City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers

Tuesday, July 22, 2025

6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of June 24, 2025 minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 121 PARKER AVENUE: SITE PLAN

IV. EXTENSION REQUESTS

1. 14 GRAND STREET: EXTENSION REQUEST

Site Plan application for the proposed conversion of the existing carriage house at the rear of the property to a single-family dwelling. There is an existing three family dwelling on the premises.; Owner/Applicant: Justin Brown and Caroline Alsup; Grid #6062-84-957077 and #6162-69-112219; Zoned: Central Urban Density Residence District (R-4A); File #2024-014; Approved 6/25/24

V. REVIEW OF RESOLUTIONS

1. **191 COTTAGE STREET: 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. **'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. **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

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

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

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

VI. SEQRA REVIEW

1. **488 MAIN STREET: SITE PLAN**
Application for site plan review relative to the proposed development of the

property at 488 Main Street for a mixed-use building containing ground floor commercial space fronting Main Street with 81 dwelling units, accessory parking and an accessory playground with access from Cannon Street. This action is subject to a coordinated SEQRA review. Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #PB2025-048

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

2. 171 SOUTH CHERRY STREET: SITE PLAN

Application for site plan review relative to the proposed construction of a three-family dwelling with accessory parking on the vacant parcel located at 171 South Cherry Street. Owner: Quincy Williams; Applicant: Williams Assets LLC (Quincy Williams); Consultant: Ciro Interrante, Architect; Grid #6161-31-318779; Zoning District: RNC; File #PB2025-021

3. 357 HOOKER AVENUE: SITE PLAN

Application for site plan review for the amendment of the previously approved site plan for the restaurant at 357 Hooker Avenue, including expansion of the dining pavilion and addition of a pavilion for cooking, and alterations to the landscaping. Owner: Highway Displays, Inc; Applicant: Terricienia A. Brown; Consultant: Ciro Interrante, Architect; Grid #6161-67-758348; Zoning District: MU3; File #PB2025-042

4. 396 MAIN STREET: FAÇADE REVIEW

Application for façade review relative to proposed alterations to the façade of 386 Main Street. Owner/Applicant: Newburgh Broadway Property Inc; Consultant: none; Grid #6162-78-174029; Zoning District: PID-A; File #PB2025-044

5. 20-72 VASSAR FARM LANE: SITE PLAN

Application for site plan review relative to the proposed construction of a pavilion at 20-72 Vassar Farm Lane. Owner/Applicant: Vassar College; Consult: LRD Engineering & Surveying, DPC (Ken Casamento); Grid #6161-84-910090; Zoning District: CD; File #PB2025-047

6. 386 MAIN STREET: FAÇADE REVIEW
Application for façade review relative to proposed alterations to the façade of 386 Main Street. Owner/Applicant: 360 Management (agent); Consultant: none; Grid #6162-78-165024; Zoning District: PID-A; File #PB2025-049

VIII. ADJOURNMENT

1. Meeting adjourned to Wednesday August 27, 2025

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

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

I. ROLL CALL

7 Present
Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan, Member Holland, Member Veltre
Member Petsas 6:05pm

Staff:
Joanna Longcore, Assistant Corporation Counsel Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Administrative Assistant Chris Kroner, MASS Design (6;05)

II. APPROVAL OF MEETING MINUTES

1. Approval of May 28, 2025 Meeting Minutes

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

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan, Member Holland
No/Nay:	None
Abstain:	Member Chris Petsas
Absent:	Member Brian Veltre
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 121 PARKER AVENUE: SITE PLAN

2. 175 MANSION STREET: SITE PLAN

IV. 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

Presenting:
Jim Sullivan, Owner
Shawn Curran, LRC
Group

A motion to Open the public hearing was made by Member Egan and seconded by Member Petsas.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

A motion to Close the public hearing was made by Member Egan and seconded by Member Pena.

Minutes of June 24, 2025 - VOICE VOTE
Yes/Aye: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay: None
Abstain: None
Absent: None
Result: Passed

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

Presenting:
Natalie Quinn, KAEC Planning Consultants, Inc.

A motion to Open the public hearing was made by Member Egan and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

A motion to Close the public hearing was made by Member Egan and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

A motion to issue a Negative Declaration with regards to SEQRA was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None

Result:	**Passed**

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

Presenting:
Natalie Quinn, KARC Planning Consultants, Inc.

A motion to Open the public hearing was made by Member Egan and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	
Result:	**Passed**

A motion to Close the public hearing was made by Member Egan and seconded by Member Holland.

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

A motion to issue a Negative Declaration with regards to SEQRA was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None

Abstain:	None
Absent:	None
Result:	**Passed**

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

Presenting:
Nicole Papa, Ciro Interante
Architect James Ciardi, Owner

A motion to Open the public hearing was made by Member Egan and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

A motion to Close the public hearing was made by Member Egan and seconded by Member Holland.

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

A motion to issue a Negative Declaration with regards to SEQRA was made by Chair Saylor and seconded by Member Egan.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

V. 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

Presenting:
James Patterson, Owner
Nickole Papa, Ciro Interante Architect

A motion to issue a Negative Declaration with regards to SEQRA was made by Member Egan and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

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

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

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

Presenting:
Jason Lichwick, JL Architecture

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

Presenting:
Joe Sala, Owner

A motion to establish an escrow of $1,500.00 was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

A motion to establish an escrow of $1,500.00 was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

VI. ADJOURNMENT

1. Adjourn Meeting to July 22, 2025

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

Minutes of June 24, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	None
Result:	**Passed**

Justin Brown
14 Grand Street
Poughkeepsie, NY 12601
(917) 670-5288

June 30, 2025

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

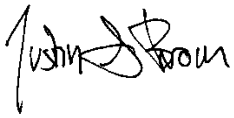
RE: 14 Grand Street Carriage House
PB #: 2024-014

Dear Chairperson Saylor and Planning Board Members,

The above referenced project received Site Plan Approval from the Planning Board on June 26th, 2024. Since then we have been working to achieve our construction budget and have applied to SHPO and NPS for a Historic Tax Credit. Our application is currently under review and we are hopeful to receive Part II approval shortly. We received a Building Permit for demolition of the roof in order to preserve the building on April 10, 2025 (BP-25-0667), but are not expecting issuance of a second permit for construction prior to the expiration of the current Site Plan Approval.

We respectfully request the Planning Board consider granting a one-year extension of this approval. Thank you for your time and consideration.

Sincerely,



Justin Brown, AIA
Owner + Architect
14 Grand Street

THE CITY OF POUGHKEEPSIE NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

EXTENSION REQUEST FOR 14 GRAND STREET

With regard to our file #PB2024-014 relative to the proposed conversion of the existing carriage house at the rear of the property to a single-family dwelling and after review of the written request for extension, pursuant to section 19-6.1(3)(a), the planning board grants an approval extension of the original approval date of June 25, 2024, which expires of June 25, 2025, for one year to expire on June 25, 2026.

Motion:
Second
Carried:

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

July 8, 2025

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

RE: 191 Cottage Street Architectural Review

Dear Chair and Members of the Board:

Please accept this letter and accompanying revised copies of the plan set and documents as our resubmission for the above-mentioned project. A revised fEAF is included within this submission based on minor comments received at the last Planning Board meeting. The revisions are indicated with a red box.

Please find below our summary of responses to the Comments received from Mass Design Group in a letter dated June 18, 2025:

Site Plan and Landscape:

Trees

1. We note that three Red Maple trees are currently proposed. Is there an opportunity to include additional street trees along Morgan Avenue? We encourage the applicant to consider adding more-both to enhance the street wall character and to provide privacy screening for the parking lot.

   LRC Response: Two new (2) Dwarf Black Gum trees have been added on the southern portion of the site along Morgan Avenue. They have also been added to the plant list on the Landscape Plan, sheet LL-1.

Common Yards

1. Please clarify whether there are any plans or opportunities to include shared outdoor amenities for residents in the setback yards surrounding the residential buildings-such as community gardens, grills, lawn games, or covered gazebos.

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

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

Recommendation: Additionally, we would encourage the applicant to consider relocating the proposed hydrangeas to the perimeter or arranging them more playfully to create usable lawn or yard space for residents.

LRC Response: Site amenities have been added near the southern parking stalls. A new 10' diameter Gazebo and barbecue grill has been added for the residents to utilize.

Fencing

1. There is an existing chain-link fence along the western edge of the property, adjacent to Bolt Mechanics, which is bordered by a mature tree line. The current site plan shows a second fence being added along this edge, but it does not clarify the intent for the existing trees, leaving some confusion. While we recognize that some of these trees may be invasive species, we recommend developing a strategy to preserve as many as possible to maintain privacy for future residents at 191 Cottage Street.
   Recommendation: Update the site plan to identify existing trees along the western edge, and have any proposed removals reviewed by a landscape architect or certified arborist.

   LRC Response: The existing trees along the existing fence line are close to 100% invasive trees – Norway Maple and Tree of Heaven along with weeds and are not located on the property of 191 Cottage Street. No special treatment is required to minimize impact of project on them. The western tree line has also been reviewed by a landscape architect and has provided notations for pruning the existing tree line which are now identified on the project landscape plan LL-1.

Parking Lot Material

1. Given the proposed subsurface stormwater chamber system beneath the standard asphalt paving, we encourage the applicant to evaluate and consider using permeable paving systems instead (perhaps in part, much like those used at the Poughkeepsie Underwear Factory). These alternatives could offer both environmental benefits and potential cost savings.

   LRC Response: While we do utilize the green pavement practices, porous pavement is not being proposed due to the site size limitations and best practice concerns. The small footprint of the project site does not provide adequate space for the required stone reservoir layer and safe setbacks from building foundations, utilities, and some property lines. In a compact setting, these physical constraints can compromise the functionality and longevity of a porous system. Additionally, with limited space for staging, construction access, and future maintenance, the use of porous pavement is not practical or sustainable for this location.

Lighting

1. The LED Wall pack sconce lights proposed are more in line with security lighting than with a residential project. Please propose a fixture alternative with a shield that is dark sky compliant.

   LRC Response: A revised lighting fixture cut sheet (Holophane-HLWPC2) has been provided as an alternative.

Elevations

1. As a general comment, the Elevations and renderings appear to show conflicting material strategies, so it's difficult to review which is correct. Additionally, the Elevations are missing a material legend or key-in notes- please add these for clarity.

   The drawings also lack door swings and window operation details. Including this information would help clarify functionality for planning board review and discussion.

   We also noticed inconsistencies in window frame and door heights across the elevations. Is there a reason these elements cannot align? We suggest increasing door heights or incorporating transoms above doors to ensure consistent header elevations.

   Lastly, are the vertical patterns shown above the doors and windows intended to be louvered zones or another feature? Please clarify the patterning shown above doors and windows.

   LRC Response: We've updated the elevations and renderings to reflect a consistent material strategy, added the material legend for clarity, and included door swings and window operation details. We've also aligned the window and door frame heights and clarified the patterns above the openings—these are not louvered zones but are intended as architectural accents. Let us know if further refinements would help.

Balconies

1. On the North Elevation, the second-and third-floor balconies currently overlook the bus depot and parking lot, while the East Elevation – facing residential neighbors along Morgan Avenue- has no balconies. We recommend reconsidering this layout to prioritize balconies on the residential side, where they would offer a more desirable view and better neighborhood connection.

   Additionally, the plans and elevations show a continuous balcony design, while the renderings depict divided balconies, which are generally preferred for resident privacy. Please revise the drawings for consistency.

   We also request more detail on the proposed balustrades. If metal panels are planned, we encourage the use of a locally fabricated design rather than a standard, off-the-shelf product.

LRC Response: We've reviewed the balcony orientation and, after careful consideration, prefer to maintain the current arrangement facing north toward College Park and Cottage Street for its dynamic views and energy. The balconies are indeed divided, as shown in the renderings, to support resident privacy. Regarding the balustrades, they will feature black anodized aluminum square spindles and rails, with fabrication likely to occur locally in support of regional sourcing.

Cornice

1. The detailing along the cantilevered balconies appears to use an applied wood or PVC molding, which differs in style from the main building cornice that features a setback and brise-soleil projection. Please confirm the proposed material and design intent of the cornice, as it currently conflicts with the overall architectural language of the building.

   LRC Response: We've revised the cornice design to a cleaner, simplified shape using a black metal channel. This material and form were selected to complement the brise-soleil projection and better align with the building's overall architectural language.

Commercial Door

1. Renderings depict a large commercial roll-up door, but this feature does not appear on the plans, site plan, or elevations. Please clarify which version is accurate. If the roll-up door is preferred, provide a specification or cut sheet, including details such as material, color and glazing.

   LRC Response: The roll-up door has now been coordinated across the plans, site plan, elevations, and renderings to ensure consistency. We've selected a commercial-grade door featuring simple glazing—chosen to balance visual appeal with security.

Materials

1. To assist in evaluating the proposed architectural improvements, please provide the Planning Board with material samples or a comprehensive materials board showing all proposed materials, finishes and colors.

   LRC Response: We will bring additional information to the meeting.

Mechanical Systems

1. Please clarify the locations and proposed treatments for all mechanical systems, especially those visible to the public. Also, indicate the locations of gas and electric meters on the drawings and describe how they will be screened or integrated into the design.

LRC Response: The mechanical systems are centrally located within the building and are fully represented in the renderings—positioned so they are not visible from the street. As design development progresses, we plan to lower the ceiling over the stair shaft to further reduce the mechanical unit elevation. We recognize the importance of mitigating visual impact and are committed to keeping all systems concealed from public view. Gas and electric meter locations are indicated on the utility plan and will be appropriately screened or integrated into the design.

We hope the public remains engaged in this project, which contributes to the ongoing revitalization of Poughkeepsie's northside. MASS looks forward to supporting the continued development of this ambitious project that is available to assist the applicant in addressing any outstanding design questions.

Please advise if you require anything further for your review.

Sincerely,
LRC Group

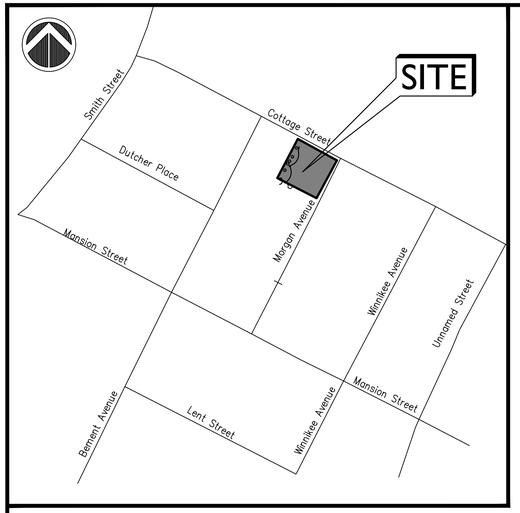
By: _____
Shawn Curran, Project Manager

SITE PLAN SUBMISSION SET

MIXED USE DEVELOPMENT

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

TAX MAP ID# 6162-72-452173



LOCATION MAP

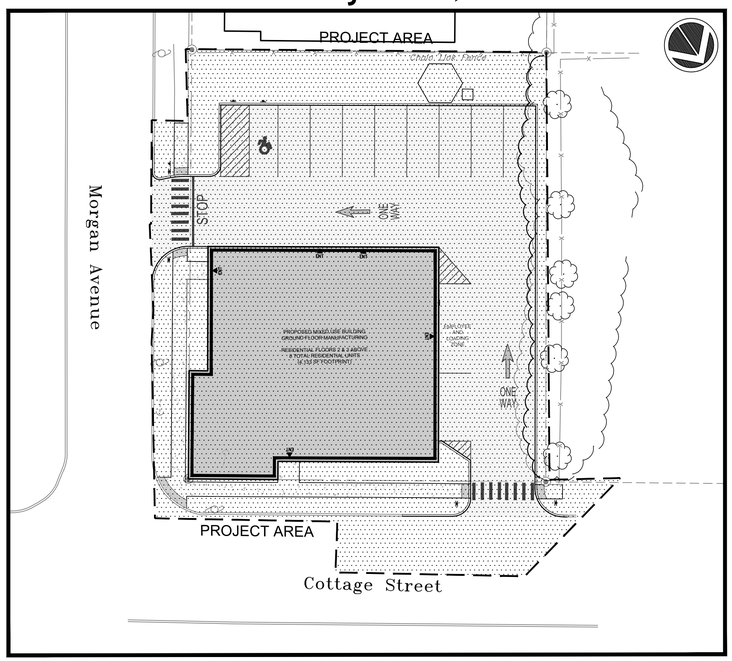
SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=200'

REVISED: JULY 8, 2025



OVERALL SITE PLAN

SCALE: 1"=20'

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

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
074194
LICENSED PROFESSIONAL ENGINEER

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 #4: 2025-07-08
REVISION NOTE #3: 2025-06-10
REVISION NOTE #2: 2025-05-23
REVISION NOTE #1: 2025-04-07
ORIGINALLY SUBMITTED: 12-20-2024

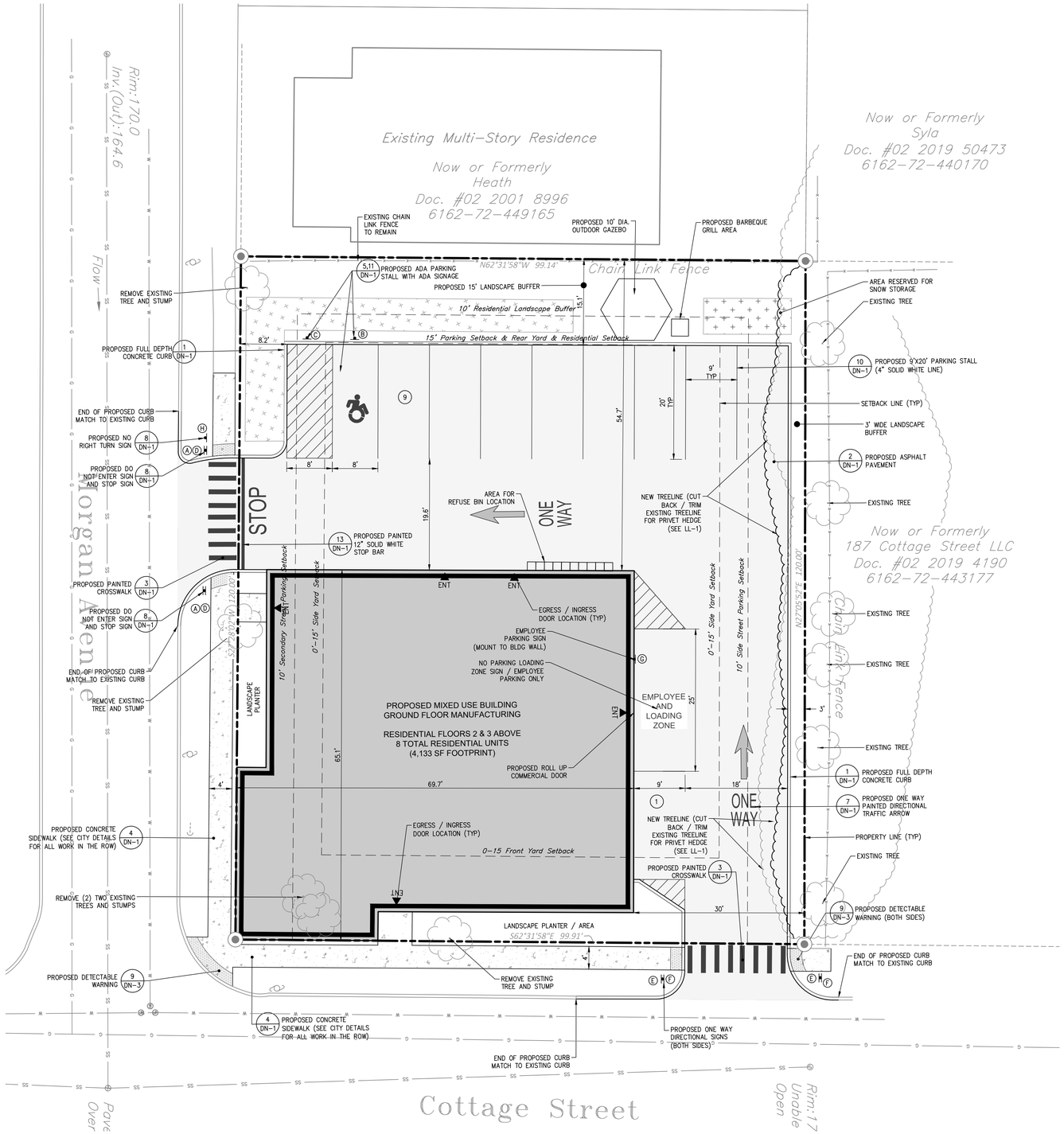
191 COTTAGE STREET
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.

CV-1

SHEET 1 OF 8



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.

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.

ZBA APPROVAL

THE ZONING BOARD OF APPEALS HAS GRANTED APPROVAL FOR PARKING SETBACKS OF 8.2' MORGAN AVE AND 3' SIDE YARD SETBACKS ALONG WITH 11 SPACES PARKING VARIANCE IN LIEU OF THE 17 REQUIRED AT THE JUNE 10, 2025 ZBA MEETING.

SIGN LEGEND

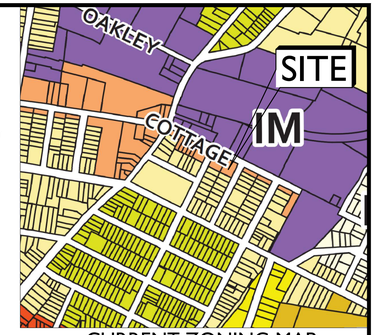
NO.	LEGEND	QTY.
A	STOP R1-1 30"X30"	2
B	RESERVED PARKING 12"X18"	1
C	NO PARKING ANYTIME NYP1-2 (12"X18")	1
D	DO NOT ENTER R5-1 30"X30"	2
E	36"X12" ONE WAY R6-1L	2
F	36"X12" ONE WAY R6-1R	2
G	NO PARKING LOADING ZONE R7-6 12"X18" EMPLOYEE PARKING ONLY	1
H	R3-1 24"X24"	1

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

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

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
- ENT PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- PROPOSED CROSSWALK
- PROPOSED SNOW STORAGE AREA
- EXISTING TREE
- PROPOSED TREE LINE



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

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
075196

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
4	2025-07-08	CITY PLANNING BOARD SUBMISSION

LRC GROUP
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● Land Surveying
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

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'	SHEET 2 OF 8	

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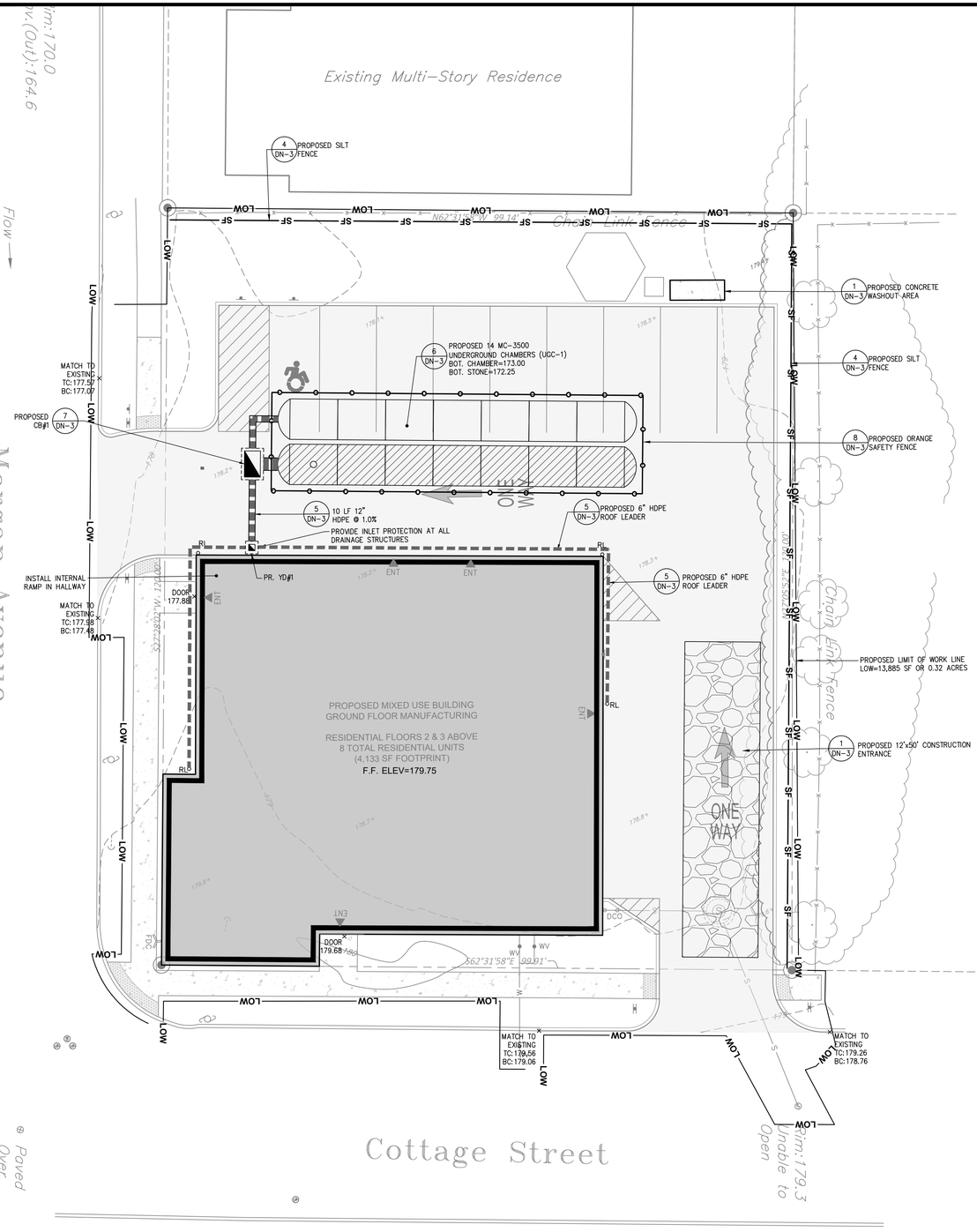

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. ALL UNVEGETATED AREAS IN EXCESS OF 10%, PER DIRECTION OF THE ENGINEER, SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATING RYE, 10 TO 15 #'S PER 1,000 SQ. FT.
2. GRADED AREAS – UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS TO BE ACCEPTABLE TO THE ENGINEER.
3. GRADED AREAS – LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALE SILTATION. LOCATION OF HAY BALES AND DISCHARGE AREAS PER APPROVAL OF ENGINEER.
4. PERMANENT SEEDED AREAS FOR EROSION CONTROL: MIXTURE OF PERENNIAL RYE AND BLUE AND RED FESCUE GRASSES (50/50), 15 TO 25 #'S PER 1,000 SQ. FT., MULCHING AT 5#'S PER 1,000 SQ. FT., FERTILIZER – 5.10.5 AT 5#'S PER 1,000 SQ. FT. (IF DETERMINED NECESSARY BY ENGINEER), WITH PEGGING AND NETTING FOR GRADES IN EXCESS OF 15%.
5. ALL PERMANENT DRAINAGE INTERCEPTOR SWALES TO BE SEEDED PER ITEM 4 ALSO.
6. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDEBOOK" OF THE DUTCHESS COUNTY SOIL AND WATER CONSERVATION DISTRICT.
7. ALL AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE.
8. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
9. SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.
10. APPLY TOPSOIL PER STANDARD #6 TABLE 6.1 OF THE SOIL EROSION CONTROL GUIDE BOOK.
11. SEED MIX SHALL BE AS FOLLOWS:
    - KY. BLUE GRASS 20 LBS/AC
    - CREEPING RED FESCUE 40 LBS/AC.

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
10 5 0 10
SCALE IN FEET

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

No.	Revisions
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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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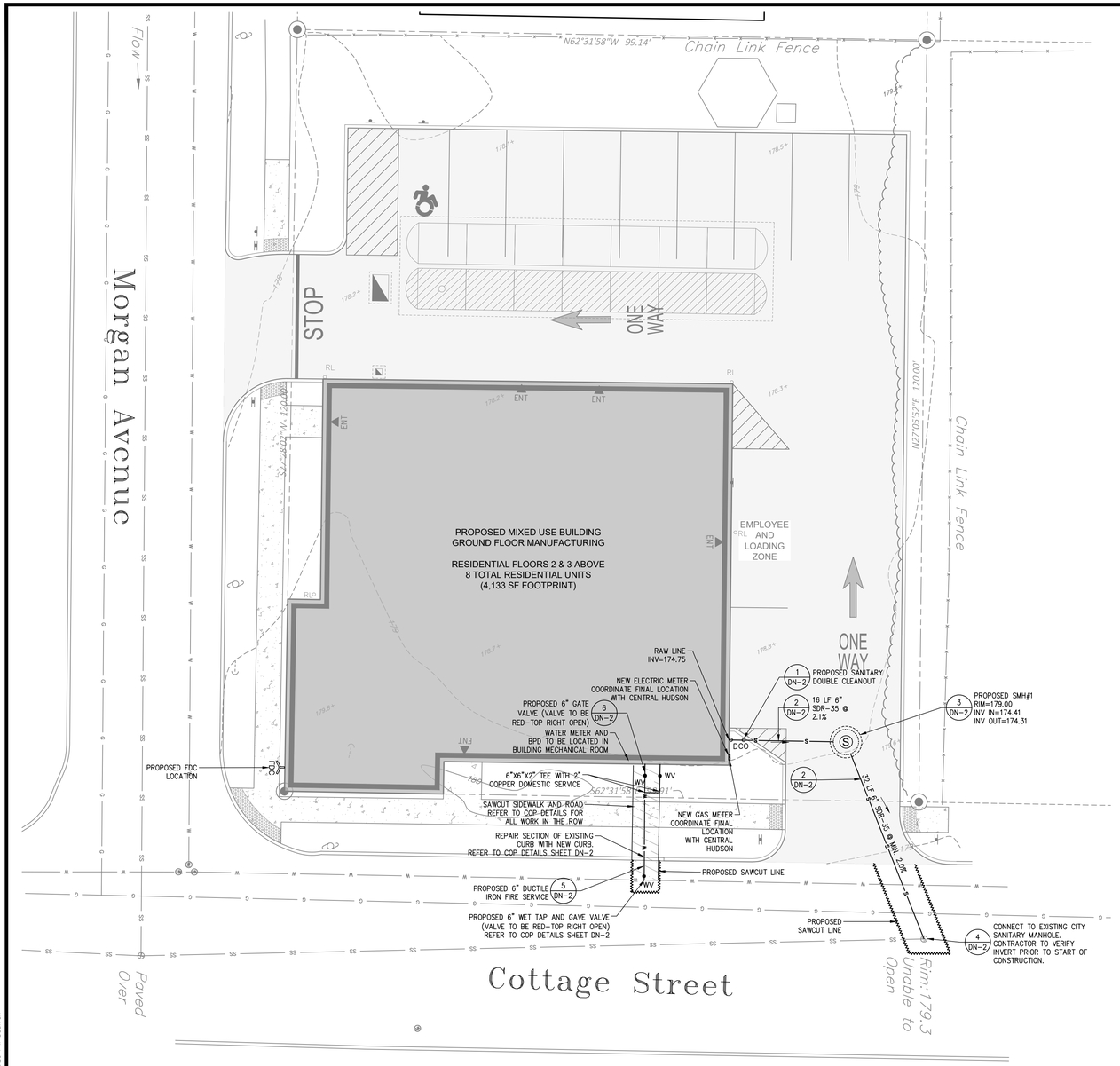


CITY OF POUGHKEEPSIE WATER NOTES

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-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

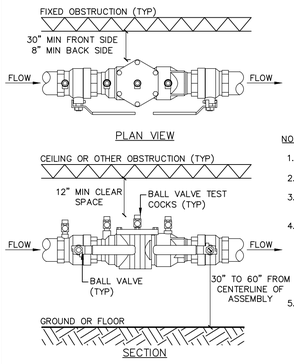
11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.
12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

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

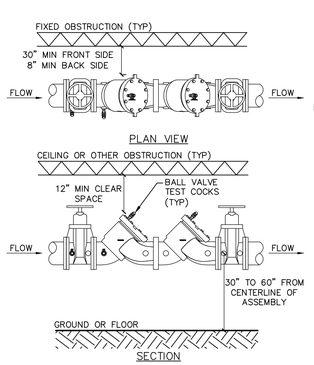
- ——s—— PROPOSED SANITARY SERVICE
- ——w—— PROPOSED WATER SERVICE
- o o DCO PROPOSED DOUBLE SANITARY CLEANOUT
- oWV PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT LINE



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

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
4.	2025-07-08	CITY PLANNING BOARD SUBMISSION

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SITE UTILITIES PLAN

MIXED USE DEVELOPMENT

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

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Sheet No. UT-1 SHEET 4 OF 8

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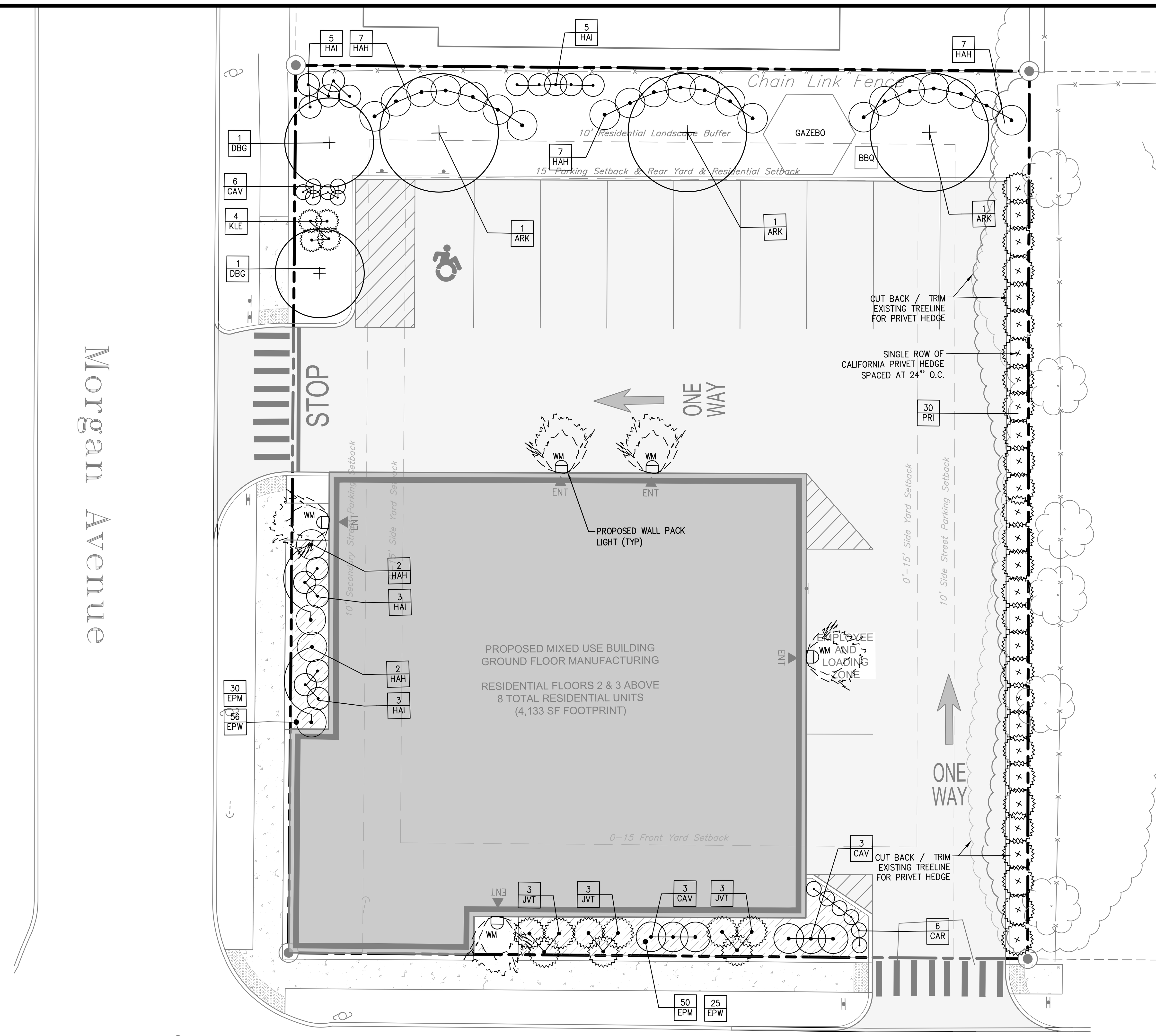


WESTERN EDGE TREE LINE NOTES

1. REMOVE ALL EXISTING TREE ALONG WESTERN EDGE THAT ARE 2" CALIPER AND SMALLER.
2. TO REDUCE THE IMPACT ON THE TREES, MAKE ROOT CUT ALONG NEW CURB LINE (EITHER MANUALLY OR WITH TRENCHER MACHINE FROM THE SOUTH / NORTH DIRECTION ALONG WESTERN EDGE.
3. PRUNING: PRUNE TREES TO 12' ABOVE EXISTING GRADE RATHER THAN DIRECTLY UP INA STRAIGHT PLANE WHICH WILL LEAVE SOME OF THE HIGH OVERHANGING CANOPY ABOVE THE NEW CURB LINE.

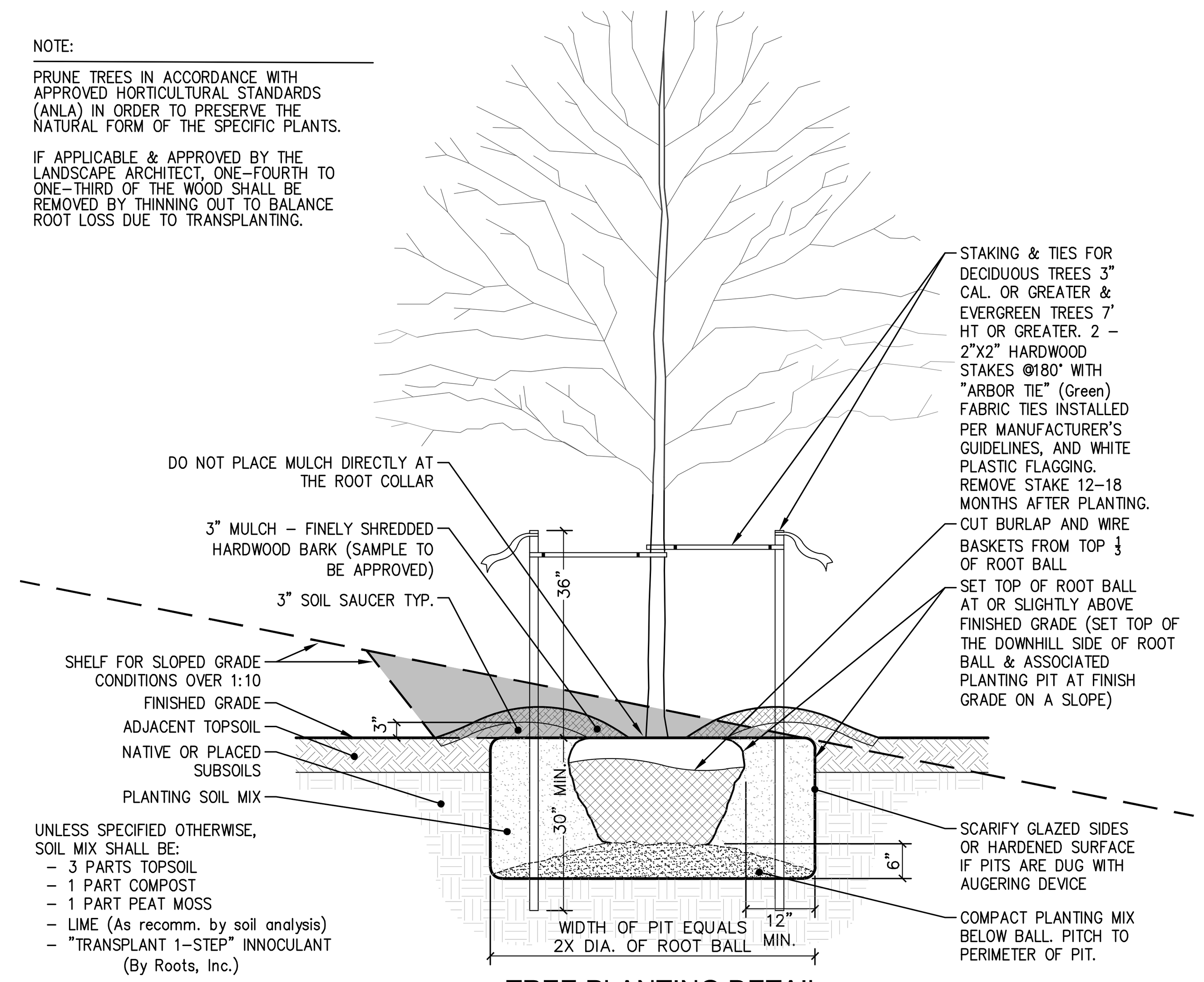
PLANT LIST:

	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
	DBG	2	NYSSA SYLVATICA–DWARF CULTIVAR	DWARF BLACK GUM	B&B	1.5"–2" cal.	15'–20' ht.	
SHRUBS:	CAR	6	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	CONT.	24–30" ht.	4–6' ht.	
	HAH	25	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:

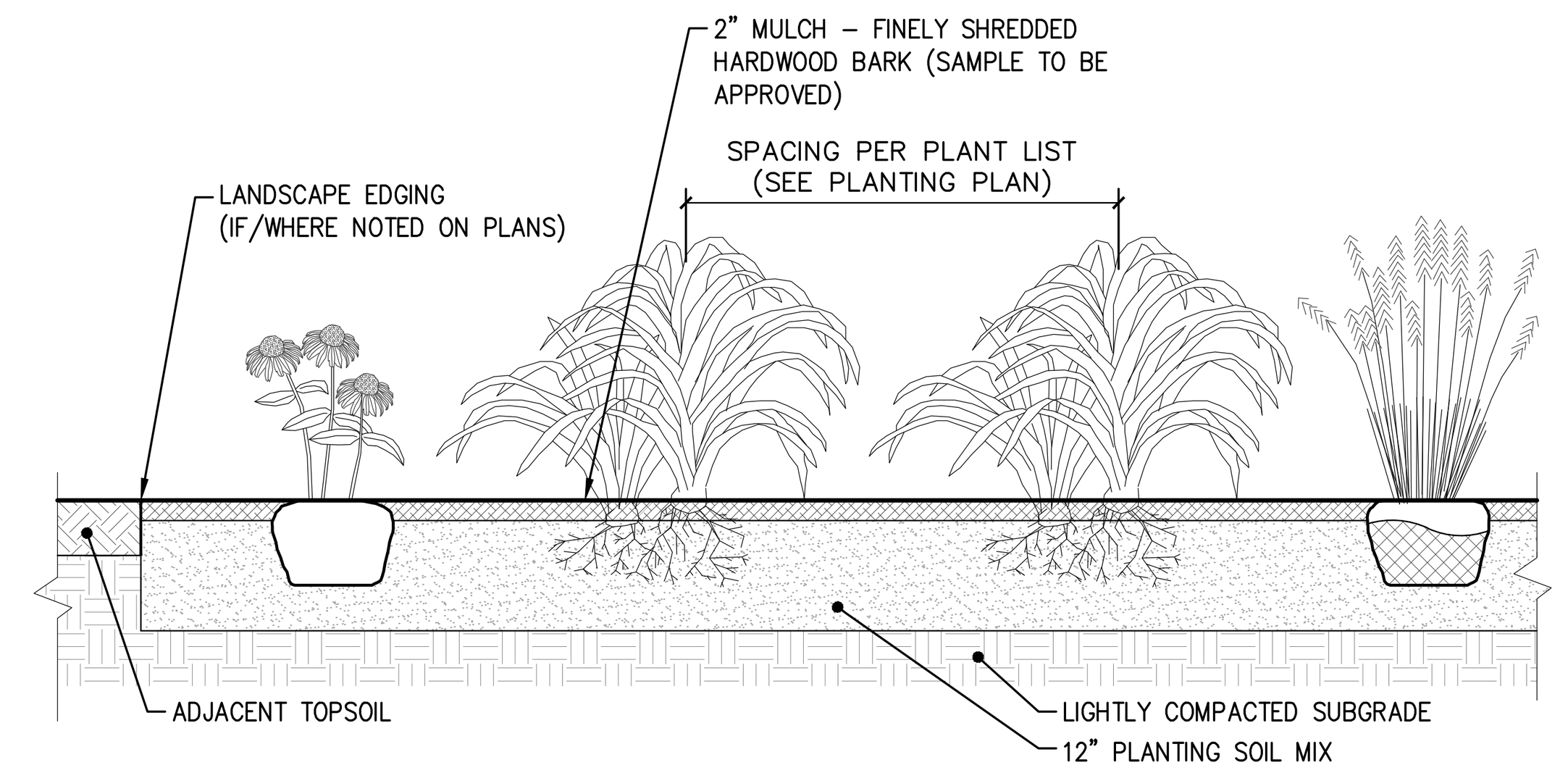
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

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.



UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART COMPOST
- 1 PART PEAT MOSS
- LIME (As recomm. by soil analysis)
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)

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



SECTION THROUGH PERENNIAL BED

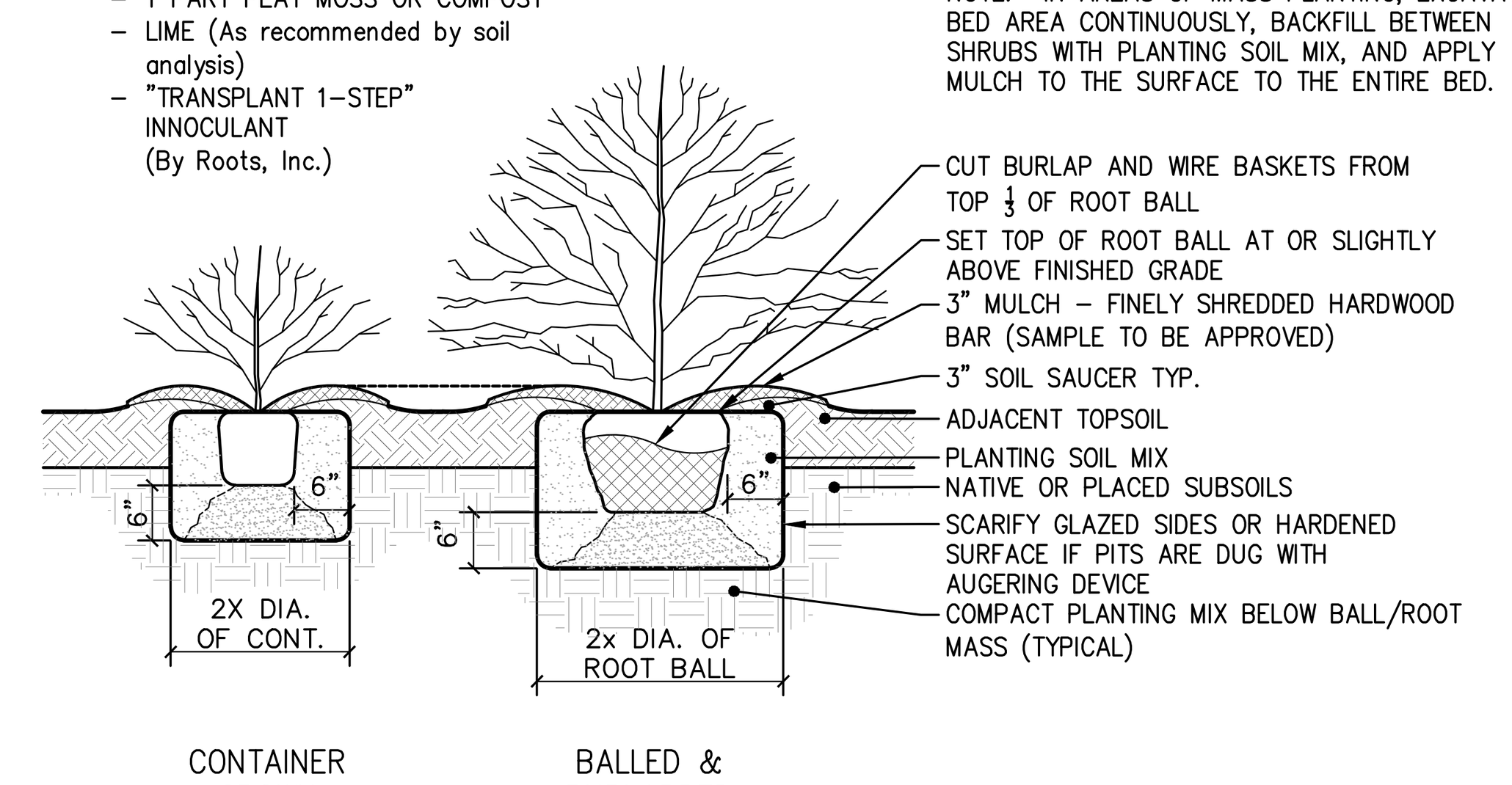
PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING 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"

UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



CONTAINER GROWN

BALLED & BURLAPPED

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

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number HLWPC2-P30-30K-x-TFTM/T3M-X-80CRI

Notes A1 is TFTM / A2 is T3M | Type A1/A2

HLWPC2
Wallpack® Full Cutoff LED



Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz,
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

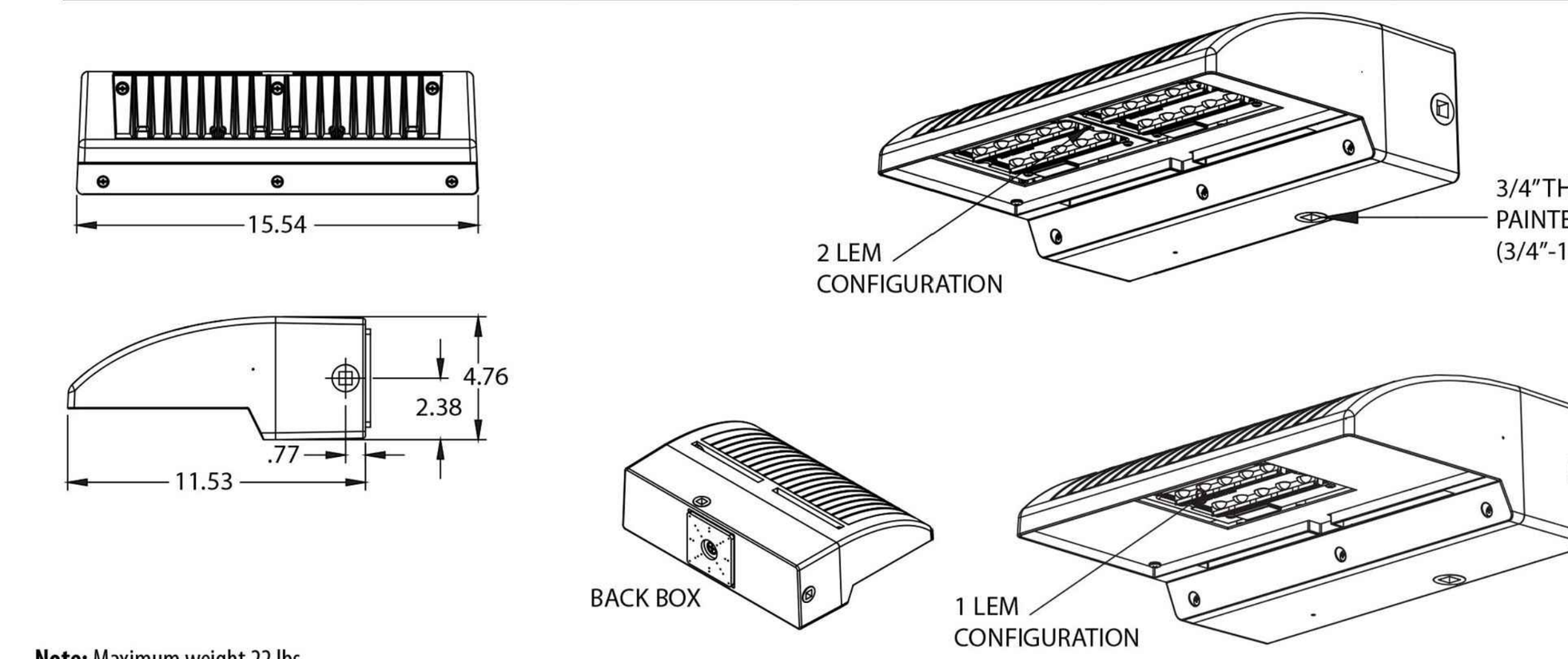
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

ORDERING INFORMATION **Example:** HLWPC2 P20 40K AS T3M BZSDP

Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CRI
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package	AMB True Amber	120 120 volts	T2S Type 2 Short	BKSDP Black	Blank 70 CRI (STD)
	P10 3,100 lm	30K 3,000 K CCT	208 208 volts	T2M Type 2 Medium	BZSDP Bronze	80CRI 80 CRI
	P20 5,600 lm	40K 4,000 K CCT	240 240 volts	T3S Type 3 Short	GYSDP Grey	
		50K 5,000 K CCT	277 277 volts	T3M Type 3 Medium	WHSDP White	
	2 LEM Package		347 347 volts	T4M Type 4 Medium		
	P30 7,800 lm		480 480 volts	TFTM Forward Throw Medium		
	P40 9,900 lm		HVOLT 347/480 volts	ASYDF Asymmetric Diffuse		
	P50 11,700 lm		MVOLT 120-277 volts	SYMDF Symmetric Diffuse		
	(Nominal Lumens, 4000K)					



Note: Maximum weight 22 lbs.

AcuityBrands. Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | techsupportinf@acuitybrands.com HLWPC2

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WALL MOUNTED LIGHT (WM)
NTS

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET



	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
4.	2025-07-08	CITY PLANNING BOARD SUBMISSION

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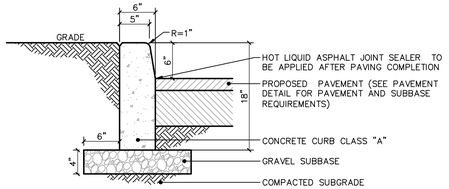
SITE LANDSCAPE & LIGHTING PLAN

MIXED USE DEVELOPMENT

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

Design/Calcs	BLS	CAD File	LL24325101.dwg	Sheet No.
Drawn	SMC	Project No.	24–3251	LL-1
Checked	KFC	Date	2024–12–20	
Approved	REM	Scale	1"=10'	SHEET5 OF 8

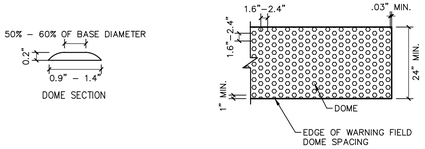
X:\JOBS\Jobs 2024\24-3251 – James Sullivan– Cottage St.– Poughkeepsie, NY\DWG\LL24325101.dwg 7/1/2025 10:51 AM SCurran



NOTES:

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

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



NOTES:

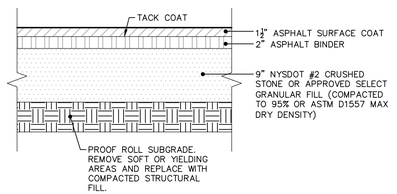
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE 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 6" 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

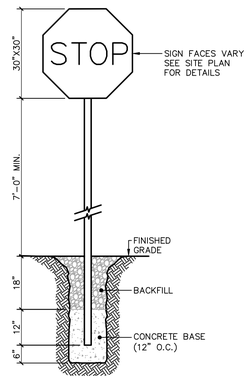
"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800-626-4653; NATURAL FINISH (NO POWDER COATING)

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

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

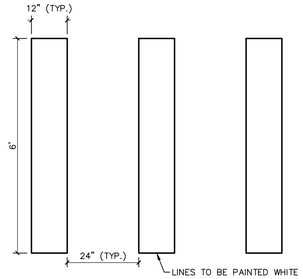


2 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



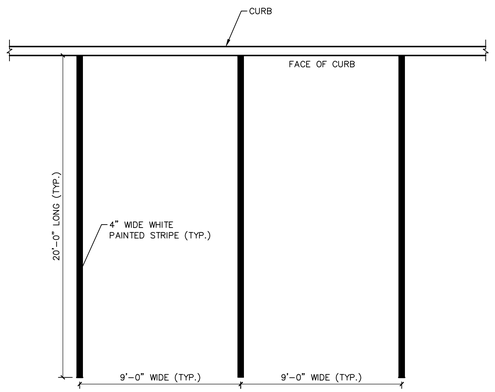
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

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

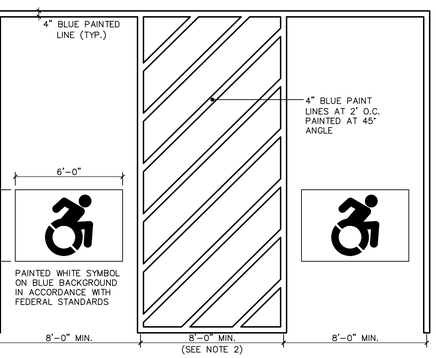


NOTES:
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

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

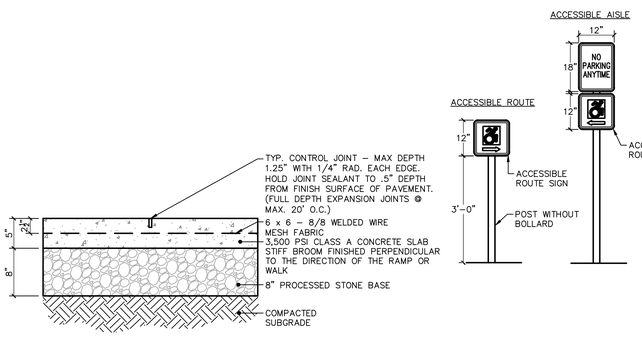


9 PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'-0"

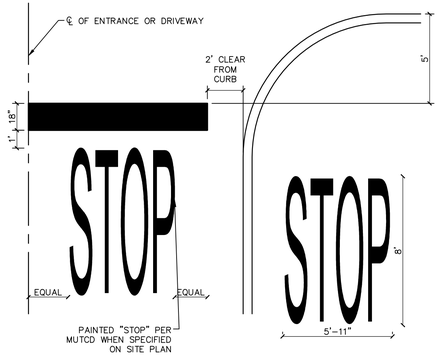


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

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



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



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

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



No.	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.
Drawn	SMC	Project No.	24-3251	DN-1
Checked	KFC	Date	2024-12-20	SHEET 6 OF 8
Approved	REM	Scale	AS NOTED	

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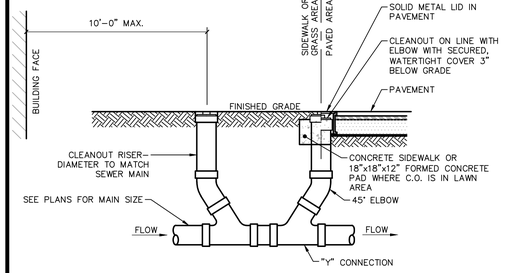
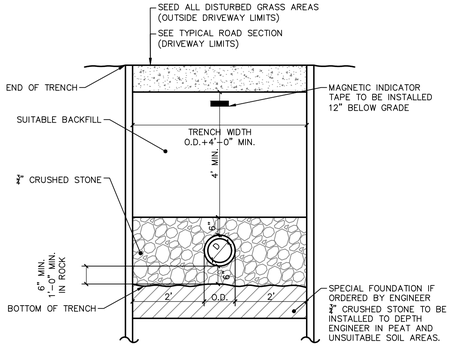
NOTES:

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.

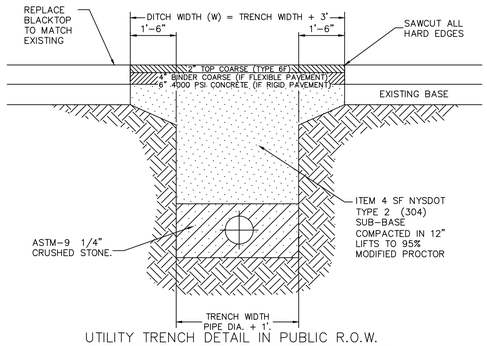


1 DOUBLE SANITARY SEWER CLEANOUT DETAIL
SCALE: N.T.S.



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

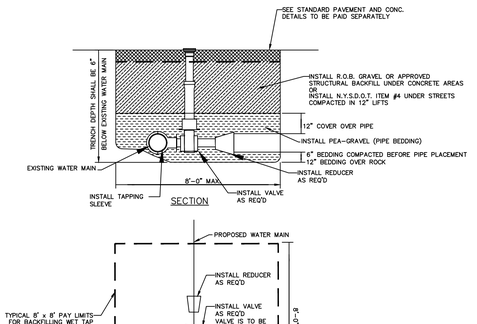
2 SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"



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.

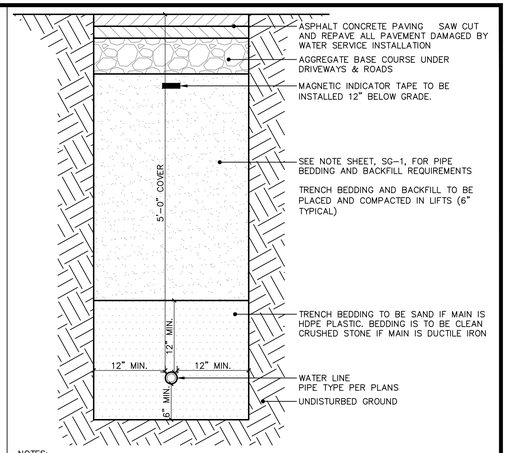
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL



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

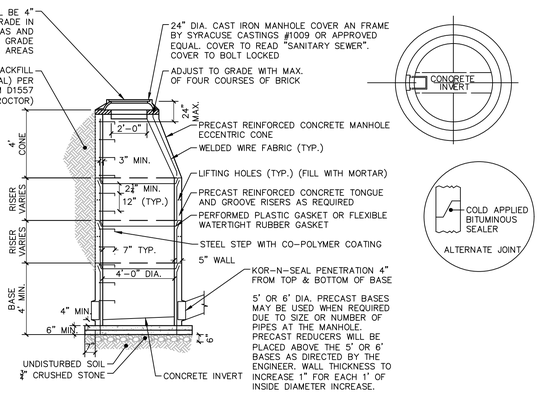
TAPPING SLEEVE & VALVE
SCALE: N.T.S.

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.

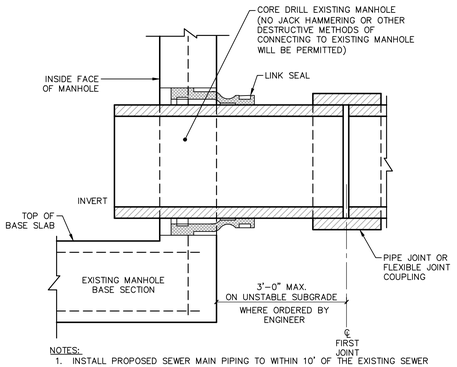


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

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

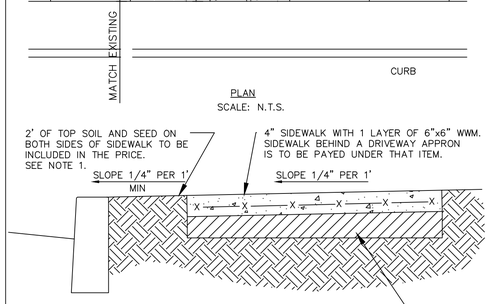


3 SANITARY SEWER MANHOLE DETAIL
SCALE: 1/4" = 1'-0"



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.

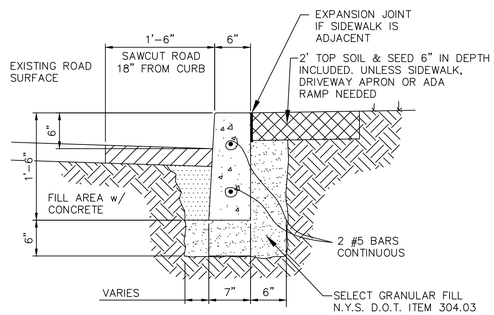
NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

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

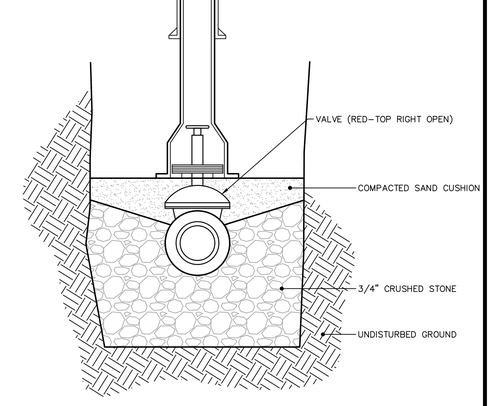
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



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"

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

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	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	

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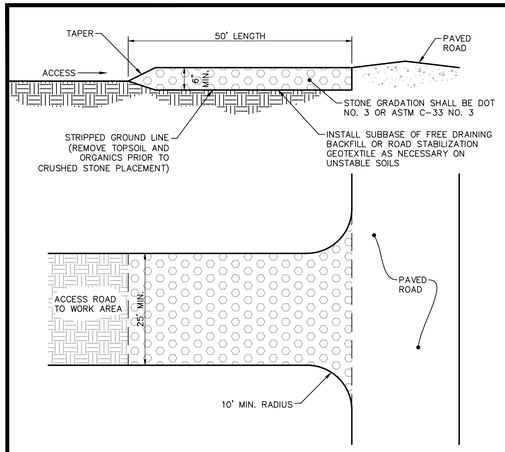
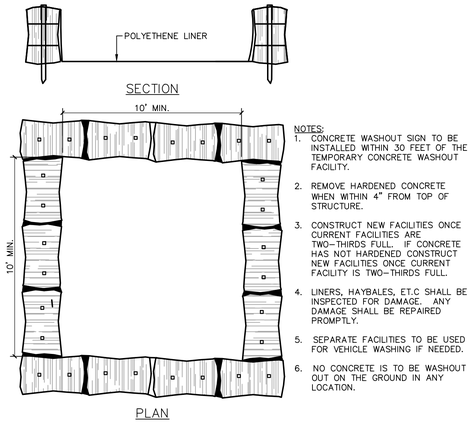
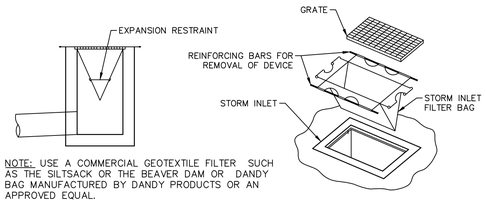


1 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



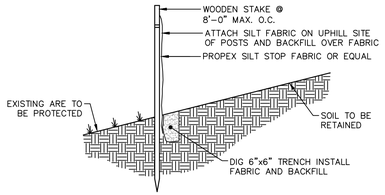
NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

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



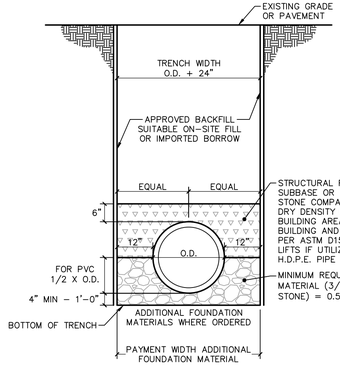
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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:

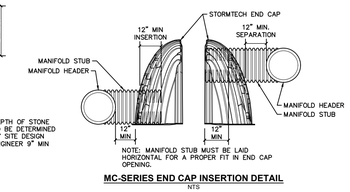
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN 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.

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



MC-SERIES END CAP INSERTION DETAIL
NTS

MC-3500 TECHNICAL SPECIFICATION

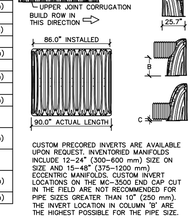
NOMINAL CHAMBER SPECIFICATIONS

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" SPACING BETWEEN CHAMBERS, 6" STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY



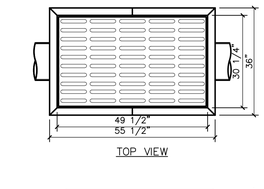
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

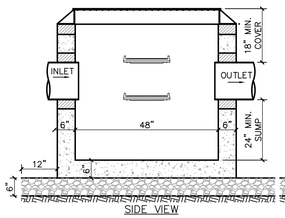
PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	----
MC3500EPP06B		----	0.66" (17 mm)
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	----
MC3500EPP08B		----	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	----
MC3500EPP10B		----	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	----
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)

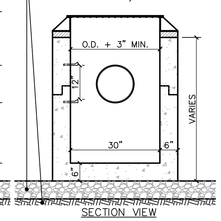
NOTE: ALL DIMENSIONS ARE NOMINAL

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.

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".







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

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

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

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

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
4.	2025-07-08 CITY PLANNING BOARD SUBMISSION

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- Land Surveying
- Landscape Architecture

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

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

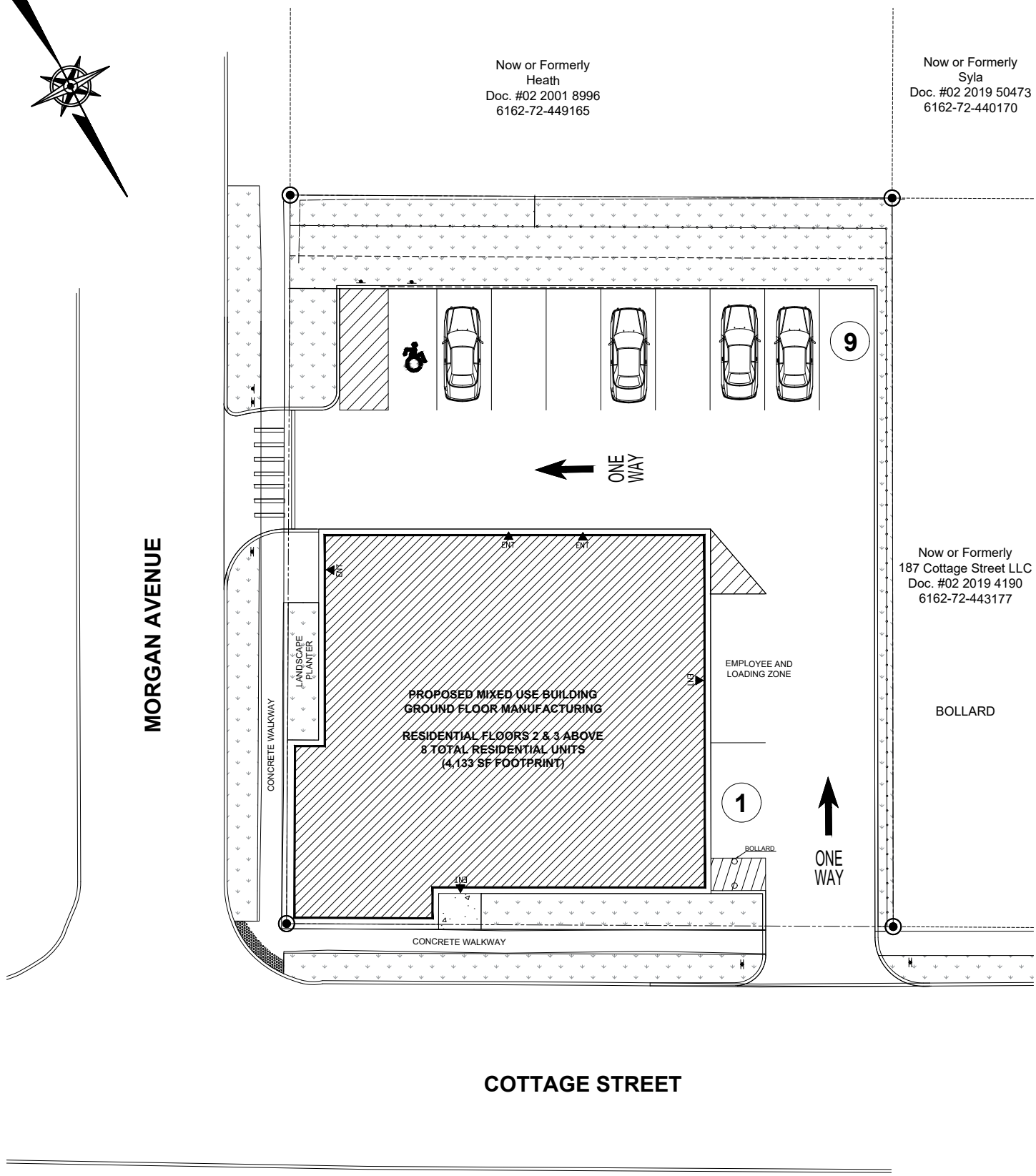
PROJECT DETAILS

MIXED USE DEVELOPMENT

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

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

X:\JOBS\Jobs 2024\24-3251 - James Sullivan - Cottage St - Poughkeepsie, NY\DWG\DN24325103.dwg 7/1/2025 10:55 AM SCurran



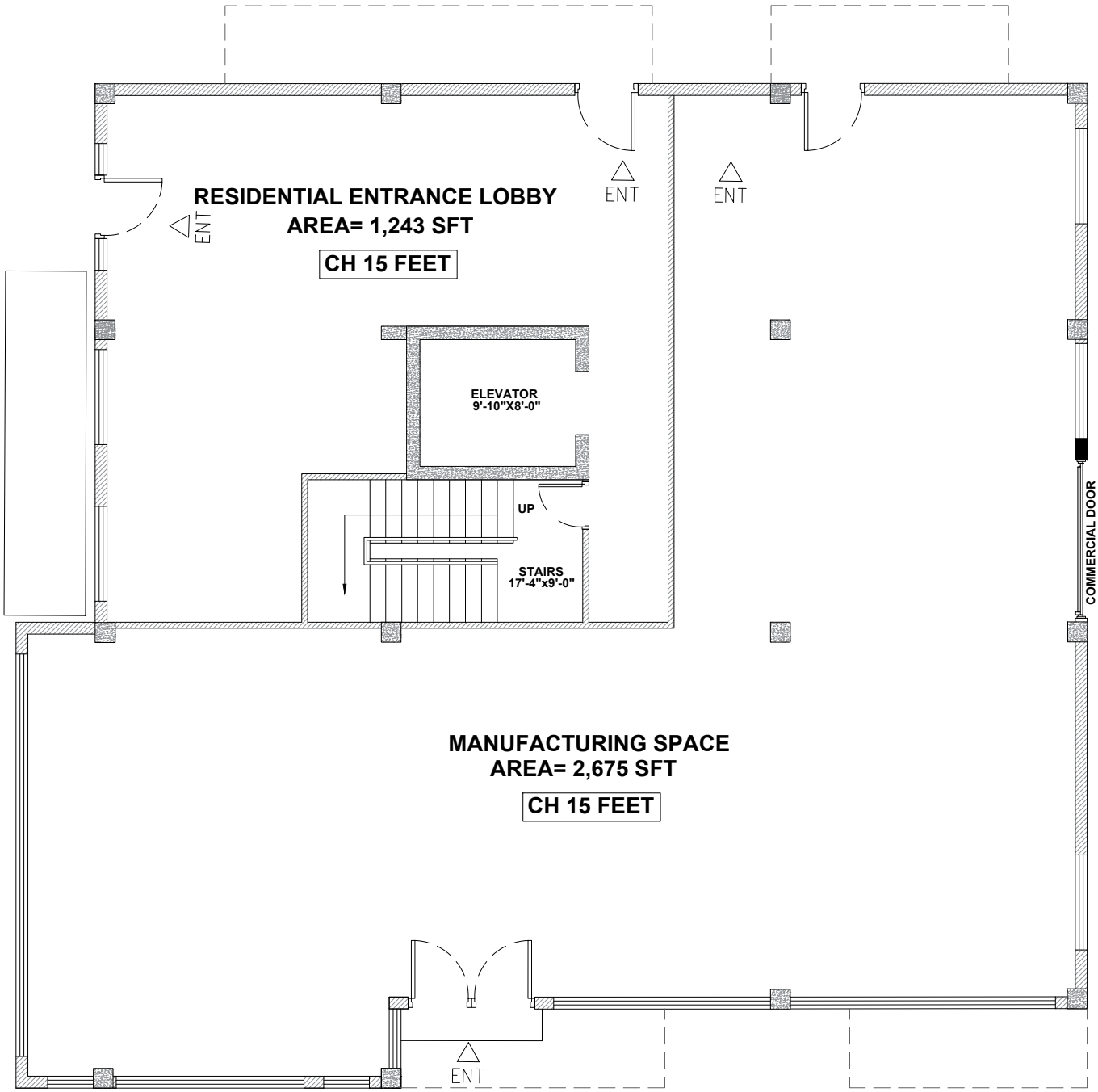
No.	Description	Date

APARTMENT BUILDING

191 COTTAGE STREET

MASTER PLAN

Project number	A-2561
Date	06/24/2025
Drawn by	
Checked by	Ar. Muhammad
Scale	



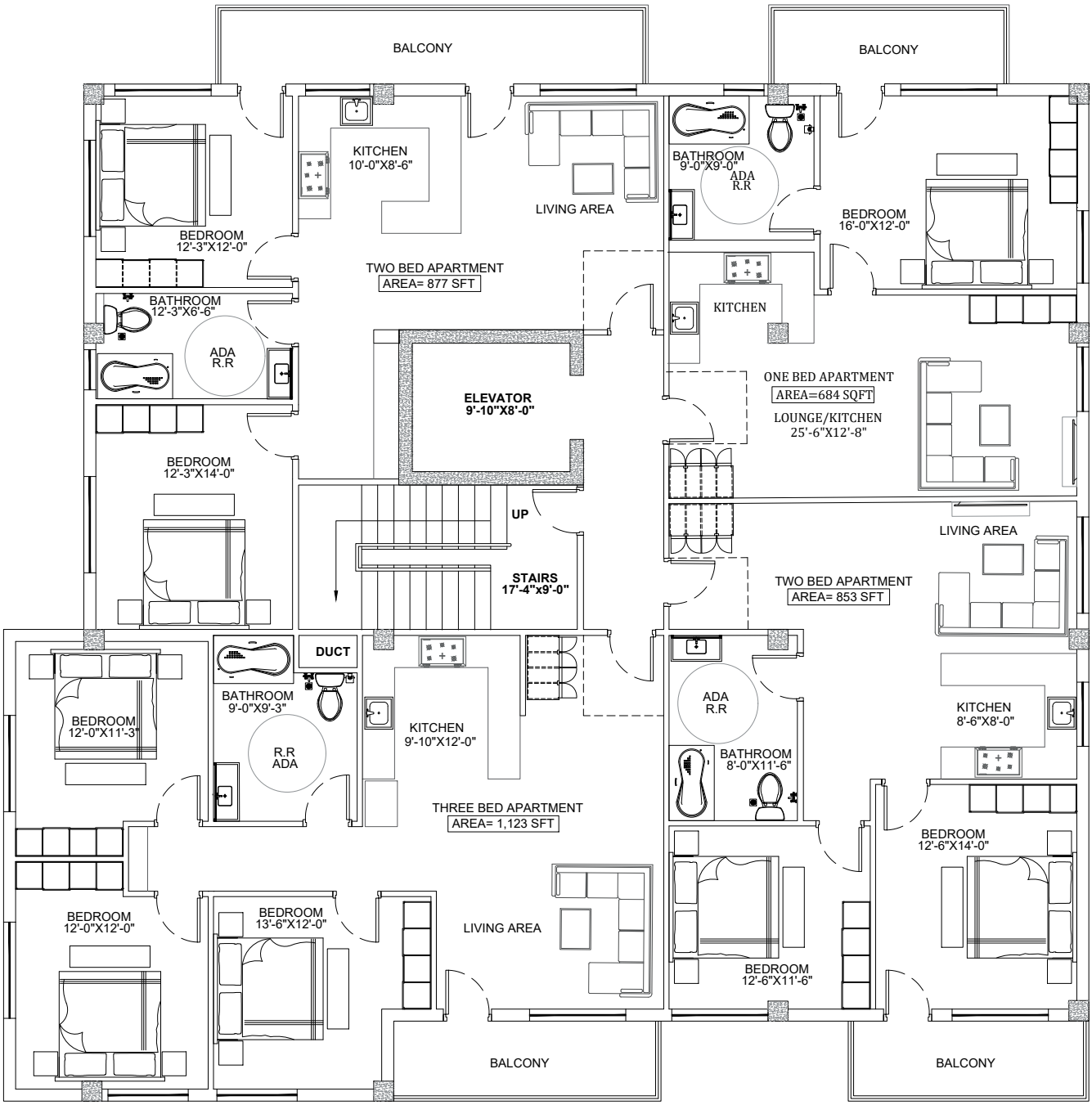
No.	Description	Date

APARTMENT BUILDING
191 COTTAGE STREET

FIRST FLOOR PLAN

Project number	A-2561
Date	06/24/2025
Drawn by	
Checked by	Ar. Muhammad
Scale	

COVERED AREA= 3,902 SFT



No.	Description	Date

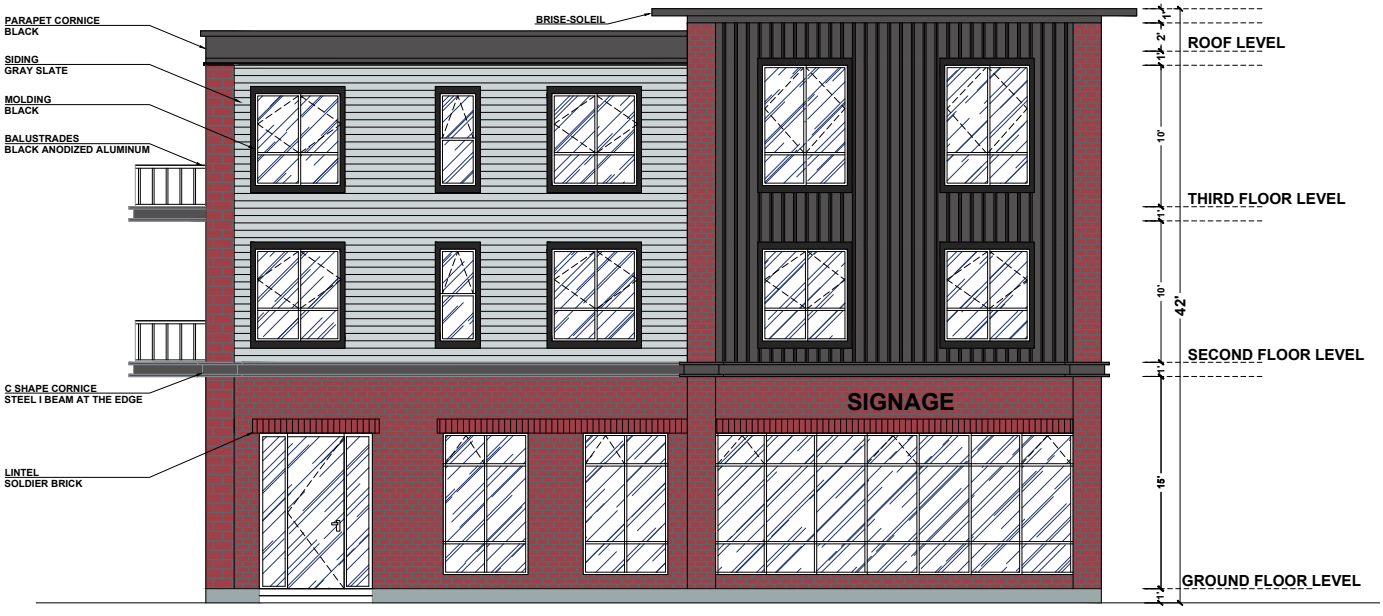
APARTMENT BUILDING
191 COTTAGE STREET

2ND AND 3RD FLOOR PLAN

Project number	A-2561	COVERED AREA= 3,902 SFT/ EACH
Date	06/24/2025	
Drawn by		
Checked by	Ar. Muhammad	Scale



NORTH ELEVATION
FACING PRIMARY STREET



EAST ELEVATION
FACING SECONDARY STREET

No.	Description	Date

APARTMENT BUILDING

191 COTTAGE STREET

ELEVATION DRAWINGS

Project number	A-2561
Date	06/24/2025
Drawn by	
Checked by	Ar. Muhammad
Scale	



SOUTH ELEVATION



WEST ELEVATION

No.	Description	Date

APARTMENT BUILDING
191 COTTAGE STREET

ELEVATION DRAWINGS

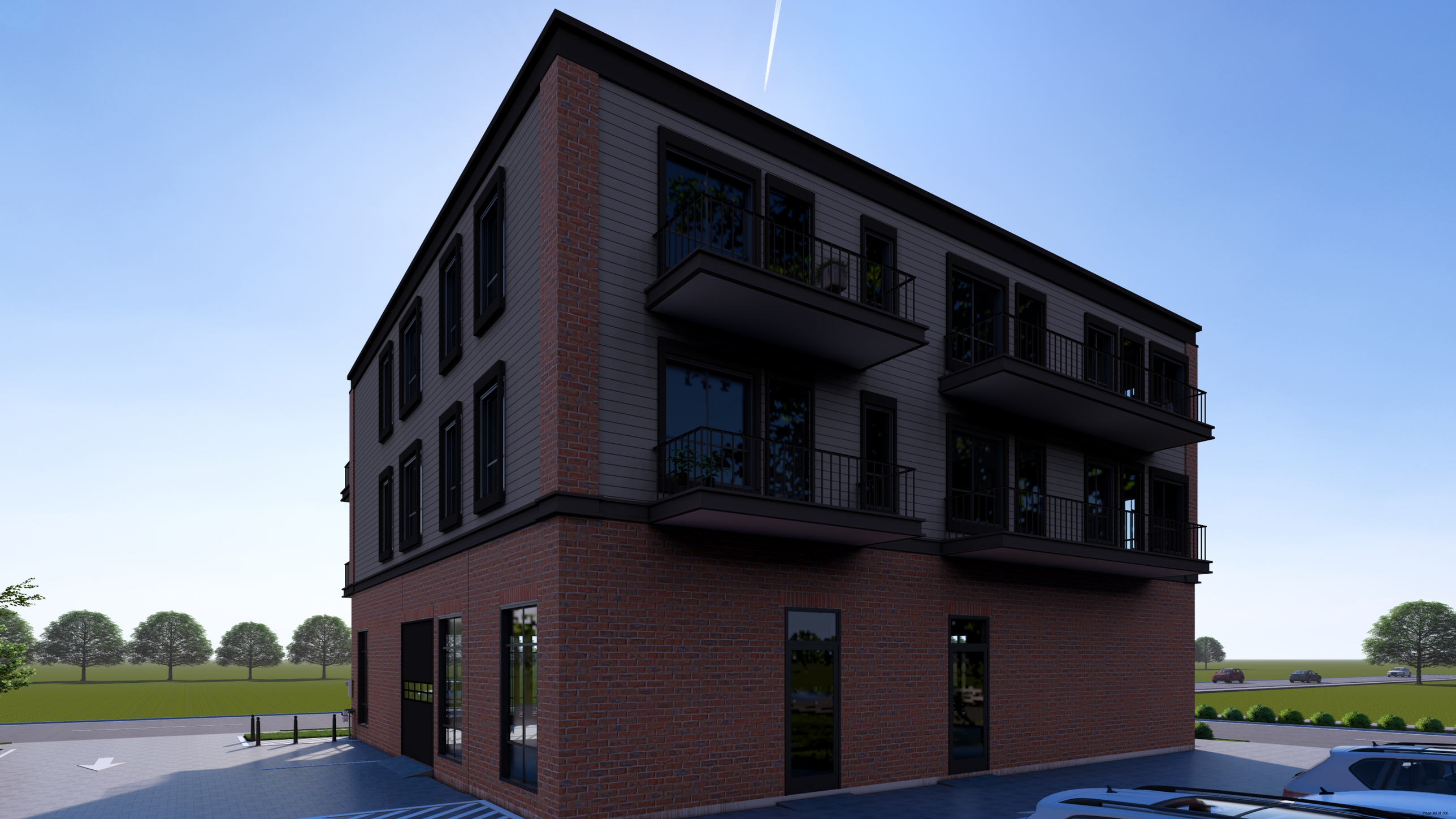
Project number	A-2561
Date	06/24/2025
Drawn by	
Checked by	Ar. Muhammad
Scale	











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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

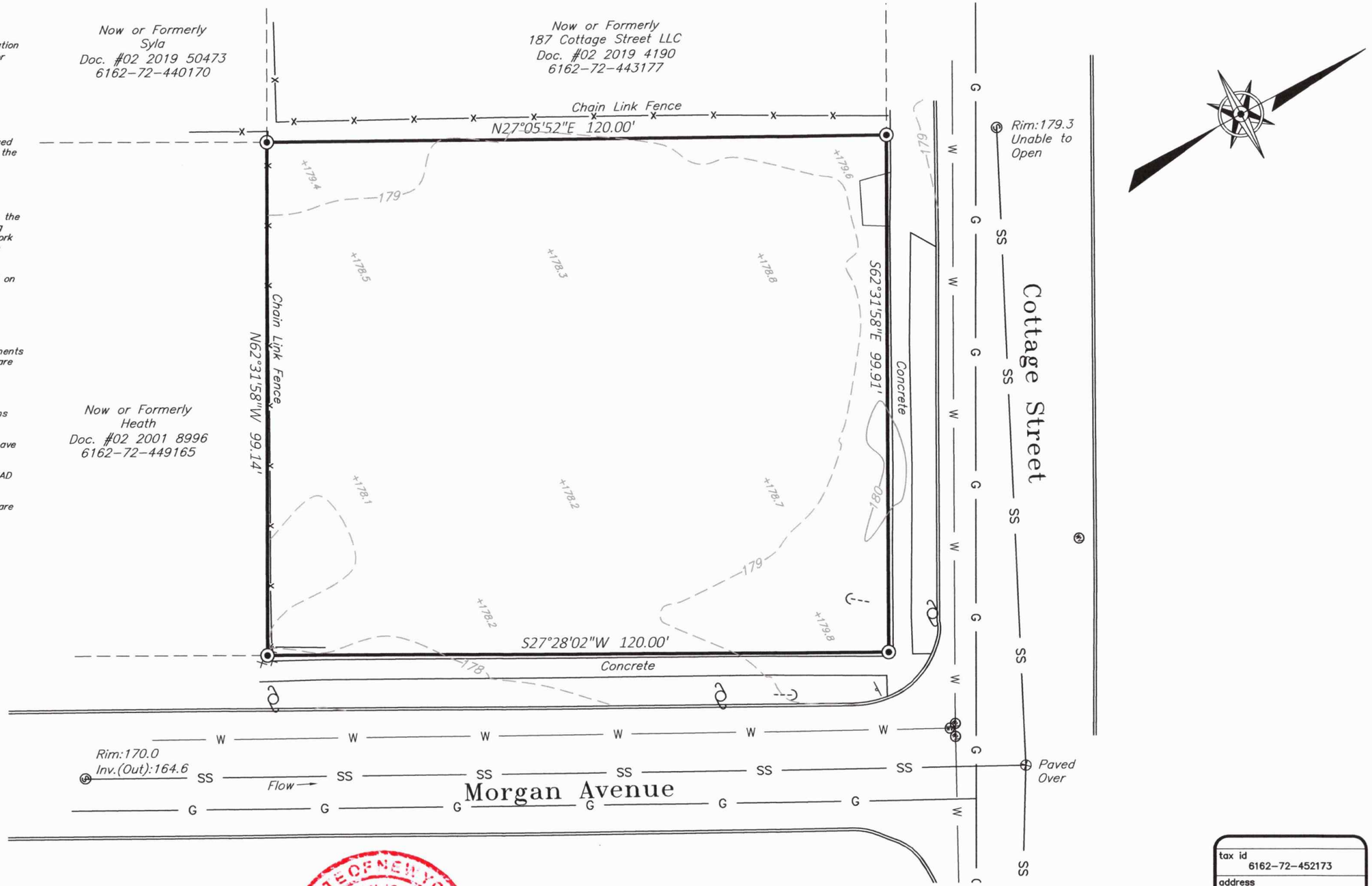
11,943 Square Feet
0.274 Acres

DATE OF SURVEY

Field Completion: April 10, 2024

CERTIFICATIONS

Cardinal Assets Twenty Fourteen LLC



JOHNSON SURVEYING

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Pleasant Valley, NY 12569
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johnsonboundaries@gmail.com

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STATE OF NEW YORK
BRENDAN JOHNSON
LICENSED LAND SURVEYOR
050919

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

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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

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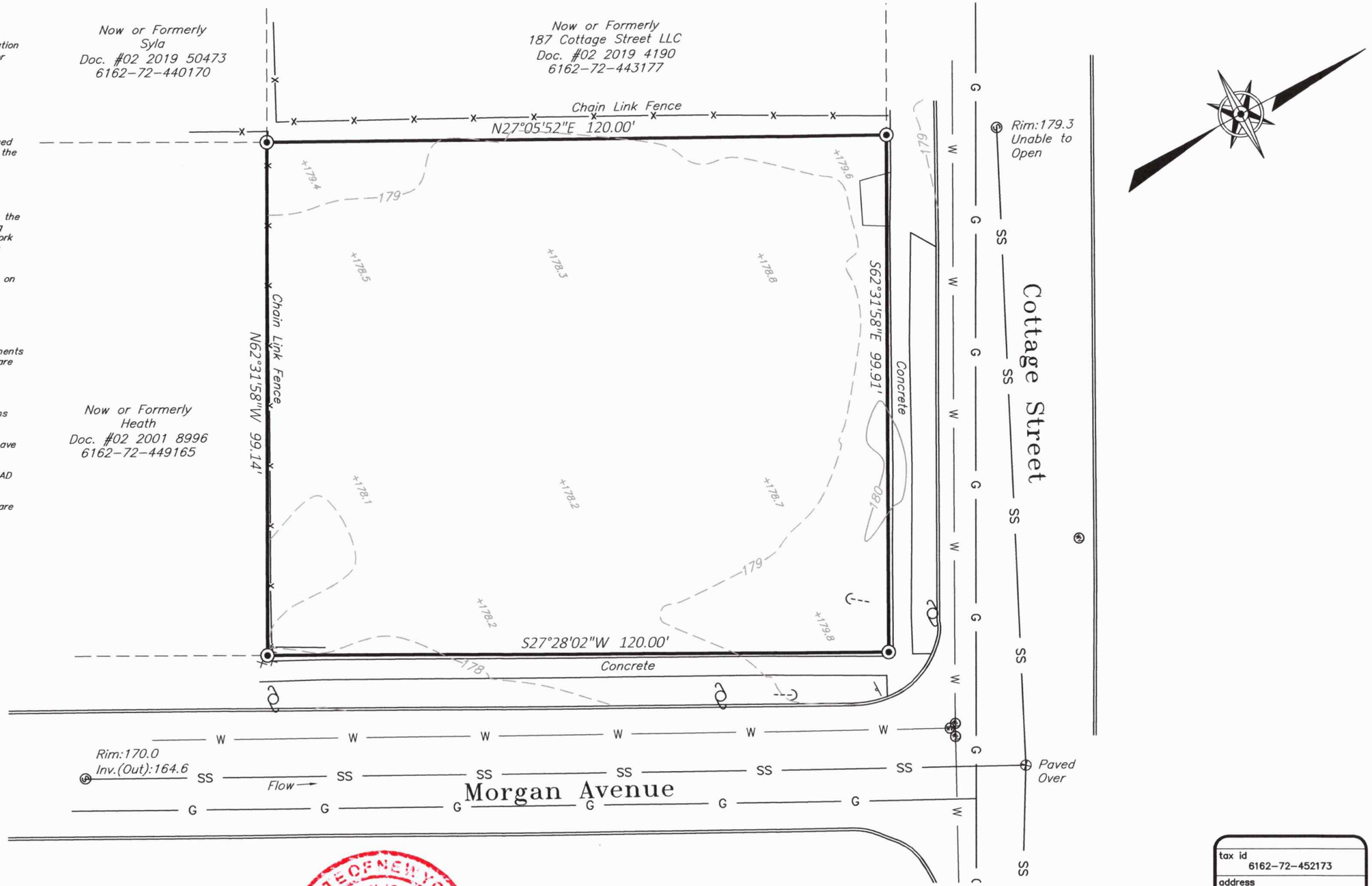
Cardinal Assets Twenty Fourteen LLC



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050919

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

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

June 18, 2025

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

cc: Lori Garcia

RE: 2025-008 191 Cottage Street Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

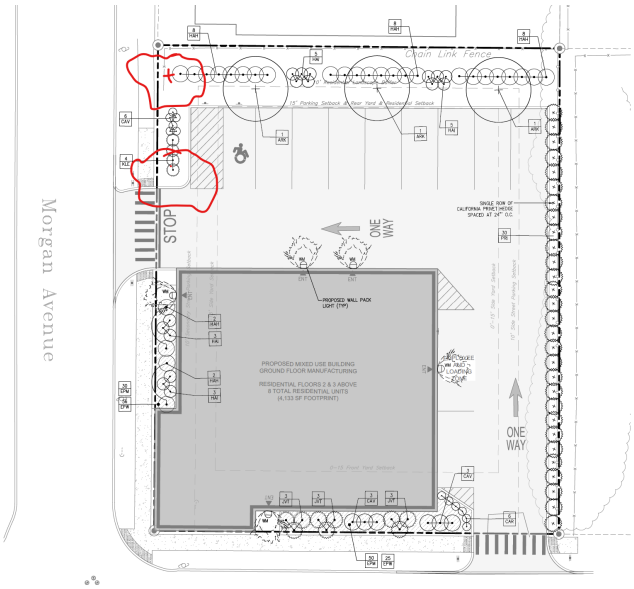
Dear City of Poughkeepsie Planning Board,

On Monday, June 2, 2025, Christopher Kroner of MASS conducted a preliminary architectural site visit at 191 Cottage Street, joined by Lori Garcia, Richard Distel, and led by Jim Sullivan, owner and developer of the site. We appreciate the intent to add mixed use density, admire many of the preliminary choices and see noteworthy streetscape improvements. The observations below are intended to clarify points discussed during the site visit and offer preliminary comments and questions to support the Planning Board's ongoing review as the applicant continues to refine the proposal.

