0"



2 PB-2 Proposed Lighting Plan

Scale: N.T.S.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	4	Lithonia Lighting	LBR4 ALO1 (1000LM) SWW1 (3000K) AR LSS MWD 80CRI	4IN LBR Retrofit 1000LM 3000K Clear Semi-Specular Medium Wide 80CRI	1218	0.95	12.9
	C	3	Lithonia Lighting	VCPG LED V4 P1 30K 80CRI T5M MVOLT SRM NLTAIR2 PIR DWHXD	VCPG LED WITH -1 PERFORMANCE PACKAGE, 3000K, T5M OPTIC, HS, PROGRAMMED SENSOR	832	0.95	10

Statistics

Description	Symbol	Avg	Max	Min
Calc Zone #2	+	1.1 fc	15.3 fc	0.0 fc
Property Line	+	0.1 fc	0.8 fc	0.0 fc

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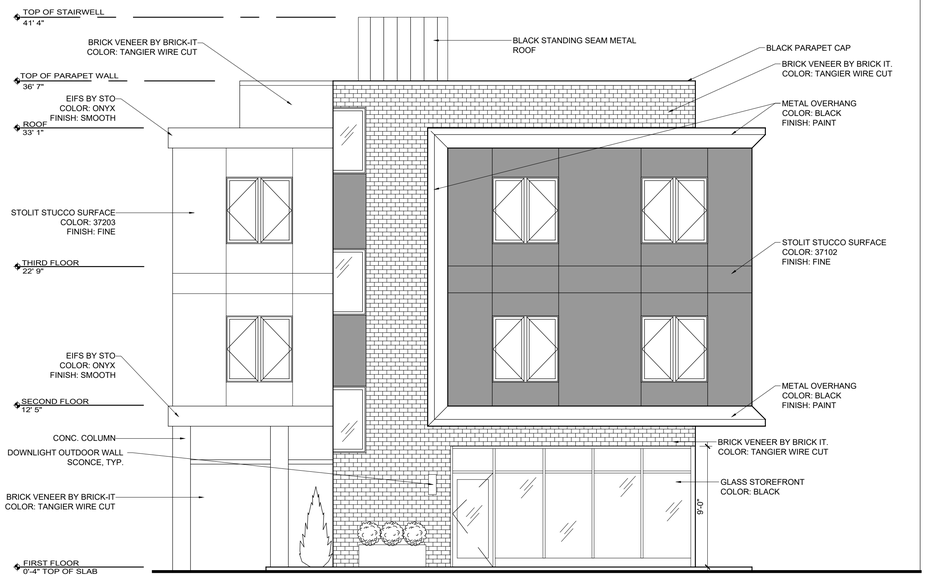
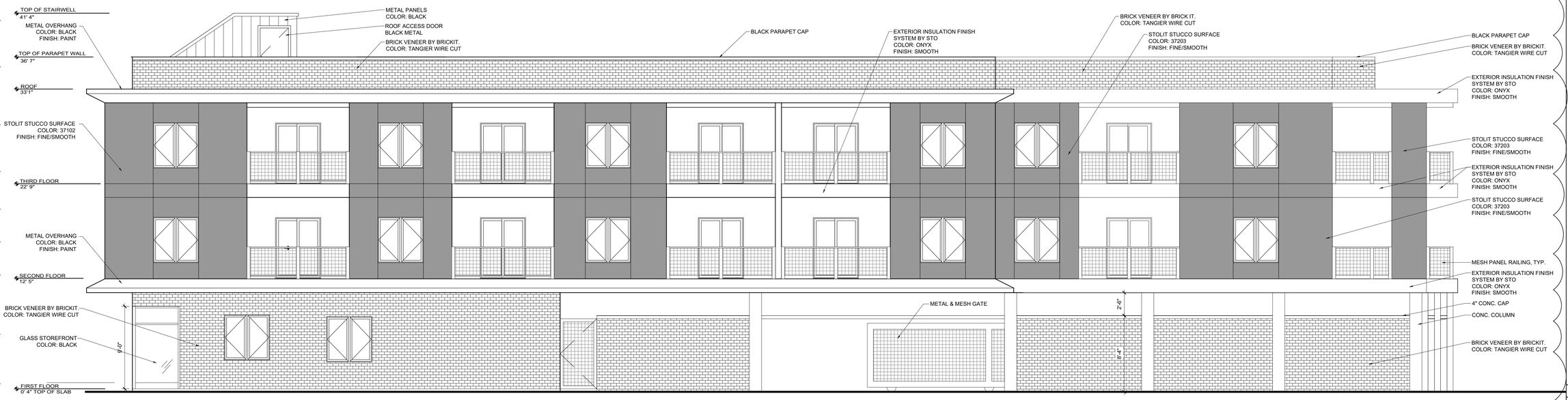
Drawn By: JL/HP

PB-2
Plans



1 PB-3 Proposed East Elevation

Scale: 3/16" = 1'-0"



2 PB-3 Proposed North Elevation

Scale: 3/16" = 1'-0"

3
4

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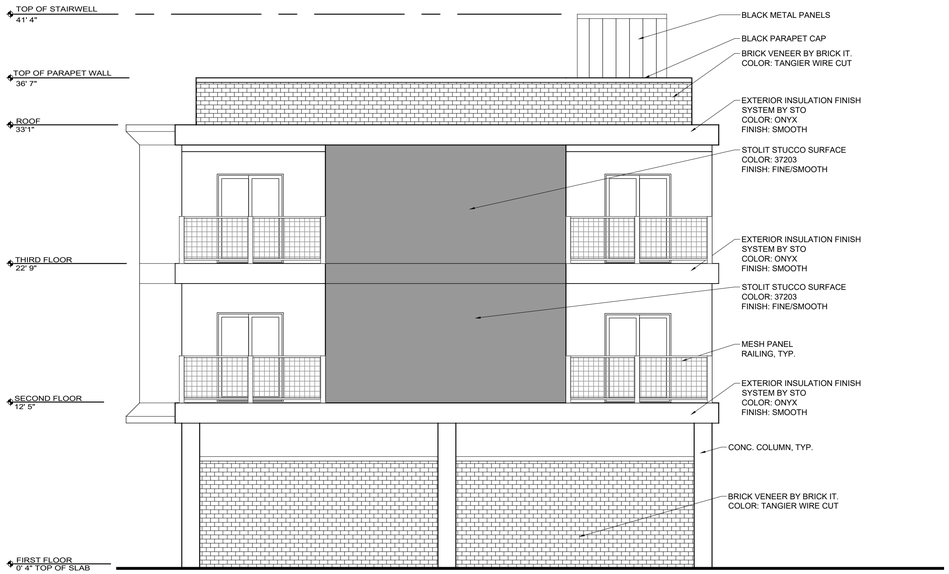
PB-3

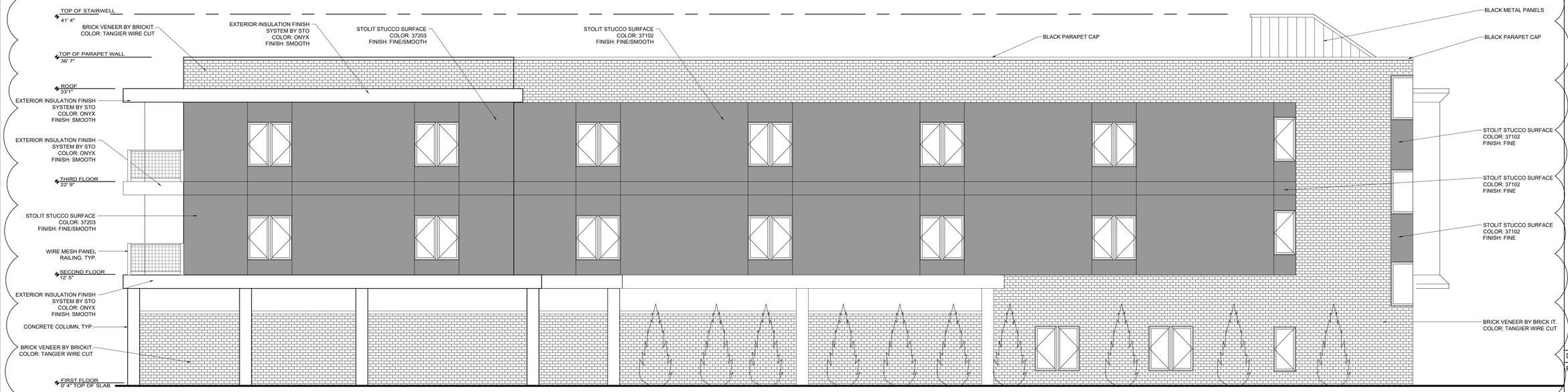
Elevations



1
PB-4

Proposed West Elevation

Scale: 3/16" = 1'-0"



2
PB-4

Proposed South Elevation

Scale: 3/16" = 1'-0"

3
4

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06.10.2025

Drawn By: JL/HP

PB-4
Elevations

1 PB-5 Proposed Rendering of Northeast Corner

Scale: N.T.S.

2 PB-5 Proposed Rendering of Southeast Corner

Scale: N.T.S.

3 PB-5 Proposed Rendering of North Elevation

Scale: N.T.S.

4 PB-5 Proposed Rendering of South Elevation

Scale: N.T.S.

3 4

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03.11.2025
05.13.2025
06.10.2025

Drawn By: JL/HP

PB-5

Renderings

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:		
Project Location (describe, and attach a general location map): 8 South Clinton Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): New construction of a three story multifamily building.		
Name of Applicant/Sponsor: Jason Lichwick Architecture PLLC	Telephone: 845-284-6344 E-Mail: jason@JLArchitectureny.com	
Address: 387 Hooker Avenue, Suite 5		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Jason Lichwick, Architect	Telephone: E-Mail:	
Address: Same as Applicant		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): South Clinton Equities LLC	Telephone: 917-642-0410 E-Mail: shragy@ccofny.com	
Address: 8 South Clinton Street		
City/PO: Poughkeepsie	State: New York	Zip Code:12601

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie Planning Board	10/2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie Zoning Board of Appeals	7/2024
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

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

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Reservoir Square 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)? Commercial and residential

b. a. Total acreage of the site of the proposed action? 0.155 acres
b. Total acreage to be physically disturbed? 0.155 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.155 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				14
At completion of all phases				14

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: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 1,152 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? Foundation

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

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

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

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

If yes, describe. _____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

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

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

If Yes:

- Name of district or service area: 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: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

sanitary waste water

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

If Yes:

- Name of wastewater treatment plant to be used:
- 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? ☑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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

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): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): B00148, C314126, C314126A, 314122, C314130, C31...

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

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A 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: _____ _____%
_____ _____%
_____ _____%

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

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% 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:
None

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 property:former Trolley Barn, Travis House

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:

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

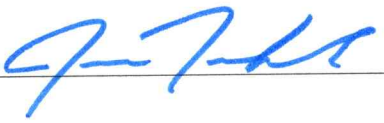
Attach any additional information which may be needed to clarify your project.

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 Jason Lichwick Date 02/11/2025

Signature  Title Architect

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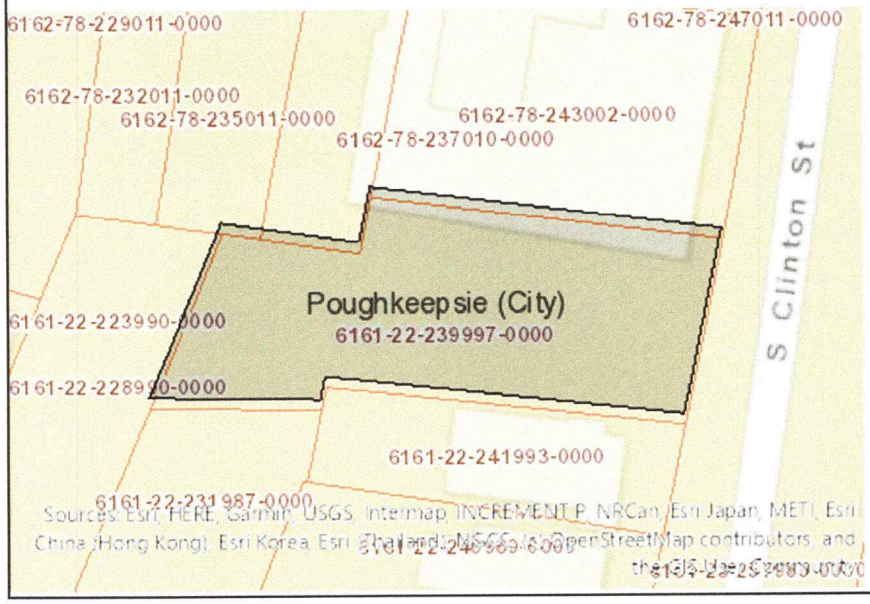
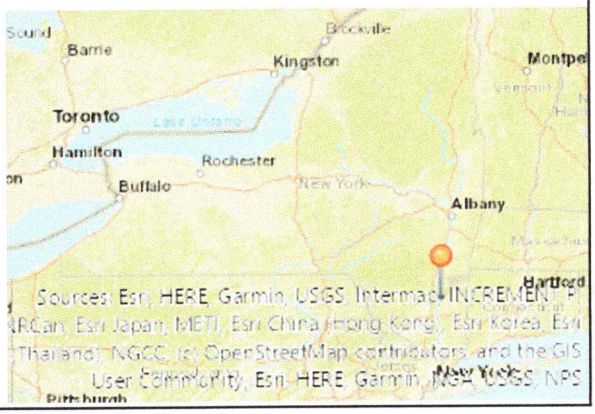
EAF Mapper Summary Report

Tuesday, October 22, 2024 10:49 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]	B00148, C314126, C314126A, 314122, C314130, C314134
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	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:former Trolley Barn, Travis House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

THE CITY OF POUGHKEEPSIE
NEW YORK

Daniel Vonknoblauch
Parking System Administrator
Hours: Mon. – Fri. 8:30 to 4:00

Yvonne Flowers
Mayor

April 21, 2025

Jason Lichwick Architecture PLLC
387 Hooker Ave. Suite 5
Poughkeepsie NY 12603
845-284-6344

RE: Parking Waiver – 8 South Clinton St.

To Whom It May Concern:

As it pertains to the parking waiver request for 8 South Clinton St., Poughkeepsie NY 12601.

It has been determined by this office that there is adequate alternative parking located within 600 feet of the address listed above. The below properties can support 5 permitted spaces and are within the required distance:

Crannell Street Municipal parking lot – At or Around 12 North Hamilton St.

Clinton/Smith Municipal Parking Lot – At or Around 11 North Clinton St.

Thank you,

Daniel Vonknoblauch
Parking Office Administrator

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 05/20/2025

PROJECT NAME: 8 South Clinton St

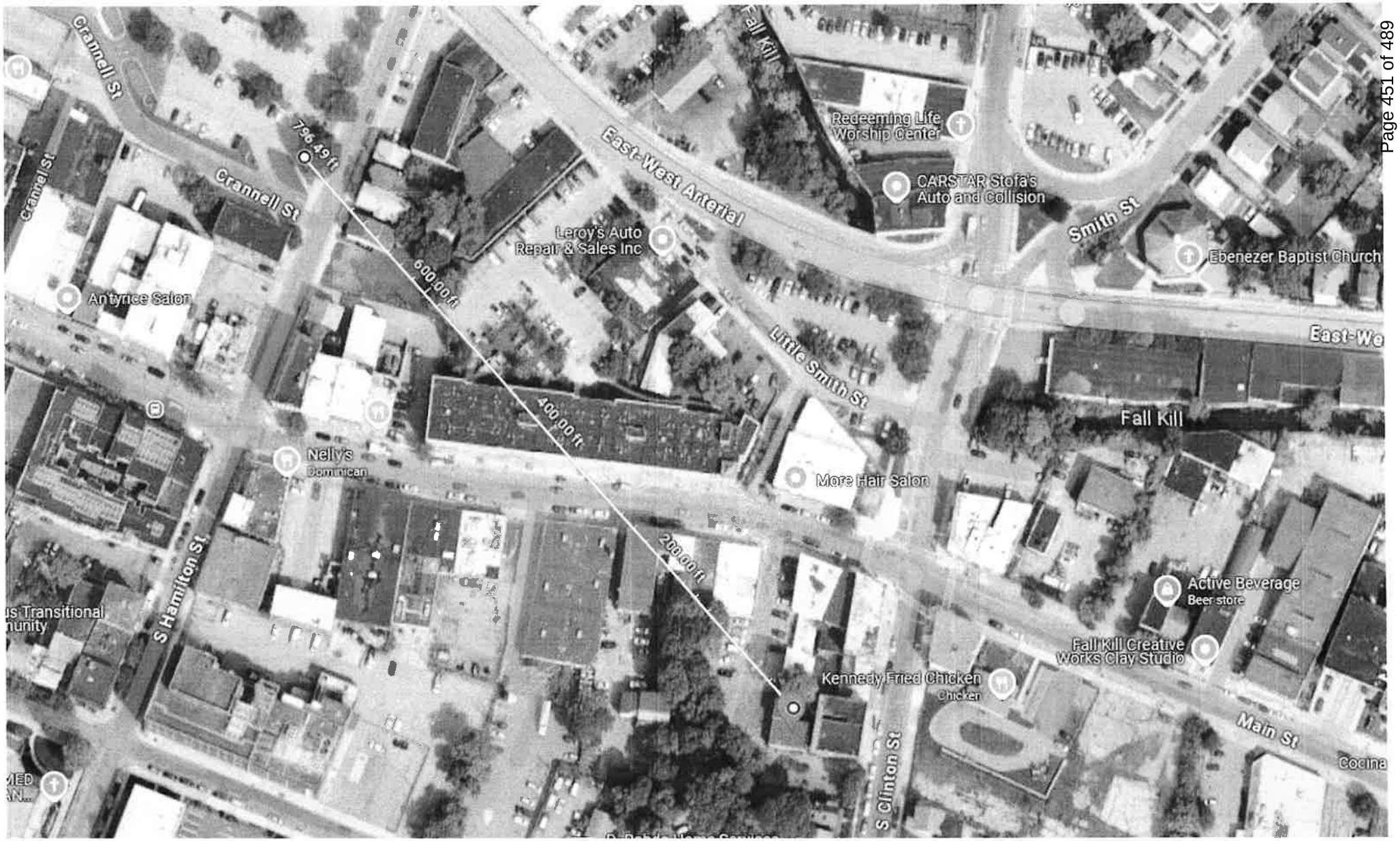
PROJECT ADDRESS: 8 South Clinton St

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

☒ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:
I stand by my original site plan review as unacceptable. I see that the parking department approved the parking spaces at Little Smith and Crannell Street for this prokect. However, it is just shy of 800 feet "as the crow flies" from the proposed project to parking at Crannell Street(see attached). The parking situation around Clinton Square is already congested, with private business lots complaining their parking lots are being used by local residents due to the lack of parking in the area. Adding 16 units in this corridor will add to this parking issue.

JB ~~APPROVED~~ **BY Captain John Zeltmann:**	**DATE:** 05/21/225


Crannell St
796.49 ft
Crannell St
Crannel St
East-West Arterial
Fall Kill
Redeeming Life Worship Center
CARSTAR Stofa's Auto and Collision
Smith St
Ebenezer Baptist Church
Leroy's Auto Repair & Sales Inc
600.00 ft
Antyrice Salon
Little Smith St
East-We
400.00 ft
Fall Kill
Nelly's
Dominican
More Hair Salon
200.00 ft
S Hamilton St
Active Beverage
Beer store
Fall Kill Creative Works Clay Studio
Kennedy Fried Chicken
Chicken
Main St
S Clinton St
Cocina

Judith Knauss

From: Judith Knauss
Sent: Friday, February 14, 2025 12:01 PM
To: Jason Lichwick
Cc: Tyler Maegerle; Lori Garcia; Richard Distel; Joseph O'Brien
Subject: "8" South Clinton Street
Attachments: 3346_001.pdf

Dear Mr. Lichwick:

The Development Department is in receipt of your revised application and plans for the construction of a three story multiple dwelling containing 16 dwelling units on the vacant parcel on South Clinton Street, Parcel #6161-22-239997, also known as 8 South Clinton Street.

Please be advised that these materials have been reviewed for compliance with the provisions of the Zoning Ordinance, and the following deficiencies were noted to exist:

1) Section 19-3.4(2)(d) requires that 677 square feet of lot area be provided for "outdoor activity space" (10% of the total lot area). On the bulk table, 730 square feet is claimed, but nowhere on the plans it is identified. In the cover letter accompanying the plan, it appears that the balconies are being counted towards this requirement;
2) Section 19-3.4(2)(g) requires that off-street parking be setback a minimum of 20 feet from any side yard lot line: the parking is set back 0-3 feet from the south side property line and less than 1 foot from the north side property line;
3) Section 19-3.4(2)(h) requires that off-street parking be setback a minimum of 20 feet from any rear yard lot line: the parking area appears to be less than 1 foot from the west rear lot line;
4) Section 19-3.4(3)(c) requires a side yard building setback of 15 feet when abutting a residential lot line: the building has no set-back on the south property line where it abuts a residential property;
5) Section 19-6.2(10)(a) requires that a minimum of two bicycle parking spaces be provided: no bicycle parking is identified;
6) Section 19-6.2(12)(b) requires that a minimum of 14 off-street parking spaces be provided: only seven spaces are provided on site (a waiver for six spaces is being requested of the Planning Board: this needs to be revised to seven). Please note that it is possible, pursuant to the provisions of Section 19-6.2(8) to secure a waiver by paying a fee in lieu of parking, at the rate of $1000 per space, or, in this instance, $7000;
7) Section 19-6.2(1)(f) requires that each parking space be a minimum of 9' wide by 20' long: the parking spaces scale out at 17 feet in length;
8) Section 19-6.2(4)(a) requires that where a parking area for more than three vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall as approved by the Planning Board: it is not clear what is proposed along the south property line where the project abuts two residential properties; and,
9) Section 19-6.2(4)(b) requires that where a parking area for more than three vehicles faces a street or property line, a planting area a minimum of three feet wide and three feet high planted three feet on center be provided between the parking area and the property line: no planting strip is proposed on the south property line.

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

1) Revise the plan to reflect compliance; or,

2) Make application to the Zoning Board of Appeals requesting that variances be granted.

Please be advised that should you request variances, the fee from your previously submitted application may be transferred to the new application.

Further, notes relative to "Required Space in Dwelling Units" and "Max Travel Distance" do not appear relevant to the Zoning Ordinance, but, rather, to the New York State Uniform Fire Prevention and Building Code. While these issues are critical to review by the Building Department, Fire Department and Engineering Department, they are not germane to Planning Board review, and as they are presented with no identifying code and/or section numbers on the Bulk Table, issues may be unnecessarily conflated.

Additionally, attached please find a site plan check sheet identifying items that need to be addressed.

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

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

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

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Deputy Fire Chief Vincent Parise

DATE: May 28, 2025

ADDRESS: 8 South Clinton St

_____ The site plan is acceptable and will be signed.

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

1. Acknowledgment on plans for an NFPA 13R system to be installed throughout building.
2. FDC location to be approved by fire Department.
3. Installation of KNOX box noted on plan. (location to be approved by Fire Department)

Vincent Parise ___ 05/28/2025__
Vincent Parise, Deputy Fire Chief Date

RECEIVED
MAY 27 2025
By
Revised

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 148 FRANKLIN STREET, POUGHKEEPSIE, NY 12601

II. **PROPERTY OWNER:** S1 PROPERTIES LLC
ADDRESS: 51 NOBLE HILL DRIVE
POUGHQUAG
NY 12570 (state and zip code)
PHONE NUMBER: 914-760-6564 (include area code)

III. **NAME OF APPLICANT:** SAME
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: JOESALA99@GMAIL.COM

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

IV. **CONSULTANT:** DAY STOKOSA ENGINEERING, BRIAN STOKOSA
ADDRESS: 3 VAN WYCK LANE
WAPPINGERS FALLS,
NY 12590 (state and zip code)
PHONE NUMBER: 845-223-3202 (include area code)
EMAIL ADDRESS: BSTOKOSA@DAYSTOKOSAENG.COM

OFFICE USE ONLY
CODE: PLSF
ID # S32025-015
FEE: $1,345
Total, from:
$500, plus
$ 600
($150 per 1000 square feet of floor area), plus
$ 245
($35 per number of required parking spaces), plus
$ _____
($500 for special permit, if applicable)

PAID

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
CONVERSION OF AN EXITING SINGLE FAMILY RESIDENCE TO A 3-FAMILY RESIDENCE

VI. **ZONING DISTRICT:** RNC RESIDENTIAL NEIGHBORHOOD

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: X (yes) _____(no)

Cost of Construction: $ $250,000

LOT AND BULK INFORMATION:

Lot area: 0.11 (acres) 5,000 (square feet)

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

1,469 S.F. (existing square feet for change of use/expansion)

-153 S.F. (additional proposed square feet for expansion)

1,316 S.F. (total building footprint, square feet)

Lot Coverage: 26% (percentage, building coverage only)

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

3,872 S.F. (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

3,872 S.F. (total gross floor area, square feet)

Building Height: 2.5 (stories) 33'-10" (feet)

Floor Area Ratio: 0.77 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

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

B) Number of Off-Street Parking Spaces provided: 4

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

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

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

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

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

_____ (Yes) X (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: N/A

Total number of units: 3

C) Is funding public?____Yes X ____No
If yes, describe funding source: _____

X. N/A 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

N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

N/A

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

N/A

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

N/A

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

N/A

XVII. APPLICANT CERTIFICATION

I, JOSEPH SALA, 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.

Joseph Sala — Signature of Applicant

5/22/25 — Date

DAY STOKOSA
ENGINEERING P.C.

May 27, 2025

City of Poughkeepsie Building, Planning and Zoning Department
Lori Garcia
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: 148 Franklin Street
Site Plan
Parcel ID: 6161-2-110801

Below are our responses to the review comments received in an email from Judith Knauss dated March 12, 2025.

- The application form and the plans all reference the R-4 Zoning District, which is no longer in effect. A new Zoning Ordinance was adopted as of November 22, 2024, and the property is now located in an area zoned RN-C. This may affect other information including on the application form, including lot area coverage;
  Response: The application form and plans have been revised to show the correct Zoning district, RNC.

- The application indicates that a waiver of the parking requirement is being requested from the Planning Board "to utilize street parking." The Planning Board may only grant a waiver based on proximity to a municipal parking facility, or an approved private parking area. Therefore, it would appear that a variance will be required.
  Response: The application has been revised to propose a 3-family dwelling therefore a parking space variance is not required.

Additionally, we did review the plans submitted for compliance with the provisions of the RN-C District, and other relevant sections of the Zoning Ordinance, and the following deficiencies were noted to exist:

1) Section 19-2.3(2)(a) requires that 6000 square feet of lot area be provided for a four-family dwelling: the lot is only 5000 square feet;
   Response: The application has been revised to propose a 3-family dwelling therefore a lot area variance is not required.

2) Section 19-2.3(2)(c) allows a maximum lot coverage of 70%, which includes all impervious surfaces: the proposed lot coverage is 82.5%;
   Response: The applicant is currently in front of the Zoning Board of Appeals seeking a variance for the maximum lot coverage. We are anticipating approval at the June 10, 2025, ZBA meeting.

3) Section 19-2.3(4)(f) requires a minimum side yard set-back of 10 feet for parking areas: the parking area abuts the property at the west and appears to be 5 feet from the east property line;
Response: The applicant is currently in front of the Zoning Board of Appeals seeking side-yard setbacks variances for the parking area. We are anticipating approval at the June 10, 2025, ZBA meeting.

4) Section 19-2.3(2)(g) requires a minimum rear yard set-back of 5 feet for parking areas: the parking area is essentially on the rear (south) property line;
Response: The applicant is currently seeking a variance for the rear-yard setback for the parking area. We are anticipating approval at the June 10, 2025, ZBA meeting.

5) Section 19-2.3(4)(a) allows a maximum height of 2.5 stories: a third story is proposed;
Response: The application has been revised to propose a 2 story, 3-family dwelling therefore a height variance is not required.

6) Section 19-2.3(4)(c) requires that building entrances have a porch or portico: the plans submitted indicate that an existing porch extending the width of the building is to be removed and replaced with an uncovered deck;
Response: The uncovered deck has been revised to a covered front porch.

7) Section 19-2.3(4)(d) requires a sidewalk from the entrance to the public sidewalk: no sidewalk appears proposed;
Response: A sidewalk from the front entrance to the public sidewalk is proposed.

8) Section 19-6.2(4)(a) requires that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board: no screening appears to be provided along the west, or south property line;
Response: A 6’ PVC privacy fence has been added to the top of the retaining wall on the west and south property lines.

9) Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. It is not clear that this requirement is satisfied on the east property line;
Response: A 5’ wide planting area with (4) 4’-5’ Thuja Occidentalis is proposed on the east side of the proposed parking area.

10) Section 19-6(2)(11) requires that 5 off-street parking spaces be provided: only 4 spaces are provided. Please note that a waiver from the Planning Board based on street parking is not an option.
Response: The application has been revised to propose a 3-family dwelling therefore a parking space variance is not required.

11) Section 19-6.2(10) requires that a minimum of 2 bicycle parking spaces be provided: no bicycle parking is indicated.

Response: 2 bicycle parking spaces have been provided.

On behalf of the applicant, we respectfully request the attached documents be reviewed for completeness and placed on the June 24, 2025, Planning Board agenda.

If you have any questions, please do not hesitate to call this office.

Very truly yours,

Brian J. Stokosa, P.E.