Site Plan and Landscape

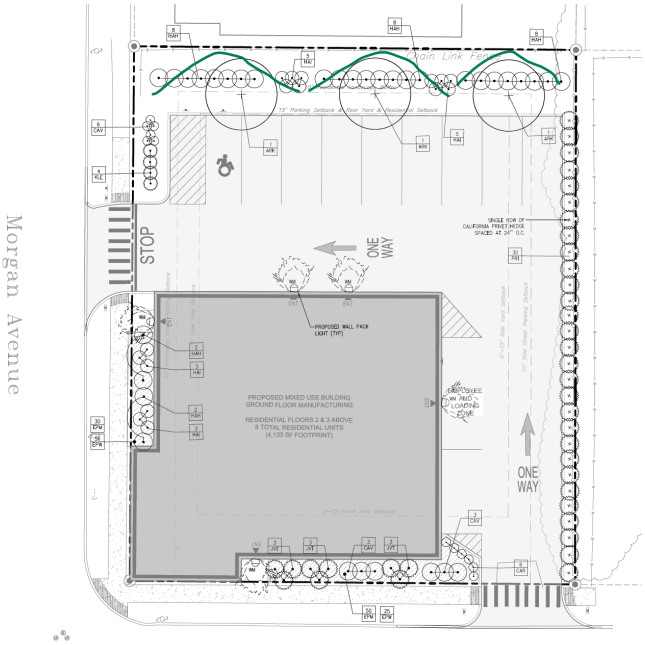
Trees

We note that three Red Maple trees are currently proposed. Is there an opportunity to include additional street trees along Morgan Avenue? *We encourage the applicant to consider adding more—both to enhance the street wall character and to provide privacy screening for the parking lot. (See figure below for suggested locations.)*



Common Yards

Please clarify whether there are any plans or opportunities to include shared outdoor amenities for residents in the setback yards surrounding the residential buildings—such as community gardens, grills, lawn games, or covered gazebos.
Recommendation: Additionally, we would encourage the applicant to consider relocating the proposed hydrangeas to the perimeter or arranging them more playfully to create usable lawn or yard space for residents. (See suggestion in figure below.)



Fencing

There is an existing chain-link fence along the western edge of the property, adjacent to Bolt Mechanics, which is bordered by a mature treeline. The current site plan shows a second fence being added along this edge, but it does not clarify the intent for the existing trees, leaving some confusion. While we recognize that some of these trees may be invasive species, *we recommend developing a strategy to preserve as many as possible to maintain privacy for future residents at 191 Cottage Street.*

Recommendation: *Update the site plan to identify existing trees along the western edge, and have any proposed removals reviewed by a landscape architect or certified arborist.*

Parking Lot Material

Given the proposed subsurface stormwater chamber system beneath the standard asphalt paving, we encourage the applicant to evaluate and consider using permeable paving systems instead (perhaps in part, much like those used at the Poughkeepsie Underwear Factory). These alternatives could offer both environmental benefits and potential cost savings.

Lighting

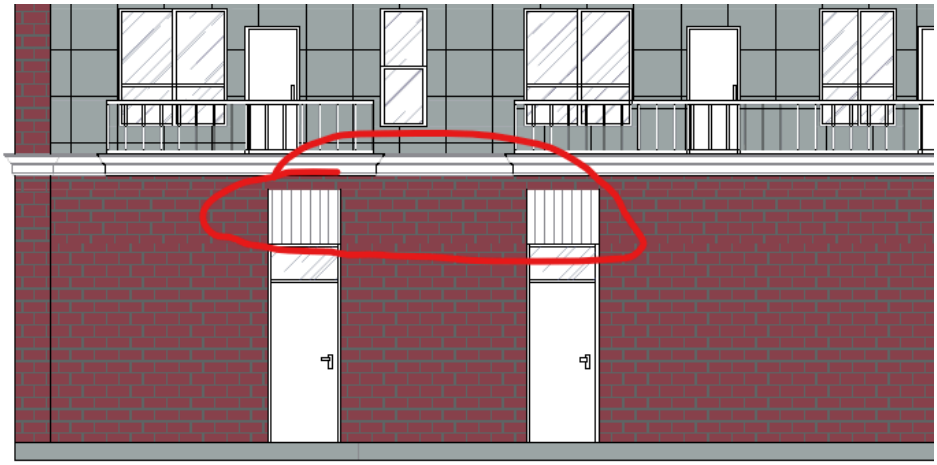
The LED Wall pack sconce lights proposed are more in line with security lighting than with a residential project. *Please propose a fixture alternative with a shield that is dark sky compliant.*

Elevations
As a general comment, the Elevations and renderings appear to show conflicting material strategies, so it's difficult to review which is correct. Additionally, the Elevations are missing a material legend or key-in notes—*please add these for clarity.*

The drawings also lack door swings and window operation details. *Including this information would help clarify functionality for planning board review and discussion.*

We also noticed inconsistencies in window frame and door heights across the elevations. Is there a reason these elements cannot align? *We suggest increasing door heights or incorporating transoms above doors to ensure consistent header elevations.*

Lastly, Are the vertical patterns shown above the doors and windows intended to be louvered zones or another feature? *Please clarify the patterning shown above doors and windows.*



SOUTH ELEVATION

Balconies
On the North Elevation, the second- and third-floor balconies currently overlook the bus depot and parking lot, while the East Elevation—facing residential neighbors along Morgan Avenue—has no balconies. *We recommend reconsidering this layout to prioritize balconies on the residential side, where they would offer a more desirable view and better neighborhood connection.*

Additionally, the plans and elevations show a continuous balcony design, while the renderings depict *divided balconies, which are generally preferred for resident privacy. Please revise the drawings for consistency.*

We also request more detail on the proposed balustrades. *If metal panels are planned, we encourage the use of a locally fabricated design rather than a standard, off-the-shelf product.*

Cornice
The detailing along the cantilevered balconies appears to use an applied wood or PVC molding, which differs in style from the main building cornice that features a setback

and brise-soleil projection. *Please confirm the proposed material and design intent of the cornice, as it currently conflicts with the overall architectural language of the building.*

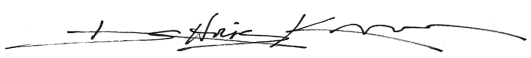
Commercial Door
Renderings depict a large commercial roll-up door, but this feature does not appear on the plans, site plan, or elevations. *Please clarify which version is accurate. If the roll-up door is preferred, provide a specification or cut sheet, including details such as material, color, and glazing.*

Materials
To assist in evaluating the proposed architectural improvements, please provide the Planning Board with material samples or a comprehensive materials board showing all proposed materials, finishes, and colors.

Mechanical Systems
Please clarify the locations and proposed treatments for all mechanical systems, especially those visible to the public. Also, indicate the locations of gas and electric meters on the drawings and describe how they will be screened or integrated into the design.

We hope the public remains engaged in this project, which contributes to the ongoing revitalization of Poughkeepsie's northside. MASS looks forward to supporting the continued development of this ambitious project and is available to assist the applicant in addressing any outstanding design questions.

Sincerely,



Chris Kroner
Principal
ckroner@mass-group.org

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.).

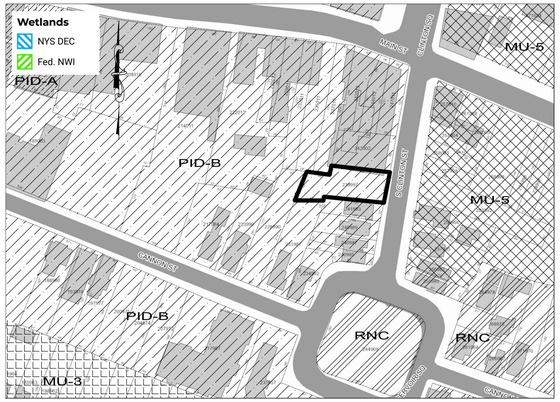
Thank you for your time and consideration as we seek site plan approval.

Very truly yours,

Jason Lichwick
NYSRA Lic. No. 038612

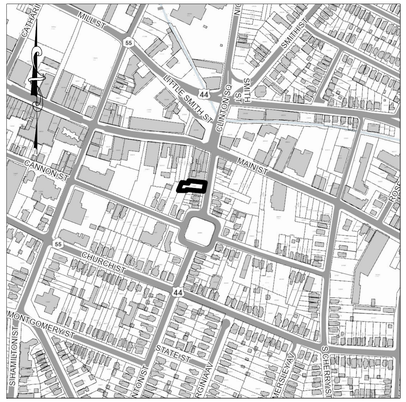
Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

VICINITY MAP



SCALE: NOT TO SCALE

LOCATION MAP



SCALE: 1"=APP. 400FT

PROJECT:

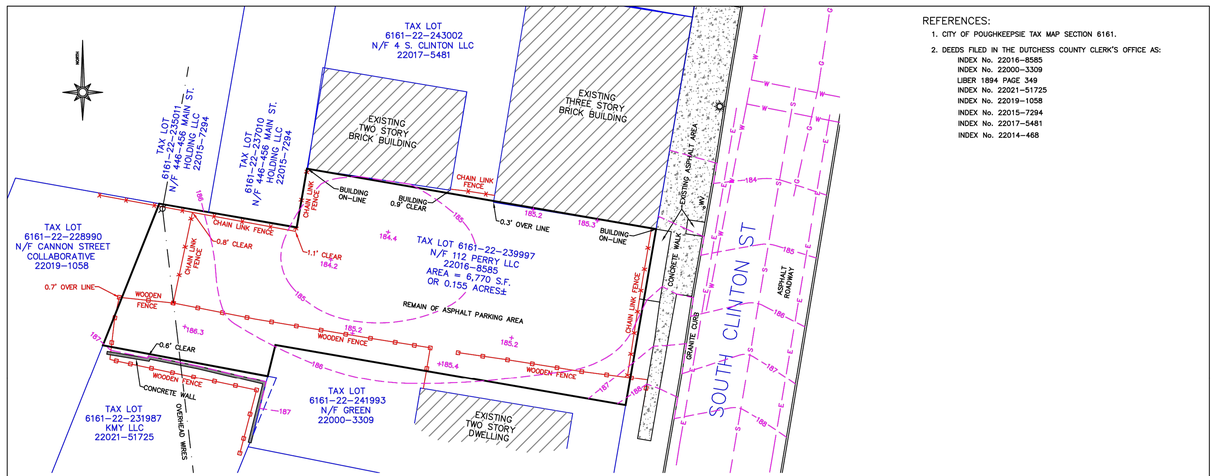
8 SOUTH CLINTON ST. NEW MULTI-FAMILY CONSTRUCTION

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

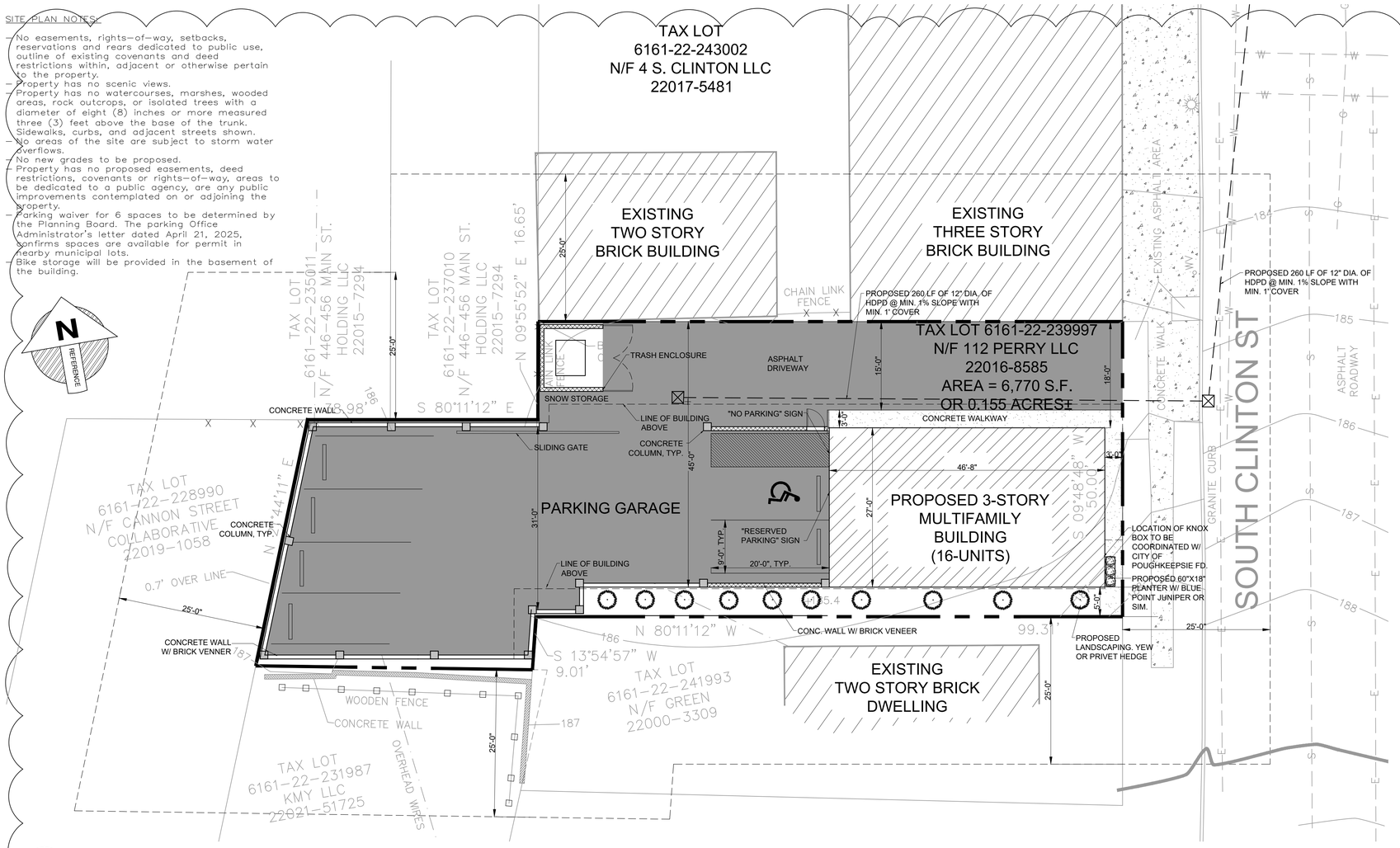
Revisions: 02.11.2025
03.11.2025
05.13.2025
06.10.2025
07.08.2025

Drawn By: HP/JL

T-1
Title Sheet

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.	84% 5,713 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)	

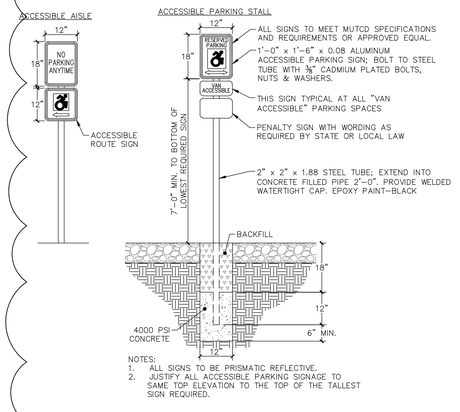
GROUND FLOOR TRANSPARENCY

	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*

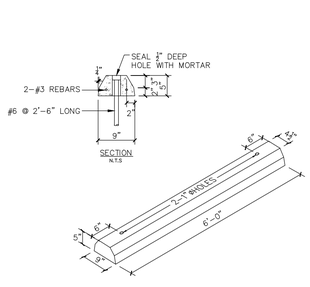
	Required	Provided	Waiver
0.75 Space per unit	12 spaces	6 spaces	7 spaces**

* 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 June 26, 2025.



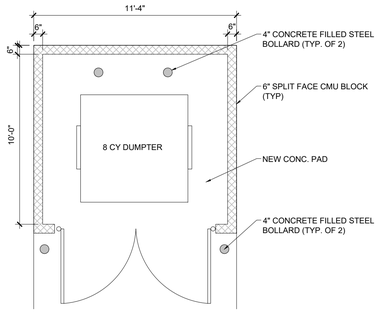
2 SP-1 Typ. Sign Detail

Scale: N.T.S.



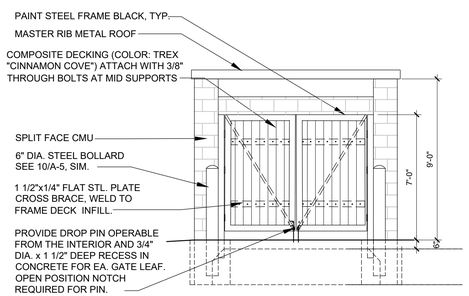
3 SP-1 Typ. Wheelstop Detail

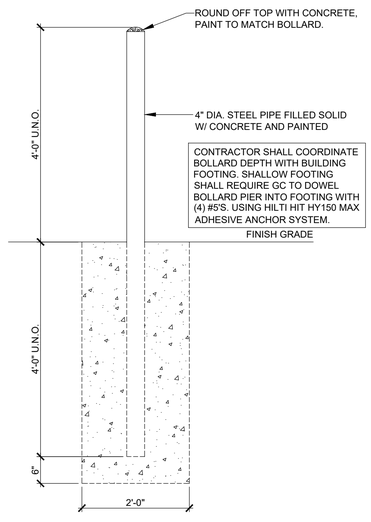
Scale: N.T.S.



4 SP-1 Dumpster Enclosure Details

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





5 SP-1 Bollard Detail

Scale: 3/4" = 1'-0"

JL ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
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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

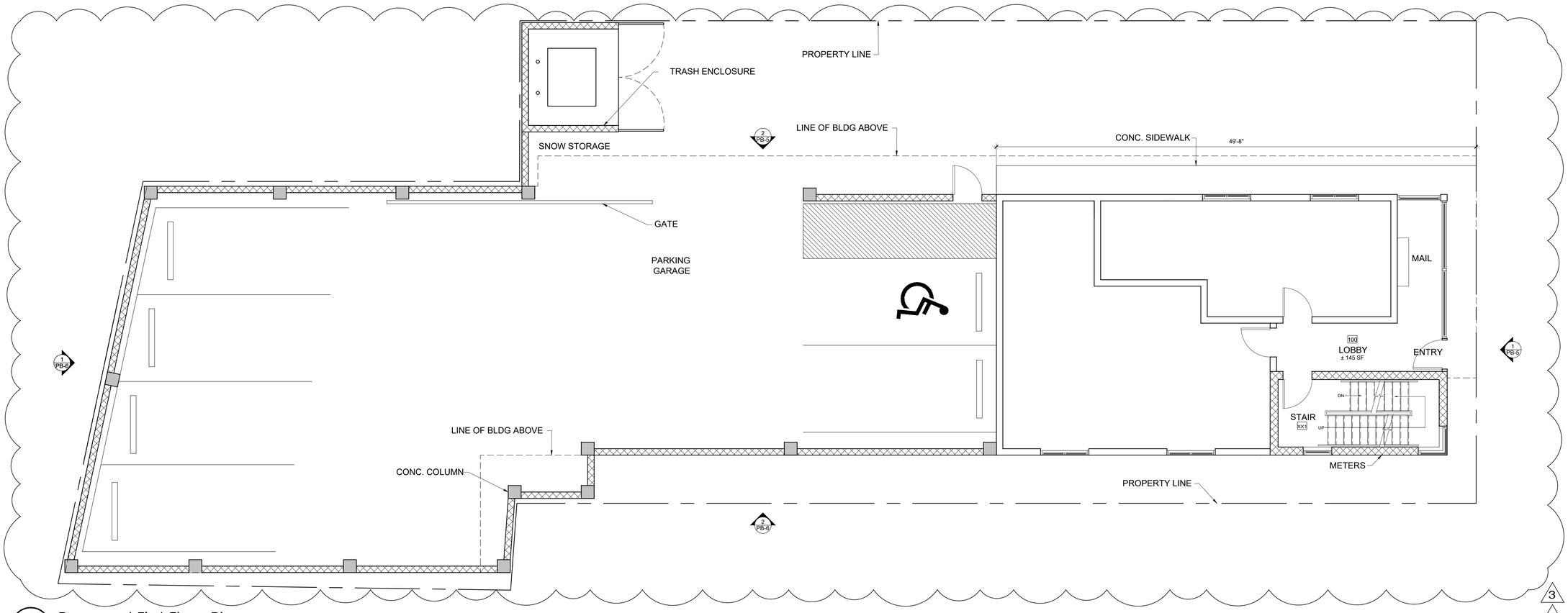
Date: 12.23.2024

Revisions: 02.11.2025
03.11.2025
05.13.2025
06.10.2025
07. 08.2025

Drawn By: HP/JL

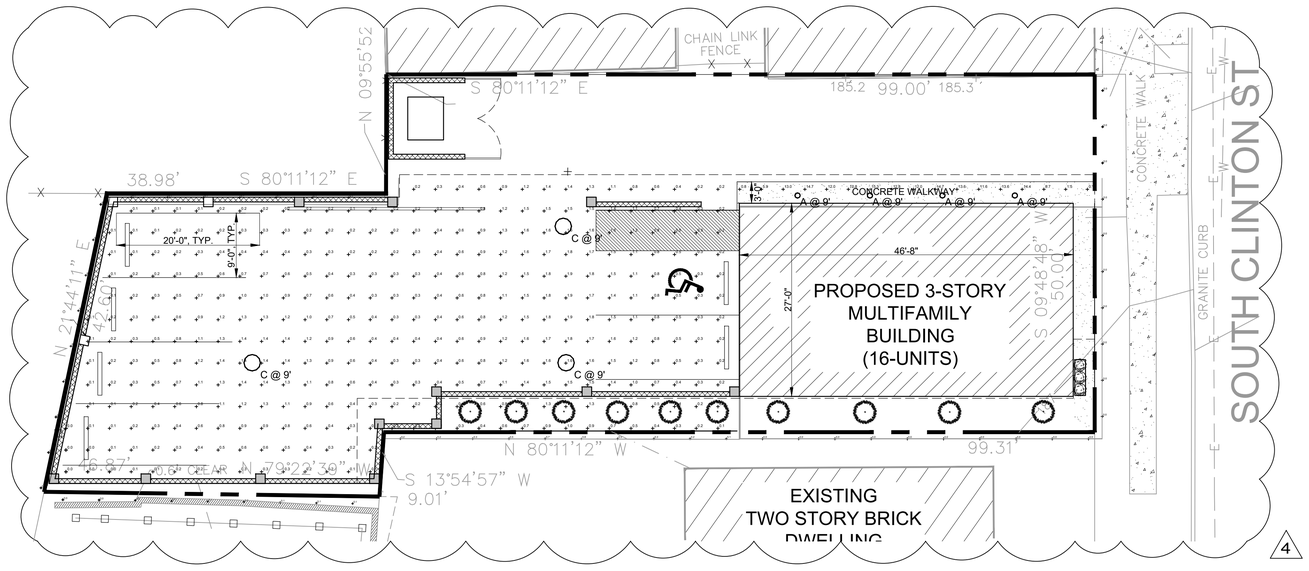
PB-1

Site Plan



1 PB-2 Proposed First Floor Plan

Scale: 3/16" = 1'-0"



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

2 PB-2 Proposed Lighting Plan

Scale: N.T.S.

JL ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
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jasonlichwick.com

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NOTE: DO NOT SCALE

SEAL
REGISTERED ARCHITECT
JASON R LICHWICK
038612
STATE OF NEW YORK

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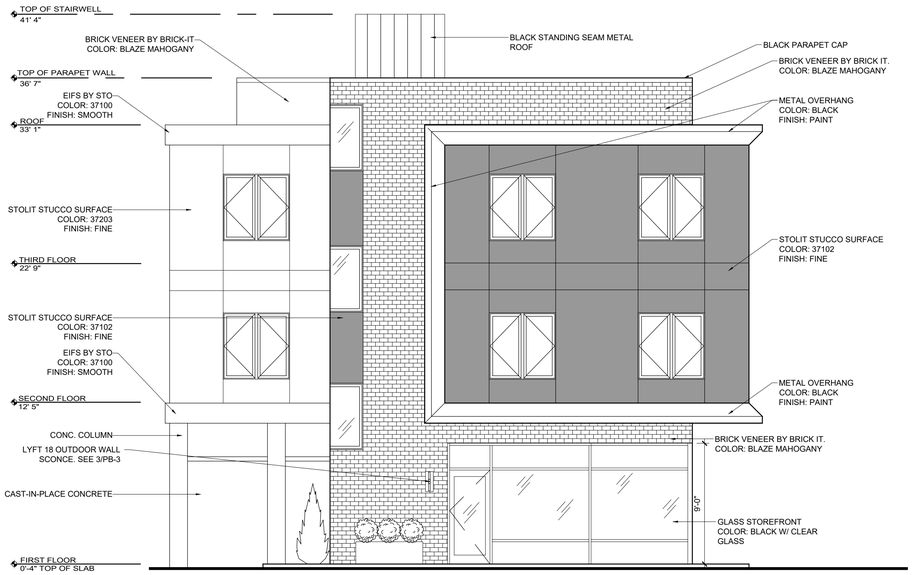
PB-2
Plans



1 PB-3 **Proposed East Elevation**

Scale: 3/16" = 1'-0"

LYFT 18 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Universal 120-277 volt driver with integral transient surge protection at 2.5kV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. suitable and safe for commercial use).
- Multiple diffuser options as well as available in modern finishes

LAMPING



Black 18"



Bronze 18" | Bronze 18" w/ Diffuser | Charcoal 18" | Charcoal 18" w/ Diffuser

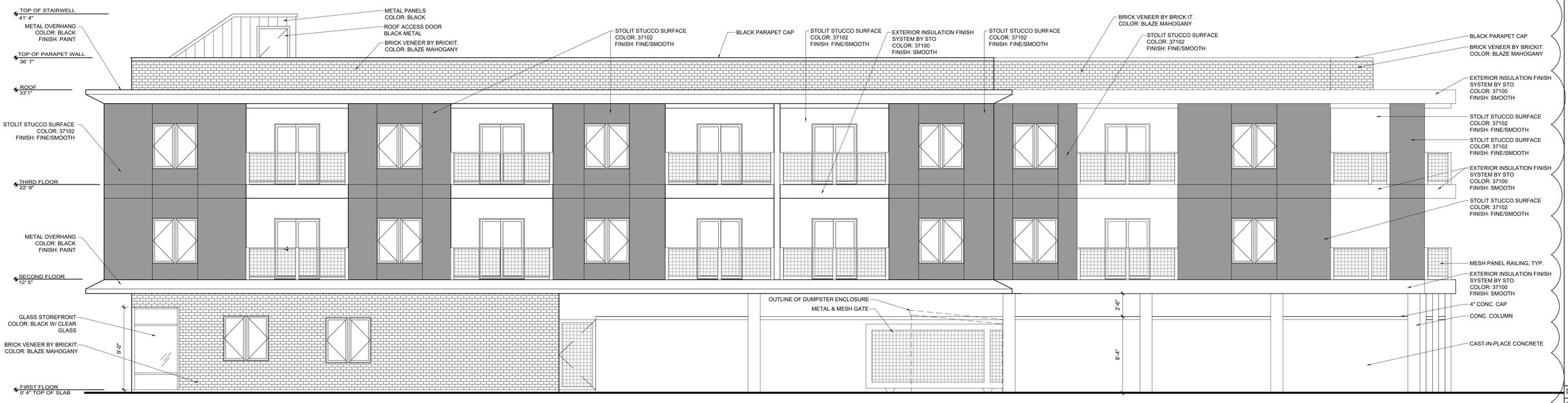
To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

7000WLYT	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	8 80 CRI	30 3000K	18 18"	C CLEAR	B BLACK	UNV 120V-277V	NONE
		40 4000K		D DIFFUSER	Z BRONZE		LF IN-LINE FUSE
		27 2700K			H CHARCOAL		LFSP IN-LINE FUSE, SURGE PROTECTION
							SP SURGE PROTECTION

3 PB-3 **Proposed Exterior Lighting Fixture**

Scale: 3/16" = 1'-0"



2 PB-3 **Proposed North Elevation**

Scale: 3/16" = 1'-0"

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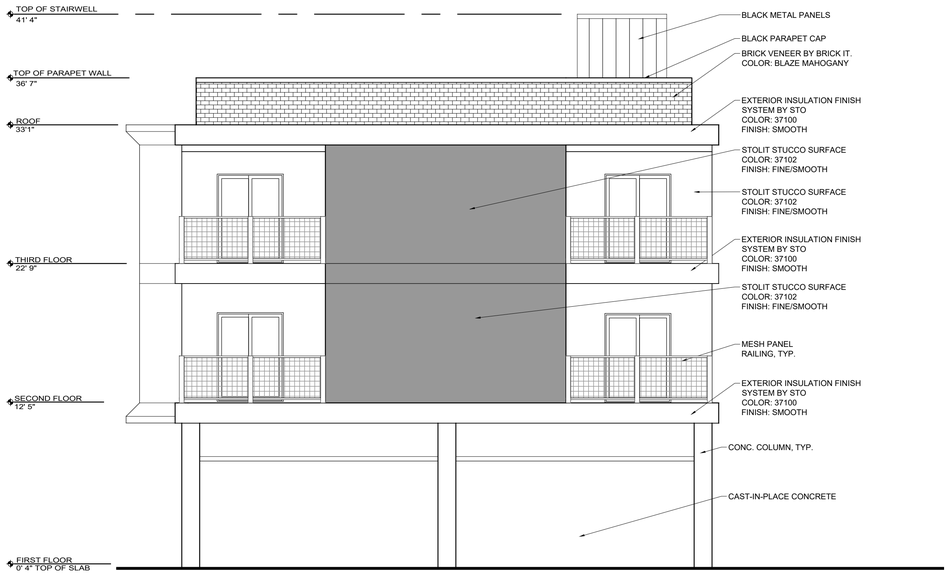
PB-3

Elevations

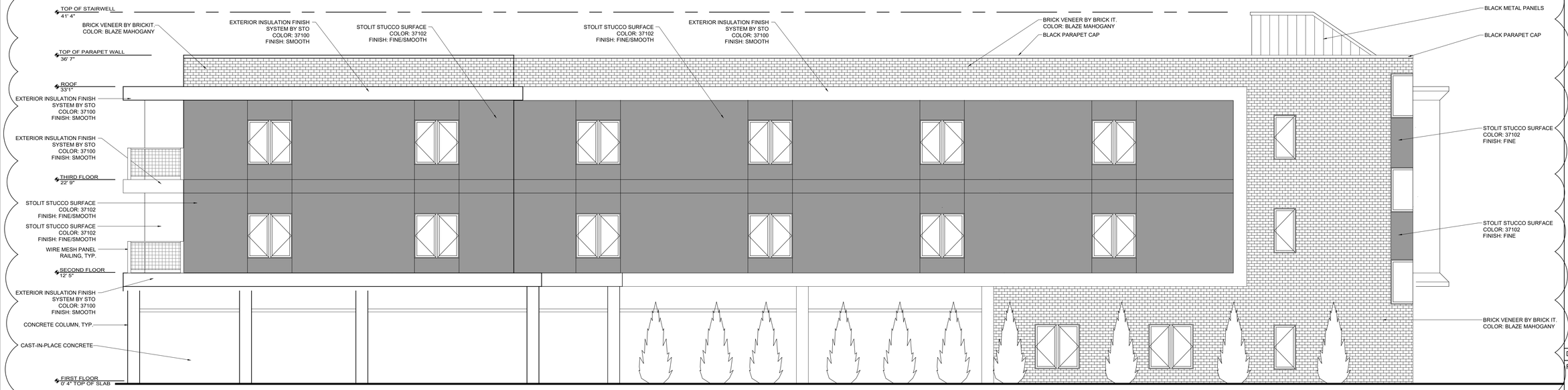
3
5 4



1 PB-4

Proposed West Elevation

Scale: 3/16" = 1'-0"



2 PB-4

Proposed South Elevation

Scale: 3/16" = 1'-0"

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PB-4
Elevations

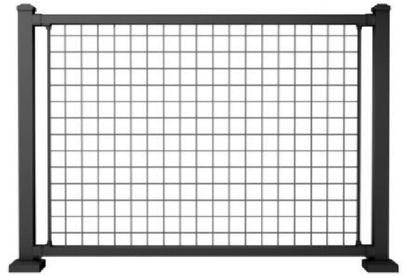
5 4 3



1 PB-5 Context Rendering of Northeast Corner
Scale: N.T.S.



2 PB-5 Context Rendering of Southeast Corner
Scale: N.T.S.



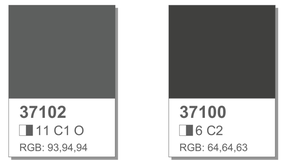
3 PB-5 Metal Mesh Balcony Railing
Scale: N.T.S.



4 PB-5 Context Rendering of East Elevation
Scale: N.T.S.



5 PB-5 Proposed Brick Veneer in Blaze Mahogany
Scale: N.T.S.



6 PB-6 Proposed Stucco Colors
Scale: N.T.S.



7 PB-5 Proposed Rendering of North Elevation
Scale: N.T.S.



8 PB-5 Proposed Rendering of South Elevation
Scale: N.T.S.

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PB-5
Renderings

3 4 5

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

July 8, 2025

Mr. Joseph A. Chenier, Jr. CPESC, CPMSM
City of Poughkeepsie
Department of Public Works & Engineering

Re: South Clinton Equities, LLC
8 South Clinton Street - Lot 239997
City of Poughkeepsie, New York

Dear Mr. Chenier:

We are in receipt of your comments on the above referenced project dated June 9, 2025. Project documents have been revised and included to address these comments as indicated below in an item-by-item response:

1. *Comment: 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.*

   Response: The projected daily water usage for the proposed development is 1,760 gallons per day (16 bedrooms * 110 gpd/bedroom)

   Using a peak demand factor of 7, common for this type of development, the peak gpm = 8.6.

   A 2" diameter water service line and a 4" diameter sewer line are sufficient to convey the peak flow rate of 8.6 gpm.

2. *Comment: Provide survey boundary information on site plan.*

   Response: Survey boundary information is now provided on the site plan.

3. *Comment: Realign proposed storm sewer in City Right of way. The pipe should run parallel with the curb line and not cross existing utilities at oblique angles as shown. Provide a manhole at the intersection of Main Street and connect existing catch basins currently draining to the combined sewer to the new storm sewer. We are available to further discuss in person or remotely.*

   Response: The plans have been revised accordingly.

4. Comment: *Provide an additional catch basin on the east side of South Clinton Street opposite CB-2. City standard catch basins are to be used within the City right of way.*

   Response: The additional catch basin is now provided. The catch basin detail has been revised accordingly.

5. Comment: *Update the site plan to clearly show all utility connections within the street are delineated, hatched and include sawcut lines.*

   Response: The plans have been revised accordingly.

6. Comment: *Provide traffic control plans for all utility connections in the street.*

   Response: Traffic control plans are now provided.

7. Comment: *Indicate watermain size. Show water mains on plans in front of site and to the south.*

   Response: All existing watermains and sizes are now shown on the plans.

8. Comment: *Indicate tapping valve and curb valve are right open on sheet CP-1.*

   Response: The plans have been revised accordingly.

9. Comment: *Indicate sanitary sewer main size on the site plan. Show nearest MH and invert elevation.*

   Response: The information is now provided on the plans.

10. Comment: *Include City detail for sanitary sewer connection on sheet CP-3. Omit unused details (1 – granite / bluestone detail should be used for ROW curbing, 3, 4 (3 and 4 are redundant with 5), 7, and 8..*

    Response: The details have been revised accordingly.

11. Comment: *Use City trench detail on sheet CP-2, bedding and backfill notes on detail 3 are applicable and may remain. Provide City standard catch basins for catch basins installed in City ROW.*

    Response: The details have been revised accordingly.

12. Comment: *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 Officer (SMO).*

    Response: The plans have been revised accordingly.

13. Comment: *Stormwater Best Management Practices (BMP) are to be utilized for the site. Include details for silt fence, inlet protection and stabilized construction entrance.*

    Response: Stormwater Best Management Practices have been added to the plans including silt fence, inlet protection, stabilized construction entrance and concrete washout area.

14. Comment: *Install new iron rebar monuments for all new or existing property corners along the right of way. Include note on the plan.*

Response: The plan has been revised accordingly.

15. *Comment: Provide estimate for site work.*

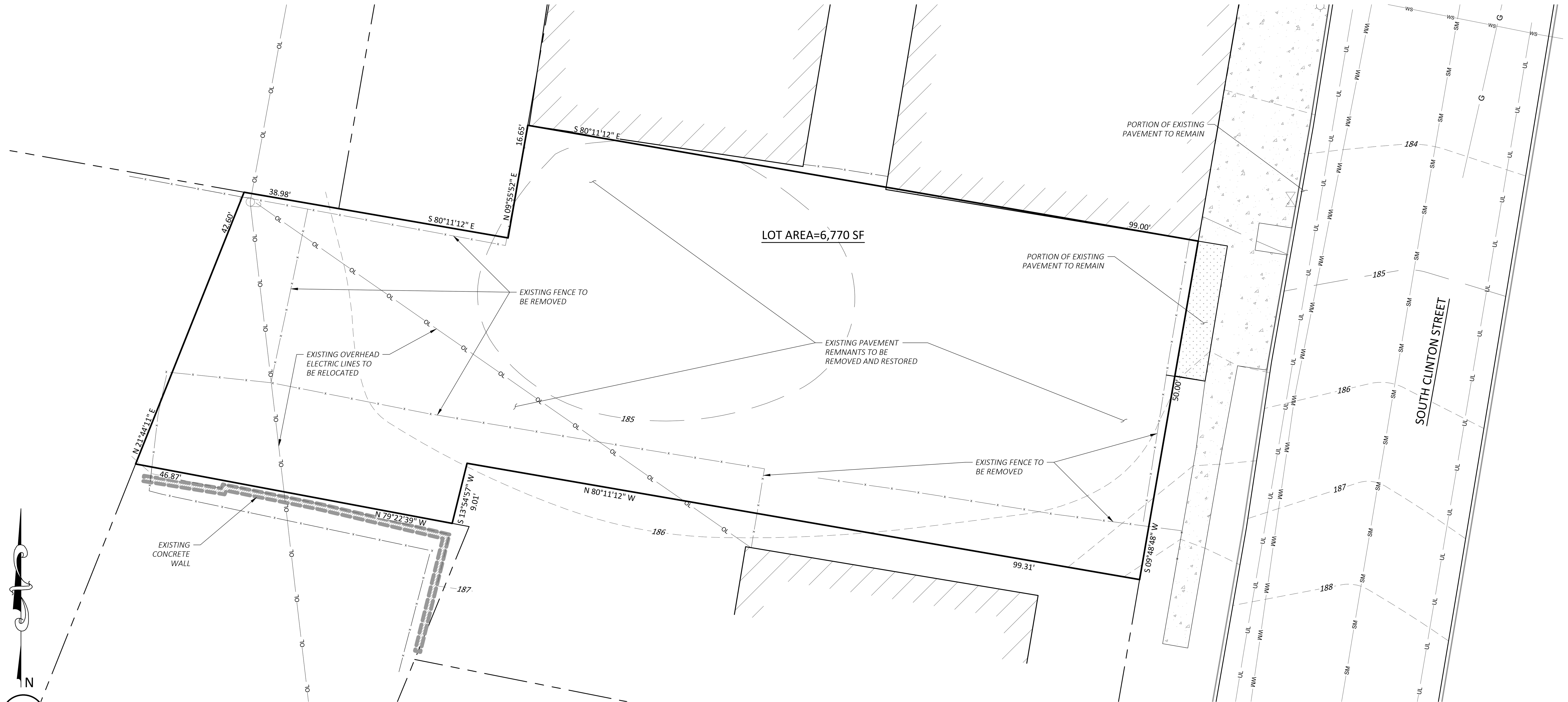
    Response: An estimate for site work is now provided.

Thank you for your consideration of this matter and we look forward to your review. Please feel free to contact me at your convenience with any questions.

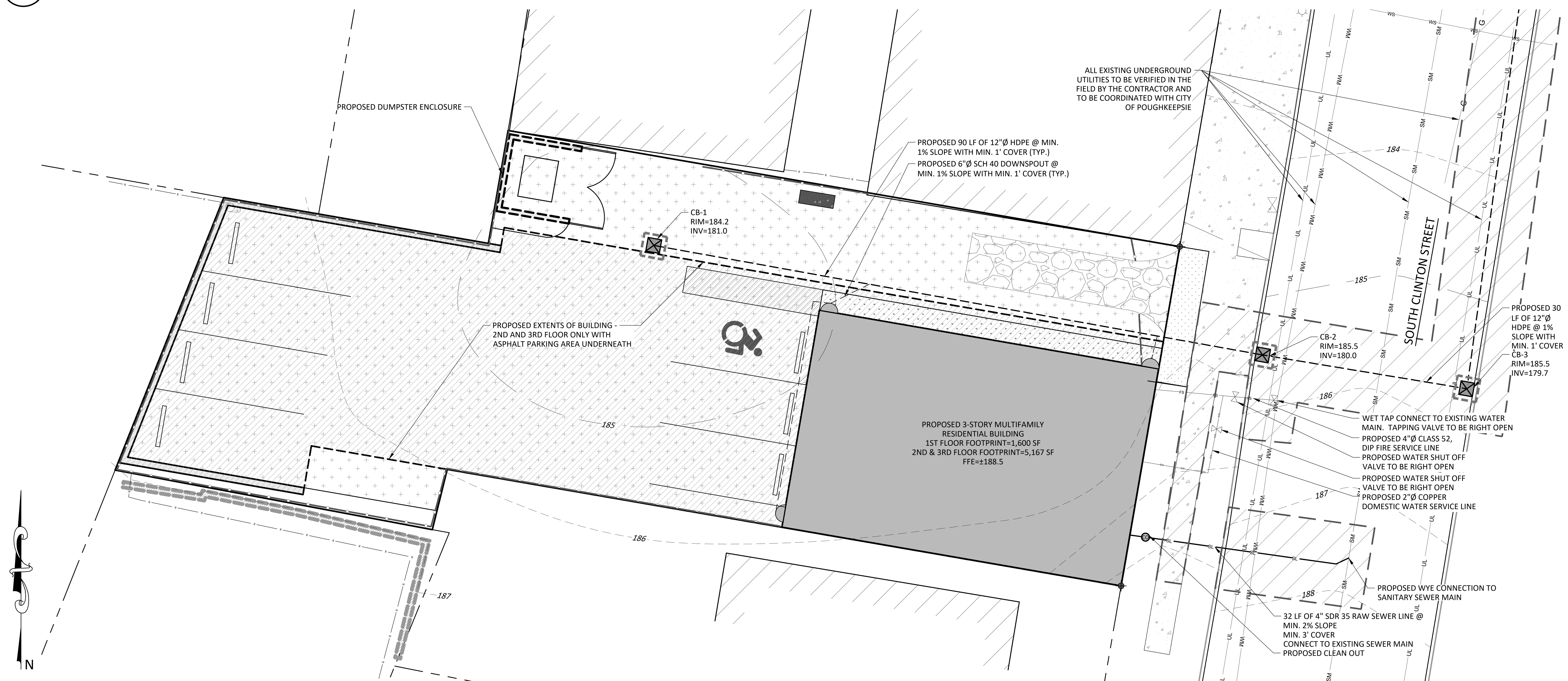
Sincerely,
Willingham Engineering, PLLC



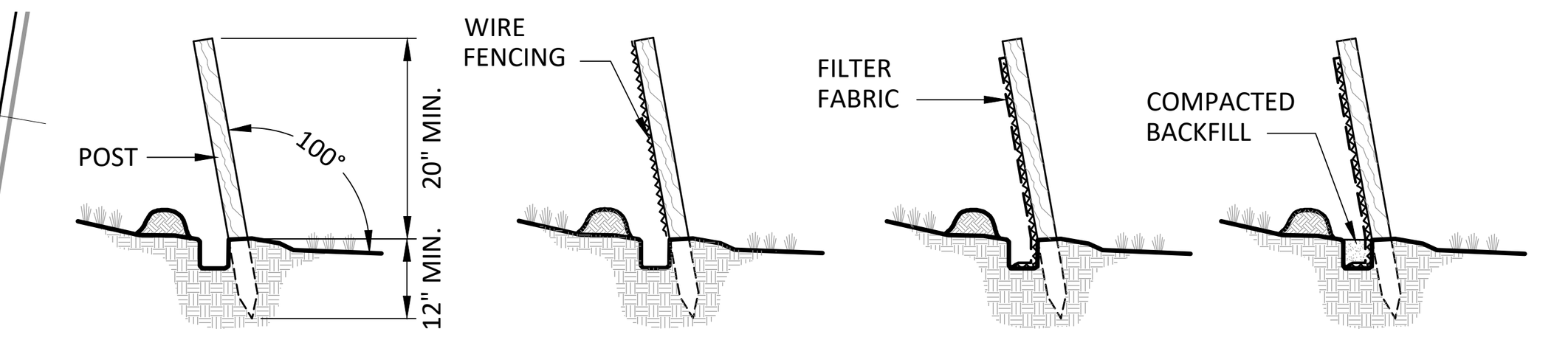
Matthew Towne, PE
NYS Professional Engineer No. 088562



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



2 CP-1 **PROPOSED CONDITIONS PLAN**
SCALE: 1"=10'



STEP 1
SET POSTS AND EXCAVATE A 6"x6" TRENCH, SET POST DOWNSLOPE.
ANGLE POST 10° UPSLOPE FOR STABILITY AND SELF CLEANING.

STEP 2
STAPLE WIRE MESH FENCING TO FENCE POSTS.

STEP 3
ATTACH FILTER FABRIC TO THE WIRE FENCING AND EXTEND IT INTO THE TRENCH.

STEP 4
BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.

MATERIAL NOTES:
1. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREE F. SYNTHETIC FILTER FABRIC SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIERS AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

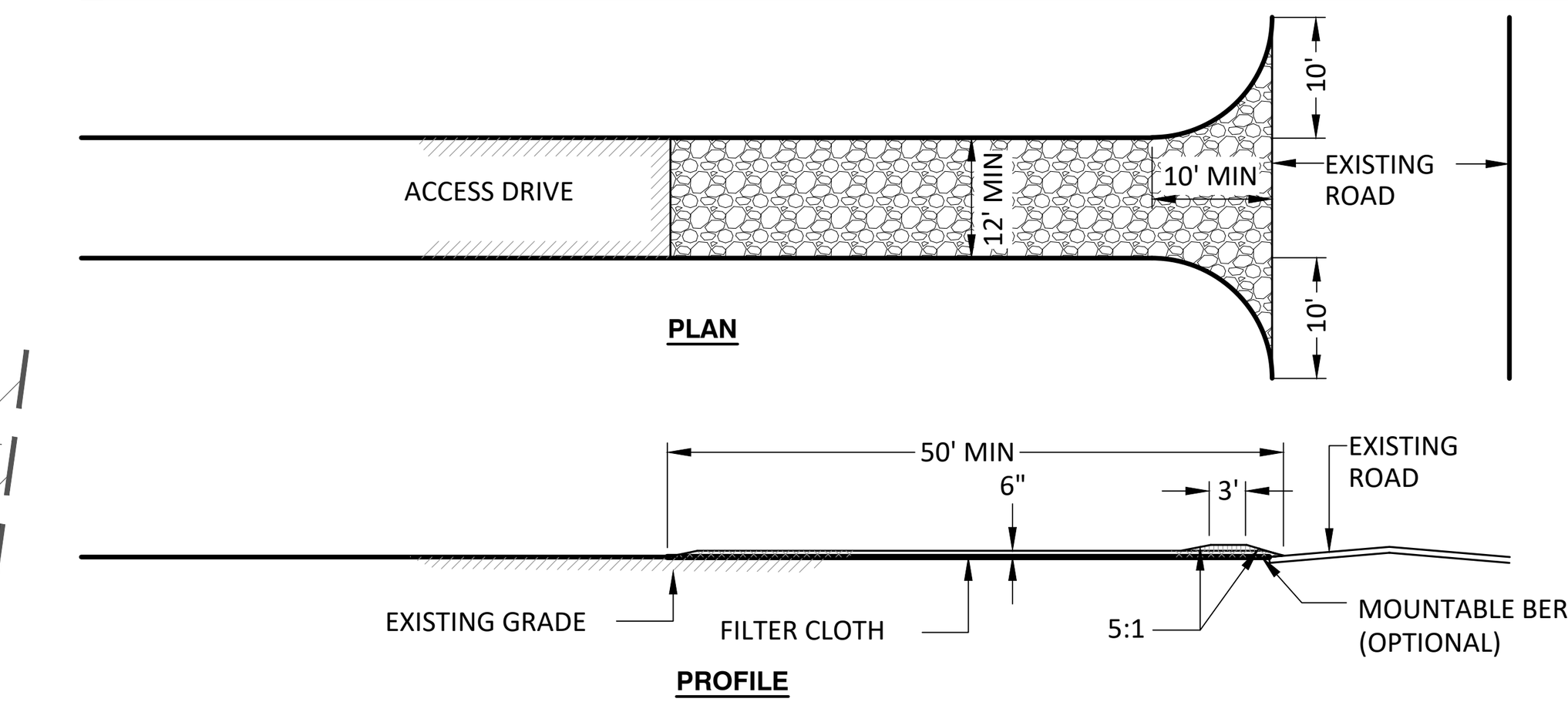
FABRIC PROPERTIES	MIN. ACCEPTED VALUE	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION FAILURE AT (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751 (MODIFIED)
SLURRY FLOW RATE (gal/min/sf)	0.3	
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY (%)	90	ASTM G-26

2. THE HEIGHT OF THE SILT FENCE SHALL NOT EXCEED 36 INCHES.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POSTS, WITH A 6 INCH OVERLAP MINIMUM AND SHALL BE SECURELY SEALED.

INSTALLATION NOTES:
1. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
2. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND EIGHT (8) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
3. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS APPLYING.
4. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND .

INSPECTION AND MAINTENANCE NOTES:
1. STRAW BALE BARRIER AND SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE WITHIN 24 HOURS OF CONTRACTOR NOTIFICATION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" IN THE SILT FENCES DEVELOP.

SILT FENCE DETAIL
SCALE: NTS



SPECIFICATIONS AND INSTALLATION NOTES:
1. PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AT THE PROJECT SITE, STABILIZED CONSTRUCTION ENTRANCED SHALL BE CONSTRUCTED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
2. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. THICKNESS - NOT LESS THAN 6 INCHES.
4. WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
6. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. THE FILTER CLOTH SHALL BE WOVEN .
7. 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.

INSPECTION & MAINTENANCE NOTES:
1. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ON TO PUBLIC RIGHT-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 WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS

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 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 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:
1. 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.
2. 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.
3. 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.
4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

CONCRETE WASHOUT FACILITY
SCALE: NTS

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 EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED IRON REBAR PROPERTY CORNER MONUMENT
- 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
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT FACILITY
- PROPOSED SILT FENCE
- PROPOSED CATCH BASIN WITH INLET PROTECTION

SURVEY NOTES

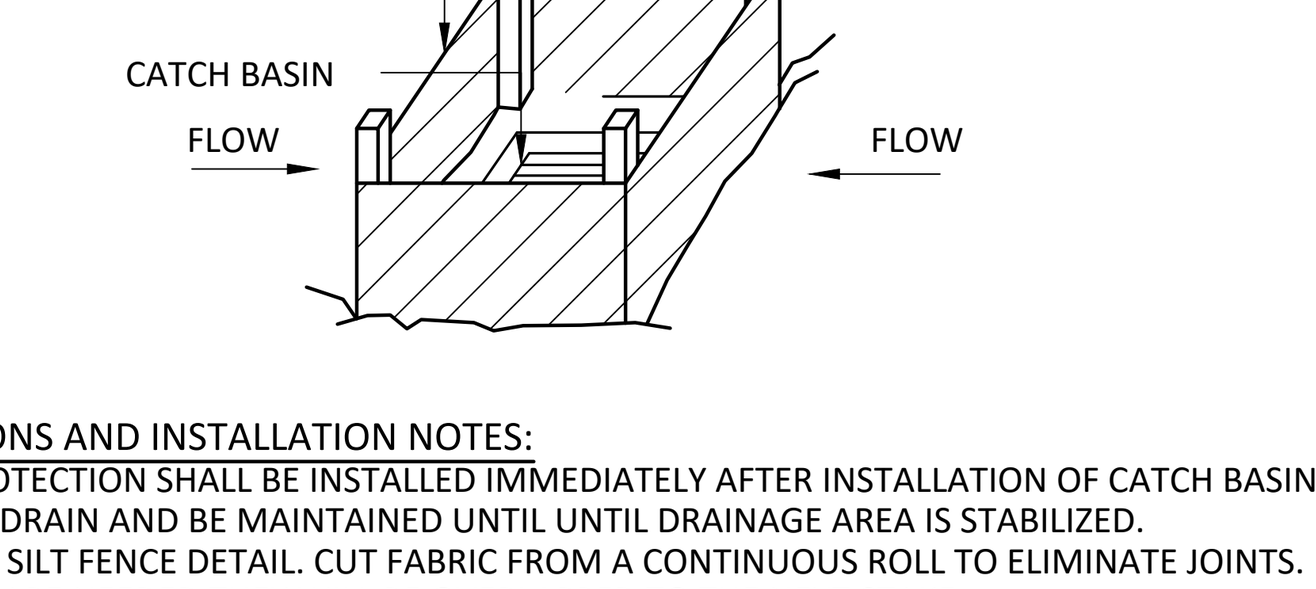
1. PROPERTY LINES, STRUCTURE LOCATIONS, TOPOGRAPHY AND OTHER SITE FEATURES ADDED FROM 'BOUNDARY & TOPOGRAPHIC SURVEY FOR SOUTH CLINTON STREET LOCATED AT TAX LOT 6161-22-23997' PREPARED BY CV ASSOCIATES NY, PE, LS, P.C. DATED 7/13/22.
2. EXISTING CITY OF POUGHKEEPSIE UTILITY LINE SIZES, INVERTS AND APPROXIMATE LOCATIONS FROM CITY RECORDS.

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.
3. NEW IRON REBAR MONUMENTS MUST BE INSTALLED FOR EXISTING PROPERTY CORNERS ALONG THE RIGHT OF WAY.

POST-CONSTRUCTION STORMWATER MAINTENANCE PLAN

1. ON-SITE CATCH BASINS TO BE INSPECTED AND VACUUM CLEANED OF DEBRIS ON AN ANNUAL BASIS BY PROPERTY OWNER.
2. MAINTENANCE RECORDS FOR ALL POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES MUST BE SUBMITTED TO THE CITY STORMWATER MANAGMENT OFFICER.



SPECIFICATIONS AND INSTALLATION NOTES:
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF CATCH BASIN OR YARD DRAIN AND BE MAINTAINED UNTIL UNTIL DRAINAGE AREA IS STABILIZED.
2. REFER TO SILT FENCE DETAIL. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2X4 WOOD WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET, 3 FEET APART AND DRIVE INTO THE GROUND A MINIMUM OF 18 INCHES. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GRADE AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

INSPECTION & MAINTENANCE NOTES:
1. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER REACHING $\frac{1}{3}$ OF THE HEIGHT OF THE FABRIC, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
2. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL, OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION.
3. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/ OR CAUSING SURFACE FLOODING.
4. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED WITHIN 24 HOURS OF CONTRACTOR NOTIFICATION.

CATCH BASIN / YARD INLET PROTECTION DETAIL
SCALE: NTS

SHEET 1 OF 4

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK · ANDREW V. WILLINGHAM · LICENSED PROFESSIONAL ENGINEER · 083984

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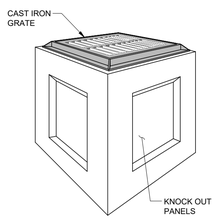
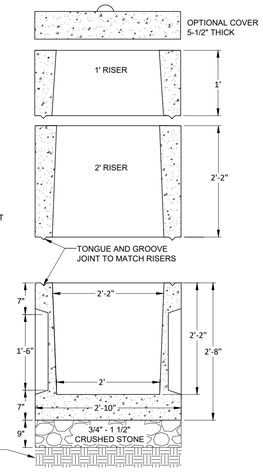
REV	DATE	DESCRIPTION
2	07/08/25	REVISIONS PER PLANNING BOARD
1	02/21/25	GENERAL REVISIONS

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	



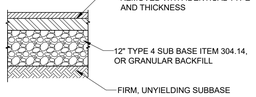


NOTES:

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.

1 / CP-2 **PRECAST CATCH BASIN (24"x24") (CB-1)**
SCALE: N.T.S.

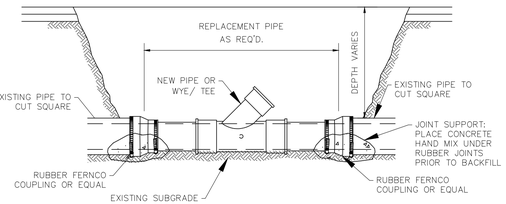
4 / CP-2 **PROPOSED UTILIITY CONNECTION PLAN**
SCALE: 1"=20'



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.



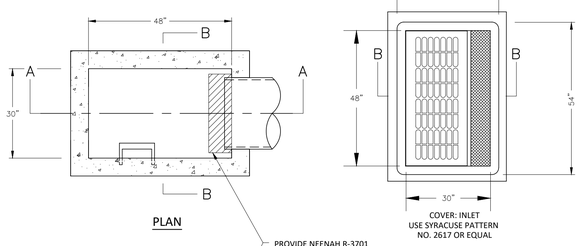
NOTES:

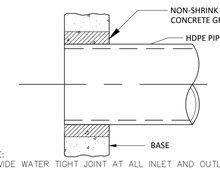
1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

3 / CP-2 **TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL**
SCALE: N.T.S.

LEGEND

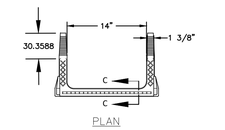
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL UTILITY POLE & OVERHEAD LINE
- WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING ON 2ND AND 3RD FLOOR ONLY WITH PARKING BENEATH
- PROPOSED EDGE OF PAVEMENT
- 180 PROPOSED MAJOR CONTOUR
- 178 PROPOSED MINOR CONTOUR
- 156.0 FG PROPOSED SPOT GRADE
- OL 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
- PROPOSED DRAINAGE MANHOLE





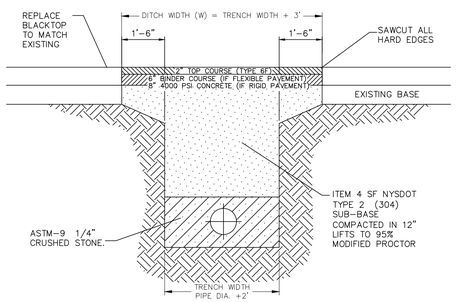
NOTE:
PROVIDE WATER TIGHT JOINT AT ALL INLET AND OUTLET PIPES AT ALL MANHOLES AND CATCH BASINS.

MANHOLE AND CATCH BASIN JOINT DETAIL
SCALE: N.T.S.



NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H-20-44 VEHICULAR LOADING AND 30% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20-44 VEHICULAR LOADING AND 30% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE. CLEAR OPENING DIMENSION (30"x48") FOR H-20-44 VEHICULAR LOADING.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 2'. BOTTOM OF HOOD SHALL BE 1' FROM BOTTOM OF CATCH BASIN.
7. EXISTING CONNECTION TO BE ABANDONED AND CAPPED AT CATCH BASIN, MANHOLE, AT EXPOSED TRENCH CROSSING AS ORDERED BY ENGINEER. PIPE TO BE SEALED TO SATISFACTION OF ENGINEER BY USE OF BRICK AND MORTAR WITH CAP TO SEAL.



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 **UTILITY TRENCH DETAIL IN PUBLIC RIGHT OF WAY**
SCALE: N.T.S.

6 / CP-2 **CITY OF POUGHKEEPSIE STANDARD - PRECAST CATCH BASIN (CB-2 AND CB-3)**
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
2	07/08/25	REVISIONS PER PLANNING BOARD
1	02/21/25	GENERAL REVISIONS

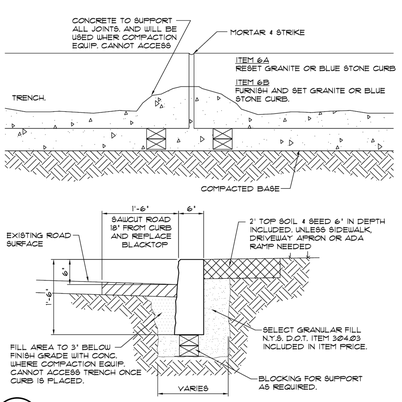
UTILITY CONNECTION PLAN

SOUTH CLINTON EQUITIES LLC

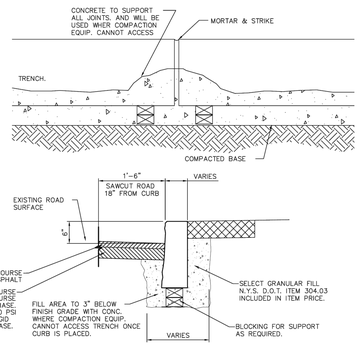
8 SOUTH CLINTON STREET

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	

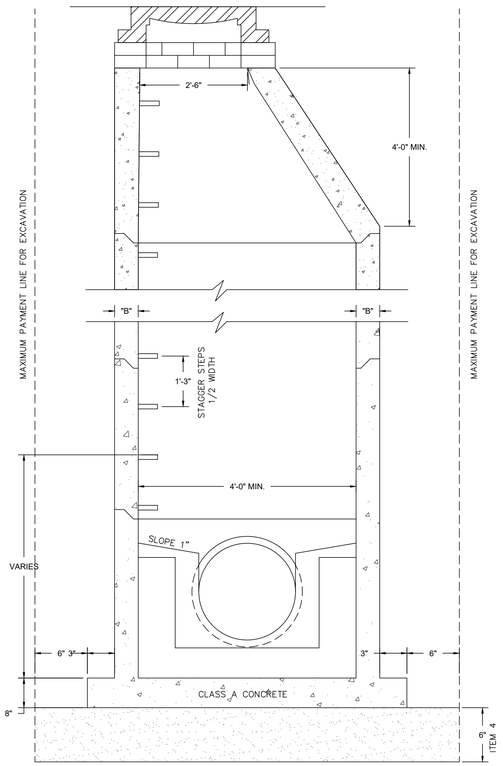


1 CP-3 **GRANITE OR BLUESTONE CURB DETAIL**
SCALE: N.T.S.



NOTE:
ASPHALT RESTORATION TO BE INCLUDED IN UNIT PRICE FOR RESETTING CURB.

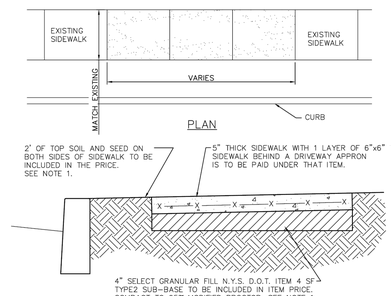
2 CP-3 **RESET BLUESTONE / GRANITE CURB DETAIL**
SCALE: N.T.S.



MINIMUM DIMENSION "B" SHALL BE:
5" FOR PRECAST SECTIONS

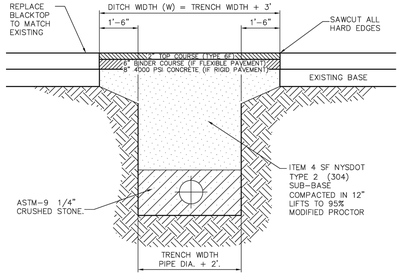
PRECASTS CONICAL TOP SECTIONS SHALL BE 4' IN HEIGHT AND SHALL HAVE WALL THICKNESS OF 5" MINIMUM AT BOTTOM AND 7" MINIMUM AT TOP. INTERMEDIATE SECTIONS MAY BE 1'-2"-3"-4' HIGH.

3 CP-3 **NEW MANHOLE 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 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.

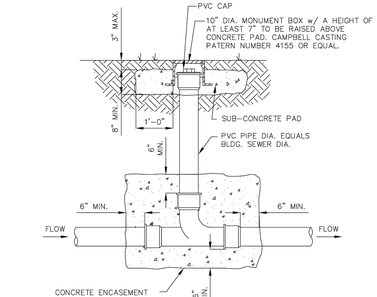
4 CP-3 **SIDEWALK DETAIL: REPLACE & NEW**
SCALE: N.T.S.



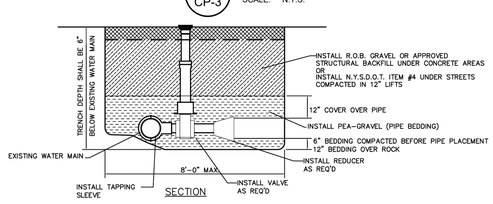
UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
SCALE: 1/4" =1'-0"

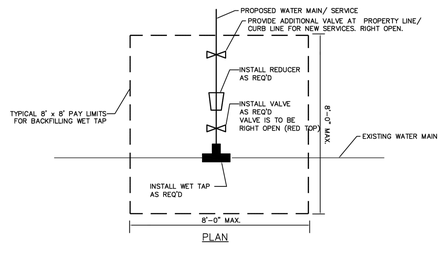
NOTES:
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL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

5 CP-3 **TRENCH AND PAVEMENT DETAIL**
SCALE: N.T.S.



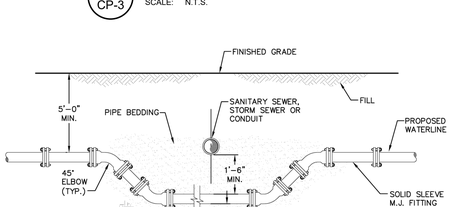
6 CP-3 **RESIDENTIAL SANITARY CLEAN OUT DETAIL**
SCALE: N.T.S.





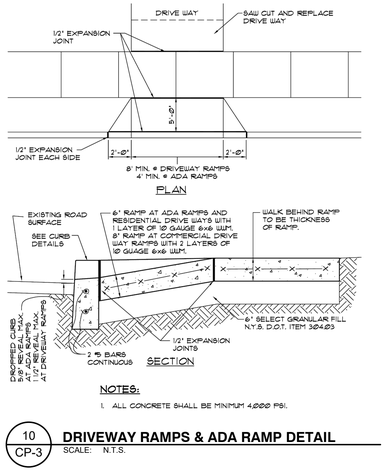
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

8 CP-3 **TAPPING SLEEVE & VALVE DETAIL**
SCALE: N.T.S.



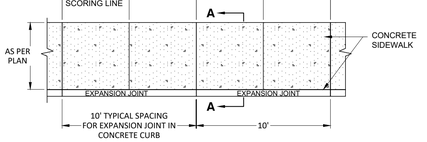
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL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

9 CP-3 **WATERLINE OFFSET DETAIL**
SCALE: N.T.S.



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

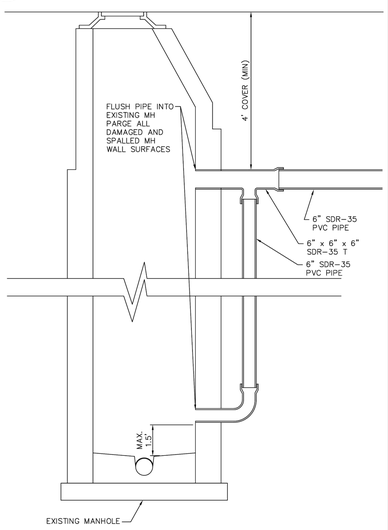
10 CP-3 **DRIVEWAY RAMPS & ADA RAMP DETAIL**
SCALE: N.T.S.



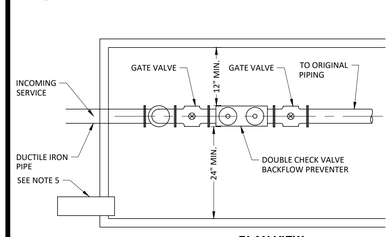
UTILITY COVER TABLE		
UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
FORCE MAIN	5'-0"	5'-0"
ELECTRIC/CABLE	3'-0"	1'-6"

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.

13 CP-3 **ON-SITE UTILITY TRENCH DETAIL**
SCALE: N.T.S.



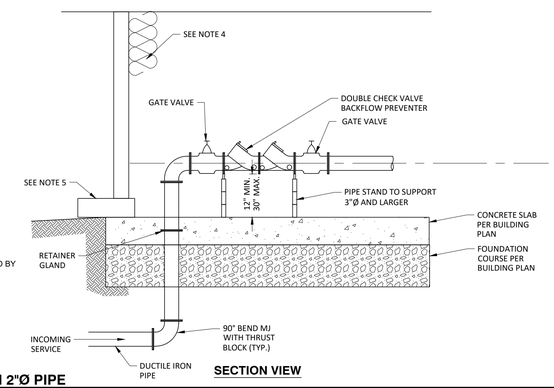
14 CP-3 **STANDARD DROP CONNECTION TO SANITARY MANHOLE DETAIL**
SCALE: N.T.S.



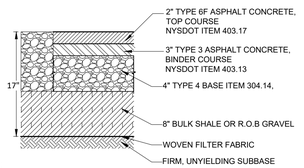
PLAN VIEW

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

11 CP-3 **BACKFLOW PREVENTION DEVICE - GREATER THAN 2"Ø PIPE**
SCALE: N.T.S.



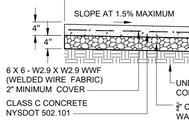
SECTION VIEW



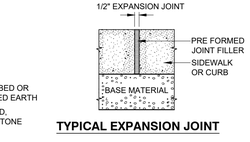
NOTES:
1. PAVEMENT CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTED IN MAX. 6" LIFTS.
4. ALL PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS.
5. ALL MATERIALS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

12 CP-3 **ON-SITE PAVEMENT DETAIL**
SCALE: N.T.S.

PLAN



SECTION A-A



TYPICAL EXPANSION JOINT

7 CP-3 **ON-SITE CONCRETE WALKWAY 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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REV	DATE	DESCRIPTION
1	07/08/25	REVISIONS PER PLANNING BOARD

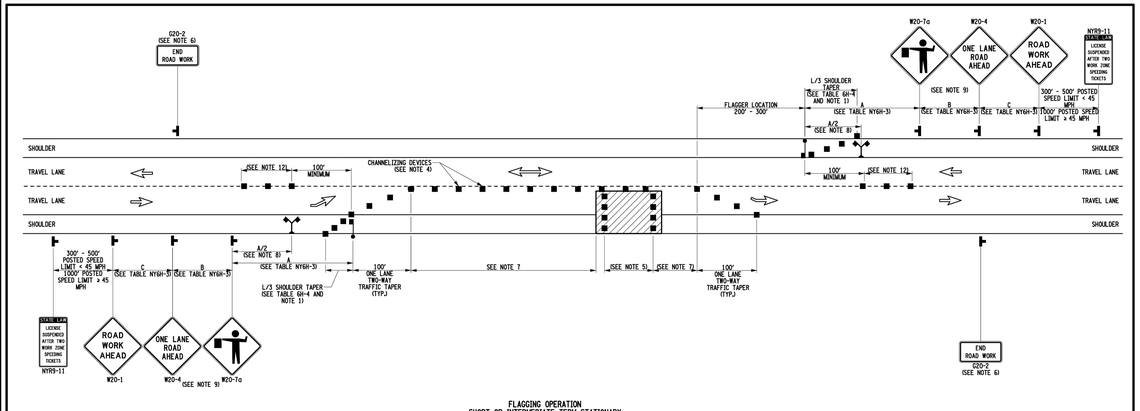
CIVIL PLAN - DETAILS

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	



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY
LANE CLOSURE ON 2-LANE 2-WAY ROADWAY
(NOT TO SCALE)

NOTES:

1. WHEN PAVED SHOULDERS HAVING A WIDTH OF 8' OR MORE ARE CLOSED, CHANNELIZING DEVICES SHALL BE USED TO CLOSE THE SHOULDER IN ADVANCE TO DELINEATE THE BEGINNING OF THE WORK AREA AND DIRECT VEHICULAR TRAFFIC TO REMAIN IN THE TRAVEL WAY.
2. 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.
3. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
4. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
5. TRANSVERSE DEVICES SHALL BE REQUIRED (AS PER 619 STANDARD SPECIFICATIONS) WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 1500'.
6. THE END ROAD WORK SIGN (G20-2) SHALL BE PLACED A MAXIMUM OF 500' PAST THE END OF THE WORK SPACE.
7. WHERE DIRECTED BY THE ENGINEER, A BUFFER SPACE SHALL BE PROVIDED IN ORDER TO LOCATE THE ONE-LANE, TWO-WAY TRAFFIC TAPER PRIOR TO ANY HORIZONTAL OR VERTICAL CURVE, IN ORDER TO PROVIDE ADEQUATE SIGHT DISTANCE FOR THE FLAGGERS AND/OR A QUEUE OF STOPPED VEHICLES.
8. THE FLAG TREE SHALL BE LOCATED ON THE SHOULDER, AT APPROXIMATELY ½ THE DISTANCE BETWEEN THE FLAGGER SIGN (W20-7a) AND THE FLAGGER.
9. FLAGGER SIGN (W20-7a) AND ONE LANE ROAD AHEAD SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
10. FLAGGER AND FLAG TREE SHALL BE ILLUMINATED TO LEVEL II ILLUMINATION DURING NIGHT TIME OPERATIONS.
11. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF.
12. CENTERLINE CHANNELIZING DEVICES ARE OPTIONAL AND MAY BE ELIMINATED WHERE SPACE CONSTRAINTS EXIST.

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

FLAGGING OPERATION
2-LANE 2-WAY ROADWAY

APPROVED SEPTEMBER 15, 2009	ISSUED UNDER EB 09-025
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-60

EFFECTIVE DATE: 01/07/10

TABLE NY1-A
BARRIER VEHICLE USE REQUIREMENTS
(LONG TERM, INTERMEDIATE TERM, AND SHORT TERM STATIONARY CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION[1]	USE REQUIREMENTS[4,5]			
		FREEWAY	NON-FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			≥ 45 MPH	35-40 MPH	≤ 30 MPH
LANE CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED[3]	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]
	NON-TRAVERSABLE HAZARD (IE, EQUIPMENT, MATERIALS, EXCAVATIONS ON/ NO WORKERS EXPOSED	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]
SHOULDER CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]
	NON-TRAVERSABLE HAZARD (IE, EQUIPMENT, MATERIALS, EXCAVATIONS ON/ NO WORKERS EXPOSED	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]	OPTIONAL[2]

1. THE EXPOSURE CONDITIONS DESCRIBED IN TABLE NY1-A ASSUMES THERE IS NO POSITIVE PROTECTION (TEMPORARY TRAFFIC BARRIER) PRESENT. WHERE WORKERS OR HAZARDS ARE PROTECTED BY A TEMPORARY TRAFFIC BARRIER, BARRIER VEHICLES ARE NOT REQUIRED.
2. WHERE THE REQUIREMENT IS "OPTIONAL", EITHER A BARRIER VEHICLE OR THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
3. REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE BARRIER VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE BARRIER VEHICLE SHALL BE REPOSITIONED ACCORDINGLY. BARRIER VEHICLES PROTECTING NON-TRANSVERSABLE HAZARDS SHALL REMAIN IN PLACE DURING BOTH WORKING AND NON-WORKING HOURS UNTIL THE HAZARD NO LONGER EXISTS. EXCEPTIONS TO THESE REQUIREMENTS MAY BE MADE, AS APPROVED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE WHERE BARRIER VEHICLE PLACEMENT WOULD BE INEFFECTIVE OR WOULD INTERFERE WITH THE SAFE OPERATION OF TRAFFIC.
4. BARRIER VEHICLES ARE NOT REQUIRED FOR MILLING AND/OR PAVING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
5. BARRIER VEHICLES ARE NOT REQUIRED FOR FLAGGING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE6C-2) SHALL BE PROVIDED.

TABLE NY1-B
SHADOW VEHICLE USE REQUIREMENTS
(MOBILE CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION	USE REQUIREMENTS			
		FREEWAY	NON-FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			≥ 45 MPH	35-40 MPH	≤ 30 MPH
LANE CLOSURE	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]
SHOULDER CLOSURE	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]

1. A MOBILE CLOSURE SHALL BE USED FOR ANY WORK ACTIVITY THAT MOVES CONTINUOUSLY OR INTERMITTENTLY ALONG THE TRAVELED WAY OR SHOULDER SLOWER THAN THE PREVAILING SPEED OF TRAFFIC. CHANNELIZING DEVICES SHALL NOT BE USED FOR MOBILE CLOSURES.
2. SHADOW VEHICLES SHALL BE EQUIPPED WITH AN APPROVED REAR-MOUNTED ATTENUATOR (TRUCK MOUNTED OR TRAILER MOUNTED) FOR THE FOLLOWING MOBILE CLOSURES: LANE CLOSURES ON FREEWAYS, LANE CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION POSTED SPEED LIMIT OF 35 MPH OR MORE, SHOULDER CLOSURES ON FREEWAYS, AND SHOULDER CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION SPEED LIMIT OF 45 MPH OR MORE.
3. FOR MOBILE LANE CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION POSTED SPEED LIMIT OF 30 MPH OR LESS AND MOBILE SHOULDER CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION SPEED LIMIT OF 40 MPH OR LESS, SHADOW VEHICLES ARE NOT REQUIRED TO BE EQUIPPED WITH A REAR MOUNTED ATTENUATOR.
4. A SHADOW VEHICLE IS USED TO PROTECT EXPOSED WORKERS (ON FOOT OR IN A VEHICLE) AND SHALL BE REQUIRED FOR ALL MOBILE CLOSURES. SHADOW VEHICLE REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE SHADOW VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. ADDITIONAL SHADOW VEHICLES MAY BE REQUIRED TO PROMOTE THE SAFE OPERATION OF TRAFFIC AND THE INCREASED PROTECTION OF EXPOSED WORKERS, AS DIRECTED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE.

TABLE 6H-4 FORMULAS FOR DETERMINING TAPER LENGTHS

SPEED LIMIT (S) (MPH)	TAPER LENGTH (L) (FT.)
(40 MPH) OR LESS	$L = WS^2/60$
(45 MPH) OR MORE	$L = WS$

L = TAPER LENGTH
W = WIDTH OF OFFSET (FT.)
S = PRECONSTRUCTION POSTED SPEED LIMIT (MPH)

STANDARD TAPER LENGTHS

LATERAL SHIFT OF TRAFFIC FLOW PATH	TEMPORARY TRAFFIC CONTROL ZONE POSTED SPEED LIMIT									
	(25 MPH)	(30 MPH)	(35 MPH)	(40 MPH)	(45 MPH)	(50 MPH)	(55 MPH)	(60 MPH)	(65 MPH)	(70 MPH)
4	45	60	85	110	180	200	220	240	260	280
5	55	75	105	135	225	250	275	300	325	350
6	65	90	125	160	270	300	330	360	390	420
7	75	105	145	190	315	350	385	420	455	490
8	85	120	165	215	360	400	440	480	520	560
9	95	135	185	240	405	450	495	540	585	630
10	105	150	205	270	450	500	550	600	650	700
11	115	165	225	295	495	550	605	660	715	770
12	125	180	245	320	540	600	660	720	780	840

TABLE 6C-2
LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE
25	155 FT.
30	200 FT.
35	250 FT.
40	305 FT.
45	360 FT.
50	425 FT.
55	495 FT.
60	570 FT.
65	645 FT.

TABLE NY2-A
PLACEMENT DISTANCE FOR BARRIER VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) BARRIER VEHICLES*			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	100 FT.	200 FT.	100 FT.	200 FT.
45 - 55	100 FT.	200 FT.	85 FT.	165 FT.
< 45	85 FT.	165 FT.	50 FT.	100 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

BARRIER VEHICLE - VEHICLE USED FOR STATIONARY SHOULDER CLOSURES, LANE CLOSURES, AND OTHER STATIONARY WORK ZONES.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE NY2-B
PLACEMENT DISTANCE FOR SHADOW VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) SHADOW VEHICLES*			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	230 FT.	330 FT.	180 FT.	280 FT.
45 - 55	180 FT.	280 FT.	150 FT.	250 FT.
< 45	100 FT.	200 FT.	100 FT.	200 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

SHADOW VEHICLE - VEHICLE USED FOR MOBILE OR SHORT DURATION WORK OPERATIONS.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE 6C-3
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	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT. PER LANE

TABLE 619-4
FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY CONCRETE 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

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE NYGH-3
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	2000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
EXPRESSWAY / FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

URBAN: STREETS MORE THAN 1 OF THE FOLLOWING CRITERIA) SIDEWALKS, BICYCLE USAGE, CURBING, CLOSED DRAINAGE SYSTEMS, DRIVEWAY DENSITIES GREATER THAN 24 DRIVEWAYS PER MILE, MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS PER MILE OR GREATER, MAJOR COMMERCIAL DRIVEWAYS, NUMEROUS RIGHT OF WAY CONSTRAINTS, HIGH DENSITY OF CROSS STREETS, 85TH PERCENTILE SPEEDS OF 45 MPH OR LESS.

RURAL: ANY AREA NOT EXHIBITING MORE THAN ONE OF THE ABOVE CHARACTERISTICS.

EXPRESSWAY: DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS.

FREEWAYS/INTERSTATE: LOCAL OR INTER REGIONAL HIGH-SPEED, DIVIDED, HIGH-VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

WORK DURATION DEFINITIONS

LONG-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.

INTERMEDIATE-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.

SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.

SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR.

MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY.

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	FLAGGER
	FLAG TREE
	LUMINAIRE
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
	SIGN, TEMPORARY
	TEMPORARY BARRIER
	TEMPORARY BARRIER WITH WARNING LIGHTS
	TRAFFIC OR PEDESTRIAN SIGNAL
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK SPACE
	WORK VEHICLE
	WORK VEHICLE WITH TRUCK MOUNTED ATTENUATOR

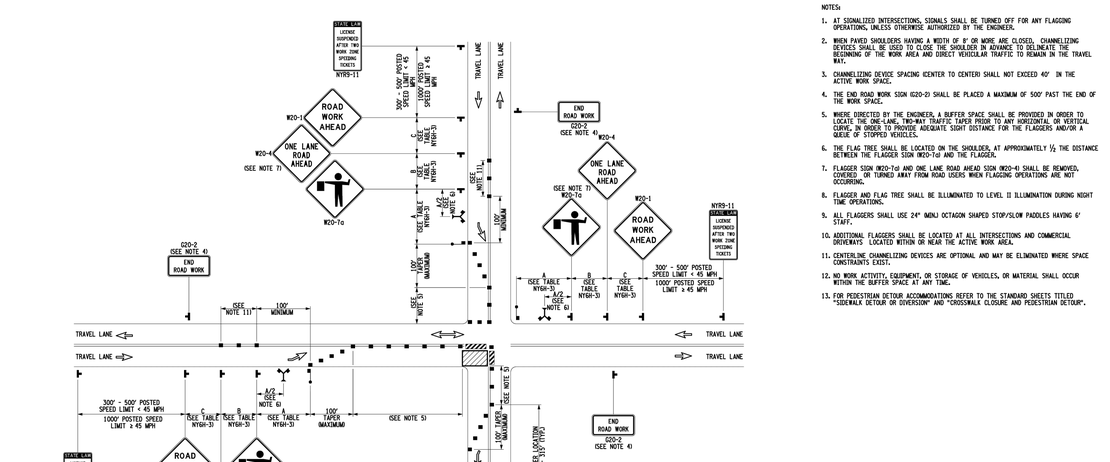
STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
LEGENDS AND NOTES

APPROVED SEPTEMBER 18, 2008	ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-11

EFFECTIVE DATE: 01/08/09



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY
LANE CLOSURE AT OR NEAR INTERSECTION
(NOT TO SCALE)

NOTES:

1. AT SIGNALIZED INTERSECTIONS, SIGNALS SHALL BE TURNED OFF FOR ANY FLAGGING OPERATIONS, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
2. WHEN PAVED SHOULDERS HAVING A WIDTH OF 8' OR MORE ARE CLOSED, CHANNELIZING DEVICES SHALL BE USED TO CLOSE THE SHOULDER IN ADVANCE TO DELINEATE THE BEGINNING OF THE WORK AREA AND DIRECT VEHICULAR TRAFFIC TO REMAIN IN THE TRAVEL WAY.
3. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
4. THE END ROAD WORK SIGN (G20-2) SHALL BE PLACED A MAXIMUM OF 500' PAST THE END OF THE WORK SPACE.
5. WHERE DIRECTED BY THE ENGINEER, A BUFFER SPACE SHALL BE PROVIDED IN ORDER TO LOCATE THE ONE-LANE, TWO-WAY TRAFFIC TAPER PRIOR TO ANY HORIZONTAL OR VERTICAL CURVE, IN ORDER TO PROVIDE ADEQUATE SIGHT DISTANCE FOR THE FLAGGERS AND/OR A QUEUE OF STOPPED VEHICLES.
6. THE FLAG TREE SHALL BE LOCATED ON THE SHOULDER, AT APPROXIMATELY ½ THE DISTANCE BETWEEN THE FLAGGER SIGN (W20-7a) AND THE FLAGGER.
7. FLAGGER SIGN (W20-7a) AND ONE LANE ROAD AHEAD SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
8. FLAGGER AND FLAG TREE SHALL BE ILLUMINATED TO LEVEL II ILLUMINATION DURING NIGHT TIME OPERATIONS.
9. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF.
10. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK AREA.
11. CENTERLINE CHANNELIZING DEVICES ARE OPTIONAL AND MAY BE ELIMINATED WHERE SPACE CONSTRAINTS EXIST.
12. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
13. FOR PEDESTRIAN DETOUR ACCOMMODATIONS REFER TO THE STANDARD SHEETS TITLED "SIDEWALK DETOUR OR DIVERSION" AND "CROSSWALK CLOSURE AND PEDESTRIAN DETOUR".

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

FLAGGING OPERATION
2-LANE 2-WAY ROADWAY INTERSECTION

APPROVED SEPTEMBER 18, 2008	ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-61

EFFECTIVE DATE: 01/08/09

GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN 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) WORKING DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

ACTIVITY AREA

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE 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. 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. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. 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. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. 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.
7. NYR9-12 MAY BE USED IN PLACE OF NYR9-11.

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.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR 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. THE CONTRACTOR SHALL LOCATE LANE CLOSURES 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.

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. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE 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.

BARRIER/SHADOW VEHICLES

1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

0 1 2 3
ORIGINAL SIZE IN INCHES



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

UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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

REV	DATE	DESCRIPTION

TRAFFIC CONTROL PLAN

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON STREET

CITY OF POUGHKEEPS

South Clinton Equities, LLC - 8 South Clinton Street, City of Poughkeepsie

Prepared by Willingham & Towne Engineering

7/8/2025

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL
MOBILIZATION	1	LS	$ 15,000.00	$ 15,000.00
EROSION AND SEDIMENT CONTROL				
Construction Entrance Pad, 6" thick	21	CY	$ 60.00	$ 1,260.00
Filter Fabric for construction entrance pad	128	SY	$ 5.00	$ 640.00
WWM Reinforced Silt Fence	250	LF	$ 4.00	$ 1,000.00
Concrete Washout Area	1	EA	$ 500.00	$ 500.00
Catch Basin Inlet Protection	5	LF	$ 75.00	$ 375.00
EXCAVATION				
Site excavation	350	CY	$ 10.00	$ 3,500.00
STORM SEWER				
12" HDPE (includes trenching and backfill)	420	LF	$ 40.00	$ 16,800.00
Structures				
Onsite Catch Basin	1	EA	$ 4,200.00	$ 4,200.00
City Catch Basin	2	EA	$ 6,000.00	$ 12,000.00
City Drainage Manhole	1	EA	$ 7,000.00	$ 7,000.00
Connection to City Catch Basins / Manhole	3	EA	$ 2,000.00	$ 6,000.00
SITE PAVEMENT				
Fine Grade and Compact Subgrade	535	SY	$ 2.25	$ 1,203.75
ROB Gravel Base Course , 8" thick	360	CY	$ 42.00	$ 15,120.00
Item 4 Surface Course, 4" thick	535	SY	$ 48.00	$ 25,680.00
Asphalt Surfacing	4,800	SF	$ 3.35	$ 16,080.00
Striping	1	LS	$ 1,500.00	$ 1,500.00
Wheel Stops	7	EA	$ 500.00	$ 3,500.00
Refuse Enclosure	1	EA	$ 5,000.00	$ 5,000.00
CITY ROW - ROAD, CURB & SIDEWALK				
Sawcut	675	LF	$ 7.00	$ 4,725.00
Pavement Restoration	3,300	SF	$ 6.00	$ 19,800.00
Curb Restoration	230	LF	$ 35.00	$ 8,050.00
Sidewalk Restoration	600	SF	$ 10.00	$ 6,000.00
SANITARY SEWER				
Wye connection	1	EA	$ 7.00	$ 7.00
4" Sewer lateral	32	LF	$ 7.00	$ 224.00
WATER				
4" DIP Fire line (includes trenching and backfill)	20	LF	$ 100.00	$ 2,000.00
2" Copper service line (includes trenching and backfill)	25	LF	$ 85.00	$ 2,125.00
4" Wet tap and Valve	1	EA	$ 1,000.00	$ 1,000.00
2" shut off valve	1	EA	$ 500.00	$ 500.00
4" shut off valve	1	EA	$ 500.00	$ 500.00

TRAFFIC CONTROL

Lump Sum	1	EA	$ 10,000.00	$ 10,000.00
Subtotal				$ 191,289.75
Contingency (10%)				$ 19,128.98
Total				**$ 210,418.73**

POLICE DEPARTMENT
CITY OF POUGHKEEPSIE
NEW YORK

Richard T. Wilson
Police Chief

June 24, 2025

In reference to the 8 South Clinton Street project, the police department no longer has any objections to the project with the addition of parking in the 124-130 Cannon Street lot.