Cc: file

LOCATION MAP

SCALE: 1" = 200'

PARCEL INFORMATION

OWNER:	S1 PROPERTIES LLC POUGHQUAG, NY 12570 51 NOBLE HILL DR
TAX MAP PARCEL Nos.	131300-6161-29-110801-0000
PARCEL ADDRESS:	148 FRANKLIN ST POUGHKEEPSIE, NY 12601

SITE SPECIFIC NOTES:

1. THE APPLICANT WISHES CONVERT THE EXISTING SINGLE FAMILY DWELLING INTO A MULTI-FAMILY DWELLING.
2. THE BUILDING WILL BE PROVIDED SPRINKLERS.
3. INCREASES IN IMPERVIOUS WILL BE MITIGATED VIA AN ONSITE DRAINAGE SYSTEM. RAINFALL DATA TAKEN FROM CORNELL EXTREME WEATHER DATA CENTER. SOIL BOUNDARY AND SOILS DESCRIPTION AS TAKEN FROM WEB SOILS SURVEY.
4. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW; IS ILLEGAL.
5. BOUNDARY AND TOPO INFORMATION AS TAKEN FROM SURVEY PREPARED BY ROBERT V OSWALD, LS DATED MARCH 2025.
6. 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 HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA." IN ADDITION TO THE NOTE, THE LOCATION OF THE FENCING MUST BE SHOWN ON THE SITE OR LANDSCAPE PLAN. WHERE PROXIMITY TO A BUILDING, DRIVEWAY, PARKING AREA, OR CONSTRUCTION ROADWAY PREVENTS INSTALLATION OF FENCING AT THE DRIP LINE, MODIFICATION OF THE FENCE POSITION SHALL BE SHOWN ON THE PLAN AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING BOARD. FIELD MODIFICATION OF THE FENCE POSITION MAY BE GRANTED BY THE BUILDING INSPECTOR/ZONING ADMINISTRATOR OR DEPUTY BUILDING INSPECTOR.
7. THE BUILDING SHALL BE PROVIDED SPRINKLERS AS REQUIRED PER THE SUBMITTED PLANS.
8. NO OUTDOOR SIGNS ARE PROPOSED.
9. NO AREAS SUBJECT TO FLOODING OR STORM WATER OVERFLOWS.
10. NO EXISTING WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF EIGHT (8) INCHES OR MORE, MEASURED THREE (3) FEET ABOVE THE BASE OF THE TRUNK, AND ANY OTHER SIGNIFICANT EXISTING NATURAL FEATURES AREA LOCATED ON SITE.
11. NO PORTION OF THE SITE HAS AN INDICATION OR DIRECTION OF SCENIC VIEWS.
12. LANDSCAPING:
    MAINTENANCE: ALL FENCES, TREES, PLANTINGS, SHRUBBERY OR OTHER SCREENING REQUIRED BY DIRECTION OF THE CITY COUNCIL, THE ZONING BOARD OF APPEALS, THE PLANNING BOARD OR BY THIS ZONING CHAPTER SHALL BE MAINTAINED AT ALL TIMES AT LEAST TO THE SAME QUALITY REQUIRED OF SAID ITEMS AT THE TIME THEY WERE INITIALLY INSTALLED.

    PENALTIES. IF, AFTER 30 DAYS' NOTICE, SUCH FENCES, TREES, PLANTINGS, SHRUBBERY OR OTHER SCREENING ARE NOT ERECTED, REPLACED, REPAIRED OR MAINTAINED BY OR ON BEHALF OF SUCH OWNER, THE CITY COUNCIL MAY AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO PERFORM THE NECESSARY WORK AND PROVIDE FOR THE ASSESSMENT OF ALL COSTS AND EXPENSES SO INCURRED BY THE CITY, IN CONNECTION WITH ANY ACTION TAKEN AS ABOVE, AGAINST THE LAND ON WHICH SUCH SCREENS AND FACILITIES ARE LOCATED. THE COSTS AND EXPENSES SO INCURRED SHALL BE CERTIFIED TO THE TAX ASSESSOR AND SHALL BECOME A MUNICIPAL LIEN AGAINST THE PROPERTY.
14. ELEVATIONS OF THE BUILDING IN PRE/POST DEVELOPMENT CONDITIONS HAVE BEEN PROVIDED.
13. THE SITE PLAN ZONING ANALYSIS HAS BEEN PREPARED BASED UPON CORRESPONDENCE THE APPLICANT HAS RECEIVED FROM THE BUILDING DEPARTMENT DATED MAY 21, 2024.
14. NO EASEMENTS, RIGHTS-OF-WAY, OR DEED RESTRICTIONS ARE EXISTING OR PROPOSED.

RNC Zoning District

Bulk Regulations:	Required	Proposed	Variance Req. ***
Lot Area (square feet)	5,000[a]	5,000	
Lot Width (feet)	25	50	
Min. Primary Street (feet)	Avg. or 20[b]	1.7'	
Minimum Side Yard (feet)	5'	0"	
Minimum Rear Yard (feet)	15'	38.1'	
Maximum Lot Coverage	70%	82.5%**	12.5%
Maximum height	2.5 stories or 35'	2.5 sty, 33'-10"	
Density units per lot max.	4	3	

[a] Minimum required lot area for 3 units = 5,000 S.F.

[b] Within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total)

Parking Location & Access:	Required	Proposed	
Primary street yard (min.)	6.7'[c]	61.9'	
Secondary street yard setback (min.)	10'	N/A	
Side yard setback (min)	10'[d]	1' W & 5' E**	9' W /5' E
Rear Yard setback (min)	5'	2.1***	2.9'
Driveway width (min/max)	15'	9.7***	5.3'

[c] The primary street yard shall be 5 feet greater than the primary structure setback.

[d] For lots with a width less than 50 feet, side yard setbacks shall not be required.

* Pre-existing, non-conforming ** Variance Required,
*** Variance anticipated being granted at the next zba meeting

Off-street Parking Calculations

19-6.2(11) Off-street parking loading
- 1.25 spaces per dwelling unit = 1.25 x 3 units = 3.75 spaces

Total parking spaces req. = 4 spaces, 4 Provided

LANDSCAPING

19-6.5 (3,5,6) - landscaping requirements along the property line.

A solid PVC fence has been provided along the west and southern wall.

ADJOINING PROPERTY OWNERS

138 FRANKLIN STREET LLC
20 BALLYMEADE RD
HOPEWELL JUNCTION, NY 12533
FOR PROPERTY: 131300006161002909880100000

144 FRANKLIN LLC
20 MAPLE ST
IRVINGTON, NY 10533
FOR PROPERTY: 131300006161002910480100000

GEMMATI PROPERTIES LLC
6 BRAY FARM LN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 131300006161002912080000000

WILLIAM HAIGHT, JR
150 FRANKLIN ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911480000000

JJV FRANKLIN PROPERTIES LLC
187 N HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911281900000

NATHAN KAHANA, TRUSTEE
28 RITA AVE
MONSEY, NY 10952
FOR PROPERTY: 131300006161002912080400000

GILDA NAVARRETE
99 S HAMILTON ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006161002911979700000

POK PORTFOLIO LLC
29 LITTLE NASSAU ST
STE 125
BROOKLYN, NY 11205
FOR PROPERTY: 131300006161002911078900000

S1 PROPERTIES LLC
51 NOBLE HILL DR
POUGHQUAG, NY 12570
FOR PROPERTY: 131300006161002911080100000

LANDSCAPE NOTES:

NO TRESS OR SHRUBS SHALL BE PLANTED ON EXISTING FOR PROPOSED UTILITY LINES

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

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 AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

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.

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. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS AR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AND ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

SEED:

EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

TALL FESCUE @ 100 LBS PER ACRE
KOBE LESPEDEZA @ 10 LBS PER ACRE
BAHIAGRASS @ 25 LBS PER ACRE
RYE GRAIN @ 40 LBS PER ACRE

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION.
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

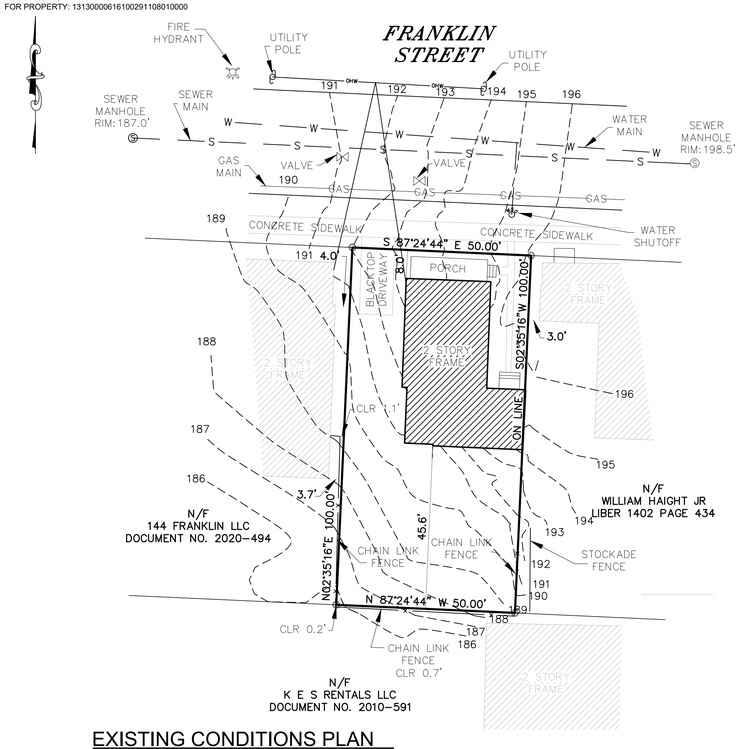
MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

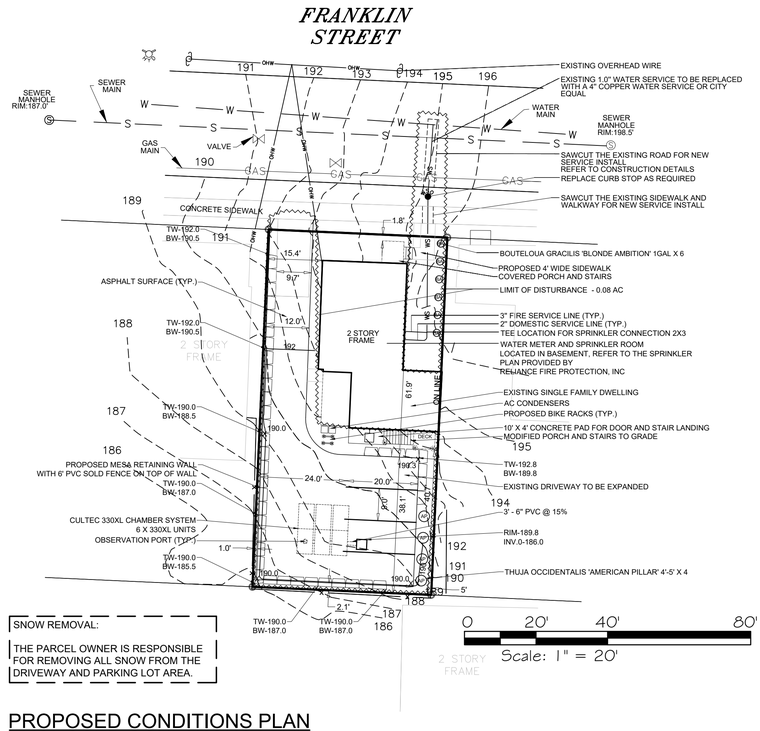
LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE TOWN IN ACCORDANCE WITH 155-47 OF THE TOWN CODE.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



PROPOSED CONDITIONS PLAN

SCALE: 1" = 20'

SNOW REMOVAL:

THE PARCEL OWNER IS RESPONSIBLE FOR REMOVING ALL SNOW FROM THE DRIVEWAY AND PARKING LOT AREA.

GENERAL LEGEND

HOUSE F.F.- 835.5	EXISTING DWELLING
325	REGRADED CONTOUR
	LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE

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Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

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

FILE NO:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 20____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

APPLICANT CONSENT

THE UNDERSIGNED APPLICANT OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

APPLICANT DATE

APPLICANT

S1 PROPERTIES LLC
51 NOBLE HILL DR
POUGHQUAG, NY 12570

	Brian J. Stokosa, PE
MAY 27, 2025	
MARCH 25, 2025	
FEBRUARY 25, 2025	
Revisions	
Project No. 2024:317	License No. 083970

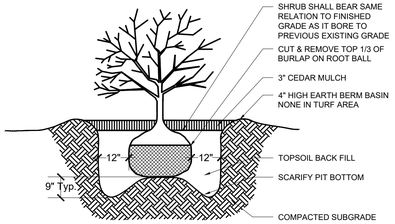
STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

DAY|STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
148 FRANKLIN ST
City of Poughkeepsie — Dutchess County, New York

DRAWING
SITE PLAN

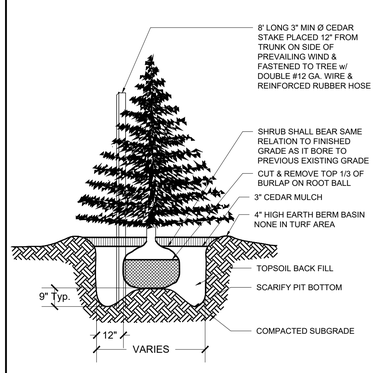
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	1 of 4
5-10-24	BJS	



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

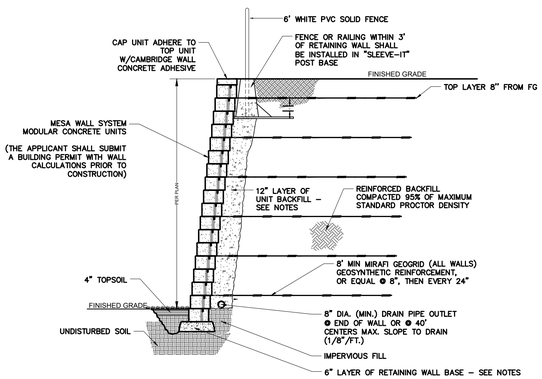
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



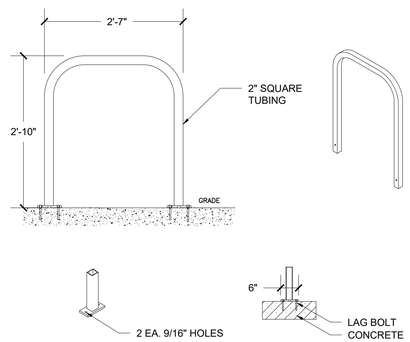
EVERGREEN TREE PLANTING DETAIL

SCALE: NOT TO SCALE



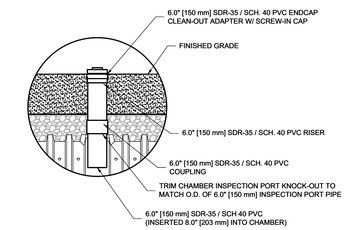
MESA RETAINING WALL WITH FENCE DETAIL

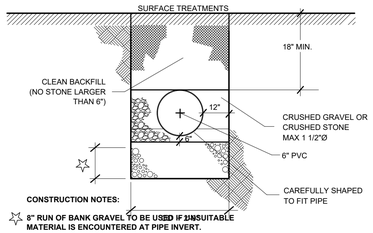
N.T.S.



BIKE RACK DETAIL

N.T.S.



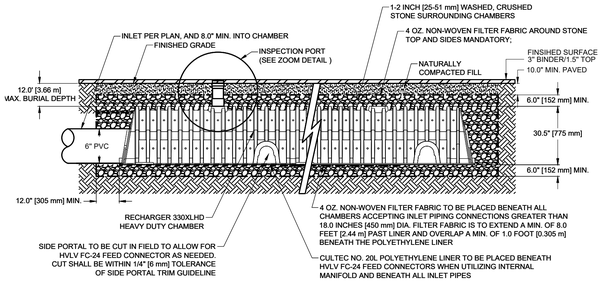


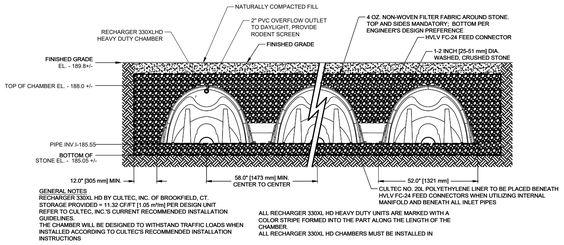
CONSTRUCTION NOTES:

☆ **8" RUN OF BANK GRAVEL TO BE USED IF UNSUITABLE MATERIAL IS ENCOUNTERED AT PIPE INVERT.**

1. FILL OR BACKFILL MATERIAL AT STRUCTURES, CULVERTS AND PIPES SHALL BE DEPOSITED IN HORIZONTAL LIFTS NOT TO EXCEED 6" IN THICKNESS PRIOR TO COMPACTION. COMPACTION SHALL BE PERFORMED AT 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

2. WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE DEPOSITED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES.