Thank you,

John Zeltmann
Police Captain

Municipal Building 62 Civic Center Plaza Poughkeepsie New York 12601 Tel: (845) 451-4000 Fax: (845) 451-4156

June 24, 2025

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

cc: Lori Garcia

RE: 2025-009 8 South Clinton Street Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

This application has evolved over several stages since it was first introduced. We began with a site visit on Monday, February 24, followed by a workshop on February 27 and a second workshop on April 28, during which some zoning interpretations prompted revisions to the proposal. Since then, MASS has received updated architectural drawings and learned that the project was granted zoning board variance approvals on June 10, 2024.

We appreciate the applicant's goal of increasing housing density in the Middle Main neighborhood. The observations below are intended to clarify points raised during the site visit and design workshops, and to offer preliminary comments and questions that may support the Planning Board's ongoing review as the proposal continues to develop.

Plantings
The site plan appears to prioritize maximizing building area and parking, leaving limited opportunities for shared outdoor space or landscaping. While we note the small 60" x 18" planter box at the front of the building labeled "Boxwood or equal," we encourage the use of plantings with greater vertical presence or seasonal color to help soften the impact of the building's scale.

We also wonder if there are opportunities for architectural features to support additional greenery—such as plantings on balconies, window sills, along the perimeter concrete wall, or even on the rooftop. These strategies could help reduce impervious surfaces and mitigate urban heat island effects. *(See attached photo of the Northside Hub's rooftop as an example.)*



Arborvitae

We notice that a row of arborvitae is proposed along the south property edge. The Planning Board has often raised concerns about arborvitae, as they are non-native and frequently become misshapen—especially from deer browsing, resulting in a "lollipop" appearance (see example photo below). Depending upon the purpose of the plantings, other applicants in the City of Poughkeepsie have successfully proposed alternatives such as privet hedge or yew, and *we encourage the applicant to consider alternative options*.

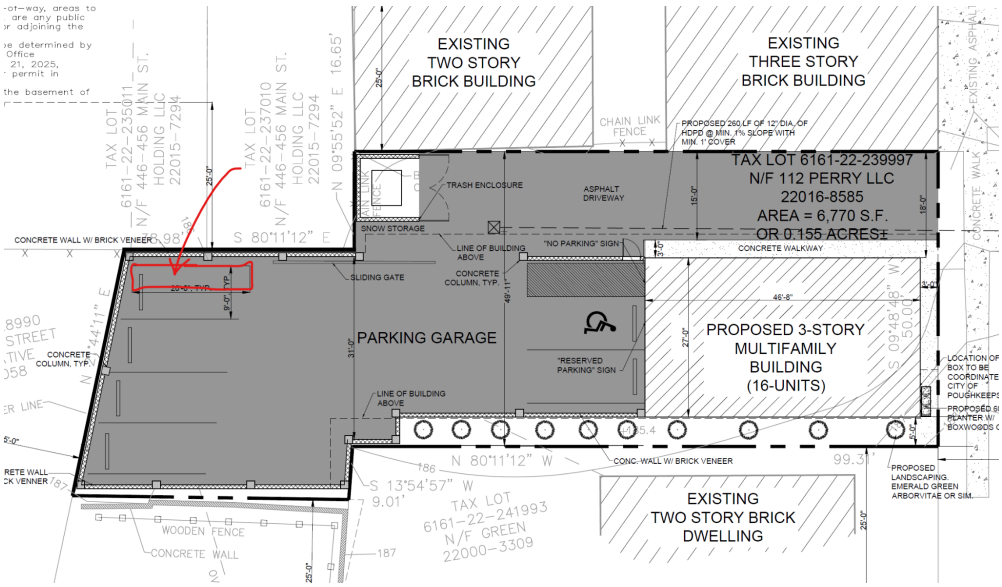


Arbor Vitae, witnessed frequent condition

Parking Lot Material

Given the proposed stormwater trenching beneath the standard asphalt paving, we encourage the applicant to *consider using permeable paving systems*—at least in some areas—as was done at the Poughkeepsie Underwear Factory. This approach could offer environmental benefits as well as potential cost savings.

Additionally, could the applicant clarify the unlabeled object shown on the site plan?



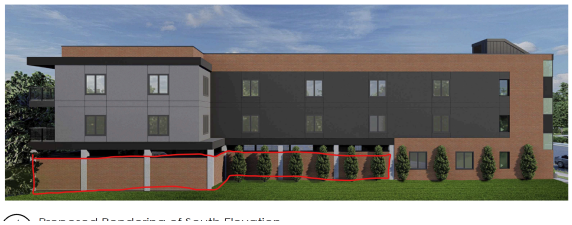
Elevations
As a general comment, we've reviewed several iterations of the elevations and appreciate the thoughtful improvements made through the architectural workshops.

The use of opposing casement windows is a positive change that improves residents' access to natural light and air. However, *the detailing along the south façade still feels flat and could benefit from a projecting element to help shed water and emphasize the window openings.*

We also find the perimeter brick wall to be a rather severe solution. While we understand its role in screening parking and headlight glare at night, the exposed concrete columns have become a more prominent visual feature. Currently, they meet the stucco projection without a reveal, shadow line, or inset, which creates a somewhat abrupt junction.

Since the notes indicate this is a concrete wall, *we recommend considering a board-formed (or similarly textured) concrete finish in place of the thin brick veneer.* This would offer a more integrated and visually refined approach. (See figure below.)





Balconies
On the North Elevation, the balconies currently overlook the driving aisle and trash enclosure. *We encourage any idea to keep the trash less visible.*

We also request more detail on the proposed balustrades design and material. *If metal panels are planned (as drawn), we encourage the use of a locally fabricated design rather than a standard, off-the-shelf product.*

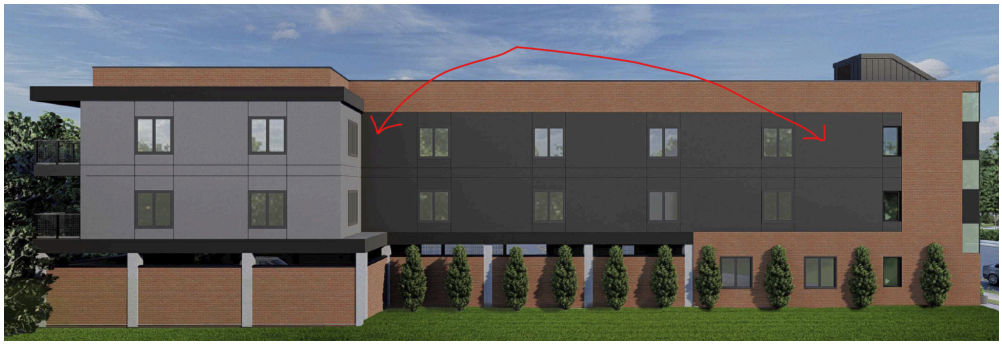
Cornice
The balconies on the east and north façades appear to use a tapered metal panel detail, which contrasts with the west and south elevations where a bulkier cornice built from EIFS is proposed. *We encourage the applicant to consider using the tapered metal detail consistently around the entire building for a more unified and refined appearance*.

Additionally, we suggest extending the metal frame around the inset dark stucco panel to complete the figure and reinforce its visual clarity.

Could the design team please confirm the proposed cornice detail and material buildup?



On a related note, the switch to dark stucco on the south façade—without a surrounding frame—feels disconnected from the other design elements. *Continuing with the lighter stucco may be a better option, allowing the stucco to read as a cohesive volume rather than a flat surface.* (See figure below.)



Materials

To assist in evaluating the proposed architectural improvements, please provide the Planning Board with material samples or a comprehensive materials board showing all proposed materials, finishes, and colors.

Lighting

Please add fixture cut sheets or images to the drawings for planning board consideration.

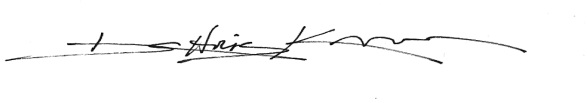
Mechanical Systems

Please clarify the locations and proposed treatments for all mechanical systems, especially those visible to the public. Also, indicate the locations of gas and electric meters on the drawings and describe how they will be screened or integrated into the design.

We hope the public remains engaged in this project, which contributes to the ongoing revitalization of Poughkeepsie's Middle Main Neighborhood. MASS looks forward to

supporting the continued development of this ambitious project and is available to assist the applicant in addressing any outstanding design questions.

Sincerely,



Chris Kroner
Principal
ckroner@mass-group.org

THE CITY OF POUGHKEEPSIE
NEW YORK

Daniel Vonknoblauch
Parking Office Administrator
Hours: Mon. – Fri. 8:30 to 4:00

Yvonne Flowers
Mayor

June 26, 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 is 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 property listed below can support 7 permitted spaces and is within the required distance:

Lot 1 – Municipal Parking Lot – Located at or around 124 Cannon St.

Thank you,

Daniel Vonknoblauch
Parking Office Administrator

PAID

FEB 25 2025

#13383 $1015

#13384 $110

FEB 24 2025

RECEIVED

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

A#307190

OFFICE USE ONLY
Lot # 6162-71-2622 67
CODE: PLSF
ID # PB2025-014
FEE: $1,125
Total, from:
$500, plus
$ 450
($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:** 175 Mansion Street

II. **PROPERTY OWNER:** Shane Bartolomew
ADDRESS: 70 Whittier Blvd
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 914.474.2333 (include area code)

III. **NAME OF APPLICANT:** Same as owner
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:** John Sullivan
ADDRESS: 16 Barclay Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 914.456.1299 (include area code)
EMAIL ADDRESS: jsullivan2@hvc.rr.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Four family multi-dwelling unit building

VI. **ZONING DISTRICT:** RNC

(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:__X__(yes)_____(no)

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $__145,000__

LOT AND BULK INFORMATION:

Lot area: __0.16__(acres) __6,969__(square feet)

Building Footprint: __1,1__(proposed square feet for new construction)

__2,265__ (existing square feet for change of use/expansion)

__0__ (additional proposed square feet for expansion)

__1,150__ (total building footprint, square feet)

Lot Coverage: __31%__(percentage, building coverage only)

Gross Floor Area: __0__(proposed square feet for new construction)

__2,265__ (existing square feet for change of use/expansion)

__0__ (additional proposed square feet for expansion)

__2,265__ (total gross floor area, square feet)

Building Height: __2 1/2__(stories)__30__(feet)

Floor Area Ratio: __0.33__(ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __5__

B) Number of Off-Street Parking Spaces provided: __5__

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

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

N/A If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple resididence - Four family
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 3

Number of two (2) bedroom unit's 1

Number with three or more bedrooms: 0

Total number of units: 4

C) Is funding public?_____Yes__X___No

If yes, describe funding source: _____

N/A

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

N/A

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: _____

N/A

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

N/A

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? _____

N/A

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: _____

N/A

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: _____

N/A

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ February 24, 2025

Signature of Applicant Date

John V. Sullivan, Associate A.I.A.

16 Barclay Street
Poughkeepsie, NY 12601

914.456.1299 jsullivan2@hvc.rr.com

May 12, 2025

To: City of Poughkeepsie Development Department
62 Civic Center Plaza
Poughkeepsie, NY 12602

Re: **175 Mansion Street** / Application for Site Plan approval for a proposed (4) Family multi-dwelling unit building converting a single-family residence.

Attached with this memo is an application to the planning board for a site plan approval.
. Below is a list of the documents submitted:

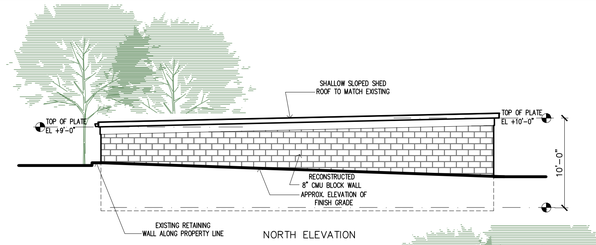
- (7) Copies of cover letter
- (7) Site Plan sheet S-1.0 existing and proposed site plans and details, notes.
- (7) Site Plan Sheet S-1.1 enlarged site plan with drainage and exterior lighting 1" =10'-0", Lot coverage analysis at a scale of 1/8"=1'-0", and details.
- (7) Sheet S-1.2 Floor plans with proposed layouts, exterior elevations of primary building w/ proposed improvements, existing garage improvements, landscape planting & Misc. details.
- (7) Document of photos of building how it exists and photos prior to any current improvements.
- (7) Survey map.

We kindly asked to be placed on the May28, 2025, planning board agenda to present the application to the planning board and answer any questions the planning board members may have.

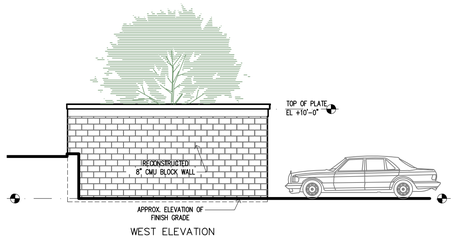
Respectfully submitted,

John V. Sullivan, Associate A.I.A.

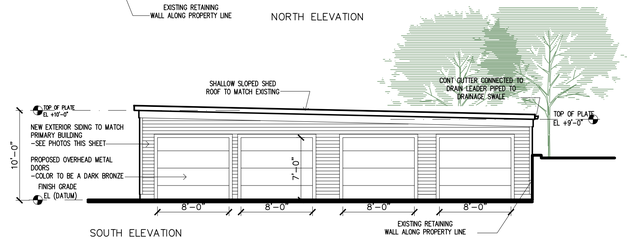
Cc: Shan Bartholomew – Owner/ applicant; William Moreau P.E.



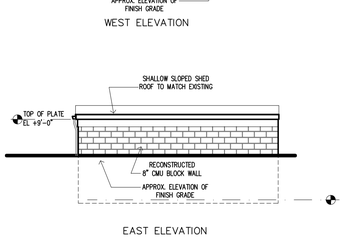
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

6 GARAGE EXTERIOR ELEVATION IMPROVEMENTS

SCALE: 1/8" = 1'-0"

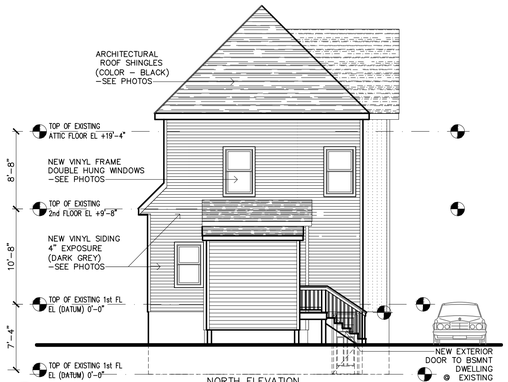


7 FENCE DETAIL

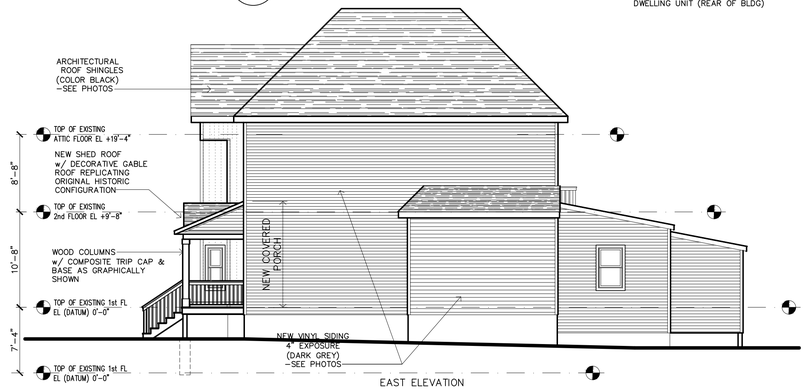
SCALE: NONE



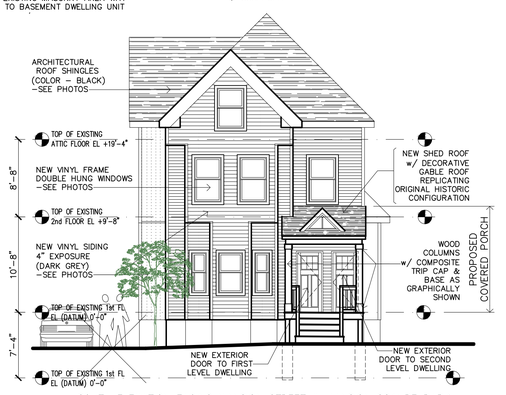
WEST ELEVATION



NORTH ELEVATION



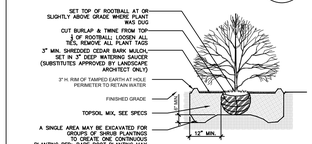
EAST ELEVATION

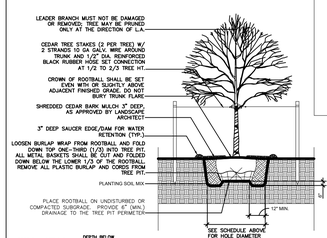


SOUTH ELEVATION FACING MANSION STREET & MANSION SQAURE PARK

5 EXTERIOR ELEVATIONS (PRIMARY BUILDING) IMPROVEMENTS

SCALE: 1/8" = 1'-0"





ROOT BALL DIAMETER	DEPTH BELOW FINISH OF ROOT BALL
LESS THAN 4 FT DIA.	2X BALL DIA 6 IN
4-5 FT DIA.	1-1/4X BALL DIA 8 IN.
OVER 5 FT DIA.	1 1/2X BALL DIA 8 IN.

EXCAVATION NOTE:

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

Dig Safely. New York Call 811 before you dig

LANDSCAPE LEGEND

QUANTITY

9 — ILEX CRENATA 'COMPACTA' (SPACED 3'-0" ON CENTER)

1 — VIBURNAM "LEATHER-LEAF" (5'-0" HEIGHT)

12 — SKIP LAUREL (4'-0" HEIGHT) (SPACED 3'-0" ON CENTER)

LANDSCAPE NOTES:

1. All new PLANTINGS SHALL BE 5 GALLON CONTAINERS SIZES.

2. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT BE PLACED ON SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

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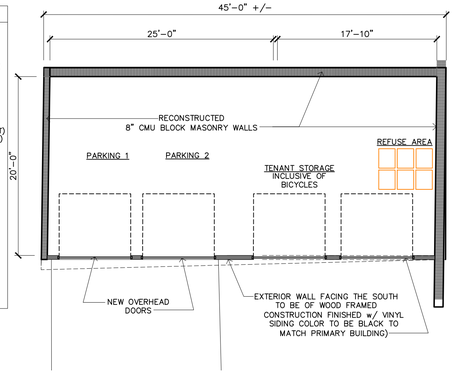
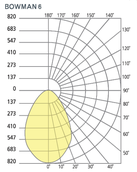


4 RECONSTRUCTED GARAGE FLOOR PLAN w/ (2) PARKING SPACES, REFUSE AREA & STORAGE

SCALE: 1/8" = 1'-0"

PHOTOMETRICS*



PROPOSED EXTERIOR WALL SCONCE MOUNTED DOWN



BOWMAN 6 shown in black

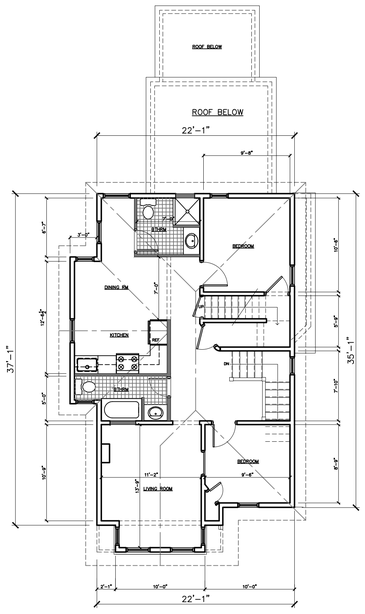
BOWMAN 6 WALL SCONCE

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symm
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL

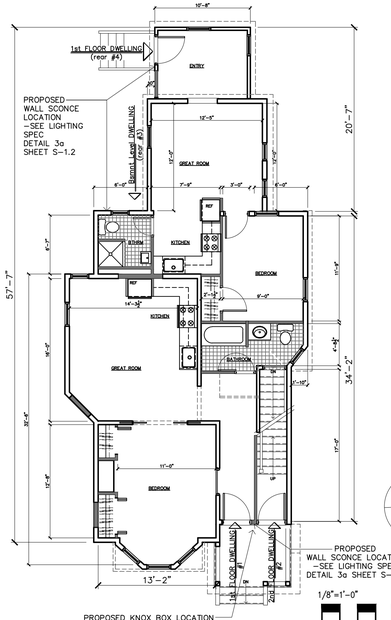
3 PROPOSED WALL SCONCE

SCALE: none



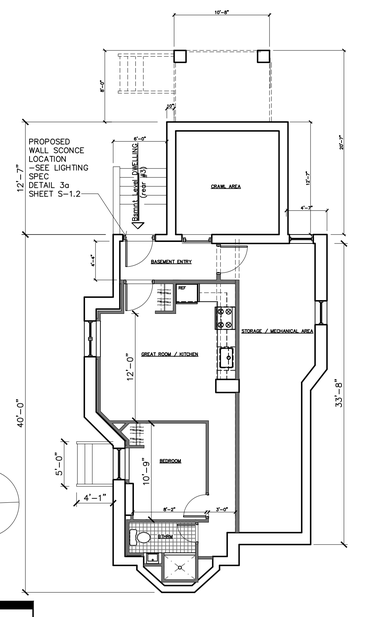
2 SECOND FLOOR DWELLING UNIT FLOOR PLAN

820 square feet — SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DWELLING UNIT FLOOR PLAN

1,015 square feet — SCALE: 1/8" = 1'-0"



1/8"=1'-0"

0' 8' 16'

0 BASEMENT DWELLING UNIT FLOOR PLAN

425 square feet — SCALE: 1/8" = 1'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN V. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

SHANE BARTHOLOMEW
70 WHITTIER BLVD
POUGHKEEPSIE, NY 12603

Date	Issue
2.15.2025	ISSUED TO OWNER FOR REVIEW
2.24.2025	ISSUED w/ PLANNING BOARD APPLICATION
3.25.2025	REVISIONS AS PER JUDITH KNAUSS EMAIL COMMENTS
5.8.2025	ISSUED REVISIONS AS PER WORKSHOP MTG

Project Title

SITE PLAN APPLICATION FOR A PROPOSED FOUR-FAMILY MULTI-DWELLING UNIT BLDG. (change in use from an existing single single-family residence)

175 Mansion Street

City of Poughkeepsie, NY

Drawing Title

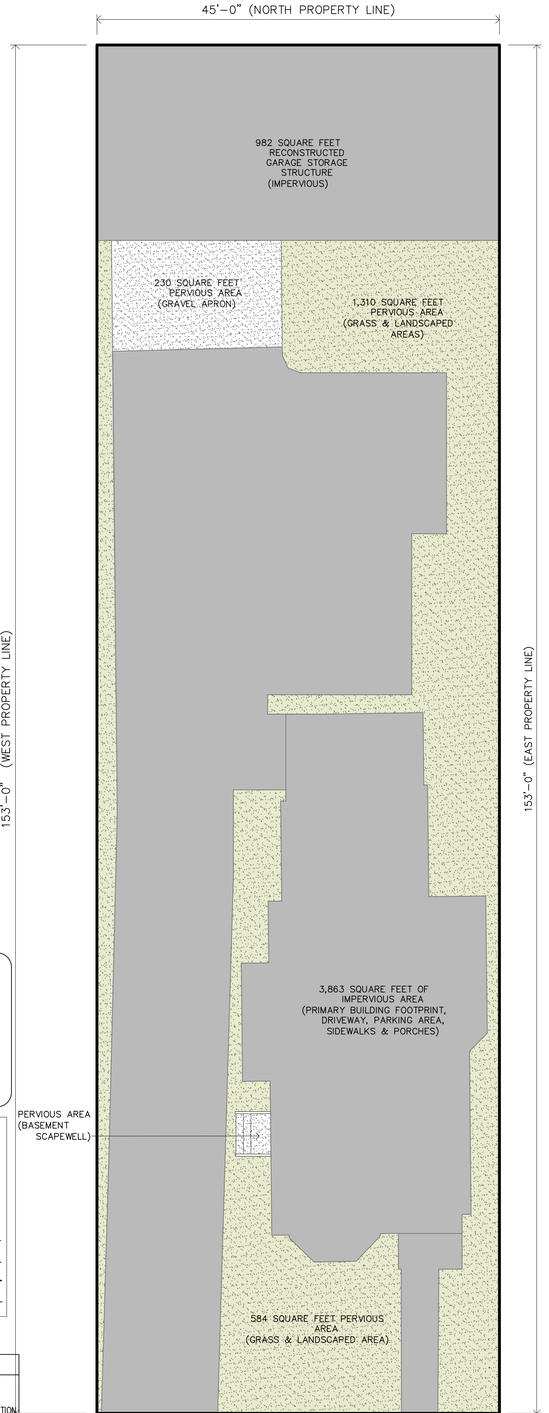
Landscaping Legend /Details, Lighting, Floor Plan(s), Ext. Photos Erosion Control, Drainage & Misc. Details

Project No.	2438
Date	12.3.2024
Scale	AS NOTED
Drawing by	JVS
Checked by	

STATE OF NEW YORK — JOHN J. MOREAU — 092 DECKER — PROFESSIONAL ENGINEER

Drawing No.

S-1.2



LEGEND

- PROPERTY BOUNDS
- OH — OVERHEAD WIRES
- UTILITY POLE
- (W) WATER VALVE
- (G) NATURAL GAS VALVE
- (S) SEWER MANHOLE
- LIGHT POST

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING LIGHT POST
- ELECTRIC LINE — OH —
- WATER LINE — W —
- SANITARY WASTE LINE — S —
- NATURAL GAS LINE — G —
- STORM

EXCAVATION NOTE:

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Dig Safely. New York Call811 before you dig

SITE SPECIFIC NOTES:

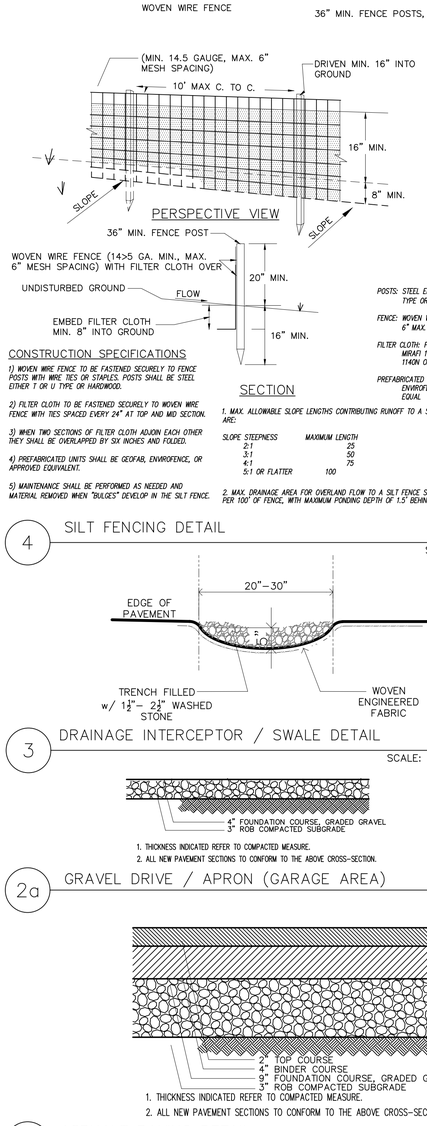
1. SITE ACCESS ON THE MANSION STREET ONLY.
2. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AT THE SITE TO PROTECT BODIES OF WATER AND DOWNSTREAM PROPERTIES, IN ACCORDANCE WITH THE LATEST ISSUE OF THE NYSDEC "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL". THE DEVELOPER SHOULD CONTACT CITY OF POUGHKEEPSIE DPW ONCE THE EROSION CONTROLS ARE IN AND PRIOR TO CONSTRUCTION FOR INSPECTION BY THE CITY OF POUGHKEEPSIE. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED IN PROPER FUNCTIONING ORDER AND SHALL BE REPLACED AS NECESSARY DURING THE LENGTH OF THE PROJECT.
3. WHEREVER FEASIBLE NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
4. ONLY THE SMALLEST PRACTICABLE AREA OF LAND DISTURBANCE SHALL OCCUR AT ANY ONE TIME DURING DEVELOPMENT.
5. MANSION STREET SITE WILL BE RESTORED ORIGINAL INTEGRITY WHEREVER ANY DAMAGE OCCURS DURING THE CONSTRUCTION DURATION, INCLUSIVE OF GRASS, GRAVEL, CONCRETE OR ASPHALT PAVEMENT AS NECESSARY.

STORMWATER DRAINAGE NOTES:

The proposed improvements will have no significant effects on the stormwater drainage due to the following site characteristics;

- The entire site is less than 2/10ths of an acre.
- The proposed regrading will not involve heavy cuts or fills, generally on the order of 12 inches or less.
- The finished surface will be rolled Item 4 and/or crushed stone, having no negative effect on the impervious area.
- The two improvements along the north property line are to mitigate any potential negative stormwater runoff from the uphill neighboring site.

A review of the stormwater runoff coefficients used in the SCS method demonstrate the minimal change expected from these improvements, the unimproved site would have a coefficient between 0.79 and 0.85. The improved condition will be in the 0.87 to 0.89 range.



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 FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

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.

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

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

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ½ ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

4 SILT FENCING DETAIL

SCALE: NONE

3 DRAINAGE INTERCEPTOR / SWALE DETAIL

SCALE: 3/4" = 1'-0"

1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

2a GRAVEL DRIVE / APRON (GARAGE AREA)

SCALE: NONE

1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

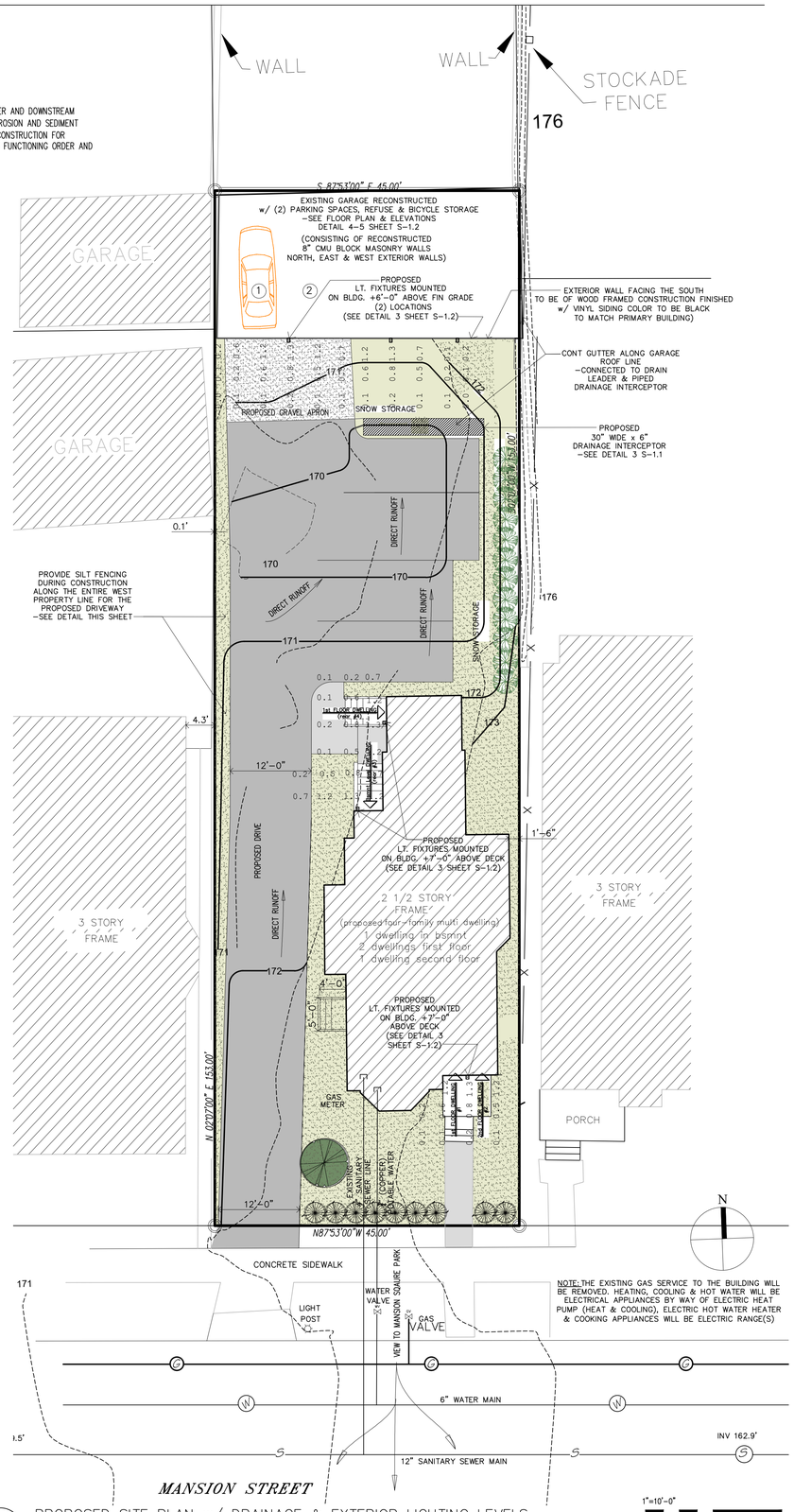
2 ASPHALT PAVING DETAIL

SCALE: NONE



5 LOT COVERAGE DIAGRAM / ANALYSIS

SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN w/ DRAINAGE & EXTERIOR LIGHTING LEVELS

SCALE: 1" = 10'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN V. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

SHANE BARTHOLOMEW
70 WHITTIER BLVD
POUGHKEEPSIE, NY 12603

Date Issue

12.27.2024 ISSUED TO OWNER FOR REVIEW
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Project Title

SITE PLAN APPLICATION FOR A PROPOSED FOUR-FAMILY MULTI-DWELLING UNIT BLDG. (change in use from an existing single single-family residence)

175 Mansion Street

City of Poughkeepsie, NY

Drawing Title

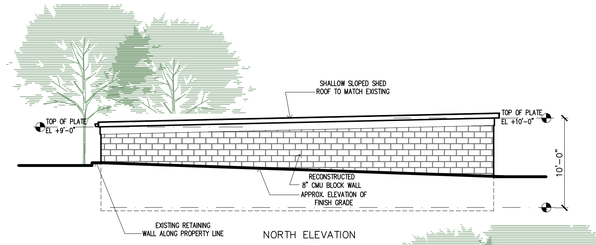
Proposed Site Plan
w/ Drainage & Details

Project No.	2438
Date	12.3.2024
Scale	AS NOTED
Drawing by	JVS
Checked by	

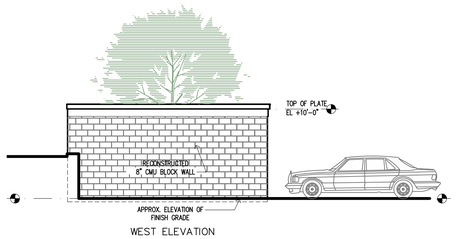
STATE OF NEW YORK — JOHN J. MOREAU — No. 092187 — LICENSED PROFESSIONAL ENGINEER

Drawing No.

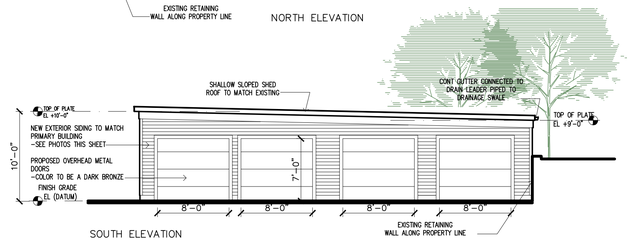
S-1.1



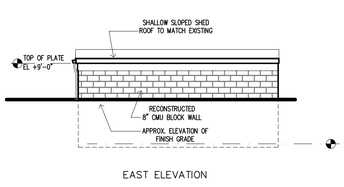
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

6 GARAGE EXTERIOR ELEVATION IMPROVEMENTS

SCALE: 1/8" = 1'-0"



7 FENCE DETAIL

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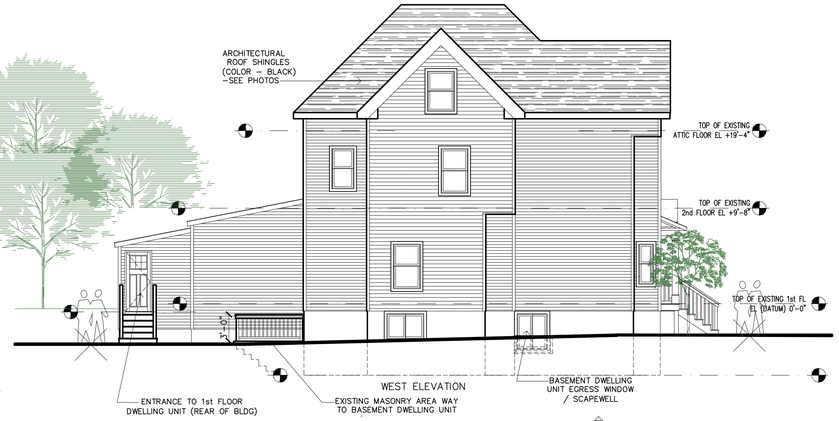

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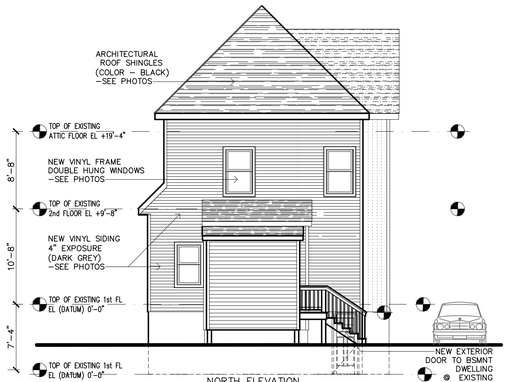

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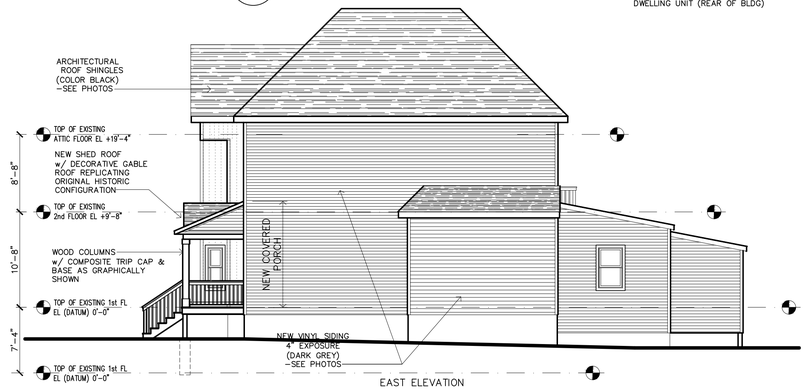

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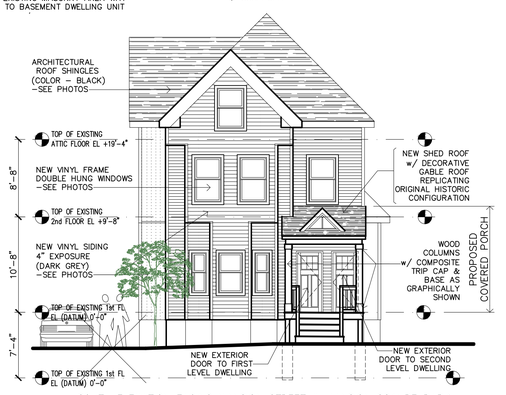

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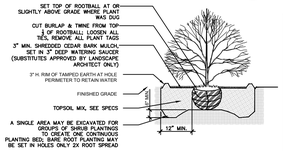

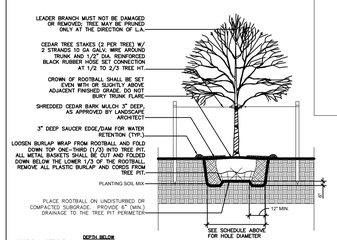

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LANDSCAPE LEGEND

QUANTITY

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1		VIBURNAM "LEATHER-LEAF" (5'-0" HEIGHT)
12		SKIP LAUREL (4'-0" HEIGHT) (SPACED 3'-0" ON CENTER)

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2. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND; HOWEVER, THE FENCING SHALL NOT BE PLACED ON SIDEWALKS; NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
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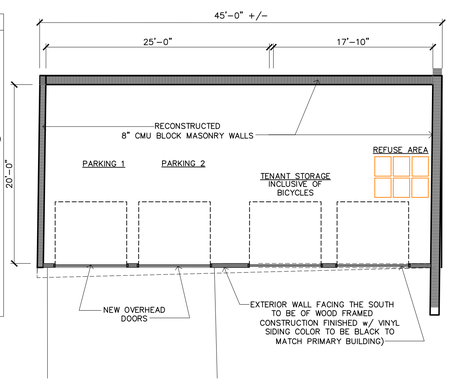
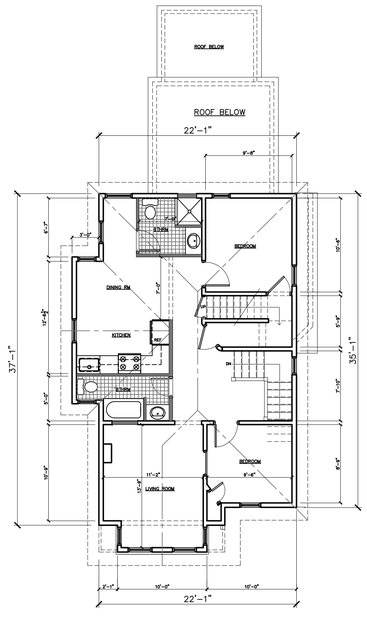


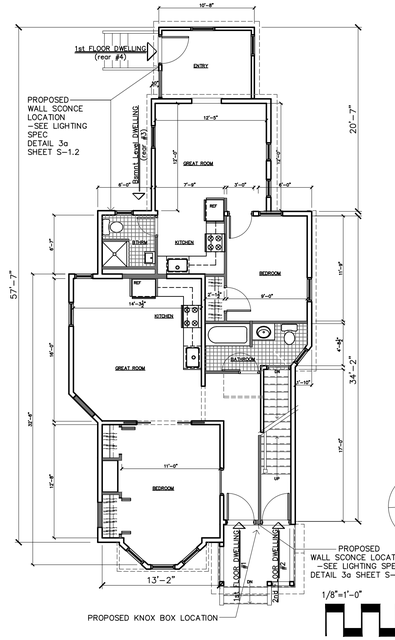
4 RECONSTRUCTED GARAGE FLOOR PLAN w/ (2) PARKING SPACES, REFUSE AREA & STORAGE

SCALE: 1/8" = 1'-0"



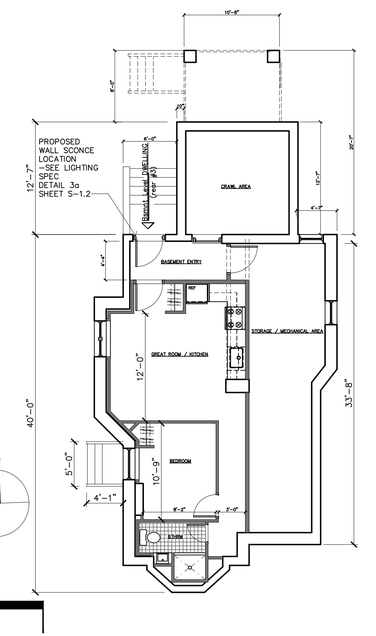
2 SECOND FLOOR DWELLING UNIT FLOOR PLAN

820 square feet SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DWELLING UNIT FLOOR PLAN

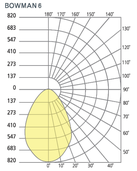
1,015 square feet SCALE: 1/8" = 1'-0"



0 BASEMENT DWELLING UNIT FLOOR PLAN

425 square feet SCALE: 1/8" = 1'-0"

PHOTOMETRICS*



PROPOSED EXTERIOR WALL SCONCE MOUNTED DOWN



BOWMAN 6
shown in black

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symm.
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL

BOWMAN 6 WALL SCONCE

3 PROPOSED WALL SCONCE

SCALE: none

EXCAVATION NOTE:

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

Dig Safely. New York Call 811 before you dig

DESIGN AND DRAWINGS PREPARED BY:

JOHN V. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

SHANE BARTHOLOMEW
70 WHITTIER BLVD
POUGHKEEPSIE, NY 12603

Date Issue

2.15.2025 ISSUED TO OWNER FOR REVIEW
2.24.2025 ISSUED w/ PLANNING BOARD APPLICATION
3.25.2025 REVISIONS AS PER JUDITH KNAUSS EMAIL COMMENTS
5.8.2025 ISSUED REVISIONS AS PER WORKSHOP MTC

Project Title

SITE PLAN APPLICATION FOR A PROPOSED FOUR-FAMILY MULTI-DWELLING UNIT BLDG. (change in use from an existing single single-family residence)

175 Mansion Street

City of Poughkeepsie, NY

Drawing Title

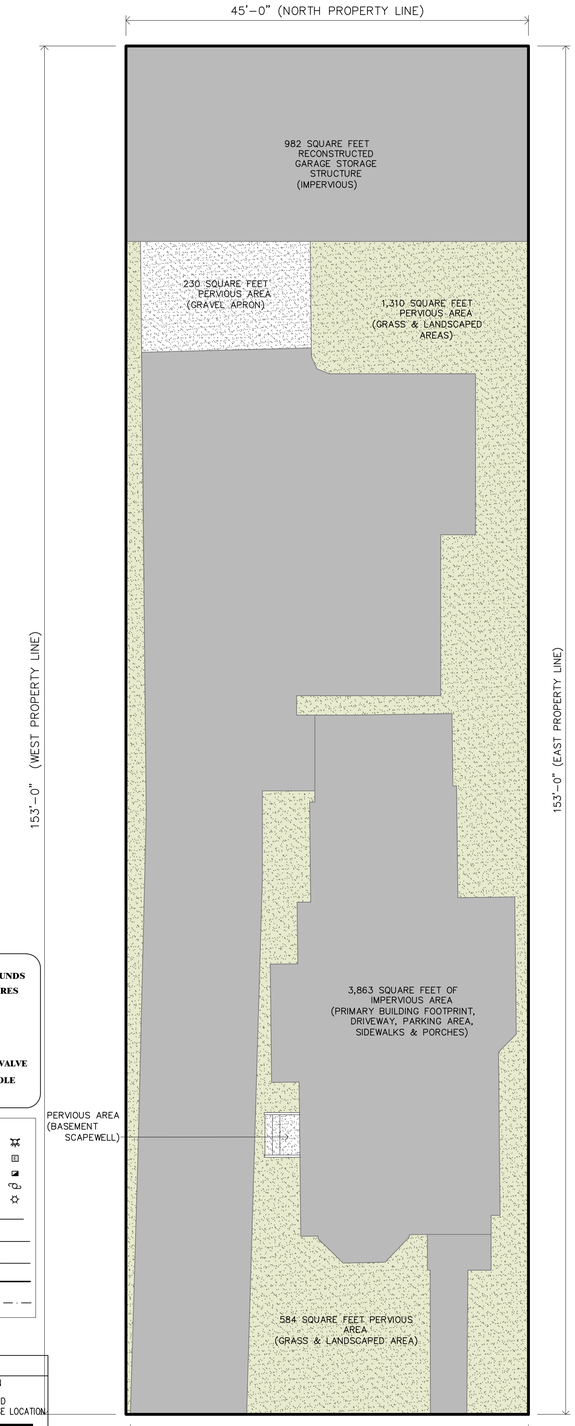
Landscaping Legend /Details, Lighting, Floor Plan(s), Ext. Photos Erosion Control, Drainage & Misc. Details

Project No.	2438
Date	12.3.2024
Scale	AS NOTED
Drawing by	JVS
Checked by	

STATE OF NEW YORK WILLIAM J. MOREAU 082 DECKER PROFESSIONAL ENGINEER

Drawing No.