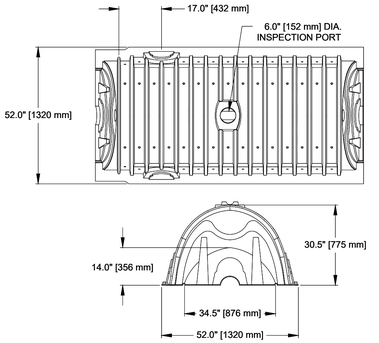


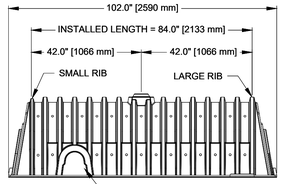
GENERAL NOTES:
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN

TYPICAL INFILTRATOR DETAILS

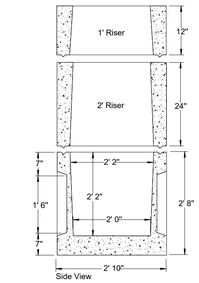
SCALE: NTS

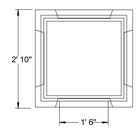




CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

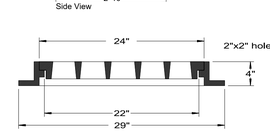
REFER TO THE MANUFACTURE WEBSITE FOR ADDITIONAL INFORMATION REGARDING INSTALLATION PROCEDURE AND MAINTENANCE REQUIREMENTS.



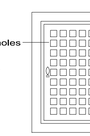


Woodard's Concrete Products, Inc.
CATCH BASIN CB - 2 X 2

SPECIFICATIONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar / ASTM A615
Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant
Weights: Base = 1,300 lbs, Riser = 500 lbs/vf
Load Rating: H20 / ASTM C857



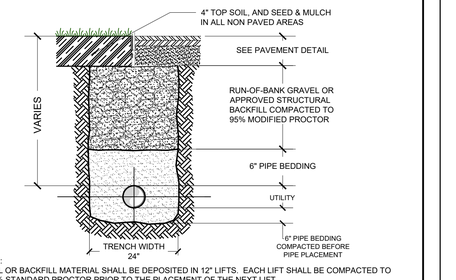
SPECIFICATIONS
Material: ASTM A48 Class 30B Load Rating: Heavy Duty, H20 Weight = 300 lbs Drainage Area = 324 square inches Campbell #2915 equivalent Reversible Frame



Woodard's Concrete Products, Inc.
CAST IRON FRAME & GRATE MODEL GRATE-24X24X4

TYPICAL YARD DRAIN DETAILS

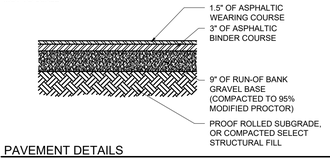
MOT TO SCALE



NOTES:
1. FILL OR BACKFILL MATERIAL SHALL BE DEPOSITED IN 12" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% STANDARD PROCTOR PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
2. BACKFILLING AROUND PIPES SHALL BE DONE UNIFORMLY ON EACH SIDE OF THE PIPE.BACKFILL MATERIAL SHALL BE 1-1/2" MINUS GRADATION.
3. ALL SITE UTILITIES ARE TO BE INSTALLED BY A QUALIFIED CONTRACTOR
4. IN THE EVENT THAT THE CONDUIT IS BEING INSTALLED IN WET CONDITIONS, THE CONTRACTOR SHALL LINE THE TRENCH WITH FILTER FABRIC & BED THE PIPE IN 3/4" CRUSHED STONE INSIDE THE FILTER FABRIC.
5. BACKFILL MATERIAL SHALL BE FREE FROM ORGANICS, BOULDERS, FROZEN SOILS OR OTHER DELETERIOUS MATERIAL.

TYPICAL UTILITY TRENCH

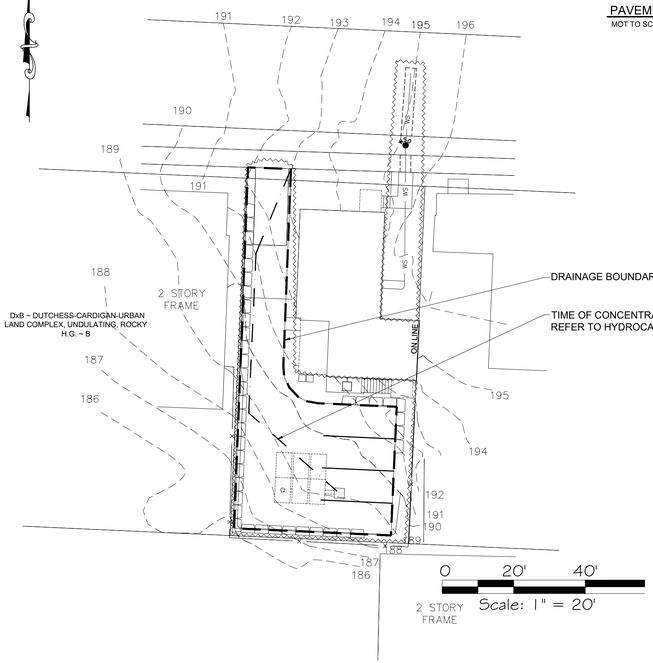
MOT TO SCALE



PAVEMENT DETAILS

MOT TO SCALE

FRANKLIN STREET



DRAINAGE BOUNDARY MAP

SCALE: 1" = 20'

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions
MAY 27, 2025
MARCH 25, 2025
FEBRUARY 25, 2025

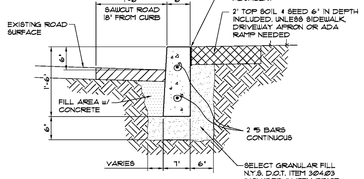
Project No. 2024:317 — License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
148 FRANKLIN ST
City of Poughkeepsie — Dutchess County, New York

DRAWING
DRAINAGE IMPROVEMENT PLAN

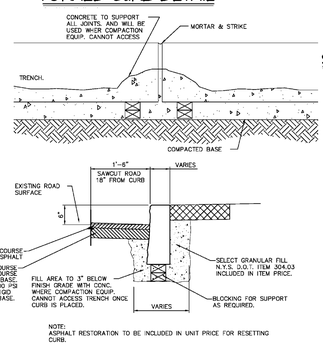
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	2 of 4
DATE	CHECKED BY	
5-10-24	BJS	



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

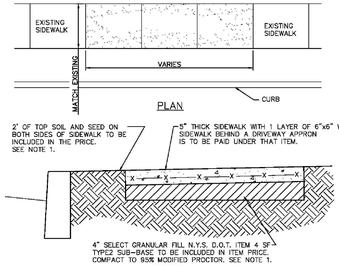
FORMED CURB DETAIL



NOTE:
ASPHALT RESTORATION TO BE INCLUDED IN UNIT PRICE FOR RESETTING CURB.

RESET BLUESTONE/ GRANITE CURB DETAIL

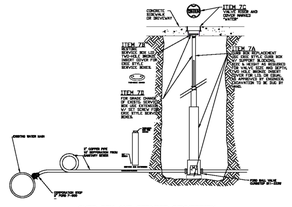
SCALE: NTS

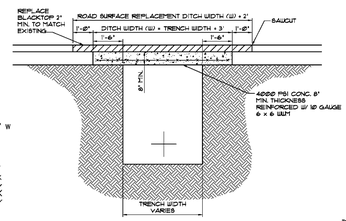


NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE 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

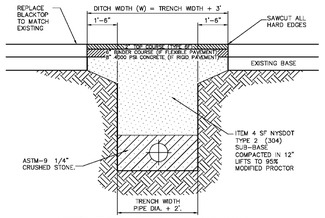




NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

RIGID PAVEMENT AND TRENCH LIMITS DETAIL

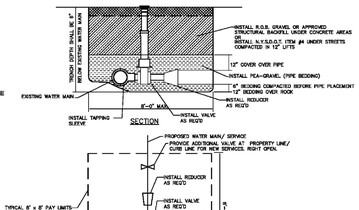


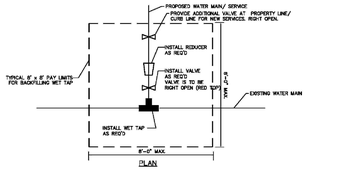
UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

SCALE: 1/4"=1'-0"

NOTES:

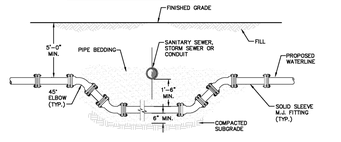
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS.





NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 90% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

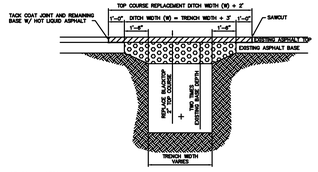


NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE SEWER. AT LEAST ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED ABOVE THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC CONFORMING WITH PUBLIC WORKS DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

WATERLINE OFFSET DETAIL

SCALE: N.T.S.



GENERAL NOTES:

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

REPLACED BASE MATERIAL OVER TRENCH SHALL BE 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.

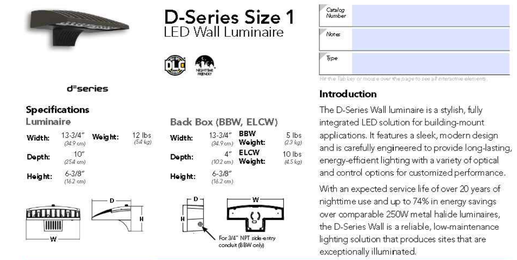
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

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.



D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Fill in the Type box or choose a lower drop page to see a P letter/value statement.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED									
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control Options**		
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT[1]	Shipped included	Shipped installed		
	20C 20 LEDs (two engines)[1]	530 530 mA	40K 4000 K	T2M Type II Medium	120[2]	(blank) Surface mounting bracket	PE Photoelectric cell, button type[3]		
		700 700 mA	50K 5000 K	T3S Type III Short	208[2]		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		
		1000 1000 mA (1A)[1]	AMBPC Amber phosphor converted	T3M Type III Medium	240[2]	BBW Surface-mounted back box (for conduit entry)[4]	PIR 180° motion/ambient light sensor, <15' mtg ht[5,6]		
				T4M Type IV Medium	277[2]		PIR1 80° motion/ambient light sensor, 15-30' mtg ht[5,6]		
				RCCO Forward Throw Medium	347[9]		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,7]		
				TFTM Forward Throw Medium	480[1,9]		PIR1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,7]		
							ELCW Emergency battery backup (includes external component enclosure), CA Title 24 JA8 compliant[10]		

Other Options		Finish (Required)			
Shipped installed	Shipped separately[11]	DDBXD Dark bronze	DSSTD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V)[2,9]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DWHSTD Textured sandstone	
DF Double fuse (208, 240 or 480V)[2,9]	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
RS House-side shield[12]	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection[13]					

Accessories	
Ordered and shipped separately.	
DSXW1U	Knuckle adapter (1 per 1 gooseneck)
DSXW1GMTU	Bird-deterrent spikes
DSXW1VGU	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage options.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed as is from. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 5.
8. Cold weather (CW), rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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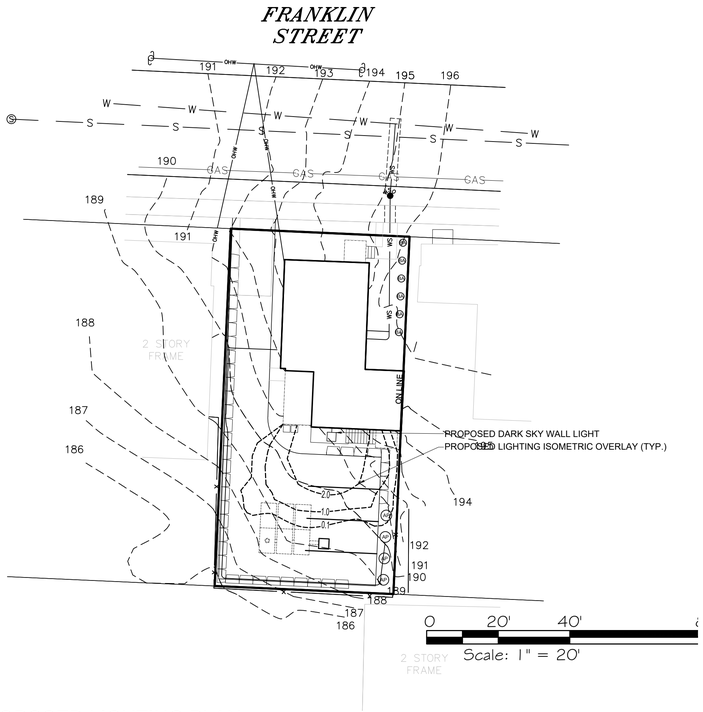
DSXW1 LED
Rev. 1/14/21

PROPOSED WALL MOUNT LIGHT HEAD DETAILS

NOT TO SCALE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	QTY
WALL PACK	⊢□	LED WALLPACK, 3000K, FULL CUTOFF BY LITHONIA LIGHTING	WALL	DSXW1 LED 10C 530 30K T2M MVOLT	1



PROPOSED LIGHTING PLAN

SCALE: 1" = 20'

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

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions
MAY 27, 2025
MARCH 25, 2025
FEBRUARY 25, 2025

Project No. 2024:317 — License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
148 FRANKLIN ST
City of Poughkeepsie — Dutchess County, New York

DRAWING
DRAINAGE IMPROVEMENT PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	3 of 4
DATE	CHECKED BY	
5-10-24	BJS	

1YR STORM

Summary for Subcatchment A:

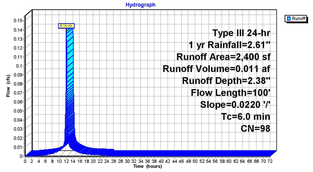
Runoff = 0.14 cfs @ 12.08 hrs, Volume= 0.011 af, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 1 yr Rainfall=2.61"

Area (sf)	CN	Description
2,400	98	Unconnected pavement, HSG D
2,400		100.00% Impervious Area
2,400		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	100	0.0220	1.49		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.50"
1.1	100	Total, Increased to minimum Tc = 6.0 min			

Subcatchment A:



Summary for Pond SMP:

Inflow Area = 0.055 ac,100.00% Impervious, Inflow Depth = 2.38" for 1 yr event
Inflow = 0.14 cfs @ 12.08 hrs, Volume= 0.011 af
Outflow = 0.04 cfs @ 12.36 hrs, Volume= 0.011 af, Atten= 68%, Lag= 17.6 min
Discarded = 0.04 cfs @ 12.36 hrs, Volume= 0.011 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 185.63' @ 12.36 hrs Surf.Area= 0.006 ac Storage= 0.002 af
Flood Elev= 189.80' Surf.Area= 0.006 ac Storage= 0.014 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 7.2 min (768.1 - 760.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	185.05'	0.006 af	**16.00'W x 17.50'L x 3.54'H Field A** 0.023 af Overall - 0.008 af Embedded = 0.015 af x 40.0% Voids
#2A	185.55'	0.008 af	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
		0.014 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	185.05'	**6.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.04 cfs @ 12.36 hrs HW=185.63' (Free Discharge)
↳1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond SMP: - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 3 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

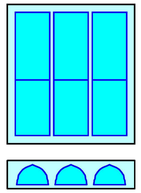
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

6 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 3 Rows = 346.5 cf Chamber Storage

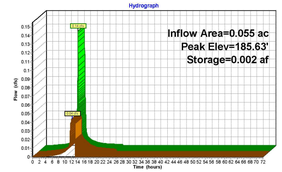
991.7 cf Field - 346.5 cf Chambers = 645.2 cf Stone x 40.0% Voids = 258.1 cf Stone Storage

Chamber Storage + Stone Storage = 604.5 cf = 0.014 af
Overall Storage Efficiency = 61.0%
Overall System Size = 17.50' x 16.00' x 3.54'

6 Chambers
36.7 cy Field
23.9 cy Stone



Pond SMP:



10YR STORM

Summary for Subcatchment A:

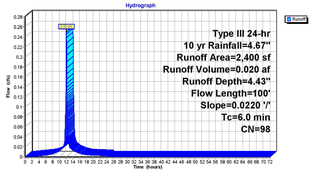
Runoff = 0.25 cfs @ 12.08 hrs, Volume= 0.020 af, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10 yr Rainfall=4.67"

Area (sf)	CN	Description
2,400	98	Unconnected pavement, HSG D
2,400		100.00% Impervious Area
2,400		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	100	0.0220	1.49		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.50"
1.1	100	Total, Increased to minimum Tc = 6.0 min			

Subcatchment A:



Summary for Pond SMP:

Inflow Area = 0.055 ac,100.00% Impervious, Inflow Depth = 4.43" for 10 yr event
Inflow = 0.25 cfs @ 12.08 hrs, Volume= 0.020 af
Outflow = 0.05 cfs @ 12.51 hrs, Volume= 0.020 af, Atten= 80%, Lag= 25.4 min
Discarded = 0.05 cfs @ 12.51 hrs, Volume= 0.020 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 186.27' @ 12.51 hrs Surf.Area= 0.006 ac Storage= 0.005 af
Flood Elev= 189.80' Surf.Area= 0.006 ac Storage= 0.014 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 22.8 min (772.0 - 749.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	185.05'	0.006 af	**16.00'W x 17.50'L x 3.54'H Field A** 0.023 af Overall - 0.008 af Embedded = 0.015 af x 40.0% Voids
#2A	185.55'	0.008 af	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
		0.014 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	185.05'	**6.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.05 cfs @ 12.51 hrs HW=186.27' (Free Discharge)
↳1=Exfiltration (Exfiltration Controls 0.05 cfs)

Pond SMP: - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 3 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

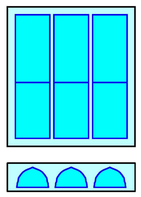
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

6 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 3 Rows = 346.5 cf Chamber Storage

991.7 cf Field - 346.5 cf Chambers = 645.2 cf Stone x 40.0% Voids = 258.1 cf Stone Storage

Chamber Storage + Stone Storage = 604.5 cf = 0.014 af
Overall Storage Efficiency = 61.0%
Overall System Size = 17.50' x 16.00' x 3.54'

6 Chambers
36.7 cy Field
23.9 cy Stone



Pond SMP:

100YR STORM

Summary for Subcatchment A:

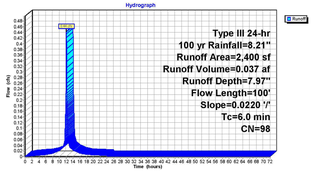
Runoff = 0.44 cfs @ 12.08 hrs, Volume= 0.037 af, Depth= 7.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 yr Rainfall=8.21"

Area (sf)	CN	Description
2,400	98	Unconnected pavement, HSG D
2,400		100.00% Impervious Area
2,400		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	100	0.0220	1.49		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.50"
1.1	100	Total, Increased to minimum Tc = 6.0 min			

Subcatchment A:



Summary for Pond SMP:

Inflow Area = 0.055 ac,100.00% Impervious, Inflow Depth = 7.97" for 100 yr event
Inflow = 0.44 cfs @ 12.08 hrs, Volume= 0.037 af
Outflow = 0.06 cfs @ 12.58 hrs, Volume= 0.037 af, Atten= 86%, Lag= 29.9 min
Discarded = 0.06 cfs @ 12.58 hrs, Volume= 0.037 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 187.62' @ 12.58 hrs Surf.Area= 0.006 ac Storage= 0.011 af
Flood Elev= 189.80' Surf.Area= 0.006 ac Storage= 0.014 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 51.6 min (792.5 - 740.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	185.05'	0.006 af	**16.00'W x 17.50'L x 3.54'H Field A** 0.023 af Overall - 0.008 af Embedded = 0.015 af x 40.0% Voids
#2A	185.55'	0.008 af	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 3 rows
		0.014 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	185.05'	**6.000 in/hr Exfiltration over Wetted area**

Discarded OutFlow Max=0.06 cfs @ 12.58 hrs HW=187.62' (Free Discharge)
↳1=Exfiltration (Exfiltration Controls 0.06 cfs)

Pond SMP: - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 3 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

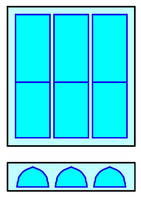
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

6 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 3 Rows = 346.5 cf Chamber Storage

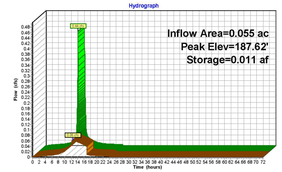
991.7 cf Field - 346.5 cf Chambers = 645.2 cf Stone x 40.0% Voids = 258.1 cf Stone Storage

Chamber Storage + Stone Storage = 604.5 cf = 0.014 af
Overall Storage Efficiency = 61.0%
Overall System Size = 17.50' x 16.00' x 3.54'

6 Chambers
36.7 cy Field
23.9 cy Stone



Pond SMP:



HYDROCAD ANALYSIS
N.T.S.

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Brian J. Stokosa, PE

MAY 27, 2025
MARCH 25, 2025
FEBRUARY 25, 2025
Revisions

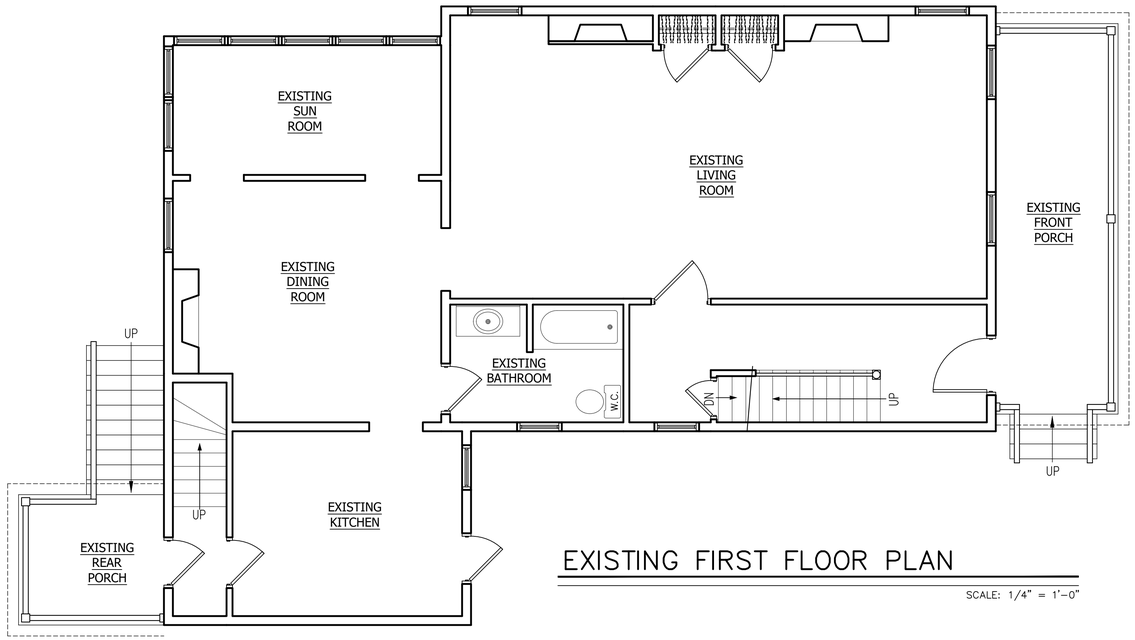
Project No. 2024:317
License No. 083970

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
148 FRANKLIN ST
City of Poughkeepsie Dutchess County, New York

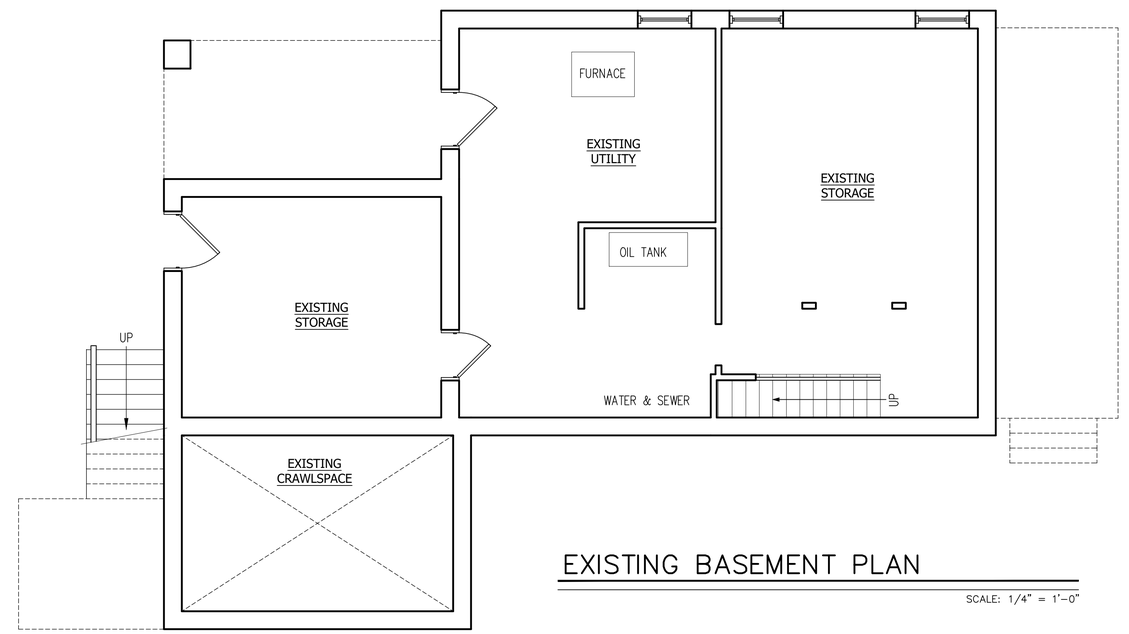
DRAWING
DRAINAGE IMPROVEMENT PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	4 of 4
DATE	CHECKED BY	
5-10-24	BJS	



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions
May 20, 2025
March 25, 2025

Project No. 2024.317

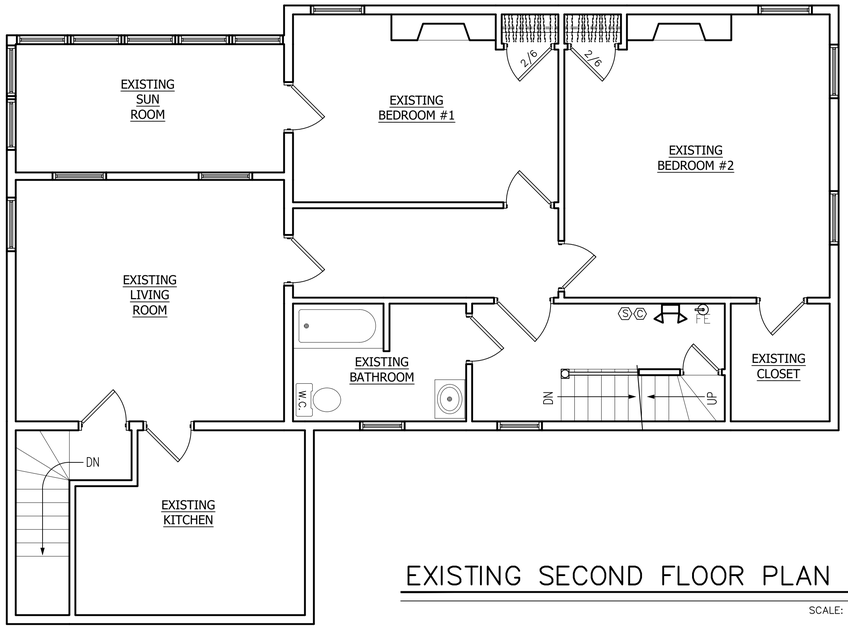
License No. 083970

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

PROJECT
148 Franklin Street
City of Poughkeepsie — Dutchess County, New York

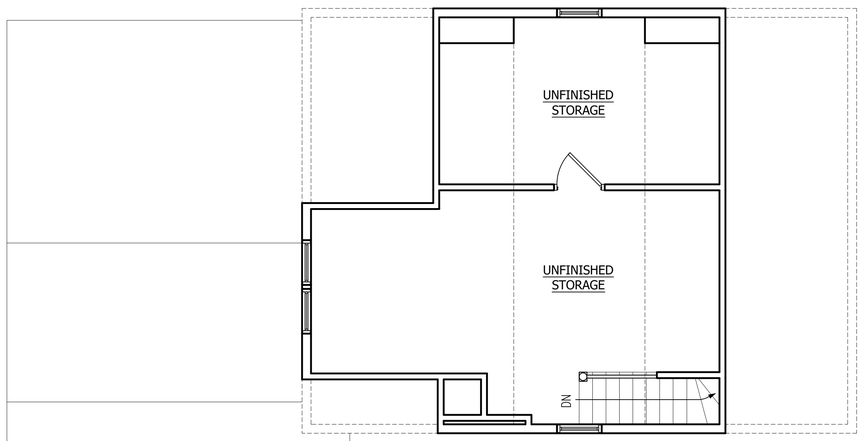
DRAWING
EXISTING FIRST & SECOND FLOOR PLANS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	EX100
DATE	CHECKED BY	
02-24-25	B.J.S.	