S-1.2



LEGEND

- PROPERTY BOUNDS
- OH — OVERHEAD WIRES
- UTILITY POLE
- (W) WATER VALVE
- (G) NATURAL GAS VALVE
- (S) SEWER MANHOLE
- LIGHT POST

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING LIGHT POST
- ELECTRIC LINE — OH —
- WATER LINE — W —
- SANITARY WASTE LINE — S —
- NATURAL GAS LINE — G —
- STORM

EXCAVATION NOTE:

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION.

Dig Safely. New York Call811 before you dig

SITE SPECIFIC NOTES:

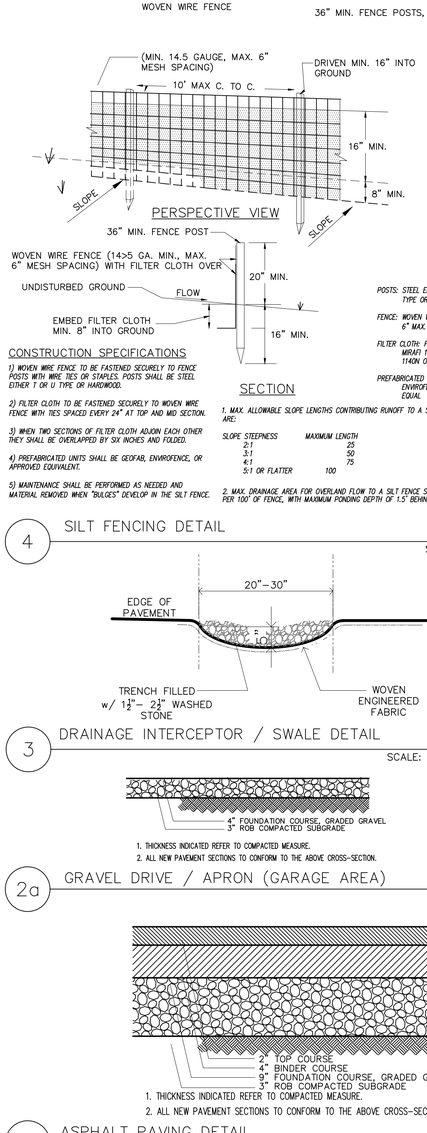
1. SITE ACCESS ON THE MANSION STREET ONLY.
2. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AT THE SITE TO PROTECT BODIES OF WATER AND DOWNSTREAM PROPERTIES, IN ACCORDANCE WITH THE LATEST ISSUE OF THE NYSDEC "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL". THE DEVELOPER SHOULD CONTACT CITY OF POUGHKEEPSIE DPW ONCE THE EROSION CONTROLS ARE IN AND PRIOR TO CONSTRUCTION FOR INSPECTION BY THE CITY OF POUGHKEEPSIE. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED IN PROPER FUNCTIONING ORDER AND SHALL BE REPLACED AS NECESSARY DURING THE LENGTH OF THE PROJECT.
3. WHEREVER FEASIBLE NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
4. ONLY THE SMALLEST PRACTICABLE AREA OF LAND DISTURBANCE SHALL OCCUR AT ANY ONE TIME DURING DEVELOPMENT.
5. MANSION STREET SITE WILL BE RESTORED ORIGINAL INTEGRITY WHEREVER ANY DAMAGE OCCURS DURING THE CONSTRUCTION DURATION, INCLUSIVE OF GRASS, GRAVEL, CONCRETE OR ASPHALT PAVEMENT AS NECESSARY.

STORMWATER DRAINAGE NOTES:

The proposed improvements will have no significant effects on the stormwater drainage due to the following site characteristics;

- The entire site is less than 2/10ths of an acre.
- The proposed regrading will not involve heavy cuts or fills, generally on the order of 12 inches or less.
- The finished surface will be rolled Item 4 and/or crushed stone, having no negative effect on the impervious area.
- The two improvements along the north property line are to mitigate any potential negative stormwater runoff from the uphill neighboring site.

A review of the stormwater runoff coefficients used in the SCS method demonstrate the minimal change expected from these improvements, the unimproved site would have a coefficient between 0.79 and 0.85. The improved condition will be in the 0.87 to 0.89 range.



POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14.5 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

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 FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

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.

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

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

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ½ ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

4 SILT FENCING DETAIL

SCALE: NONE

3 DRAINAGE INTERCEPTOR / SWALE DETAIL

SCALE: 3/4" = 1'-0"

1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

2a GRAVEL DRIVE / APRON (GARAGE AREA)

SCALE: NONE

1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

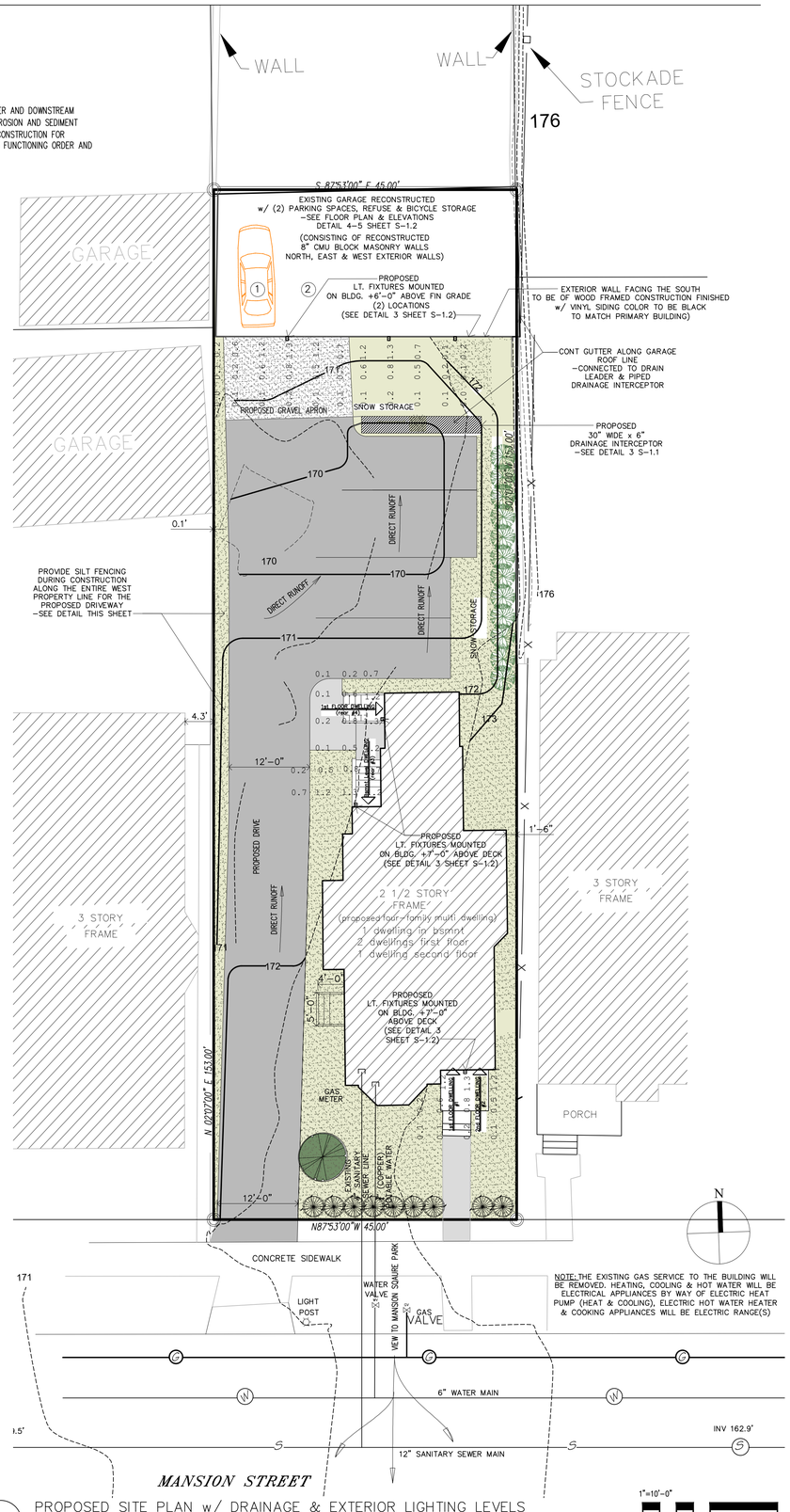
2 ASPHALT PAVING DETAIL

SCALE: NONE



5 LOT COVERAGE DIAGRAM / ANALYSIS

SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN w/ DRAINAGE & EXTERIOR LIGHTING LEVELS

SCALE: 1" = 10'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN V. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

SHANE BARTHOLOMEW
70 WHITTIER BLVD
POUGHKEEPSIE, NY 12603

Date	Issue
12.27.2024	ISSUED TO OWNER FOR REVIEW
12.30.2024	ISSUED TO CITY OF POUGH. (ZRR) FOR REVIEW
2.15.2025	ISSUED TO OWNER FOR REVIEW
2.24.2025	ISSUED w/ PLANNING BOARD APPLICATION
3.25.2025	REVISIONS AS PER JUDITH KNAUSS EMAIL COMMENTS / RESUBMISSION
5.8.2025	ISSUED REVISIONS AS PER WORKSHOP MTG

Project Title

SITE PLAN APPLICATION FOR A PROPOSED FOUR-FAMILY MULTI-DWELLING UNIT BLDG. (change in use from an existing single single-family residence)

175 Mansion Street

City of Poughkeepsie, NY

Drawing Title

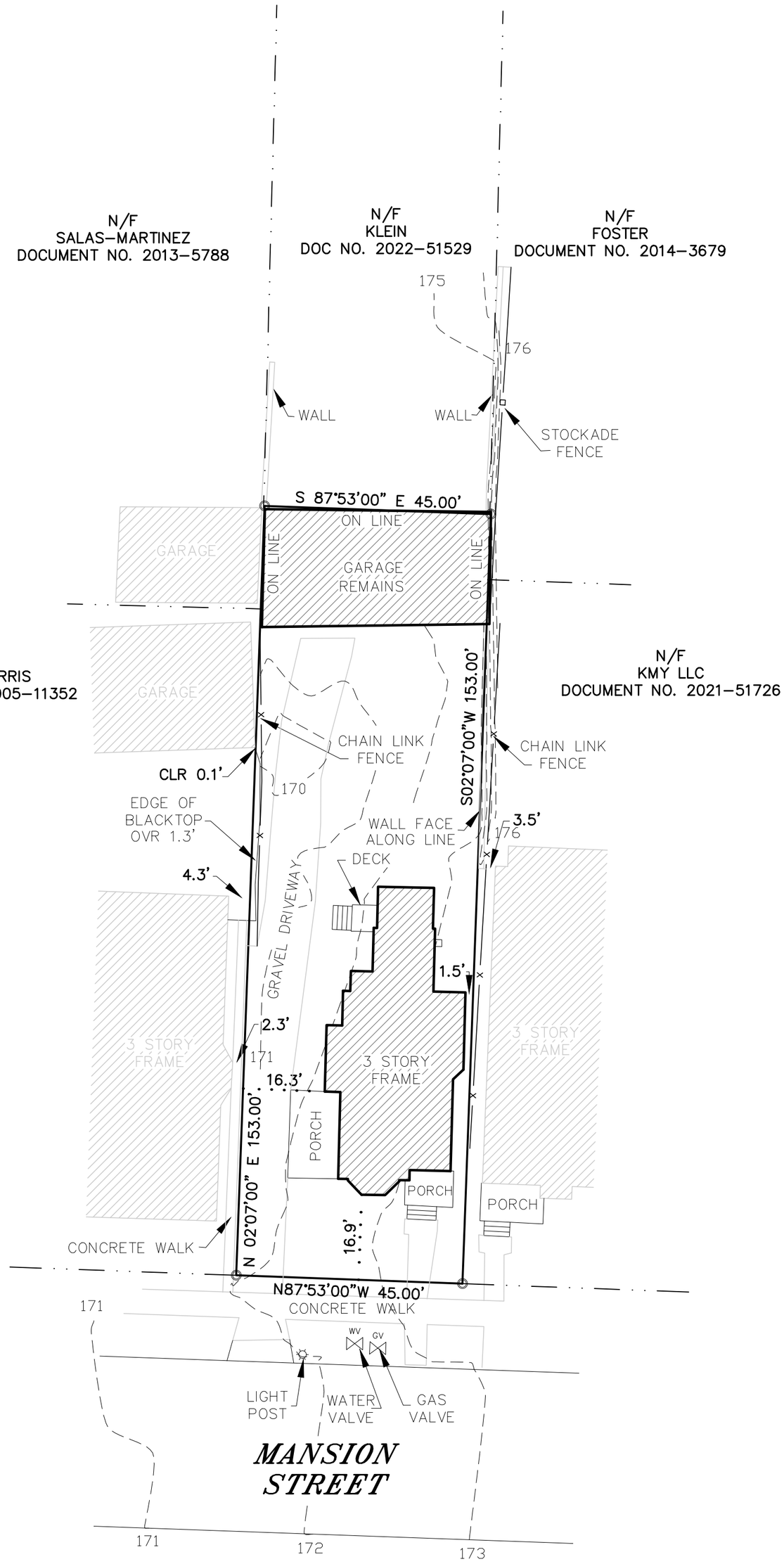
Proposed Site Plan
w/ Drainage & Details

Project No.	2438
Date	12.3.2024
Scale	AS NOTED
Drawing by	JVS
Checked by	

STATE OF NEW YORK JOHN J. MOREAU 082 Reg. Design PROFESSIONAL ENGINEER

Drawing No.

S-1.1



AREA=0.16 ACRES +/–

CERTIFIED TO:
1.SHANE BARTOLOMEW
2.
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2015–539 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO._____ AS SHOWN ON FILED MAP NO._____.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO.2022:271

MAP OF SURVEY FOR THE LANDS OF SHANE BARTOLOMEW

CITY OF POUGHKEEPSIE — DUTCHESS CO.,N.Y.

SCALE: 1" = 20' — FEBRUARY 3, 2023

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845)–226–6436 FAX (845) 226–1315

NEW YORK STATE

LICENSE NO. 50031



(PICTURE 1)
MANSION STREET VIEW & EAST WALL



(PICTURE 2)
MANSION STREET VIEW (1st FLOOR & 2nd & 2nd FLOOR DWELLING UNIT ENTRANCE)



(PICTURE 3)
MANSION STREET VIEW & WEST WALL



(PICTURE 4)
WEST WALL VIEW (REMANENCE OF PORCH TO BE REMOVED)

PROPOSED BALCONY LOCATION
(2ND FLOOR DWELLING)



(PICTURE 5)
WEST & NORTH WALL VIEW



(PICTURE 6)
PARTIAL EAST & NORTH WALL VIEW



(PICTURE 7)
NORTH WALL VIEW (REAR OF BUILDING)



(PICTURE 8)
VIEW OF EXISTING GARAGE

EXISTING DILAPIDATED GARAGE
TO BE RECONSTUCTED

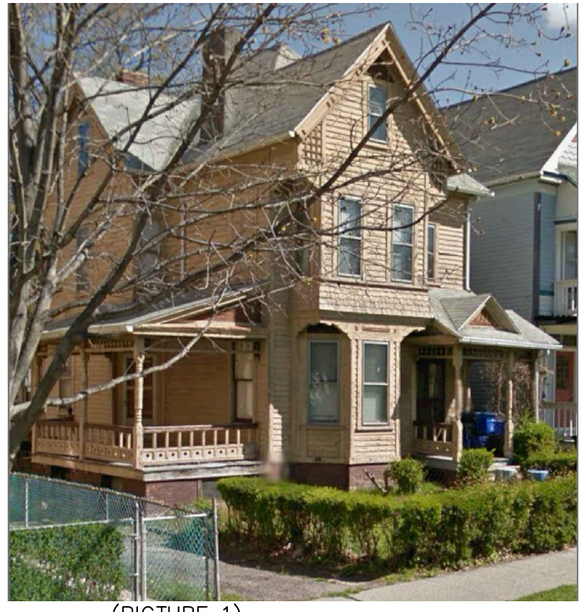
LOCATION OF EXTERIOR DOOR
TO FIRST FLOOR REAR
DWELLING

BASEMENT DWELLING UNIT
AREA WAY / ENTRY

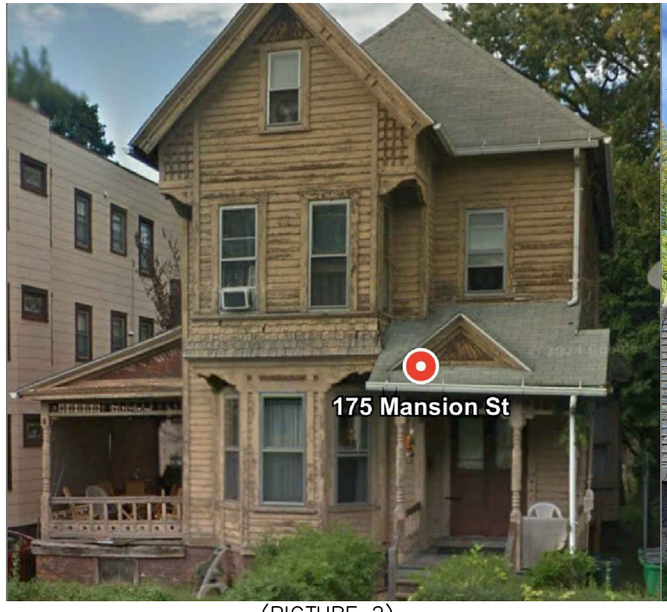
EXISTING EXTERIOR PHOTOS

SCALE: NONE

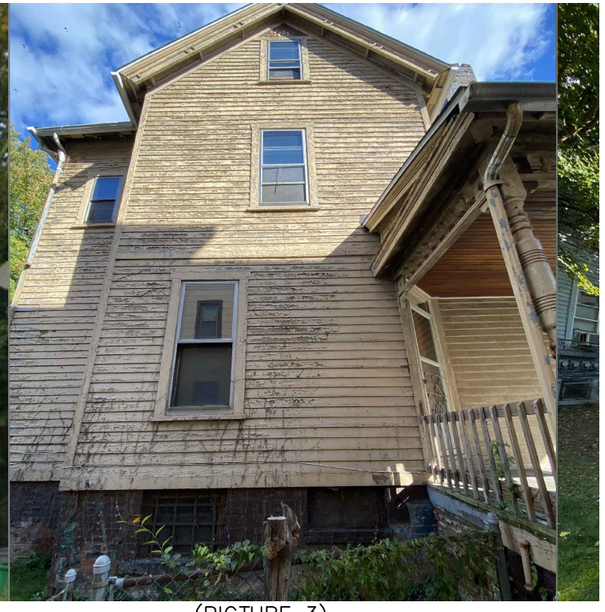
(175 MANSION STREET) Poughkeepsie, New York



(PICTURE 1)
MANSION STREET VIEW & WEST WALL



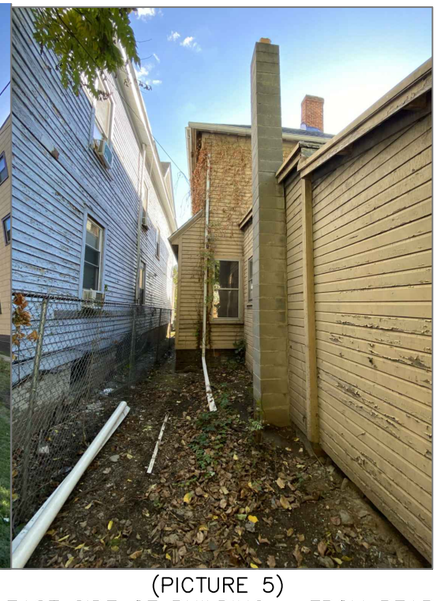
(PICTURE 2)
MANSION STREET VIEW



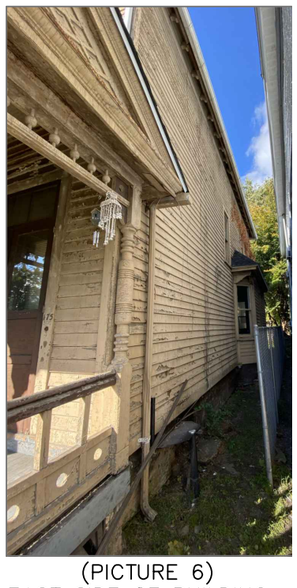
(PICTURE 3)
WEST SIDE OF BUILDING



(PICTURE 4)
NORTH SIDE OF BUILDING



(PICTURE 5)
EAST SIDE OF BUILDING – FROM REAR



(PICTURE 6)
EAST SIDE OF BUILDING – FROM FRONT

EXTERIOR PHOTOS – PRIOR TO 2024

SCALE: NONE

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
RESOLUTION

PO'K CITY CHAMBERLAIN
2025 MAY 16 PM01:52

In the matter of the appeal of Shane Bartholomew, regarding the property at 175 Mansion Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 13th day of May 2025, at 6:00pm:

Present
Scott Parker, Chair
Jessica Vinall, Vice-Chair
Sam Finnerman
James Patterson
Justin Phillips

Recused
Thomas Klug

WHEREAS, the Zoning Board of Appeals has received an application from Shane Bartholomew, seeking a variance of Section 19-6.2(1)(c) of the Zoning Ordinance, which requires a driveway 15 feet in width to allow a 12 foot wide driveway, on the property at 175 Mansion Street, located in the RNC Zoning District, relative to the conversion of the existing single family dwelling to a four family dwelling; and,

WHEREAS, the application was prepared by Shane Bartholomew, and was accompanied by a plot plan prepared by John V. Sullivan, Associate A.I.A., with a revisions date of 3.27.2025, and supplemental materials; and,

WHEREAS, a public hearing was held on May 13, 2025; and,

WHEREAS, the project was classified as a Type 2 Action requiring no further review for the purposes of SEQRA; and;

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance of Section 19-6.2(1)(c) as follows:

WHEREAS, the applicant has demonstrated that the granting of the area variance will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties as the driveway is adequate for its purpose and providing parking is preferable to seeking a variance for the number of spaces provided; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to provide the required driveway width, as existing buildings and property lines limit the space available for a driveway. and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial as the driveway provided is 80% of the required width, and is adequate to serve the number of parking spaces provided; and,

WHEREAS, the applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood as the goal of the driveway will be to service the off-street parking required for the change of use as opposed to requesting a variance for the parking itself, which might have an adverse impact; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created, inasmuch as all parking areas with fewer than 20 parking spaces require a 15 foot wide driveway whether such width is a practical requirement or not:

Motion: Scott Parker
Second: Justin Phillip
Carried: 5:0:0

The motion to grant the variance carried.



Scott Parker
Chairman
Zoning Board of Appeals

5/14/2025
Date

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **2622070000**

Project Name: **Bartholomew 4 Family Conversion**

Applicant: **Shane Bartholomew**

Address of Property: **175 Mansion St, Poughkeepsie, NY 12601**

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ 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: **5/27/2025**

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: **5/16/2025**	Notes:	☐ Major Project
Date Received: **5/16/2025**		Referral #: **ZR25-127**
Date Requested: **5/27/2025**		
Date Required: **6/13/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **5/27/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

May 27, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-127, Batholomew 4-Unit Conversion
Parcel: 262207, 175 Mansion St

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 conversion of a one-family home into a four-family home. Much of the work on the site has already been completed.

COMMENTS
While we are pleased to see the creation of three additional housing units and the return of a dilapidated structure to productive use, we are disappointed that the historic quality of the building was not taken into consideration and that its many unique architectural features have been removed or covered during renovation. The Mansion Square area is not an official historic district, but it is fortunate to still have many historic residences, and its classic layout of homes around a central green is unique in Dutchess County. 175 Mansion Street contributed to the historic quality of the neighborhood prior to the recent work. While the changes cannot be undone, we suggest that as part of the site plan process the applicant should work with the Board's architectural consultant to determine changes that could be made to improve the aesthetics of the façade.

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

SITE PLAN REVIEW

Form #1

1. Date: June 11, 2025

2. Name of Site Plan: Site Plan

3. Address or Location: 175 Mansion Street

4. 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).

5. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and <u>has been</u> signed off on with no condition(s).

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 services. 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.
2. 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 drainage interceptor or any other proposed post construction stormwater management practices are adequately sized. Soil percolation tests should be conducted to determine the efficacy for proposed practices. 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).
3. Provide maintenance plan for all Post-Construction Stormwater Management Practices (PCSMPs).
4. Include a note on the site plan stating that maintenance records for all PCSMPs must be submitted to the Stormwater Management Office (SMO) annually
5. Update the site plan to clearly show all utility connections within the street are delineated, appropriately hatched, and include saw cut lines.
6. Provide traffic control plans for any proposed utility connection in the street.
7. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan.
8. No lead water service lines are permissible. Applicant/Owner to replace section(s) containing lead with new copper. NYS licensed design professional to certify material type of water service at the following locations:
    i. Foundation and/or slab penetration,
    ii. Inlet side of water meter,
    iii. Outlet side of water meter,
    iv. Inlet side of curb box valve located in sidewalk,
    v. Outlet side of cub box valve located in sidewalk.

   Include all notes and photos obtained from investigation in certification.
9. Provide an itemized site work estimate.
10. Include proposed dumpster location.
11. Show roof drains on site plan. No downspouts are present, where does roof runoff drain to? The project is in a combined sewer area. Downspouts should be directed to grass areas or proposed PCSMPs.

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.06.12 15:43:21 -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.

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,



KARC
PLANNING CONSULTANTS, INC.

July 8, 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 a summary of modifications to the plans made in response to comments from the Planning Board at the June 24, 2025 meeting and the Architectural Review Letter from Mass Design dated June 20, 2025.

1. **Historic Character.** Decorative brackets on the porch and scalloped siding are now proposed as nods to historic architectural features seen in the surrounding neighborhood.

2. **Doors and Trim.** The proposed dark color of the front door is now proposed on the side entry doors for a cohesive look. The applicant is now proposing a darker trim color to match the proposed door and window frames. The material of the trim has been updated to Solid Gold – thermally modified pine.
3. **Lighting.** The proposed wall-mounted lighting has been updated from wall packs to decorative sconces.
4. **Landscaping.** The proposed landscaping surrounding the parking lot has been updated to Upright Japanese Yew. Low-shrub landscaping has also been added to both sides of the proposed driveway to add more visual interest towards the front of the property.
5. **Resident Amenities.** The rear portion of 151 Cannon Street will graded and seeded to create a fenced-in dog run for use by residents of both parcels.
6. **Pavers.** A detail sheet of the proposed pavers is provided.
7. **Utilities.** Details have been added to show the proposed location of meters and HVAC system units.

Enclosed, please find the following:

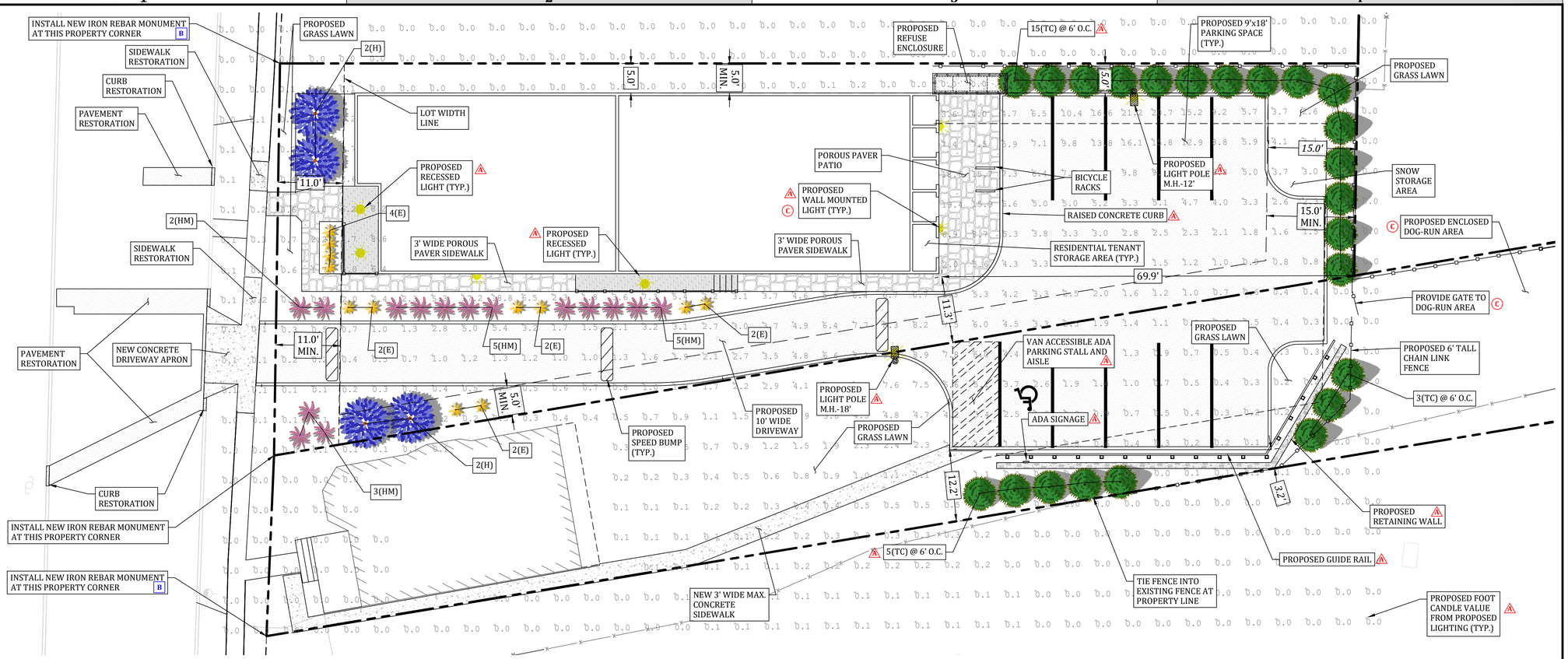
1. Cover Letter, dated July 8, 2025
2. Belgard London Cobble Paver Specifications
3. Revised Site Plan, dated July 1, 2025
4. Revised Architectural Set, dated July 1, 2025

We kindly request to be placed on the July 22, 2025 Planning Board Agenda. Please advise if you require anything further to complete your review.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant



1 OVERALL SITE PLAN
SCALE: 1" = 10'

MINKA LAVERY

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
C WALL MOUNT	3	MINKA LAVERY®	*TRESCOTT OUTDOOR WALL SCONCE*	8'	-	60
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 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
TC C	C 23 A	TAXUS CUSPIDATA 'CAPTITATA'	*UPRIGHT JAPANESE YEW*	10' TALL
H	C 4	HYDRANGEA	*HORTENSIA*	3 GAL.
E	C 12	ECHINACEA	*CONEFLOWER*	1 GAL.
HM C	C 15	HEMEROCALLIS MINOR	*DWARF YELLOW DAYLILY*	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
		(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)											
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
*	C 1	OF	13	CI101	COVER SHEET
*	2	OF	13	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
*	C 3	OF	13	GG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
*	4	OF	13	GG501	EROSION & SEDIMENT CONTROL NOTES
*	B 5 C	OF	13	CU101	GRADING, DRAINAGE & UTILITY PLAN
*	B 6 A	OF	13	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
*	C 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

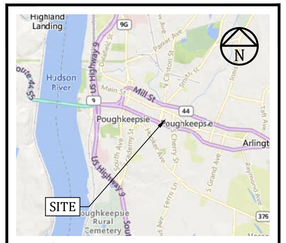
APPLICANT CONSENT

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

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N

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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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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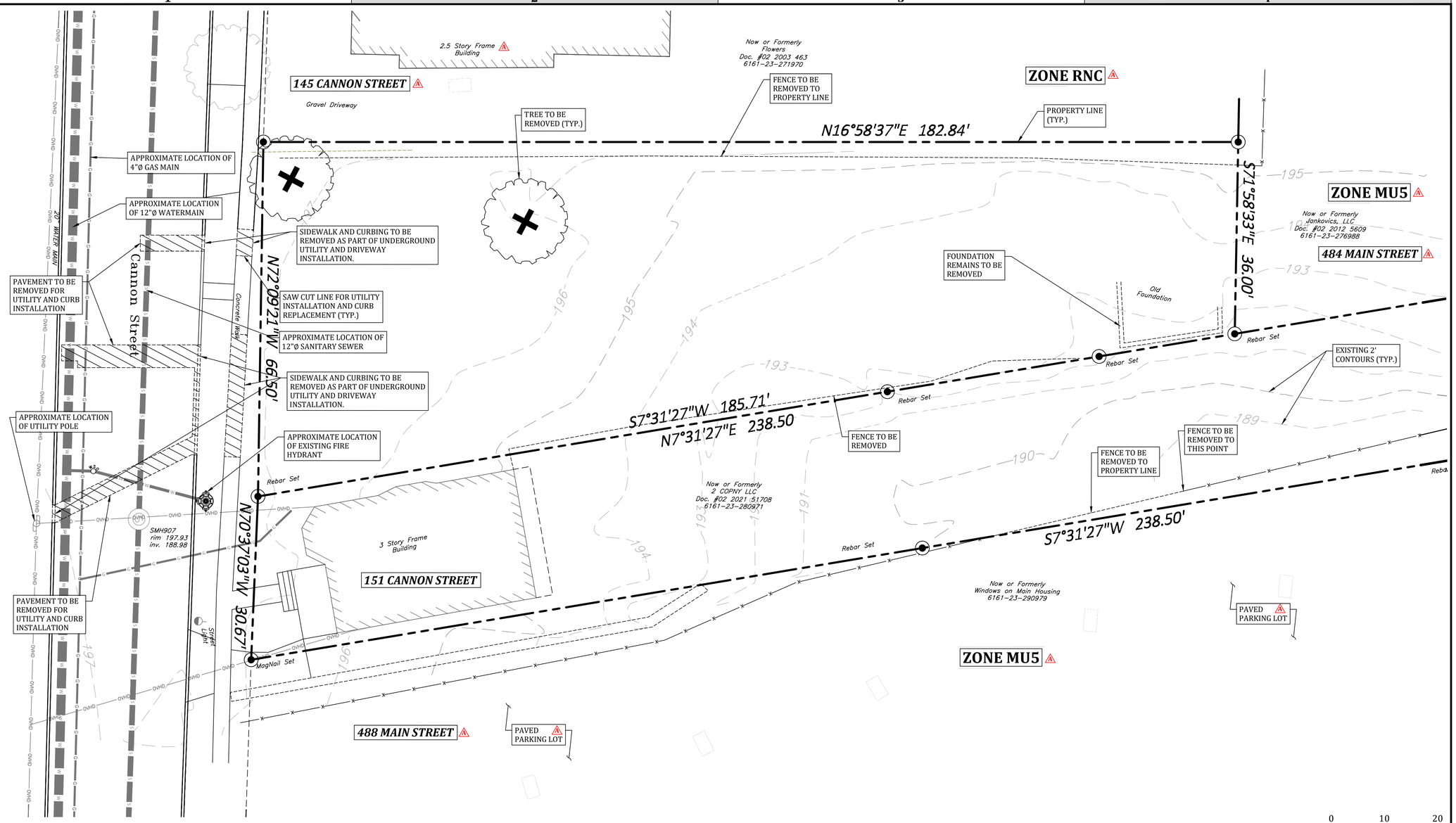
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM



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

0 10 20

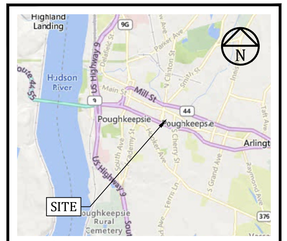
2 SITE SPECIFIC NOTES
CI102

1. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY BRENDAN JOHNSON, PLS DATED APRIL 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
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UNTIL 10/31/2026

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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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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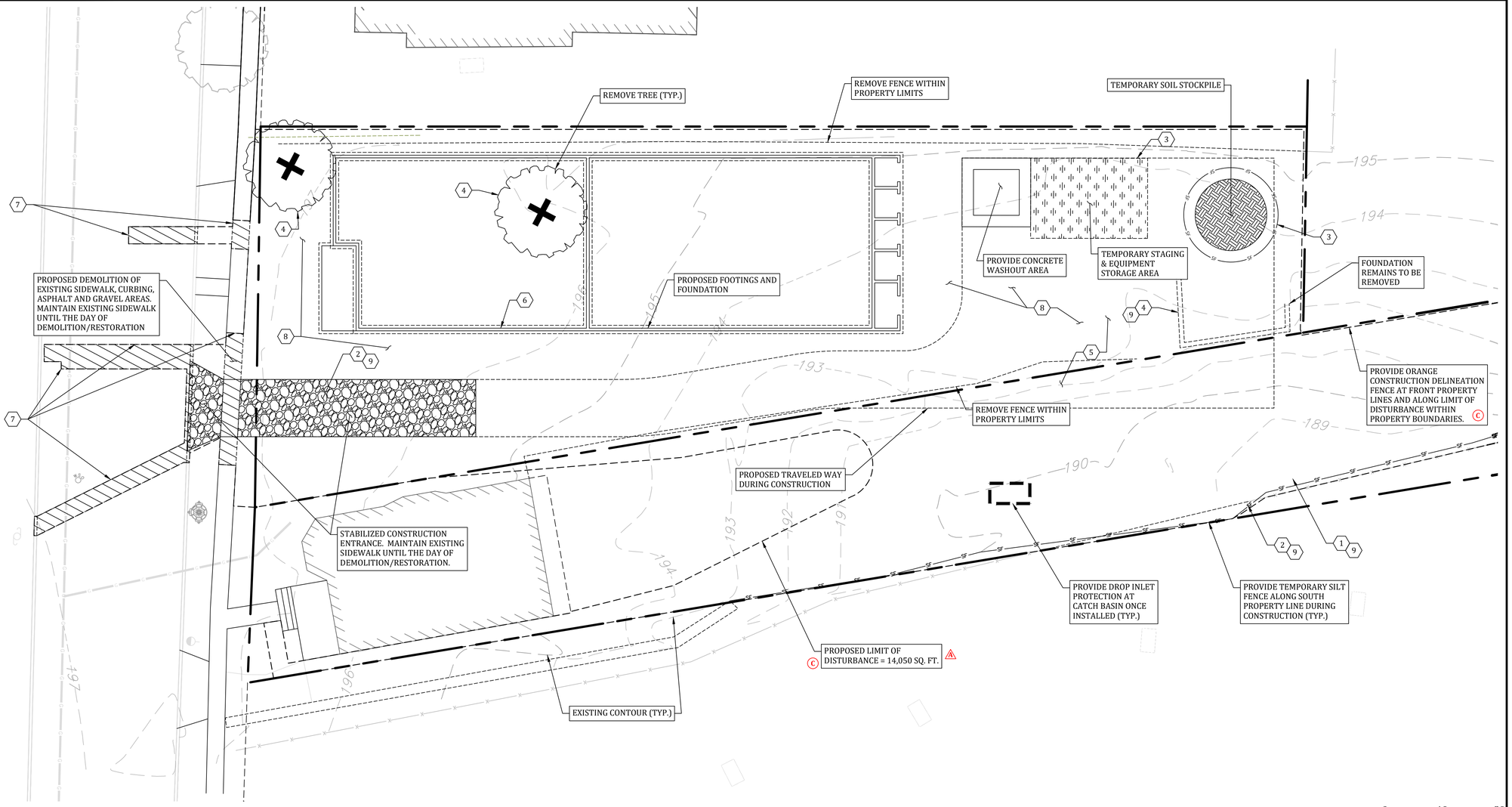
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM



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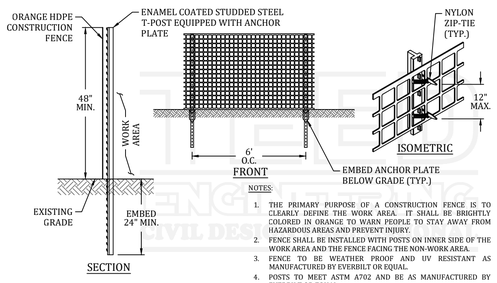
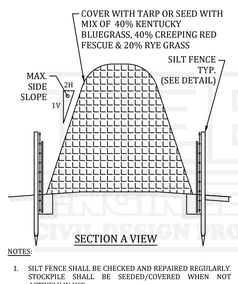
1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



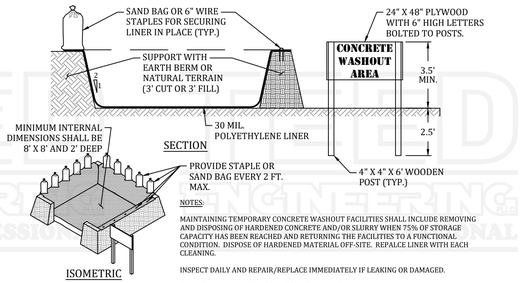
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK 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.

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
UNTIL 10/31/2026
SCAN HERE

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SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN & DETAILS

PROJECT NAME AND ADDRESS:
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POUGHKEEPSIE, NY 12601

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3 OF 13	CG101

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LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 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.

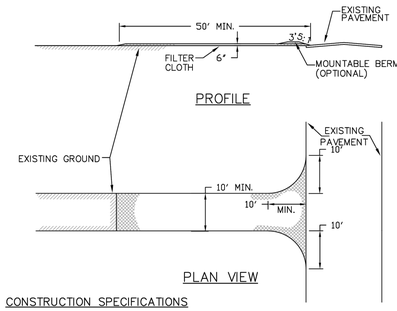
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

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.

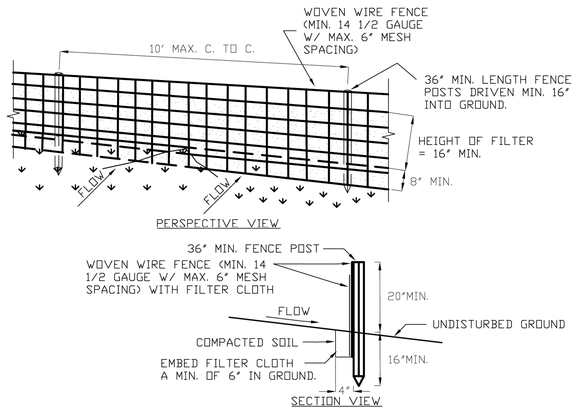


CONSTRUCTION SPECIFICATIONS

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

APPROVAL BLOCK

5 COPNY LLC 149 CANNON STREET POUGHKEEPSIE, NY 12601

UDIG·NY SAFE DIGGING STARTS HERE

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

SCAN HERE

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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 CIVIL DESIGN PROFESSIONAL

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

C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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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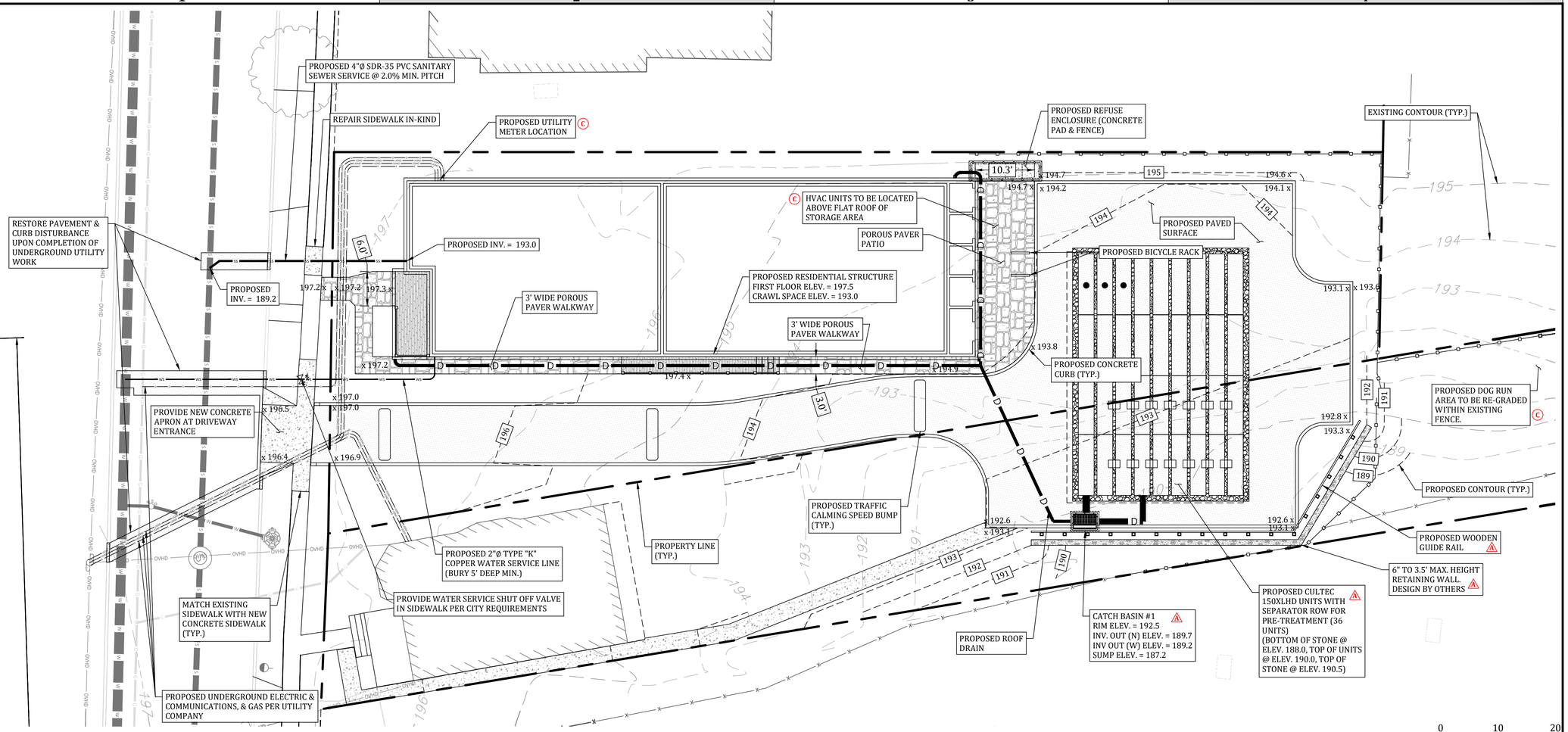
DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM



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 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'

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

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
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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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.: 5 OF 13	SHEET ID.: B CU101

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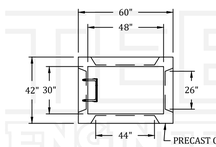
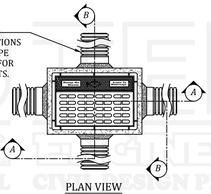
DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM



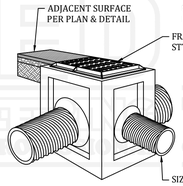
PRECAST CONCRETE CATCH BASIN SECTIONS. REFER TO PLANS FOR DEPTH.

PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



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

PLAN VIEW

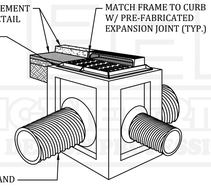


ADJACENT SURFACE PER PLAN & DETAIL

FRAME/GRATE STYLE PER PLAN.

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

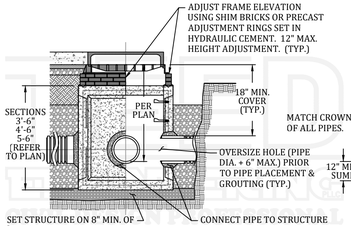
ISOMETRIC VIEW (DROP INLET)



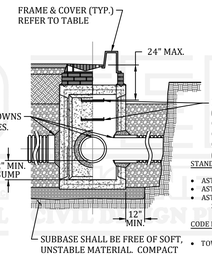
CURB AND PAVEMENT PER PLAN & DETAIL

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.)

STANDARD SPECIFICATION REFERENCES:

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- ASTM A615 - STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS
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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.

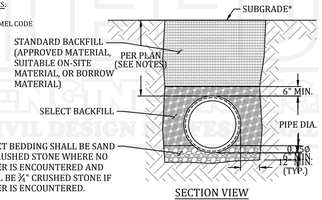
1 CU501 CATCH BASIN
NOT TO SCALE

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

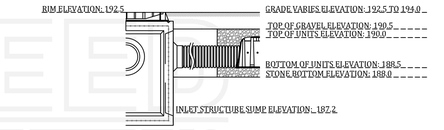
NOTES:

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.

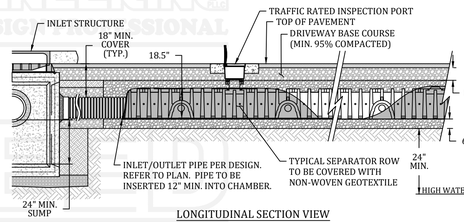
ANNOTATION NOTES:

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

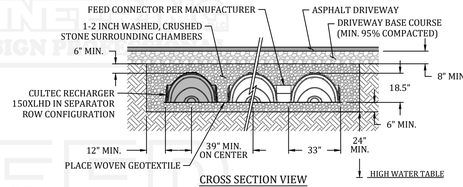
2 CU501 STORM PIPE
NOT TO SCALE



REFERENCE ELEVATIONS



LONGITUDINAL SECTION VIEW

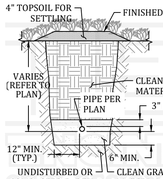


CROSS SECTION VIEW

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

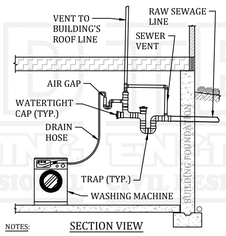


SECTION VIEW

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

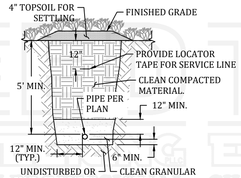


NOTES:

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:

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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*

APPROVAL BLOCK

UDIG·NY
SAFE DIGGING STARTS HERE

SCAN HERE

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

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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

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

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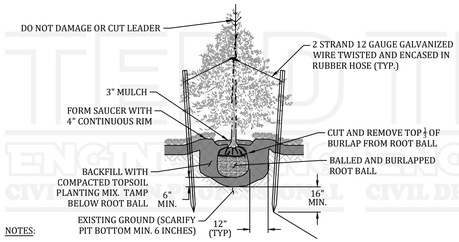
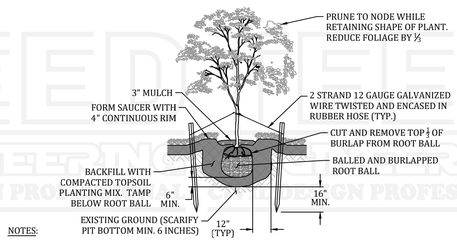


NOTES:

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



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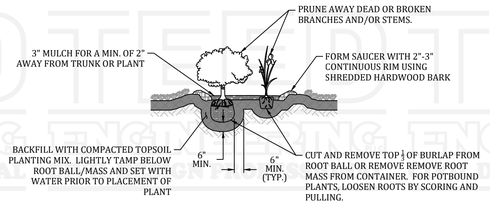
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

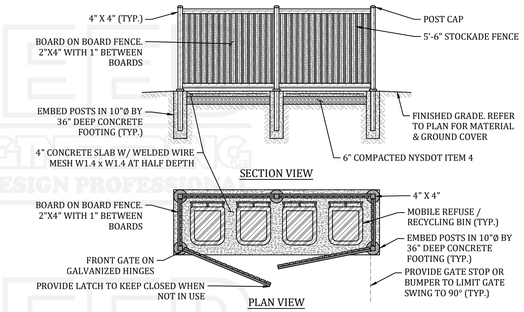
2 CU502 — DECIDIOUS TREE PLANTING
NOT TO SCALE



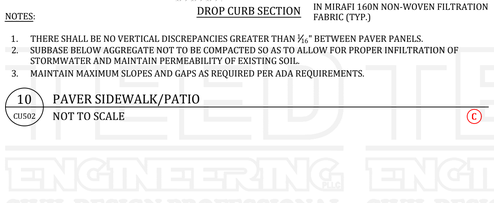
NOTES:

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



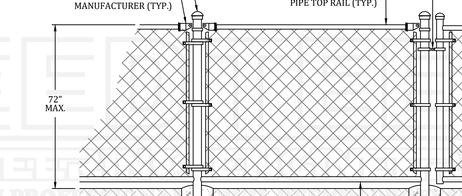
4 CU502 — REFUSE ENCLOSURE
NOT TO SCALE



NOTES:

1. CONCRETE SHALL BE 4,000 PSI MINIMUM.

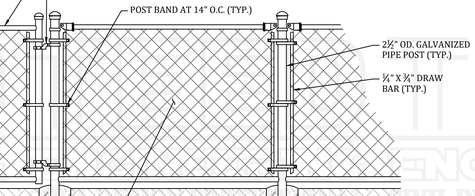
5 CU502 — PAVEMENT AND CURBING
NOT TO SCALE



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:

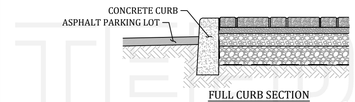
1. ALL SIGNS SHALL BE INSTALLED TO MEET ADA REQUIREMENTS.
2. SIGN AND POST SHALL BE INSTALLED TO RESIST DISPLACEMENT BY VANDALISM AND WIND FORCES. ALL SIGNS SHALL BE CONSTRUCTED TO REMAIN IN PERMANENT POSITION.

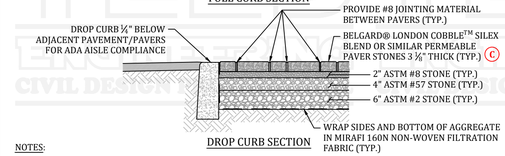
8 CU502 — ADA REQUIRED SIGNAGE
NOT TO SCALE

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

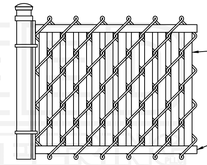




NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN 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 C





EXAMPLE PHOTOGRAPH

NOTES:

1. THE ENCLOSURE SHALL BE AT LEAST 48 INCHES IN HEIGHT WITH A MAXIMUM OF 72 INCHES IN HEIGHT ABOVE GRADE AND SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS BY PLACING ALL HORIZONTAL SUPPORT MEMBERS ON THE PROPERTY SIDE OF THE ENCLOSURE.
2. THERE SHALL BE A MAXIMUM CLEARANCE OF 2 INCHES BELOW THE BOTTOM OF ANY FENCE OR GATE TO FINISHED GRADE. THERE SHALL BE A MAXIMUM CLEAR OPENING OF 2 INCHES BETWEEN THE LINKS, FENCE POSTS AND GATES.
3. THE FENCE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE GATE AND FENCE TO CONFIRM COMPLIANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCY REQUIREMENTS. IN ADDITION, THE CONTRACTOR SHALL CONFIRM THAT THE FENCE MEETS ALL LOCAL BUILDING DEPARTMENT REQUIREMENTS AND OBTAIN SPECIFIC APPROVAL FROM THE BUILDING INSPECTOR PRIOR TO COMMENCING CONSTRUCTION.
4. THE ENCLOSURE SHALL HAVE RAILINGS AND POSTS WITHIN THE ENCLOSURE, WHICH SHALL BE CAPABLE OF RESISTING A MINIMUM LATERAL LOAD OF 150 POUNDS APPLIED MIDWAY BETWEEN POSTS AND AT TOP OF POSTS, RESPECTIVELY. ENCLOSURES, FENCE MATERIAL OR FABRIC SHALL BE CAPABLE OF WITHSTANDING A CONCENTRATED LATERAL LOAD OF 50 POUNDS APPLIED ANYWHERE BETWEEN SUPPORTS ON AN AREA 12 INCHES SQUARE, WITHOUT FAILURE OR PERMANENT DEFORMATION.
5. INSTALL ALL ITEMS PER MANUFACTURER SPECIFICATIONS.
6. ALL FENCE COMPONENTS INCLUDING THE PRIVACY SLAT INSERTS SHALL BE BLACK IN COLOR.

SECTION VIEW

11 CU502 — CHAIN LINK FENCE
NOT TO SCALE C

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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

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 CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
SITE CONSTRUCTION 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.: 7 OF 13	SHEET ID.: CU502

APPROVAL BLOCK

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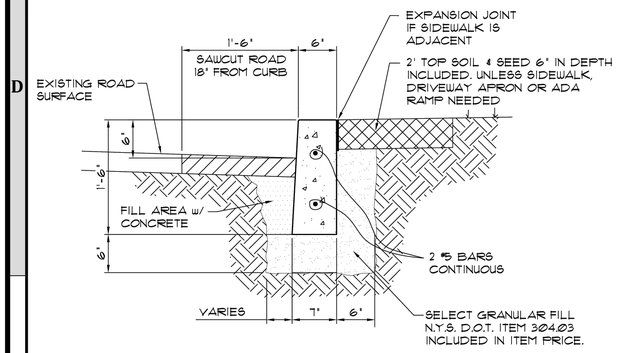
DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM

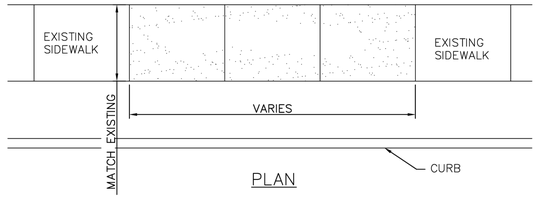


NOTE:

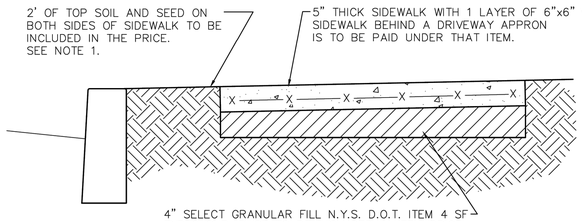
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"



PLAN



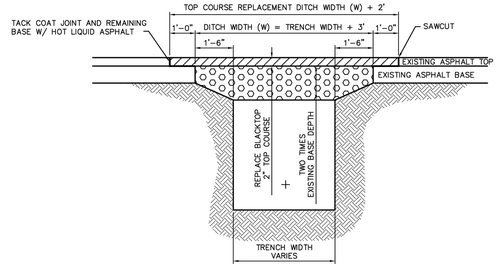
SECTION

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.

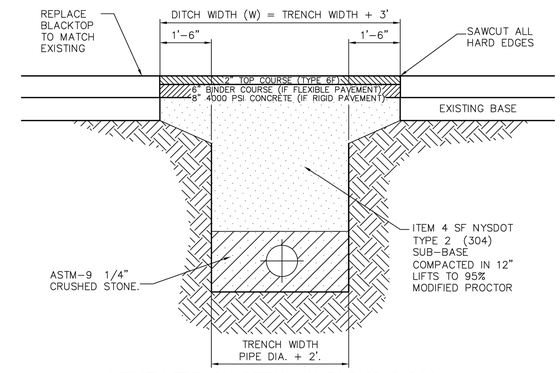
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

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.

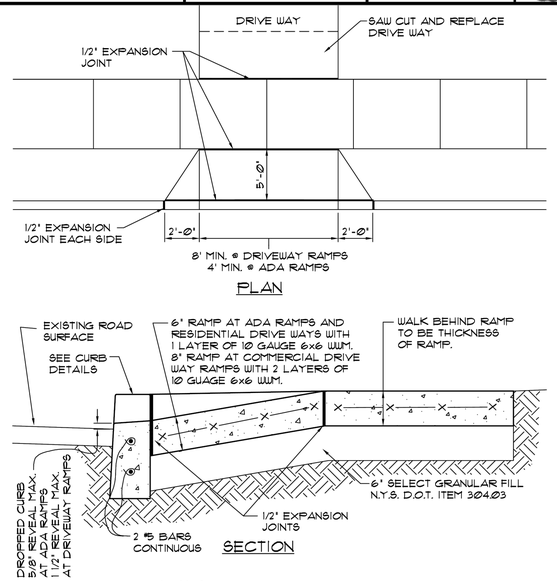


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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.

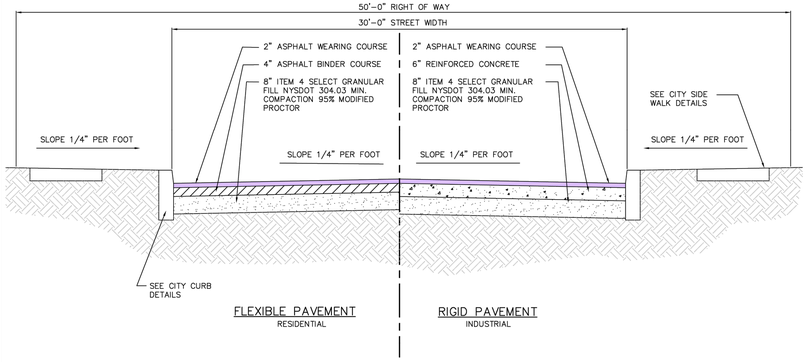


NOTES:

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
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FORMED CURB DETIAL — 1 PAGE NO.

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POUGHKEEPSIE, NY 12601

PROJECT:	001-DET
DATE:	5-16-00
SCALE:	AS NOTED
DRAWN BY:	JP

SIDEWALK DETAIL — 1 PAGE NO.

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62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

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DATE:	2-27-12
SCALE:	AS NOTED
DRAWN BY:	JP

FLEXIBILE PAVEMENT DETAIL — 1 PAGE NO.

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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.

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62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

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

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 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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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: AS SHOWN	PROJECT NO.: 2502003
SHEET NO.: 8 OF 13	SHEET ID.: CU503

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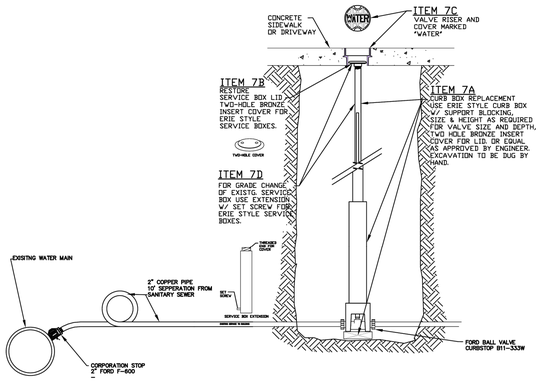
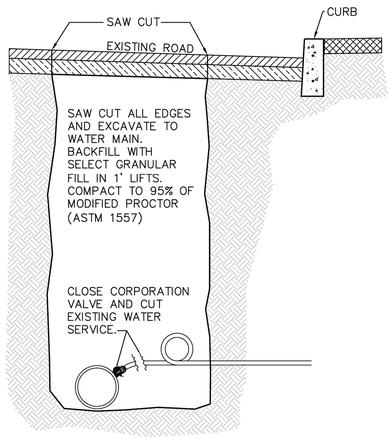
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM



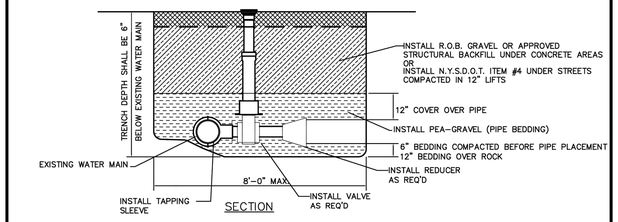
CURB BOX AND SERVICE CONNECTION

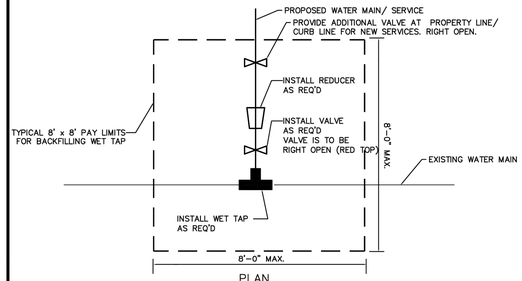
SCALE: N.T.S.



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

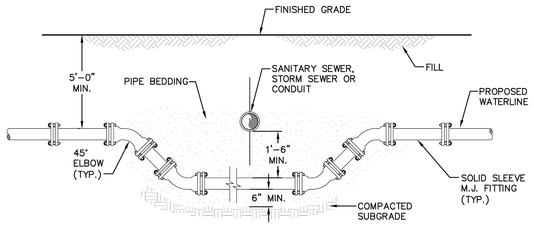




NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

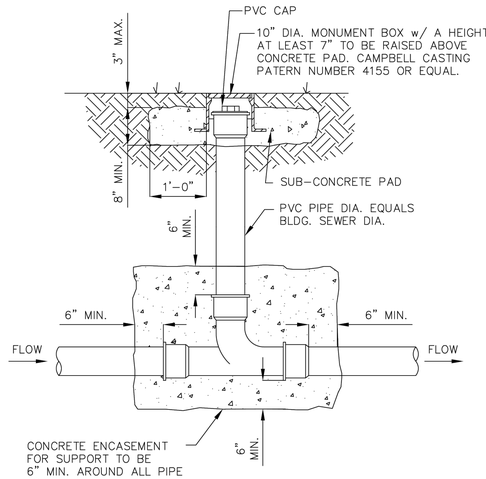


NOTES:

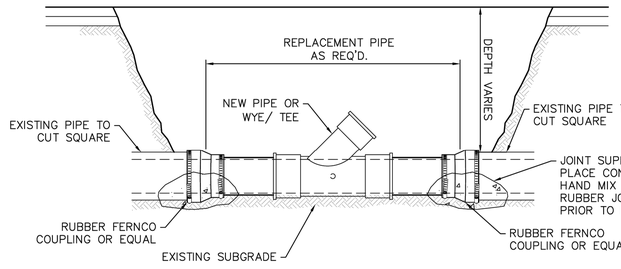
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL BE 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.



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.

1 CU504 SPECIAL NOTE

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APPROVAL BLOCK

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

CURB BOX AND SERVICE CONNECTION | 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

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

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

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.

UDIG-NY
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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.

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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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

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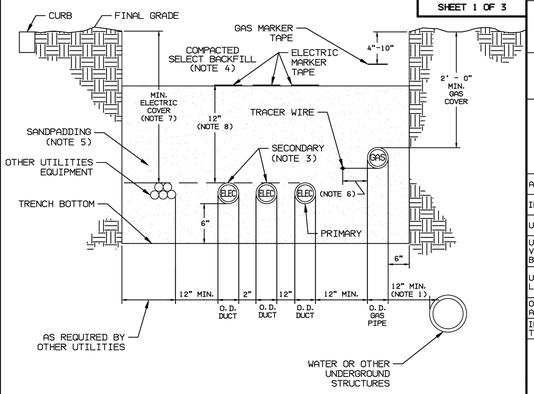
DRAWING REFERENCE: 2502003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM

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

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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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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LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 8:45 AM

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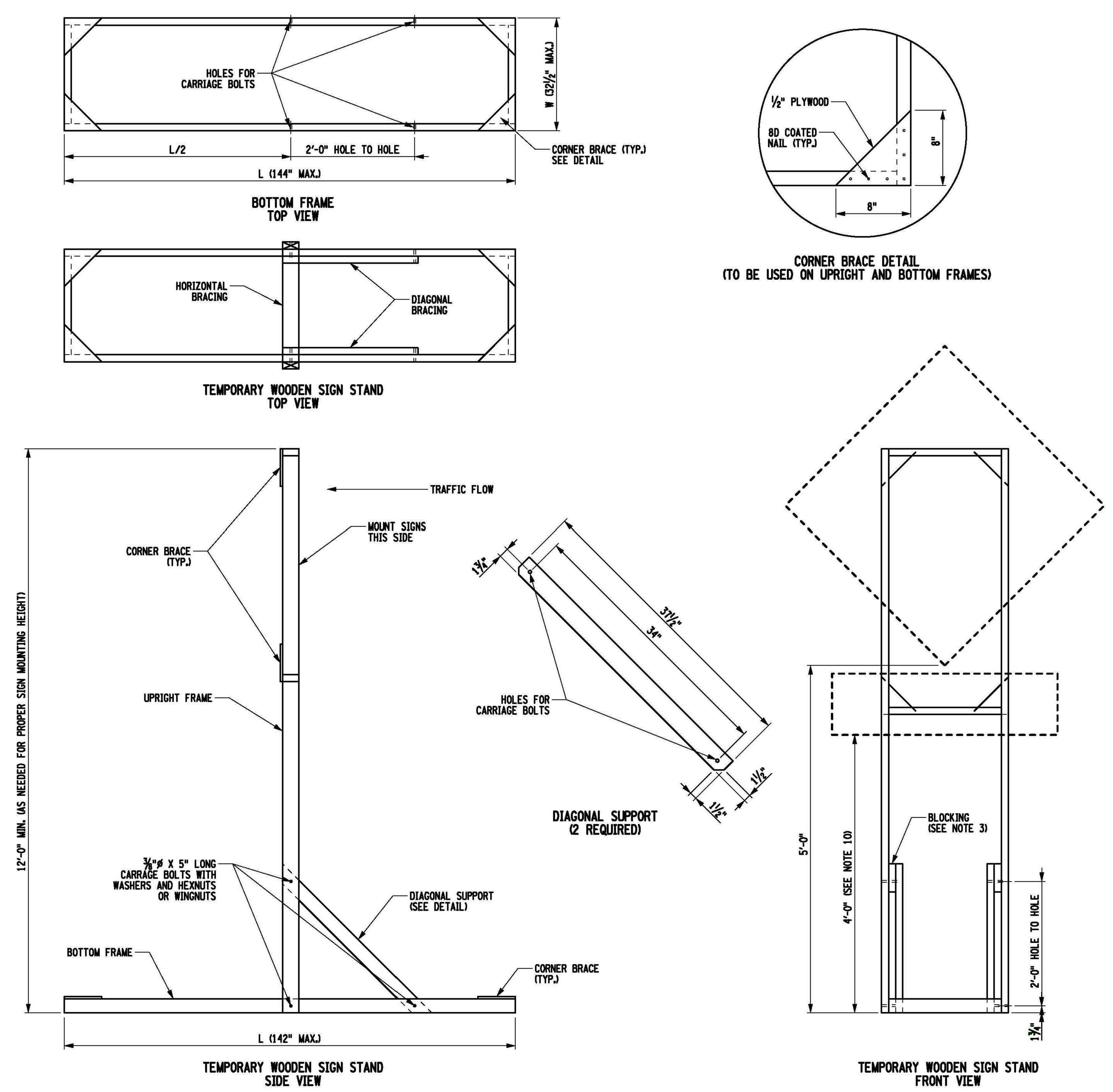
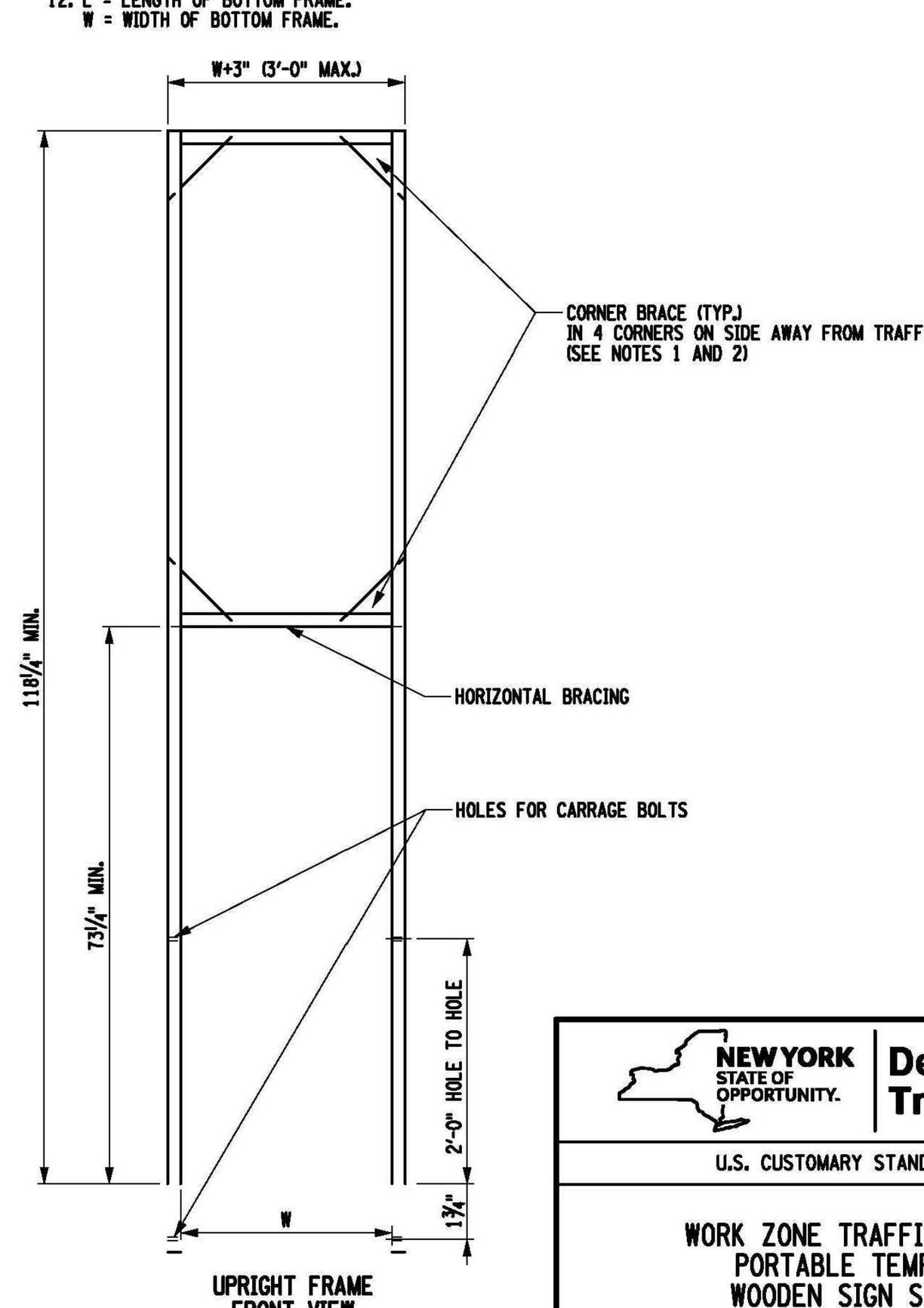


NOTES:

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.



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

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 619-503 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. NYR9-12 SHALL BE USED IN PLACE OF NYR9-11 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 (7 FEET 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 (GVW):

   - 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 011-01 ON SHEET 619-011). 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 (GVW) 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 ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARDS.
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 (ROLL AHEAD DISTANCE).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLE(S) / 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 THAT IS 100 FEET OR LESS IN LENGTH WILL BE ALLOWED WITH CHANNELIZING DEVICES CONSISTING OF DRUMS, EXTRA TALL CONES, OR OVERSIZED VERTICAL PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOR 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 DIGIT(S) 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' & 1.00" IS 0.005").

   - 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.

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NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 1 OF 2)

APPROVED DECEMBER 21, 2022 — ISSUED UNDER EI 22-033
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM
619-010

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
- VARIED BUILDING SETBACKS
- 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
- DRIVEWAY 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 §107-05A. 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, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL 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 619-3.19B 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.

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NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES
(SHEET 2 OF 2)

APPROVED DECEMBER 21, 2022 — ISSUED UNDER EI 22-033
Robert Limoges
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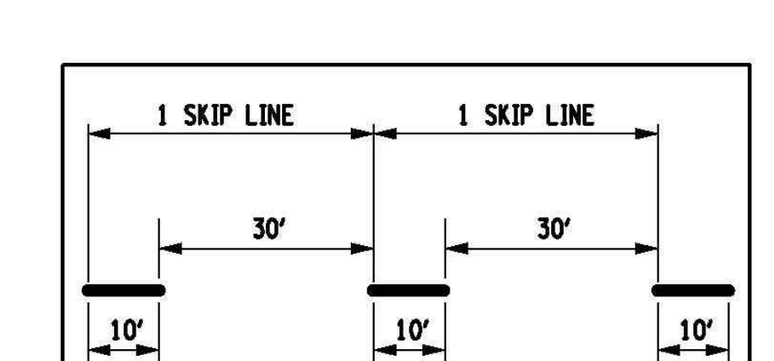
WORK ZONE TRAFFIC CONTROL LEGEND

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)
PV	PROTECTIVE VEHICLE
PVL	PROTECTIVE VEHICLE LIGHT
PVH	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



DETAIL 011A - EXISTING SKIP LINES

ACCEPTANCE BLOCK

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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)

APPROVED DECEMBER 21, 2022 — ISSUED UNDER EI 22-033
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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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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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

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1 | 2 | 3 | 4

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

CLOSURE TYPE	DURATION / ROAD TYPE & SPEED / EXPOSURE CONDITIONS (SEE NOTE 1)	MOBILE OPERATION AND STOP & GO: FREEWAY	MOBILE: NON-FREEWAY ≥ 45 MPH	MOBILE: NON-FREEWAY 35 - 40 MPH	MOBILE: NON-FREEWAY ≤ 30 MPH	SHORT DURATION OPERATION: FREEWAY	SHORT DURATION: NON-FREEWAY ≥ 45 MPH	SHORT DURATION: NON-FREEWAY 35 - 40 MPH	SHORT DURATION: NON-FREEWAY ≤ 30 MPH	SHORT TERM OPERATION: FREEWAY	SHORT TERM: NON-FREEWAY ≥ 45 MPH	SHORT TERM: NON-FREEWAY 35 - 40 MPH	SHORT TERM: NON-FREEWAY ≤ 30 MPH	INTERMEDIATE TERM OPERATION: FREEWAY	INTERMEDIATE: NON-FREEWAY ≥ 45 MPH	INTERMEDIATE: NON-FREEWAY 35 - 40 MPH	INTERMEDIATE: NON-FREEWAY ≤ 30 MPH	LONG TERM OPERATION: FREEWAY	LONG TERM: NON-FREEWAY ≥ 45 MPH	LONG TERM: NON-FREEWAY 35 - 40 MPH	LONG TERM: NON-FREEWAY ≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2
LANE CLOSURE OR ENCROACHMENT	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	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)
TMIA - 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 (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
5. 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 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.): 4	5	6	7	8	9	10	11	12	SHOULDER TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH: ≤ 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	560/14/15	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 (FT.)/ * 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

ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW: STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW: 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: A (FT.)	B (FT.)	C (FT.)	SIGN LEGEND: 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	1/2 MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NY6H-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.

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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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 22-033 — 619-011

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
EXIT	E5-1	C	-------	72"X60"	72"X60"
ROAD WORK NEXT 5 MILES	G20-1	A	36"X18"	48"X24"	48"X24"
END ROAD WORK	G20-2	A	36"X18"	48"X24"	48"X24"
PILOT CAR FOLLOW ME	G20-4	A	36"X18"	-------	-------
WORK ZONE	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"X12"	36"X18"	36"X18"
END DETOUR	M4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR / DETOUR DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
DETOUR / DETOUR	M4-9a	A	30"X24"	30"X24"	-------
DETOUR / DETOUR	M4-9b	A	30"X24"	30"X24"	-------
DETOUR / 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	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	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"
XXXA	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
STATE LAW LICENSE SUSPENDED AFTER TWO WORK ZONE SPEEDING TICKETS	NYR9-11	B	24"X42"	48"X84"	48"X84"
STATE LAW FINES DOUBLED FOR SPEEDING IN WORK ZONES	NYR9-12	B	24"X36"	36"X54"	48"X72"
RUMBLE STRIPS	NYW4-17	A	36"X36"	48"X48"	48"X48"
WET PAINT	NYW8-30	A	48"X24"	48"X24"	48"X24"
STAY IN LANE	NYW8-31	A	48"X24"	48"X24"	48"X24"
DO NOT PASS	NYW8-32	A	48"X24"	48"X24"	48"X24"
LANE CLOSED	NYW8-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	36"X36"	36"X36"	48"X48"
YIELD	R1-2	E	36"X36"X36"	48"X48"X48"	60"X60"X60"
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 5)	36"X48"	36"X48"
END HIGHER FINES ZONE	R2-11	B	24"X30"	36"X48"	36"X48"
END WORK ZONE SPEED LIMIT	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	36"X48"	36"X48"
	R4-7	B	24"X30"	36"X48"	36"X48"
	R4-7c NARROW	B	18"X30"	-------	-------
	R4-8	B	24"X30"	36"X48"	36"X48"
	R4-8c NARROW	B	18"X30"	-------	-------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
DO NOT ENTER	R5-1	E	36"X36"	36"X36"	48"X48"
	R8-3	E	24"X24"	36"X36"	48"X48"
PEDESTRIAN CROSSWALK	R9-8	B	36"X18"	36"X18"	-------
SIDEWALK CLOSED	R9-9	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10L R9-10R	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED AHEAD CROSS HERE	R9-11L R9-11R	B	24"X18"	24"X18"	-------
SIDEWALK CLOSED CROSS HERE	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 / BRIDGE CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE OUT	R11-2 (MOD.)				
ROAD CLOSED XX MILES AHEAD LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	-------
	W1-4L W1-4R	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"	30"X36"	30"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"
BE PREPARED TO STOP	W3-4	A	36"X36"	48"X48"	48"X48"
SPEED 55	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
SLOW TRAFFIC AHEAD	NYW23-1	A	36"X36"	48"X48"	48"X48"
WORK ZONE	G20-5aP	6F.12	24"X18"	36"X24"	36"X24"
EXIT OPEN	E5-2	6F.28	48"X36"	48"X36"	48"X36"
EXIT CLOSED	E5-2a	6F.28	48"X36"	48"X36"	48"X36"

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. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. 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 1 OF 3)
APPROVED DECEMBER 2, 2021 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD NARROWS	W5-1	A	36"X36"	48"X48"	48"X48"
RAMP NARROWS	W5-4	A	36"X36"	48"X48"	48"X48"
	W6-3	A	36"X36"	48"X48"	48"X48"
NEXT 7 MILES	W7-3aP	A	24"X18"	36"X30"	36"X30"
BUMP	W8-1	A	36"X36"	48"X48"	48"X48"
PAVEMENT ENDS	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"
LOW SHOULDER	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	-------	-------
FALLEN ROCKS	W8-14	A	36"X36"	48"X48"	48"X48"
GROOVED PAVEMENT	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
SHOULDER DROP-OFF	W8-17p	A	24"X18"	30"X24"	30"X24"
NO SHOULDER	W8-23	A	36"X36"	48"X48"	48"X48"
STEEL PLATE ON PAVEMENT	W8-24	A	36"X36"	48"X48"	48"X48"
CENTER LANE CLOSED AHEAD	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"	-------
IN LANE	NYW5-32P*	A	24"X18"	24"X18"	-------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX MPH	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
NO PASSING ZONE	W13-4P	A	48"X48"X36"	-------	-------
500 FEET	W16-2P	A	24"X18"	30"X24"	-------
NEXT 500 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 AHEAD / ROAD WORK XXX FT / ROAD WORK X MILE	W20-1	A	36"X36"	48"X48"	48"X48"
DETOUR AHEAD / DETOUR XXX FT / DETOUR X MILE	W20-2	A	36"X36"	48"X48"	48"X48"
ROAD CLOSED AHEAD / ROAD CLOSED XXXX FT / ROAD CLOSED X MILE	W20-3	A	36"X36"	48"X48"	48"X48"
ONE LANE ROAD AHEAD / ONE LANE ROAD XXX FT / ONE LANE ROAD X MILE	W20-4	A	36"X36"	48"X48"	48"X48"
LEFT LANE CLOSED AHEAD / LEFT LANE CLOSED 1500 FT / LEFT LANE CLOSED 1 MILE / RIGHT LANE CLOSED AHEAD / RIGHT LANE CLOSED 1500 FT / RIGHT LANE CLOSED 1 MILE	W20-5	A	36"X36"	48"X48"	48"X48"
2 LEFT LANES CLOSED AHEAD / 2 LEFT LANES CLOSED 1500 FT / 2 LEFT LANES CLOSED 1 MILE / 2 RIGHT LANES CLOSED AHEAD / 2 RIGHT LANES CLOSED 1500 FEET / 2 RIGHT LANES CLOSED 1 MILE	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

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"
SHOULDER WORK	W21-5	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED / RIGHT SHOULDER CLOSED	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED AHEAD / LEFT SHOULDER CLOSED XXX FT / LEFT SHOULDER CLOSED X MILE / RIGHT SHOULDER CLOSED AHEAD / RIGHT SHOULDER CLOSED XXX FT / RIGHT SHOULDER CLOSED X MILE	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
MOWING AHEAD	W21-8	A	36"X36"	48"X48"	48"X48"
BLASTING ZONE AHEAD / BLASTING ZONE XXX FT / BLASTING ZONE X MILE	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF 2-WAY RADIO AND CELL PHONE	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"
NEW TRAFFIC PATTERN AHEAD	W23-2	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. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.

* A FLOURESCENT YELLOW-GREEN BACKGROUND COLOR SHALL BE USED FOR THIS SIGN PLAQUE.

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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

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
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
STATE SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
AREA SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
CITY SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
VILLAGE SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
TOWN SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"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
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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.