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING THIRD FLOOR PLAN

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May 20, 2025

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PROJECT

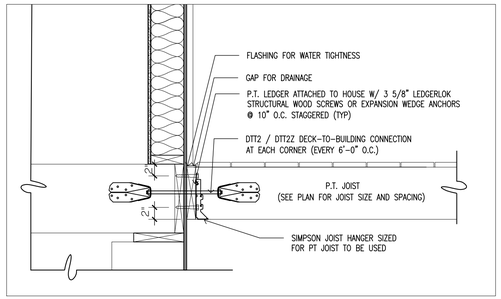
148 Franklin Street

City of Poughkeepsie — Dutchess County, New York

DRAWING

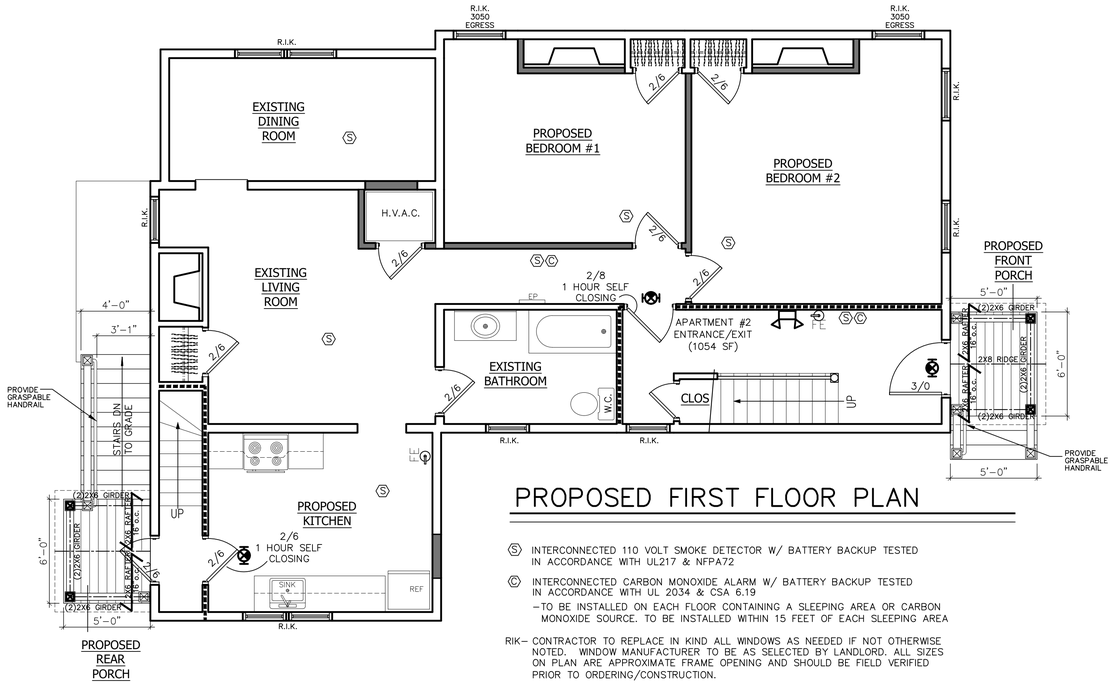
EXISTING FIRST & SECOND FLOOR PLANS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	EX101
DATE	CHECKED BY	
02-24-25	B.J.S.	



D1 / A100 **TYPCIAL HOUSE CONNECTION DETAIL**

SCALE: N.T.S.
ALL WOOD TO CONCRETE OR WOOD TO WOOD CONNECTORS TO BE SIMPSON BRAND OR EQUAL



PROPOSED FIRST FLOOR PLAN

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19
– TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

RIK– CONTRACTOR TO REPLACE IN KIND ALL WINDOWS AS NEEDED IF NOT OTHERWISE NOTED. WINDOW MANUFACTURER TO BE AS SELECTED BY LANDLORD. ALL SIZES ON PLAN ARE APPROXIMATE FRAME OPENING AND SHOULD BE FIELD VERIFIED PRIOR TO ORDERING/CONSTRUCTION.

WALL / FLOOR LEGEND

- EXISTING WALL TO REMAIN
- NEW STUD WALL
- 1 HR FIRE RATED BARRIER: UL305 WOOD STUDS WITH 5/8" TYPE X EACH SIDE FULL HEIGHT OF WALL ALL DOORS IN THIS WALL TO BE RATED WITH CLOSER/HARDWARE

SQUARE FOOTAGE:	
Basement:	958
1st FLOOR:	1,226
2nd FLOOR:	1,226
3rd FLOOR:	459
TOTAL:	3,869

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	QUANTUM LED EXIT LIGHT WITH BATTERY BACKUP
	QUANTUM LED EXIT/UNIT COMBO W/ 2 LAMP HEADS & BATTERY
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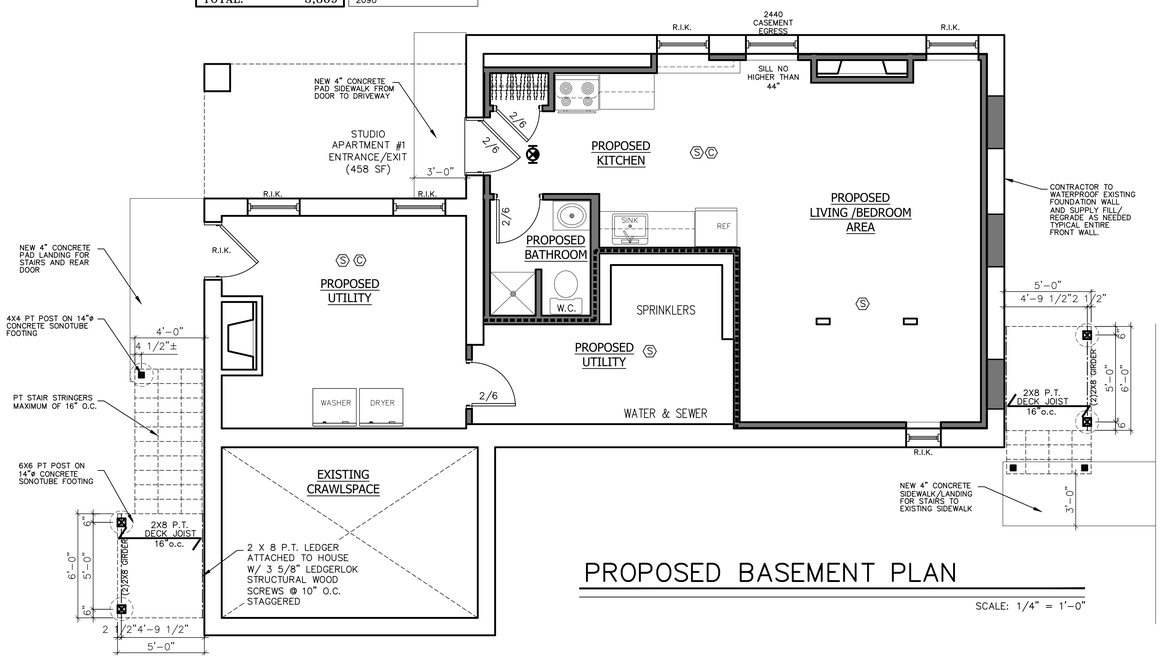
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

D1 / A100 **TYPCIAL PORCH FRAMING DETAIL**

SCALE: N.T.S.
ALL WOOD TO CONCRETE OR WOOD TO WOOD CONNECTORS TO BE SIMPSON BRAND OR EQUAL



PROPOSED BASEMENT PLAN

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Brian J. Stokosa, PE
STATE OF NEW YORK BRIAN J. STOKOSA 083970 LICENSED PROFESSIONAL ENGINEER
May 20, 2025
Revisions: March 25, 2025
Project No.: 2024.317
License No. 083970

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

PROJECT
148 Franklin Street
City of Poughkeepsie — Dutchess County, New York

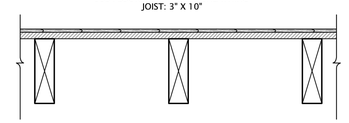
DRAWING
PROPOSED BASEMENT & FIRST FLOOR PLANS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	A100
DATE: 02-24-25	CHECKED BY: B.J.S.	

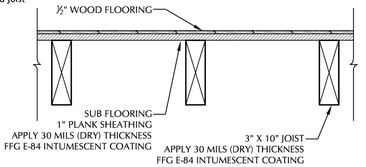
Shield Industries, Inc.

FW1 — 1 HOUR FIRE ASSEMBLY - WOOD FLOOR

TYPICAL FLOOR ASSEMBLY: FLOORING: ½" WOOD FLOORING
SUB FLOORING: 1" PLANK SHEATHING
JOIST: 3" X 10"



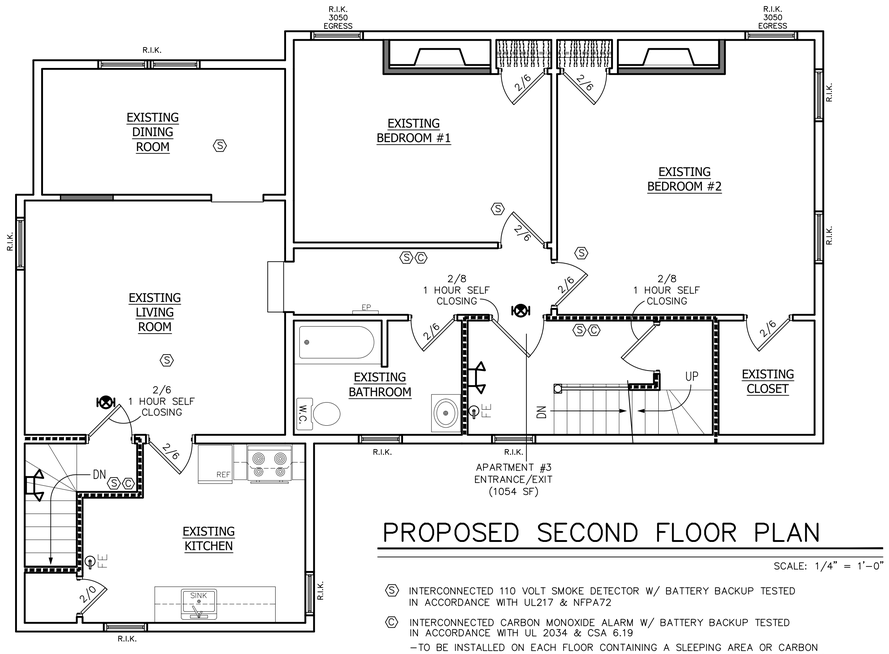
TO ACHIEVE 1 HOUR FIRE RATING:
Apply 30 mil thickness (dry) of Forcefield® Fireguard® E-84 to all exposed flooring, sheathing and joist



SCALE: N.T.S.

FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORITORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 115411
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188

* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Shield Industries, Inc.

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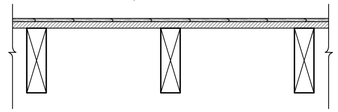

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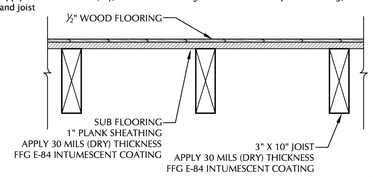

SCALE: N.T.S.

FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORITORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 11541
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188

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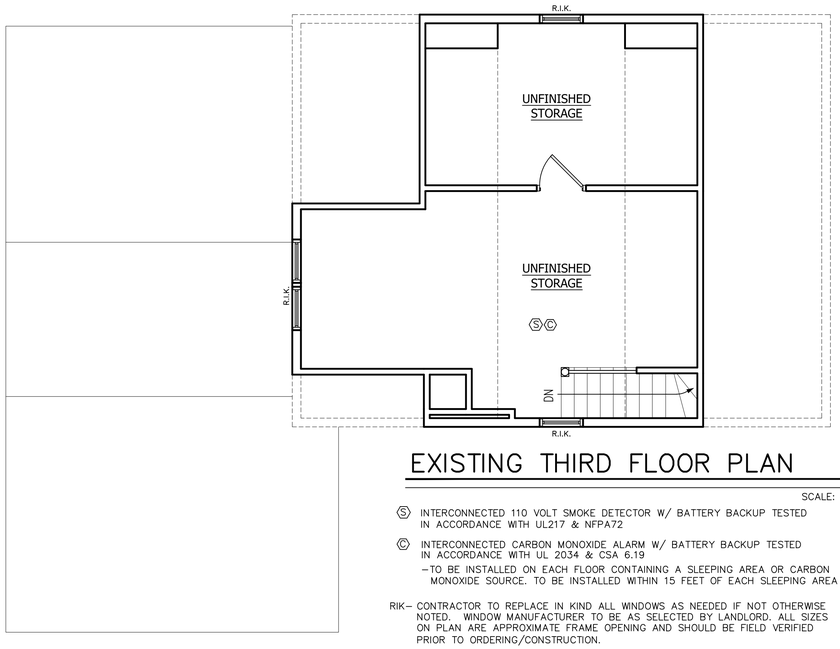

EXISTING THIRD FLOOR PLAN

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WALL / FLOOR LEGEND

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- NEW STUD WALL
- 1 HR FIRE RATED BARRIER: UL305 WOOD STUDS WITH 5/8" TYPE X EACH SIDE FULL HEIGHT OF WALL ALL DOORS IN THIS WALL TO BE RATED WITH CLOSER/HARDWARE

SQUARE FOOTAGE:	
Basement:	958
1st FLOOR:	1,226
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3rd FLOOR:	459
TOTAL:	3,869

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Brian J. Stokosa, PE
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May 20, 2025
Revisions March 25, 2025
Project No. 2024:317
License No. 083970

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

PROJECT
148 Franklin Street
City of Poughkeepsie Dutchess County, New York

DRAWING
PROPOSED SECOND & THIRD FLOOR PLANS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	A101
DATE	CHECKED BY	
02-24-25	B.J.S.	

FRONT ELEVATION (NORTH FACING)

SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION (WEST FACING)

SCALE: 1/4" = 1'-0"

MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
Vinyl Siding: Royal- Sterling
Windows: Exterior cladding in White
Trim: White Vinyl
Entry Doors: Fiberglass & Glass

REAR ELEVATION (SOUTH FACING)

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

LEFT SIDE ELEVATION (EAST FACING)

SCALE: 1/4" = 1'-0"

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May 20, 2025
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PROJECT

148 Franklin Street

City of Poughkeepsie Dutchess County, New York

DRAWING

PROPOSED ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	A102
DATE	CHECKED BY	
02-24-25	B.J.S.	

CODE CONFORMANCE

AREA OF BUILDING	3,869 SQ. FT. (GROSS) 3 STORY
OCCUPANCY	RESIDENTIAL GROUP "R-2" (310.3)
CONSTRUCTION TYPE	TYPE VB CONSTRUCTION (602.5)
FIRE RESISTANCE RATING	0 HR. (TABLE 601)
HEIGHT AND BUILDING AREAS	3 STORY MAX. (TABLE 504.4) 21,000 SQ. FT. MAX. (TABLE 506.2)
AUTOMATIC SPRINKLER SYSTEM	NEW SPRINKLER SYSTEM TO BE DESIGNED BY CONTRACTOR'S SPRINKLER VENDOR

COMMERCIAL GRADE FIRE ALARM/DETECTION SYSTEM TO BE INSTALLED AS REQUIRED

GROSS AREA BASEMENT FLOOR 958 SF/200 SQ. FT./OCCUPANT = 5 OCCUPANTS MAX.
GROSS AREA FIRST FLOOR 1226 SF/200 SQ. FT./OCCUPANT = 6 OCCUPANTS MAX.
GROSS AREA SECOND FLOOR 1226 SF/200 SQ.FT./OCCUPANT = 6 OCCUPANTS MAX.
GROSS AREA THIRD FLOOR 459 SF/200 SQ.FT./OCCUPANT = 2 OCCUPANTS MAX.
(TABLE 1004.1.2)

NUMBER OF EXITS REQUIRED FIRST FLOOR: (1) EXIT REQUIRED, (2) EXITS PROVIDED
NUMBER OF EXITS REQUIRED SECOND FLOOR: (1) EXIT REQUIRED, (2) EXITS PROVIDED
NUMBER OF EXITS REQUIRED THIRD FLOOR: (1) EXIT REQUIRED, (1) EXIT PROVIDED
EXITS SIGNS ARE TO BE PROVIDED FOR BUILDING AS INDICATED

ALL CEILING AND WALL FINISHES ARE TO BE CLASS C FLAME SPREAD 76-200 SMOKE-DEVELOPED 0-450 (TABLE 803.11)

DRAFT STOPPING IN ATTIC NOT REQUIRED 1,100 < 3,000 SQ. FT. (1718.4.3).

ENERGY CODE / HVAC NOTES

2018 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING TYPE: 2-STORY MULTI-FAMILY DWELLING
CLIMATE ZONE: 5A

HEATING EQUIPMENT TYPE: BOILER SHALL BE FULLY DESIGNED BY THE H.V.A.C. CONTRACTOR

I, BRIAN J. STOKOSA CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

COMPONENT	PROVIDED
CEILING	R-44
WOOD FRAMED WALL	R-21
FLOOR FRAMING	R-30
U-FACTOR	U-.30

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF VERTICLE AND HORIZONTAL DRAFT OPENINGS AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE TOP STORY AND ROOF SPACE.

FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
- IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCEDING 10'
- AT INERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.

FIREBLOCKING SHALL CONSIST OF NOMINAL TWO-INCH LUMBER, $2^{3}/_{32}$" PLYWOOD, ¾" PARTICAL BOARD, ½" GYPSUM BOARD, ¼" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

GENERAL NOTES

DIVISION 1 - GENERAL CONDITIONS:

CODES: ALL WORK & MATERIALS MUST CONFORM TO THE 2020 RESIDENTIAL CODE OF NYS, LOCAL BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS CODE AND TO THE REQUIREMENTS OF THE BOARD OF HEALTH & 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

OMISSION: ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR SPECS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS. ALL WRITTEN FIGURES, NOTES & DIMENSIONS ON THE FLOOR PLANS, OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES. DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ALL PERMITS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

MATERIALS: ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS SPECIFIED BY NAME MAY BE MADE ONLY IF APPROVED BY ENGINEER.

OWNERSHIP OF PLANS: THESE PLANS ARE PROPERTY OF DAY & STOKOSA ENGINEERING, P.C. ANY USE OR REPRODUCTION, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF DAY & STOKOSA IS PROHIBITED. ANY PERSON, OR CORPORATION, USING PLANS WITHOUT CONSENT WILL BE RESPONSIBLE TO COMPENSATE DAY & STOKOSA.

ENGINEER's STATUS: THE ENGINEER HAS NOT BEEN RETAINED BY OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION.

DIVISION 2 - SITE WORK:

FOOTINGS: IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, THE CONTRACTOR SHALL CONSULT A SOILS ENGINEER FOR PROPER FOOTING DESIGN. THE PLANS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY 2,000 PSF.

FINISHED GRADING: FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

DIVISION 3 - CONCRETE:

ALL CONCRETE USED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL BE DONE IN COMPLETE CONFORMANCE TO APPLICABLE ACI CODES.

DIVISION 5 - METALS:

STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL STEEL PIPE COLUMNS SHALL BE OF STANDARD WEIGHT PIPE UNLESS OTHERWISE NOTED. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF 24,000 PSI, IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC. ALL STEEL BEAMS SHAL BE FACTORY PRIMED WITH A RUST PROHIBITOR AND FIELD PAINTED WHERE EXPOSED TO WEATHER. ALL BEAM CONNECTIONS SHALL BE THROUGH BOLTED UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE DRILLED OR PUNCHED. TORCHED HOLES SHALL NOT BE PERMITTED.

REINFORCING STEEL: ALL REINFORCING STEEL BARS SHALL BE GRADE 60.

DIVISION 6 - WOOD & PLASTICS:

LUMBER: ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,200 PSI.

FRAMING: FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. JOISTS, STUDS AND RAFTERS ARE TO BE DOUBLED AT ALL OPENINGS. ALL FLUSH JOIST HEADERS TO BE CONNECTED WITH GALVANIZED METAL JOIST HANGERS. ALL FLUSH BEAM CONNECTIONS SHALL HAVE HEAVY DUTY JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS AND RAFTERS ARE SHOWN ON THE PLAN. IF A WOOD DECK IS PROVIDED, ALL STRUCTURAL MEMBERS SHALL BE PRESSURE TREATED LUMBER.

SHEATHING & SUBFLOOR: SHEATHING & SUBFLOOR SHALL BE APA ORIENTED STRAND BOARD WITH EXTERIOR GLUE AND NAILED TO EACH FRAMING MEMBER UNLESS OTHERWISE NOTED.

JOIST HANGERS: JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED. MANUFACTURES SHALL BE "SIMPSON" STRONG-TIE, OR EQUAL.

DIVISION 7 - THERMAL & MOISTURE PROTECTION:

ROOFING: ALL CHIMNEYS SHALL BE PROPERLY FLASHED WITH GALVANIZED STEP FLASHING. VALLEY AND VERTICAL ROOF SECTIONS SHALL BE PROPERLY SUPPORTED. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.

ASPHALT SHINGLES: TO BE SELECTED BY OWNER OR CONTRACTOR.

VENTS: VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPER SIZED SCREENED VENTS AND/OR LOUVERS.

INSULATION: ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 IECC.

CAULKING: ALL EXTERIOR JOINTS BETWEEN WINDOWS, DOORS AND OTHER SURFACES SHALL BE CAULKED USING A WEATHERPROOF CAULKING.

DIVISION 8 - DOORS & WINDOWS:

WINDOWS: ALL WINDOWS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND EGRESS. ALL WINDOWS SHALL BE OF SUFFICIENT CONSTRUCTION SO AS TO MEET THE 2015 IECC.

INTERIOR DOORS: ALL INTERIOR DOORS SHALL COME COMPLETE WITH HARDWARE. ALL DOORS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2015 IECC, IF APPLICABLE.

DIVISION 9 - FINISHES:

DRYWALL: DRYWALL SHALL BE 1/2" GYPSUM BOARD SECURELY SCREWED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL JOINTS ARE TO BE TAPED AND SHALL RECEIVE (3) COATS OF JOINT COMPOUND. FINISHES TO BE SMOOTH, EVEN AND READY FOR PAINTING.

DIVISION 15 - MECHANICAL:

HEATING: THE CONTRACTOR SHALL FURNISH & INSTALL A HEATING SYSTEM WHICH MEETS THE 2015 IECC.

FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL BE MADE WATER-TIGHT.

ALL PIPES CARRYING WATER OVER 105 DEGREES MUST BE INSULATED WITH A MINIMUM OF R-3.

TESTING: THE CONTRACTOR SHALL TEST ALL WATER SUPPLY AND DRAIN, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.

DIVISION 16 - ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL CODES. THE SERVICE SIZE SHALL BE A MINIMUM OF 100 AMPS.

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

Brian J. Stokosa, PE

STATE OF NEW YORK BRIAN J. STOKOSA 083970 LICENSED PROFESSIONAL ENGINEER

May 20, 2025
Revisions
March 25, 2025
Project No. 2024.317
License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

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

PROJECT
148 Franklin Street
City of Poughkeepsie Dutchess County, New York

DRAWING
CODE CONFORMANCE AND GENERAL NOTES

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	A200
DATE	CHECKED BY	
02-24-25	B.J.S.	

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:

SITE PLAN FOR 148 FRANKLIN STREET

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

148 FRANKLIN STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:

THE APPLICANT IS PROPOSING TO CONVERT AN EXISTING SINGLE FAMILY RESIDENCE INTO A 3-FAMILY RESIDENCE. THE PROJECT INCLUDES PROPOSED PAVEMENT, A RETAINING WALL AND DRAINAGE TO SUPPORT THE PROPOSED PARKING AREA TO SERVE THE RESIDENCE.

Name of Applicant or Sponsor:	Telephone: 914-760-6564
S1 PROPERTIES LLC, JOSEPH SALA	E-Mail: JOESALA99@GMAIL.COM

Address:

51 NOBLE HILL DRIVE

City/PO:	State:	Zip Code:
POUGHQUAG	NY	12570

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

3. a. Total acreage of the site of the proposed action? 0.11 acres
   b. Total acreage to be physically disturbed? 0.06 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.11 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle	☐	☑
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 STORMWATER MANAGEMENT STRUCTURES		
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

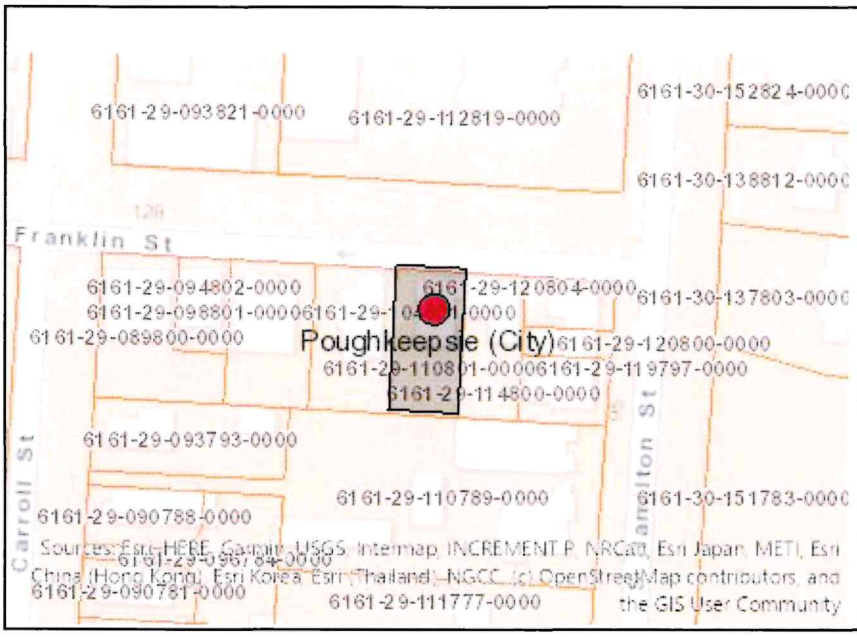
Applicant/sponsor/name: JOSEPH SALA Date: 5/22/25

Signature: Joseph Sala Title: OWNER

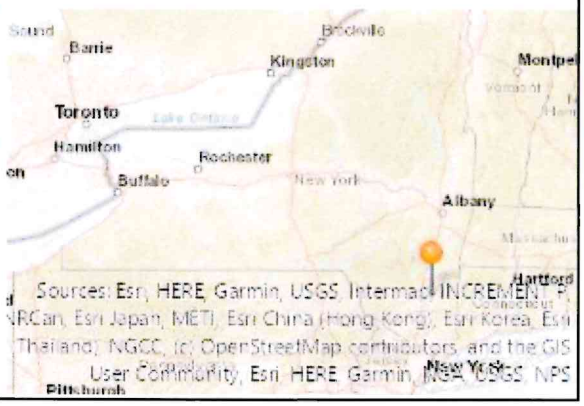
PRINT FORM

EAF Mapper Summary Report

Wednesday, February 5, 2025 1:53 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

February 21, 2025

Anita Odell
DAY STOKOSA ENGINEERING
3 VAN WYCK LANE
WAPPINGERS FALLS, NY 12590

Re: SEQRA
148 Franklin Street
148 Franklin St, Poughkeepsie, Dutchess County, NY 12601
25PR01164

Dear Anita Odell:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Josalyn Ferguson at the following email address:

Josalyn.Ferguson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: June 11, 2025

2. Name of Site Plan: Site Plan

3. Address or Location: 148 Franklin Street

4. Owner: S1 Properties LLC

5. Engineer/ Architect: Brian Stokosa, Day Stokosa Engineering

4. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

5. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

6. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Indicate diameter of water and sewer mains on site plan.
2. Show sewer service on site plan and indicate diameter.
3. Consider ductile iron pipe for 4" water service. Right open tapping valve and right open curb valve will be required in lieu of corporation valve at main and curb cock.
4. Provide documentation confirming proposed water and sewer service are sufficient for the change in use. Include a discussion of fire flows.
5. Provide traffic control plans for any proposed utility connection in the street.
6. Post construction runoff rates shall not exceed predevelopment rates. Provide a stormwater pollution prevention plan (SWPPP) detailing how this will be accomplished. The SWPPP should confirm the proposed chamber system or any other proposed post construction stormwater management practices are adequately sized. The SWPPP should also include background information and erosion and sediment controls as detailed in the City code, Section 14 1/2-166 Stormwater Pollution Prevention Plans (attached).
7. Provide maintenance plan for all Post-Construction Stormwater Management Practices (PCSMPs). Include a note on the site plan stating that maintenance records for all PCSMPs must be submitted to the Stormwater Management Office (SMO) annually and discuss in the SWPPP.
8. Show stormwater Best Management Practices (BMPs) - silt fence, inlet protection and stabilized construction entrance and describe in SWPPP and show on site plan.
9. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan.
10. Provide site work estimate.

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.06.16 14:54:23 -04'00'

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

City of Poughkeepsie, NY
Monday, June 9, 2025

Chapter 14 1/2. Sewers, Stormwater

Subchapter 3. Stormwater Management and Erosion and Sediment Control

Article I. General Provisions; Stormwater Pollution Prevention Plans; Maintenance

Section 14 1/2-161. Findings of fact.

[L.L. No. 2-2007, § 1]
It is hereby determined that:

(1) Land development activities and associated increases in site impervious cover often alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, or sediment transport and deposition.

(2) This stormwater runoff contributes to increased quantities of water-borne pollutants, including siltation of aquatic habitat for fish and other desirable species.

(3) Clearing and grading during construction tends to increase soil erosion and add to the loss of native vegetation necessary for terrestrial and aquatic habitat.

(4) Improper design and construction of stormwater management practices can increase the velocity of stormwater runoff thereby increasing stream bank erosion and sedimentation.

(5) Impervious surfaces allow less water to percolate into the soil, thereby decreasing groundwater recharge and stream base flow.

(6) Substantial economic losses can result from these adverse impacts on the waters of the municipality.

(7) Stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of stormwater runoff from land development activities.

(8) The regulation of stormwater runoff discharges from land development activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff is in the public interest and will minimize threats to public health and safety.

(9) Regulation of land development activities by means of performance standards governing stormwater management and site design will produce development compatible with the natural functions of a particular site or an entire watershed and thereby mitigate the adverse effects of erosion and sedimentation from development.

Section 14 1/2-162. Purpose; objectives.

[L.L. No. 2-2007, § 1]

(a) The purpose of this subchapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety and welfare of the public residing within this jurisdiction and to address the findings of fact in Section **14 1/2-161** hereof.

(b) This subchapter seeks to meet those purposes by achieving the following objectives:

(1) Meet the requirements of minimum measures 4 and 5 of the SPDES general permit for stormwater;

(2) Require land development activities to conform to the substantive requirements of the NYS Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) general permit for construction activities GP-02-01 or as amended or revised;

(3) Minimize increases in stormwater runoff from land development activities in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;

(4) Minimize increases in pollution caused by stormwater runoff from land development activities which would otherwise degrade local water quality;

(5) Minimize the total annual volume of stormwater runoff which flows from any specific site during and following development to the maximum extent practicable; and

(6) Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management practices and to ensure that these management practices are properly maintained and eliminate threats to public safety.

Section 14 1/2-163. Statutory authority.

[L.L. No. 2-2007, § 1]
In accordance with § 10 of the Municipal Home Rule Law of the State of New York, the City Council of the City of Poughkeepsie has the authority to enact local laws and amend local laws and, for the purpose of promoting the health, safety or general welfare of the City of Poughkeepsie and for the protection and enhancement of its physical environment. The City Council of the City of Poughkeepsie may include in any such local law provisions for the appointment of any municipal officer, employees, or independent contractor to effectuate, administer and enforce such local law.

Section 14 1/2-164. Applicability; Stormwater Management Officer.

[L.L. No. 2-2007, § 1]

(a) This subchapter shall be applicable to all land development activities as defined in this subchapter.

(b) The municipality shall designate a Stormwater Management Officer who shall accept and review all stormwater pollution prevention plans and forward such plans to the applicable municipal board. The Stormwater Management Officer may:

(1) Review the plans;

(2) Upon approval by the City Council of the City of Poughkeepsie, engage the services of a registered professional engineer to review the plans, specifications and related documents at a cost not to exceed a fee schedule established by said governing board; or

(3) Accept the certification of a licensed professional that the plans conform to the requirements of this subchapter.

(c) All land development activities subject to review and approval by the City of Poughkeepsie under subdivision, site plan, and/or special permit regulations shall be reviewed subject to the standards contained in this subchapter.

(d) All land development activities that are not subject to review as stated in Subsection **(c)** shall be required to submit a stormwater pollution prevention plan (SWPPP) to the Stormwater Management Officer who shall approve the SWPPP if it complies with the requirements of this subchapter.

Section 14 1/2-165. Exemptions.

[L.L. No. 2-2007, § 1]
The following activities may be exempt from review under this subchapter:

(1) Agricultural activity, as defined in this subchapter.

(2) Routine maintenance activities that disturb fewer than five acres and are performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility.

(3) Repairs to any stormwater management practice or facility deemed necessary by the Stormwater Management Officer.

(4) Any part of a subdivision if a plat for the subdivision has been approved by the City of Poughkeepsie on or before the effective date of this subchapter.

(5) Land development activities for which a building permit has been approved on or before the effective date of this subchapter.

(6) Cemetery graves.

(7) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles.

(8) Emergency activity immediately necessary to protect life, property, or natural resources.

(9) Activities of an individual engaging in home gardening by growing flowers, vegetables and other plants primarily for use by that person and his or her family.

(10) Landscaping and horticultural activities in connection with an existing structure.

Section 14 1/2-166. Stormwater pollution prevention plans.

[L.L. No. 2-2007, § 1]

(a) *Stormwater pollution prevention plan requirement*. No application for approval of a land development activity shall be reviewed until the appropriate board has received a stormwater pollution prevention plan (SWPPP) prepared in accordance with the specifications in this subchapter.

(b) Contents of stormwater pollution prevention plans.

(1) All SWPPPs shall provide the following background information and erosion and sediment controls:

a. Background information about the scope of the project, including location, type and size of project;

b. Site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation, on-site and adjacent off-site surface water(s); wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of off-site material, waste, borrow or equipment storage areas; and location(s) of the stormwater discharge(s);

c. Description of the soil(s) present at this site;

d. Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment Control (Erosion Control Manual), not more than five acres shall be disturbed at any one time unless pursuant to an approved SWPPP;

e. Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff;

f. Description of construction and waste materials expected to be stored on site with updates as appropriate, and a description of controls to reduce pollutants from these materials, including storage practices to minimize exposure of the materials to stormwater, and spill prevention and response;

g. Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out;

h. A site map/construction drawings(s) specifying the location(s), size(s) and length(s) of each erosion and sediment control practice;

i. Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins;

j. Temporary practices that will be converted to permanent control measures;

k. Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place;

l. Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice;

m. Name(s) of the receiving water(s);

n. Delineation of SWPPP implementation responsibilities for each part of the site;

o. Description of structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable; and

p. Any existing data that describes the stormwater runoff at the site.

(2) Land development activities as defined in Section **14 1/2-161** of this article and meeting Condition A, B, or C below shall also include water quantity and water quality controls (post-construction stormwater runoff controls) as set forth in Subsection (b)(3) below, as applicable:

Condition A: Stormwater runoff from land development activities discharging a pollutant of concern to either an impaired water identified on the Department's 303(d) list of impaired waters or a total maximum daily load (TMDL) designed watershed for which pollutants in stormwater have been identified as a source of the impairment.

Condition B: Stormwater runoff from land development activities disturbing five or more acres.

Condition C: Stormwater runoff from a land development activity disturbing between one and five acres of land during the course of the project, exclusive of the construction of single-family residences and construction activities at agricultural properties.

(3) SWPPP requirements for Conditions A, B and C:

a. Contents.

1. All information in Subsection (b)(1) of this section.

2. Description of each post-construction stormwater management practice.

3. Site map/construction drawing(s) showing the specific location(s) and size(s) of each post-construction stormwater management practice.

4. Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms.

5. Comparison of post-development stormwater runoff conditions with predevelopment conditions.

6. Dimensions, material specifications and installation details for each post-construction stormwater management practice.

7. Maintenance schedule to ensure continuous and effective operation of each post-construction stormwater management practice.

8. Maintenance easements to ensure access to all stormwater management practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property.

9. Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with this subchapter.

b. The SWPPP shall be prepared by a landscape architect, certified professional or professional engineer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater management practices meets the requirements in this subchapter.

(c) *Other environmental permits*. The applicant shall assure that all other applicable environmental permits have been or will be acquired for the land development activity prior to approval of the final stormwater design plan.

(d) Contractor certification.

(1) Each contractor and subcontractor identified in the SWPPP who will be involved in soil disturbance and/or stormwater management practice installation shall sign and date a copy of the following certification statement before undertaking any land development activity: "I certify under penalty of law that I understand and agree to comply with the terms and conditions of the Stormwater Pollution Prevention Plan. I also understand that it is unlawful for any person to cause or contribute to a violation of water quality standards."

(2) The certification must include the name and title of the person providing the signature; address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

(3) The certification statement(s) shall become part of the SWPPP for the land development activity.

(e) A copy of the SWPPP shall be retained at the site of the land development activity during construction from the date of initiation of construction activities to the date of final stabilization.

Section 14 1/2-167. Performance and design criteria.

[L.L. No. 2-2007, § 1]
All land development activities shall be subject to the following performance and design criteria:

(1) *Technical standards*. For the purpose of this subchapter, the following documents shall serve as the official guides and specifications for stormwater management. Stormwater management practices that are designed and constructed in accordance with these technical documents shall be presumed to meet the standards imposed by this subchapter.

a. The New York State Stormwater Management Design Manual (New York State Department of Environmental Conservation, most current version or its successor, hereafter referred to as the "Design Manual").

b. New York Standards and Specifications for Erosion and Sediment Control, (Empire State Chapter of the Soil and Water Conservation Society, 2004, most current version or its successor, hereafter referred to as the "Erosion Control Manual").

(2) *Equivalence to technical standards*. Where stormwater management practices are not in accordance with technical standards, the applicant or developer must demonstrate equivalence to the technical standards set forth in Section **14 1/2-167(1)** and the SWPPP shall

be prepared by a licensed professional.

(3) *Water quality standards*. Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the State of New York.

Section 14 1/2-168. Maintenance and repair of stormwater facilities.

[L.L. No. 2-2007, § 1]

(a) Maintenance during construction.

(1) The applicant or developer of the land development activity shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the applicant or developer to achieve compliance with the conditions of this subchapter. Sediment shall be removed from sediment traps or sediment ponds whenever their design capacity has been reduced by 50%.

(2) The applicant or developer or his or her representative shall be on site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all erosion and sediment control practices. Inspection reports shall be completed every seven days and within 24 hours of any storm event producing 0.5 inch of precipitation or more. The reports shall be delivered to the Stormwater Management Officer and also copied to the site log book.

(b) *Maintenance easement(s)*. Prior to the issuance of any approval that has a stormwater management facility as one of the requirements, the applicant or developer must execute a maintenance easement agreement that shall be binding on all subsequent landowners served by the stormwater management facility. The easement shall provide for access to the facility at reasonable times for periodic inspection by the City of Poughkeepsie to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this subchapter. The easement shall be recorded by the grantor in the office of the County Clerk after approval by the Counsel for the City of Poughkeepsie.

(c) *Maintenance after construction*. The owner or operator of permanent stormwater management practices installed in accordance with this subchapter shall ensure they are operated and maintained to achieve the goals of this subchapter. Proper operation and maintenance also includes, as a minimum, the following:

(1) A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of this subchapter.

(2) Written procedures for operation and maintenance and training new maintenance personnel.

(3) Discharges from the SMPs shall not exceed design criteria or cause or contribute to water quality standard violations in accordance with Section **14 1/2-167(3)**.

(d) *Maintenance agreements*. The City of Poughkeepsie shall approve a formal maintenance agreement for stormwater management facilities binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property prior to final plan approval. The maintenance agreement shall be consistent with the terms and conditions of Schedule B of this subchapter entitled "Sample Stormwater Control Facility Maintenance Agreement."[1] The City of Poughkeepsie, in lieu of a maintenance agreement, at its sole discretion, may accept dedication of any existing or future stormwater management facility, provided that such facility meets all the

requirements of this subchapter and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.

[1] *Editor's Note: Schedule B is* ***included at the end of this chapter****.*

Section 14 1/2-169. Severability.

[L.L. No. 2-2007, § 1]

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this subchapter shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this subchapter.

Article II. Administration and Enforcement

Section 14 1/2-170. Construction inspection.

[L.L. No. 2-2007, § 1]

(a) Erosion and sediment control inspection.

(1) The City of Poughkeepsie Stormwater Management Officer may require such inspections as necessary to determine compliance with this subchapter and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this subchapter and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the City of Poughkeepsie enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

a. Start of construction.

b. Installation of sediment and erosion control measures.

c. Completion of site clearing.

d. Completion of rough grading.

e. Completion of final grading.

f. Close of the construction season.

g. Completion of final landscaping.

h. Successful establishment of landscaping in public areas.

(2) If any violations are found, the applicant and developer shall be notified in writing of the nature of the violations and the required corrective actions. No further work shall be conducted except for site stabilization until any violations are corrected and all work

previously completed has received approval by the Stormwater Management Officer.

(b) *Stormwater management practice inspections*. The City of Poughkeepsie Stormwater Management Officer is responsible for conducting inspections of stormwater management practices (SMPs). All applicants are required to submit as-built plans for any stormwater management practices located on site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a professional engineer.

(c) *Inspection of Stormwater Facilities After Project Completion*. Inspection programs shall be established on any reasonable basis, including, but not limited to, routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards of the SPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to, reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other stormwater management practices.

(d) *Submission of reports*. The City of Poughkeepsie Stormwater Management Officer may require monitoring and reporting from entities subject to this subchapter as are necessary to determine compliance with this subchapter.

(e) *Right-of-entry for inspection*. When any new stormwater management facility is installed on private property or when any new connection is made between private property and the public stormwater system, the landowner shall grant to the City of Poughkeepsie the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection as specified in Subsection **(a)**.

Section 14 1/2-171. Performance guarantee; maintenance guarantee; recordkeeping.

[L.L. No. 2-2007, § 1]

(a) *Construction completion guaranteed*. In order to ensure the full and faithful completion of all land development activities related to compliance with all conditions set forth by the City of Poughkeepsie in its approval of the stormwater pollution prevention plan, the City of Poughkeepsie may require the applicant or developer to provide, prior to construction, a performance bond, cash escrow, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the City of Poughkeepsie as the beneficiary. The security shall be in an amount to be determined by the City of Poughkeepsie based on submission of final design plans, with reference to actual construction and landscaping costs. The performance guarantee shall remain in force until the surety is released from liability by the City of Poughkeepsie, provided that such period shall not be less than one year from the date of final acceptance or such other certifications that the facility(ies) have been constructed in accordance with the approved plans and specifications and that a one-year inspection has been conducted and the facilities have been found to be acceptable to the City of Poughkeepsie. Per annum interest on cash escrow deposits shall be reinvested in the account until the surety is released from liability.

(b) *Maintenance guarantee*. Where stormwater management and erosion and sediment control facilities are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to construction, may be required to provide the City of Poughkeepsie with an irrevocable letter of credit from an approved financial institution or surety to ensure proper operation and maintenance of all stormwater management and erosion control facilities, both during and after construction, and until the facilities are removed from operation. If the developer or landowner fails to properly operate and maintain stormwater

management and erosion and sediment control facilities, the City of Poughkeepsie may draw upon the account to cover the costs of proper operation and maintenance, including engineering and inspection costs.

(c) *Recordkeeping*. The City of Poughkeepsie may require entities subject to this subchapter; to maintain records demonstrating compliance with this subchapter.

Section 14 1/2-172. Enforcement; penalties for offenses.

[L.L. No. 2-2007, § 1]

(a) *Notice of violation*. When the City of Poughkeepsie determines that a land development activity is not being carried out in accordance with the requirements of this subchapter, it may issue a written notice of violation to the landowner. The notice of violation shall contain:

(1) The name and address of the landowner, developer or applicant.

(2) The address, when available, or description of the building, structure or land upon which the violation is occurring.

(3) A statement specifying the nature of the violation.

(4) A description of the remedial measures necessary to bring the land development activity into compliance with this subchapter and a time schedule for the completion of such remedial action.

(5) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed.

(6) A statement that the determination of violation may be appealed to the municipality by filing a written notice of appeal within 15 days of service of notice of violation.

(b) *Stop-work orders*. The City of Poughkeepsie may issue a stop-work order for violations of this subchapter. Persons receiving a stop-work order shall be required to halt all land development activities, except those activities that address the violations leading to the stop-work order. The stop-work order shall be in effect until the City of Poughkeepsie confirms that the land development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a stop-work order in a timely manner may result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this subchapter.

(c) *Violations*. Any land development activity that is commenced or is conducted contrary to this subchapter, may be restrained by injunction or otherwise abated in a manner provided by law.

(d) *Penalties*. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this subchapter shall be guilty of a violation punishable by a fine not exceeding $350 or imprisonment for a period not to exceed 15 days, or both, for conviction of a first offense; for conviction of a second offense, both of which are committed within a period of five years, punishable by a fine not less than $350 nor more than $700 or imprisonment for a period not to exceed 15 days, or both; and upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine of not less than $700 nor more than $1,000 or imprisonment for a period not to exceed 15 days, or both. Each week's continued violation shall constitute a separate additional violation.

(e) *Withholding certificate of occupancy*. If any building or land development activity is installed or conducted in violation of this subchapter, the Stormwater Management Officer may prevent the occupancy of said building or land.

(f) *Restoration of lands*. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after the notice, the City of Poughkeepsie may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

Section 14 1/2-173. Fees for services.

[L.L. No. 2-2007, § 1]
The City of Poughkeepsie may require any person undertaking land development activities regulated by this subchapter to pay reasonable costs at prevailing rates for review of SWPPPs, inspections, or SMP maintenance performed by the City of Poughkeepsie.