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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

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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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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: AS SHOWN
PROJECT NO.: 2502003
SHEET NO.: 12 OF 13
SHEET ID.: CU522 B

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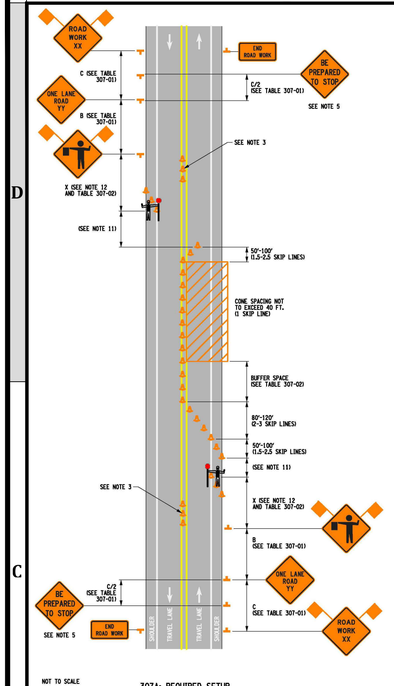
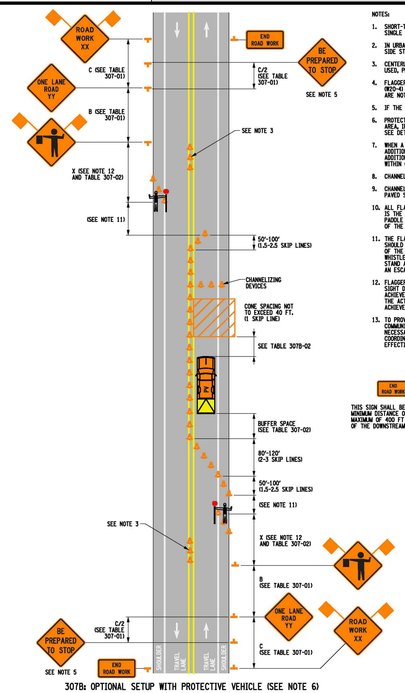


307A: REQUIRED SETUP



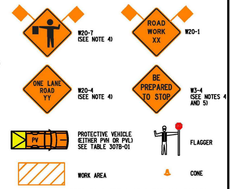
307B: OPTIONAL SETUP WITH PROTECTIVE VEHICLE (SEE NOTE 6)

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. UPSTREAM 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-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 (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 SSD 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 FOR 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 A (FT.)	B (FT.)	C (FT.)	SIGN LEGEND 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	3000 FT.	1000 FT.
RURAL	500	500	500	2500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 307-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (X)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE IF L/S/ * 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

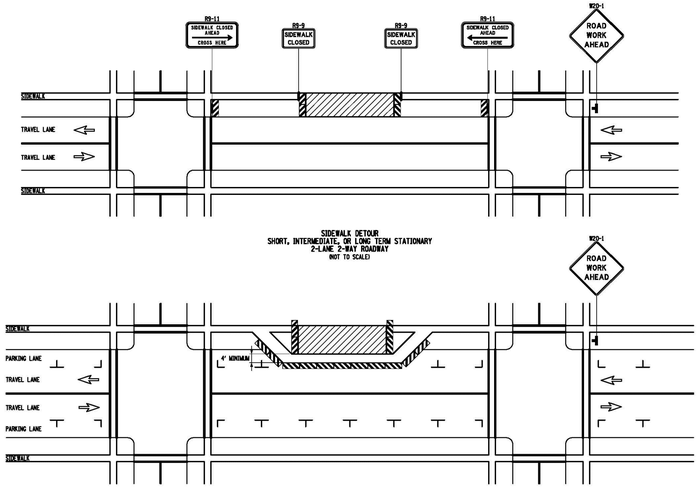
CLOSURE TYPE	ROAD TYPE & SPEED / EXPOSURE CONDITIONS (SEE NOTE 1)	NON-FREEWAY ≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVM+TMA	PVL+TMA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED OR EQUIPMENT, 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 L/S/* 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

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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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.: 13 OF 13	SHEET ID.: CU523 B

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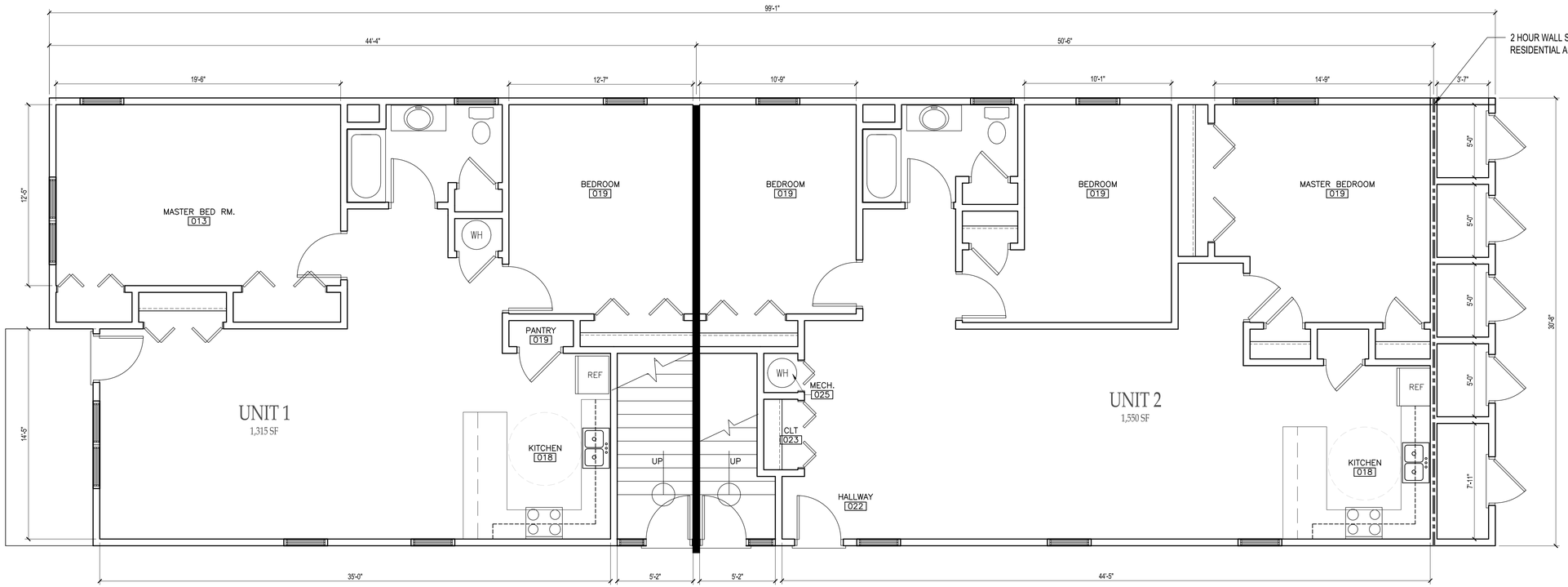
STREET FRONT
CANNON STREET



1ST FLOOR PLAN

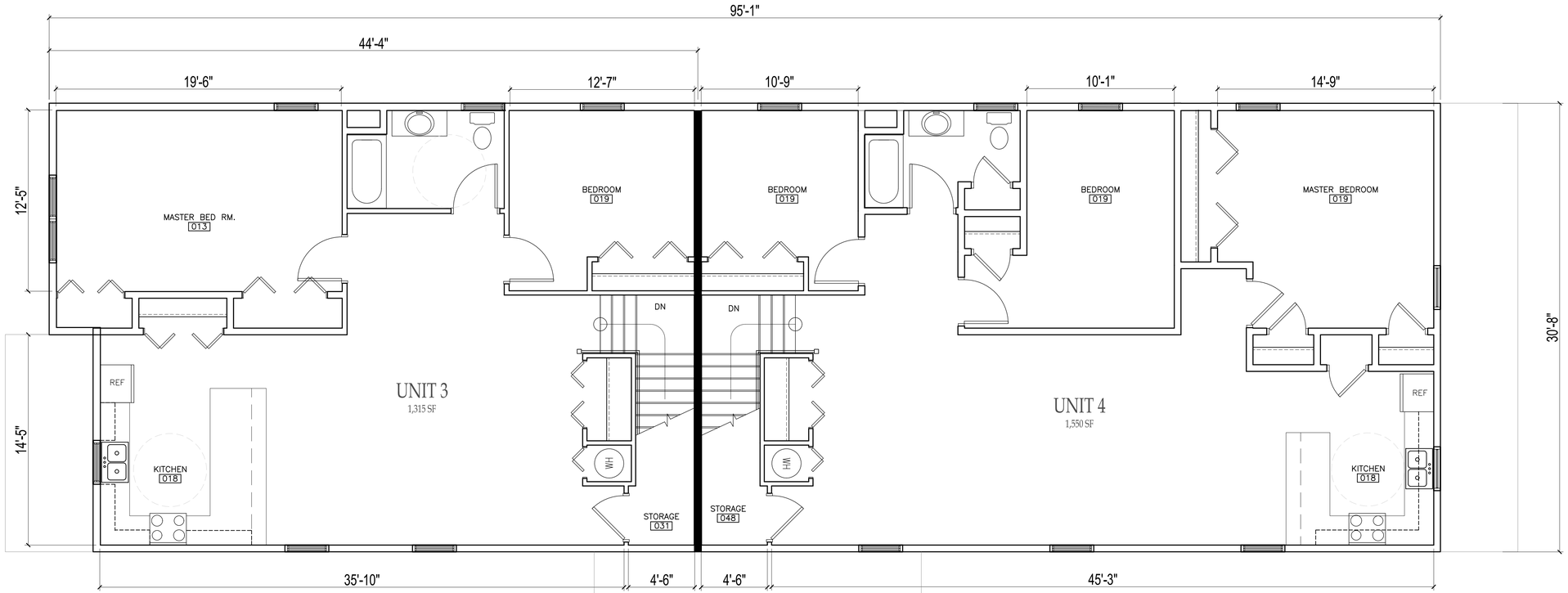
149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

JULY 1, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

STREET FRONT
CANNON STREET



2ND FLOOR PLAN

149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

JULY 1, 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

SD-01 EXTERIOR SIDING
CERTAINTEED SCALLOP SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

TR-01 EXTERIOR TRIM
SOLID GOLD THERMALLY MODIFIED PINE TRIM PAINTE
COLOR: DARK SHALE

LANTERN LIGHTING
GREAT OUTDOORS TRESCOT 17" OUTDOOR WALL SCONCE WITH CYLINDER GLASS SHADE OR APPROVED EQUAL

EXTERIOR PAVERS
BELGARD LONDON COBBLE PAVERS 60MM
COLOR: SILEX BLEND

LATTICE
STYLE SELECTIONS 24-in x 8-ft WHITE VINYL TRADITIONAL LATTICE

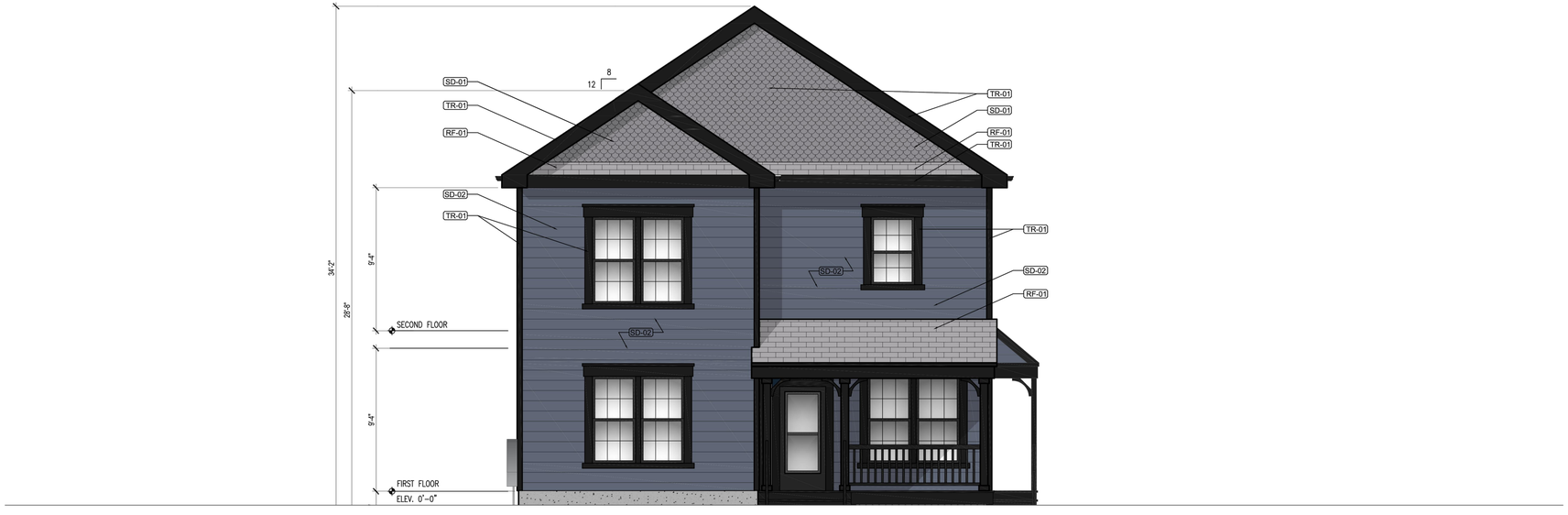
BALUSTRADE
ARIA RAILING 36-in x 6-ft BLACK POWDER COATED ALU DECK RAILING

BUILDING ELEVATIONS

149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013
JULY 1, 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

SD-01 EXTERIOR SIDING
CERTAINTEED SCALLOP SIDING OR EQUAL
COLOR: SLATE GRAY

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JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

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149 CANNON ST | PARCEL 6161-23-276969

LMV PROJ. 25013

JULY 1, 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.

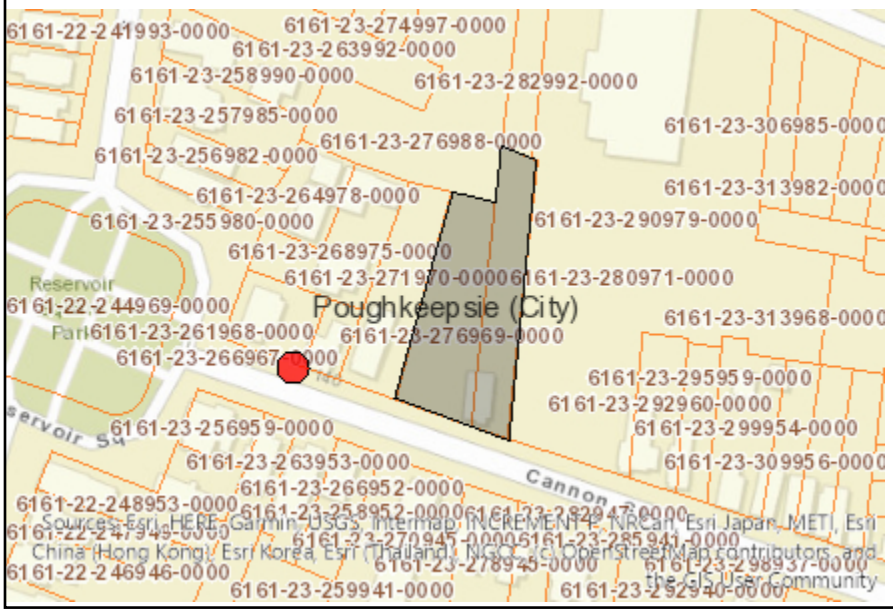
G. Verification

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

APPENDIX A - PARCEL CARDS
FINAL ROLL

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

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

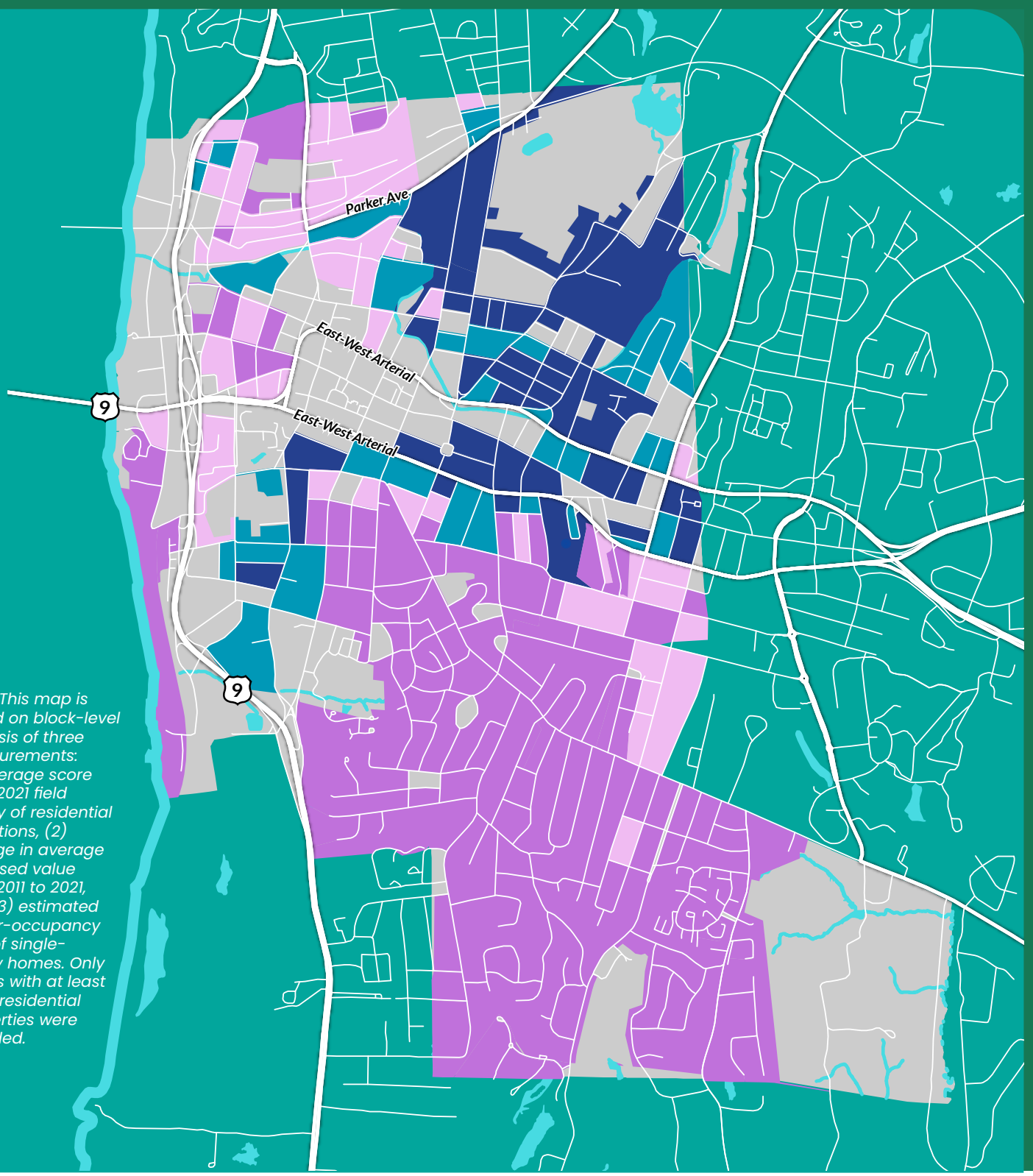
TYPE 4

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.





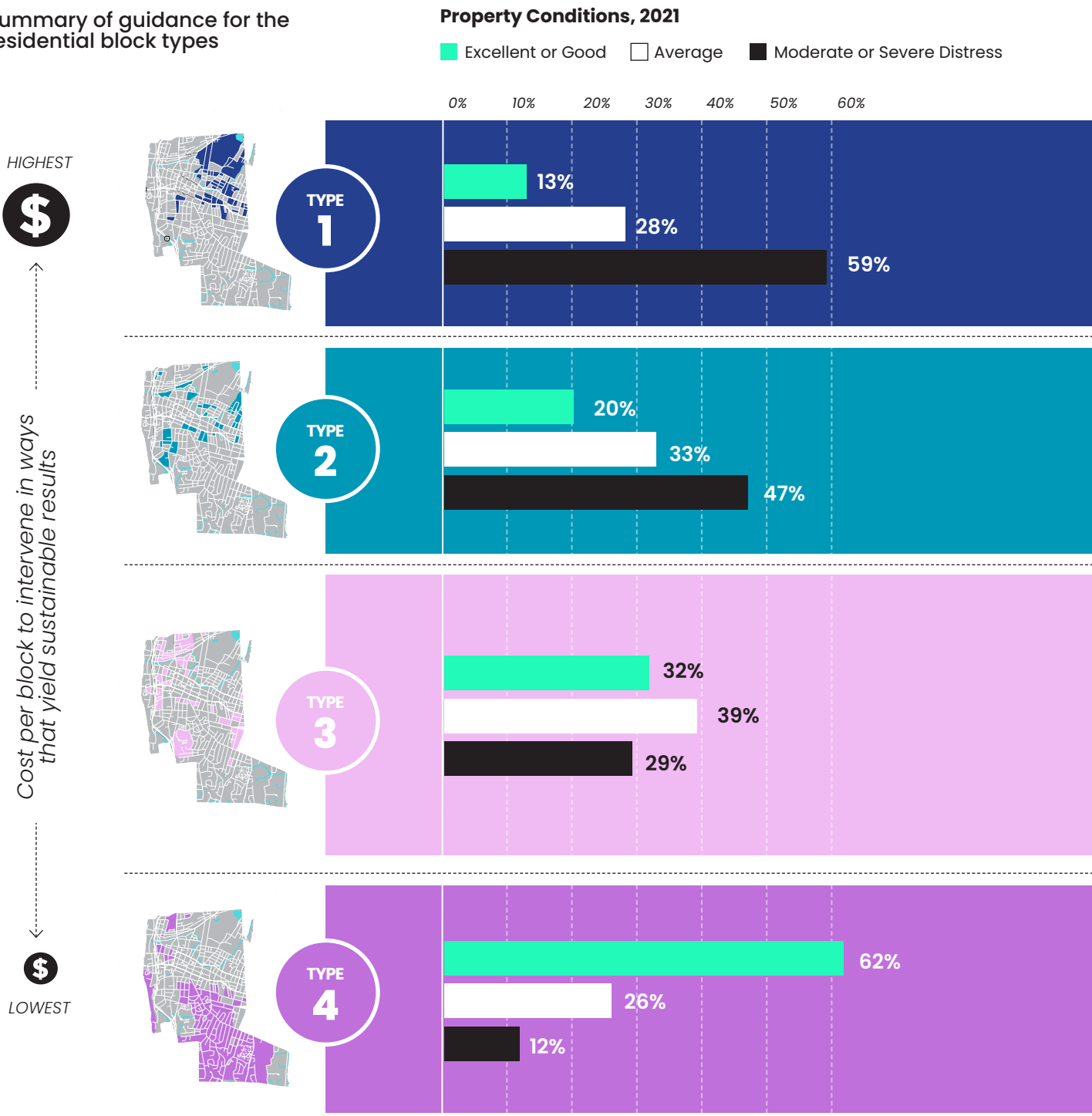
Note: This map is based on block-level analysis of three measurements: (1) average score from 2021 field survey of residential conditions, (2) change in average assessed value from 2011 to 2021, and (3) estimated owner-occupancy rate of single-family homes. Only blocks with at least eight residential 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

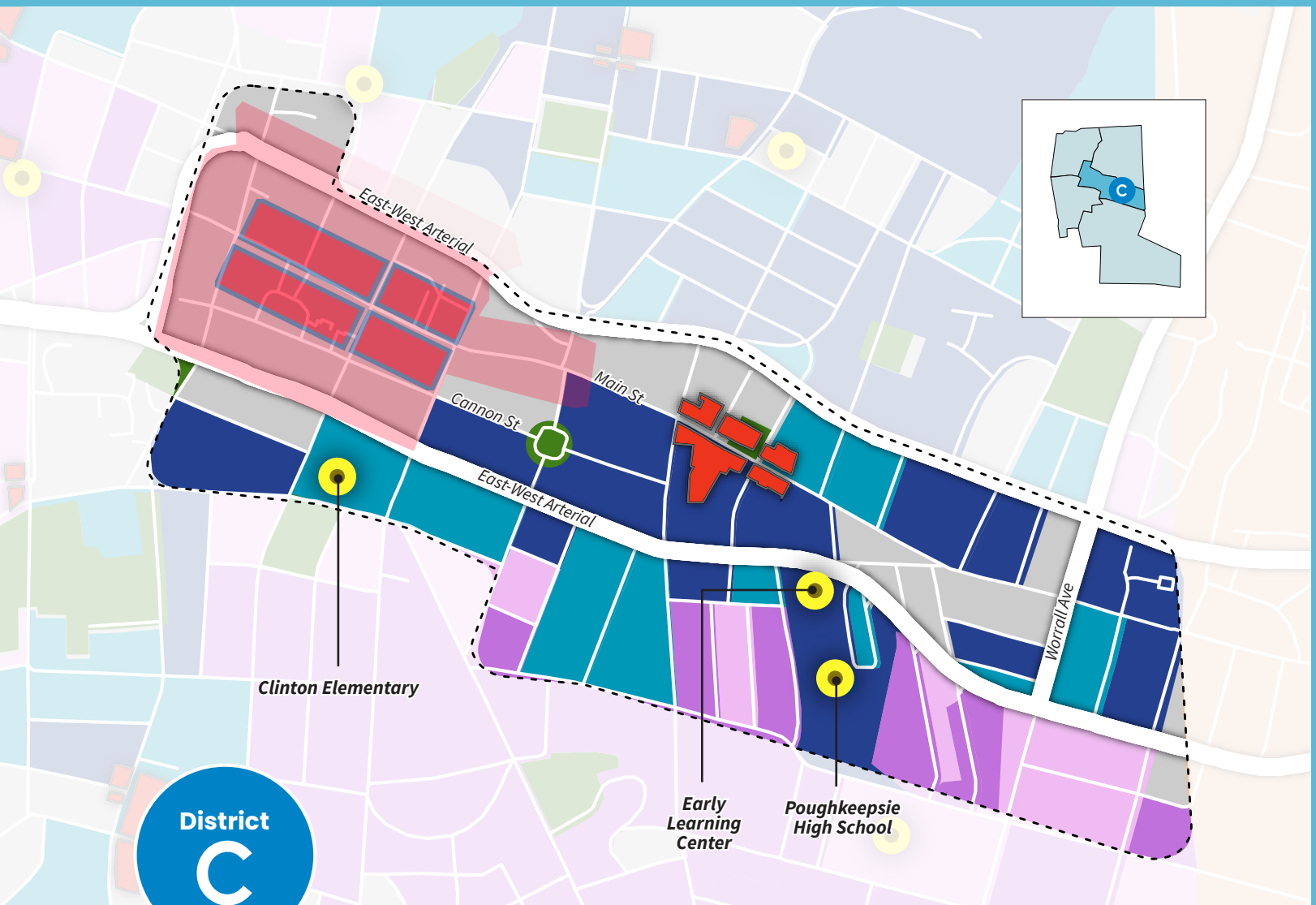




Average Assessed Value, 2021 *% Change Since 2011*	Homeownership Rate for Single-Family Homes, 2021	Opportunities	Challenges	Goals
$147,673 *-32%*	58%	Accessible pricing for affordable homeownership Wide range of housing types	60% of properties show signs of deferred maintenance, and another 30% are 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

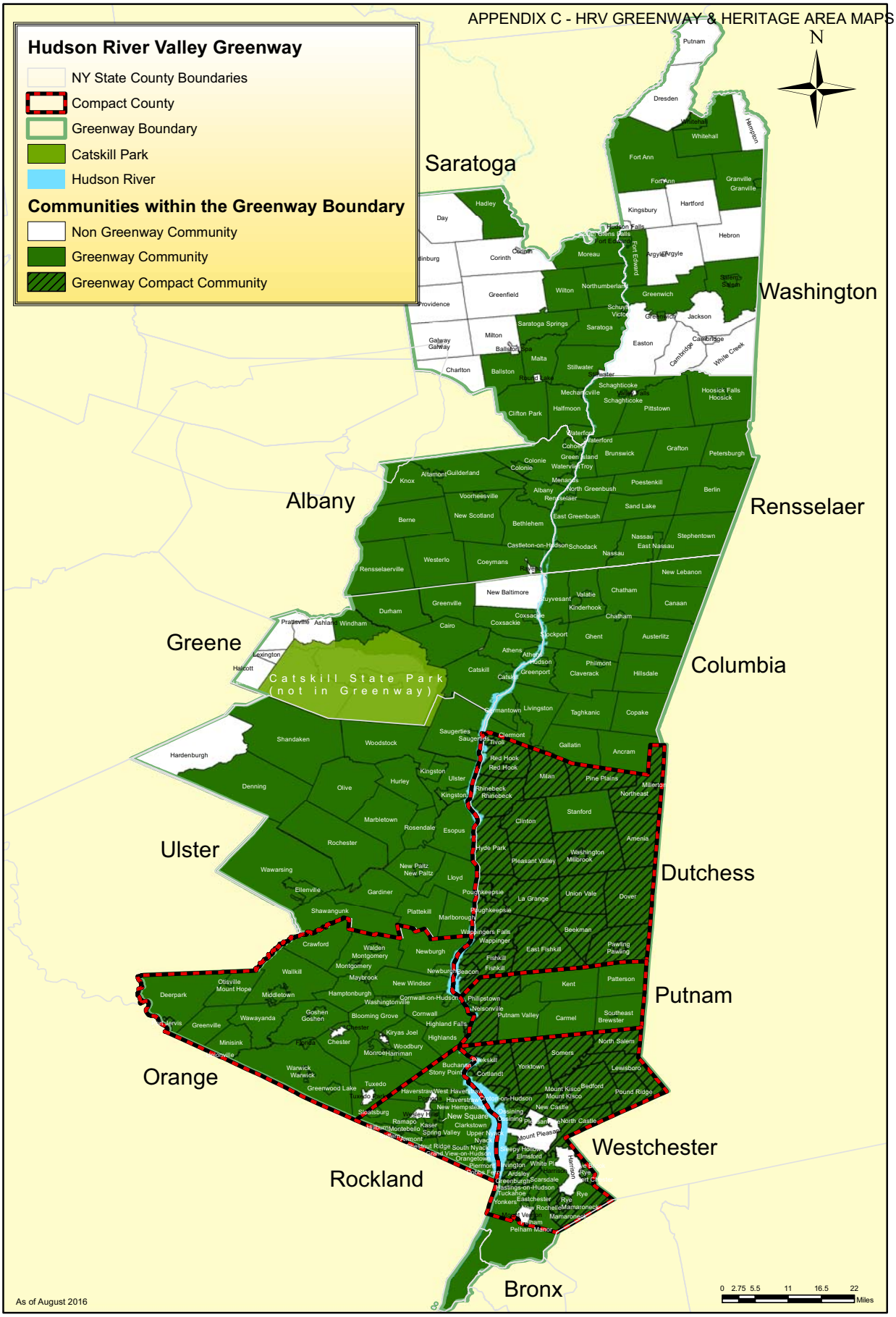
1 2 3 4

COMMERCIAL BLOCK TYPE

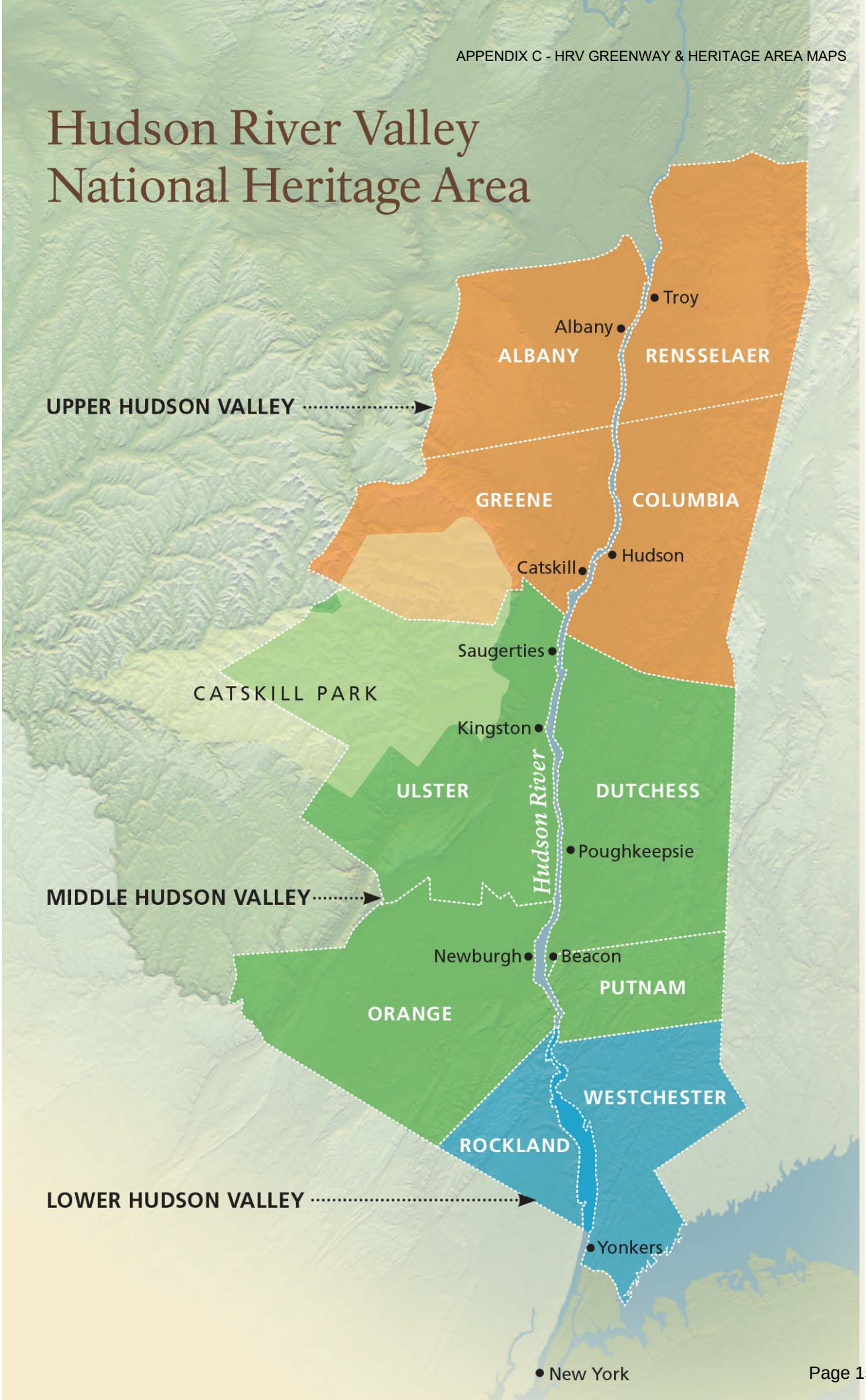
- Downtown Core Blocks
- Downtown Peripheral Blocks
- Neighborhood-scale Commercial Blocks

ASSET TYPE

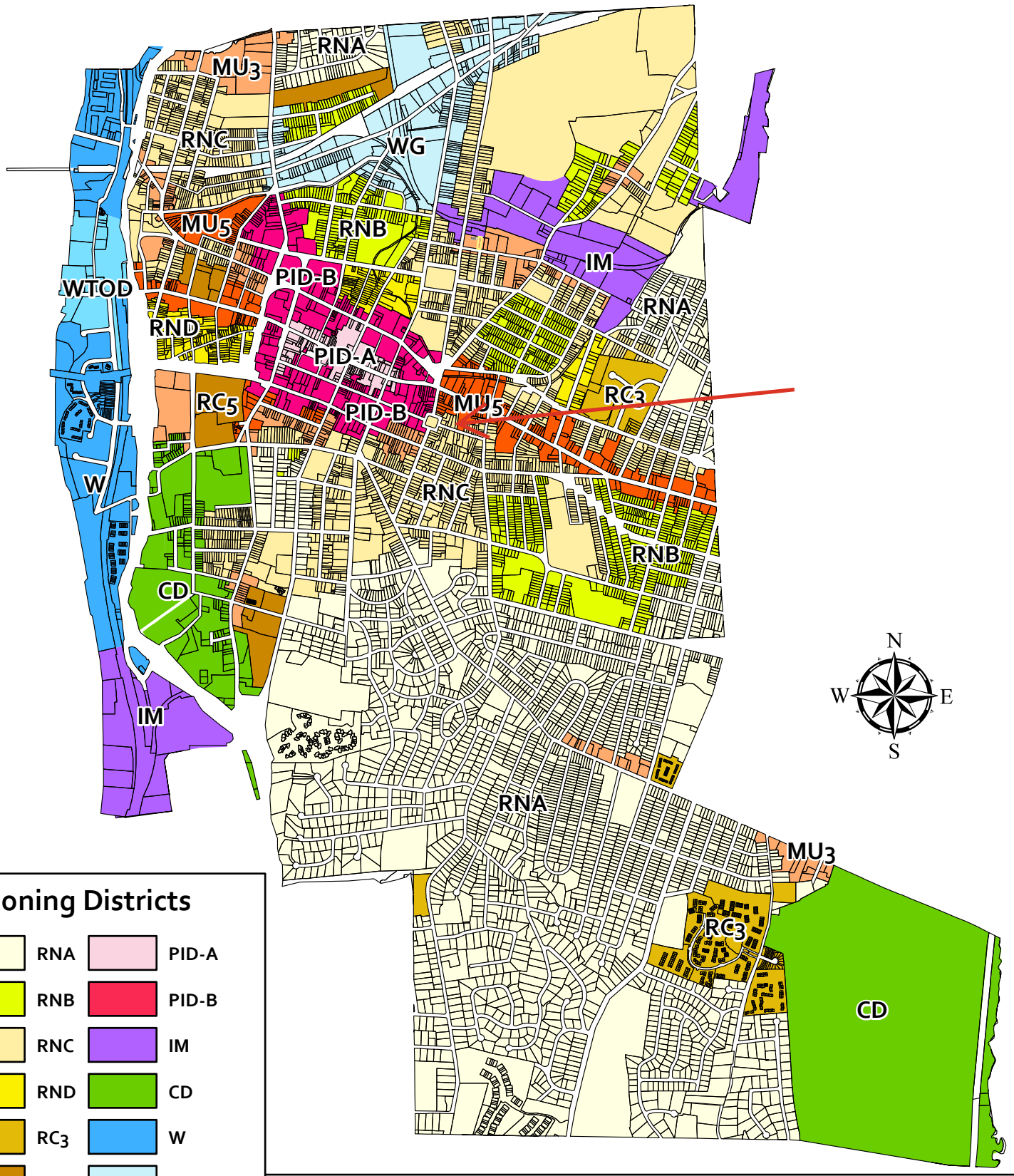
- Parks and Recreation Assets
- Public Schools



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
RC_3	W
RC_5	W-G
MU_3	WTOD
MU_5	

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.

For more Information: E-mail Us

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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.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: 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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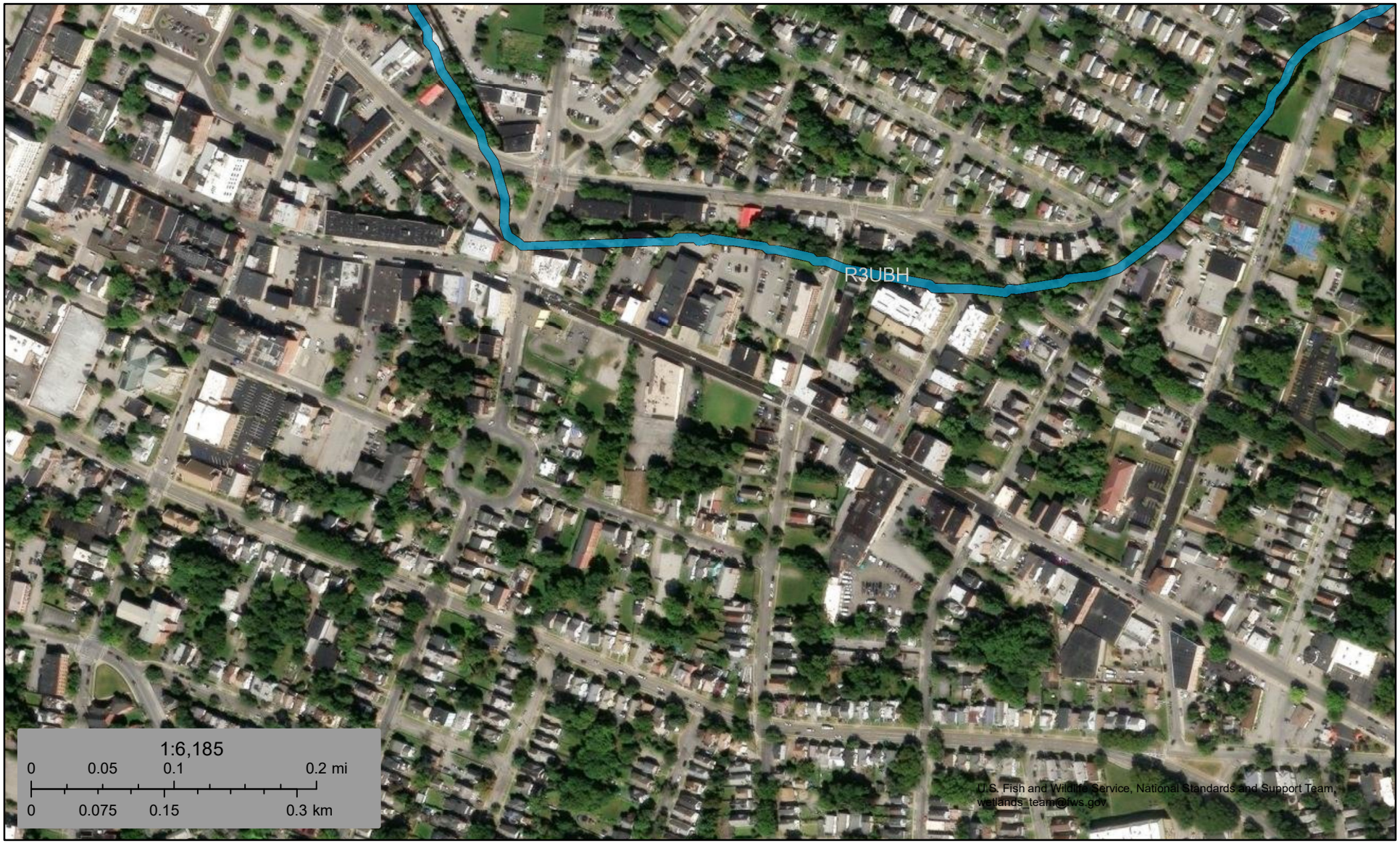
U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

APPENDIX G - WETLANDS / WATERBODIES MAP



June 3, 2025

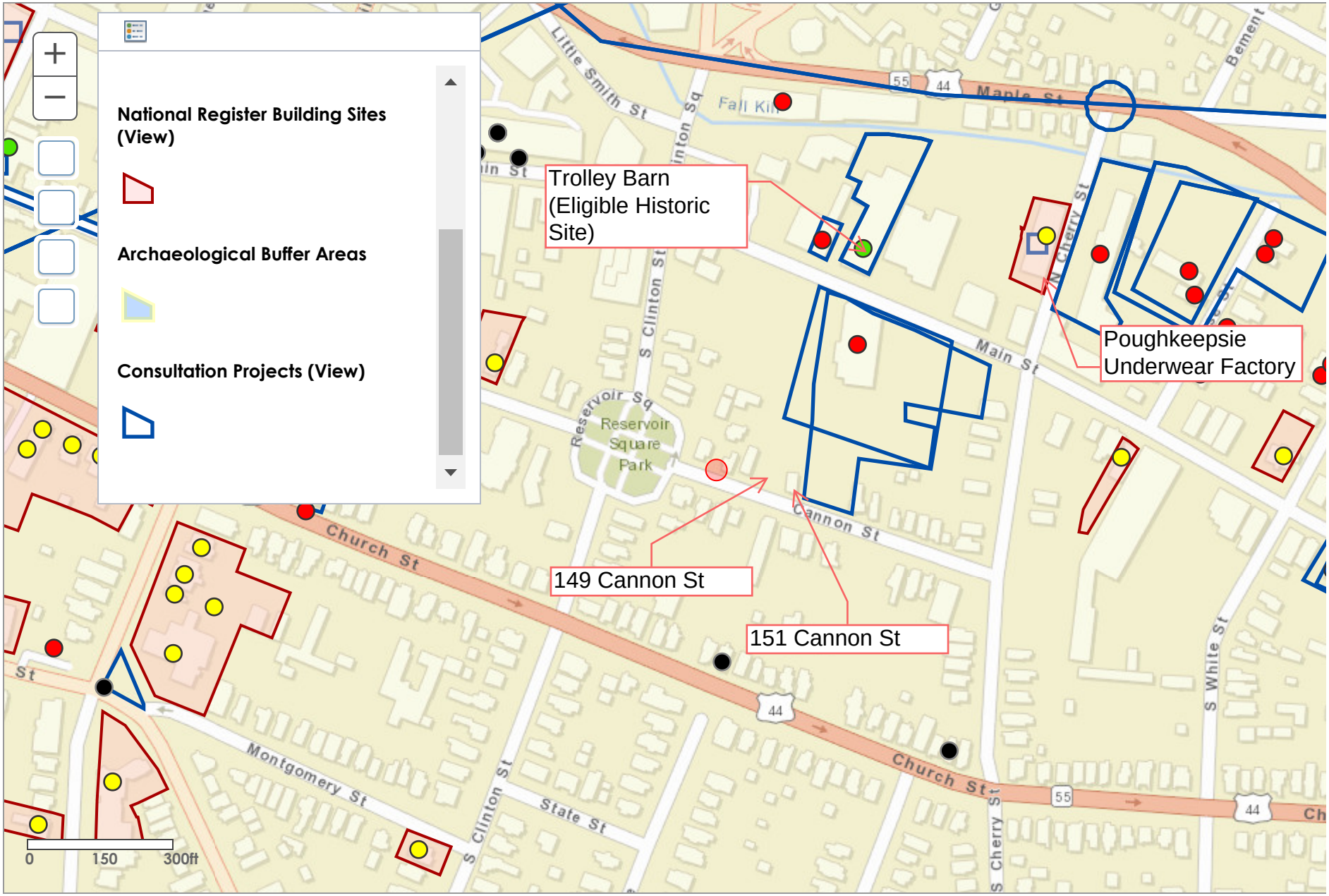
Wetlands

- 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.

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



HERITAGE COLLECTION

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6 X 9 | 60MM



6 x 9 x 2⅜

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6 X 9 60MM	6 x 9 x 2⅜	112..5	30	11.25	10	2920

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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

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **2769690000**

Project Name: **149 Cannon Street Site Plan**

Applicant: **Natalie Quinn for Kaylas Bhiros/4COPNY**

Address of Property: **Clinton St, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

June 20, 2025

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

cc: Lori Garcia
RE: 2025-019/020 53 N Clinton & 149 Cannon Streets Combined Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

On Friday, June 6, 2025, Christopher Kroner of MASS conducted a preliminary architectural site visit to 53 N Clinton Street and 149 Cannon Street. He was joined by Lori Garcia, Richard Distel, and led by Natalie Quinn from KARC, along with Michael McCormack of LMV Architects and members of their respective teams.

We appreciate the effort to add much-needed housing to the City of Poughkeepsie and recognize the intent to use a prototype design to deliver four additional units across two very different lots. Since both applications involve a shared design approach by the same team, the following observations and questions address both sites together. Our aim is to clarify points raised during the visit and to offer preliminary comments and questions in support of the Planning Board's ongoing review as the proposals are further developed.

Historic Character Cues
We see both properties as valuable contributions to strengthening the character of the city and neighborhood. We encourage the incorporation of subtle design cues from surrounding buildings to help each proposal better reflect and enrich its context.

Bracketwork
Specifically for the 53 N Clinton Street property, as it occupies a prominent corner next to Mansion Square Park (also known as Earline Patrice Park), we hope the project will become a lasting and well-integrated part of the public realm. Given the inclusion of two notable porches in the design, we encourage the applicant to draw inspiration from the decorative bracketwork found on neighboring buildings—particularly for the cantilevered overhang. Adding distinctive details to the balustrades could further enhance the design and also help address the treatment of under-porch screening. (See photo below.)



Especially notable for 149 Cannon Street, we understand the material for the shake shingle to be cementitious board panels, but we do see an opportunity to pick up some neighborhood references of scalloped shingles (see photo below) instead of square cut, which is also often found throughout the southside of Poughkeepsie.



Elevations (Both Applications)

Windows
The window frames currently appear to have minimal sills and more pronounced heads. *We encourage the applicant to consider adjusting the proportions to create a more balanced frame—or to share any specific design reasoning behind the current detailing with the Planning Board.*

Door Color
The main entry door is shown in a dark color, while the side doors are light. *Please clarify the design intent behind this variation. We suggest considering a*

consistent approach by using dark tones for all entry doors to unify the façade.

Color
One of the unique and charming qualities of Poughkeepsie's housing stock is the expressive use of trim color. We understand that the proposal includes PVC Azek trim, which is available either prefinished or ready to paint. In a quick study (see comparison of proposal and test variation below), we tested a darker trim palette to match the window frames, and found it gave the massing a strong regional character. *We encourage the applicant to revisit and confirm the range of color options with their client, particularly those that reflect the architectural trends and traditions of the Northeast.*

Scheme as proposed:



Test Variation:



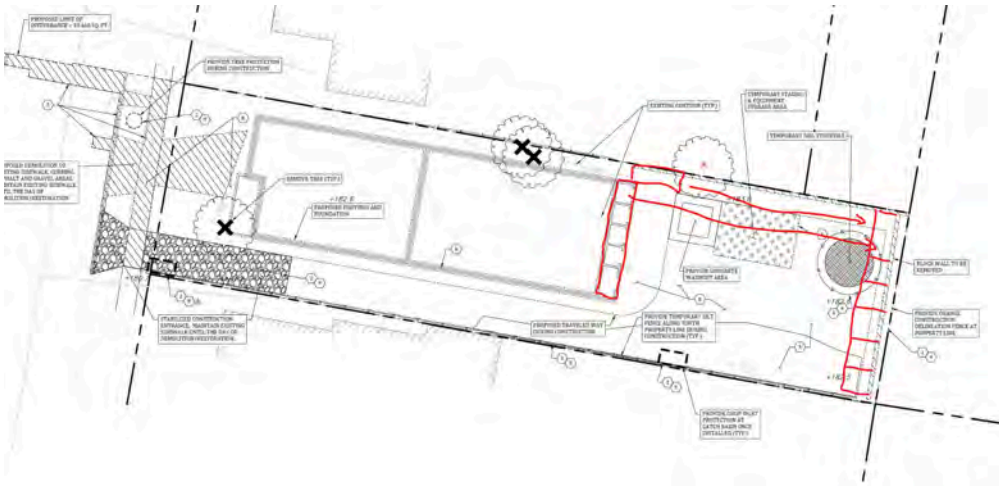
Shed Doors (Both Applications)
These are undetailed in the elevations but their appearance could support the architectural vocabulary of the proposals, either by frame, material, siding direction, color, etc.

Rear Yard Wall (53 North Clinton)

During the site visit, we observed a recently constructed concrete masonry unit (CMU) wall at the east end of the site. The current site plan proposes removing this wall and replacing it with a fence. However, there was discussion about the potential to repurpose the existing wall—given its durability and good condition—as a foundation or backdrop for the proposed storage shed units. This approach could result in cost savings by avoiding demolition and could also reference the backyard carriage houses commonly found on historic Poughkeepsie properties.

Recommendation: *We encourage the applicant to consider retaining and integrating the CMU wall into the shed (and potentially the trash enclosure) design.* (See photo and figure below.)





Arbor Vitae (Both Applications)

We notice that a row of arborvitae is proposed along the property edge. The Planning Board has often raised concerns about arborvitae, as they are non-native and frequently become misshapen—especially from deer browsing, resulting in a "lollipop" appearance (see example photo below). Other applicants in the City of Poughkeepsie have successfully proposed alternatives such as privet hedge or yew, and *we encourage the applicant to consider alternative options*.


Arbor Vitae, witnessed frequent condition

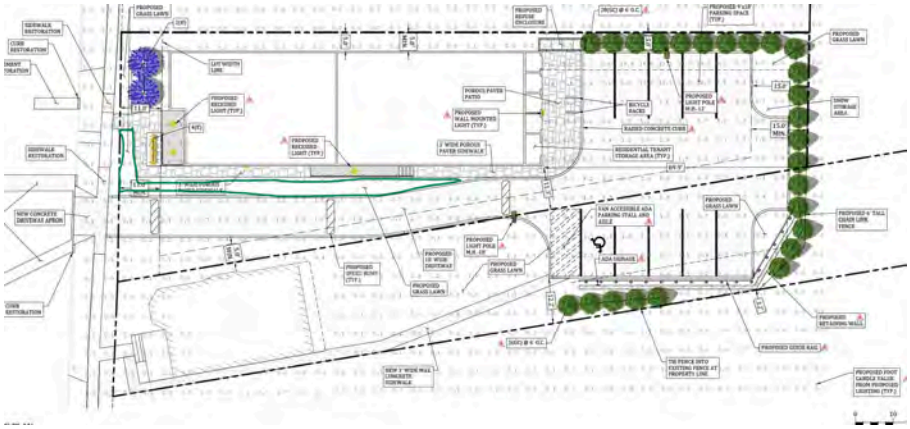
Additional Landscape Features – Streetscape Enhancements (Both Applications)

Could the small front lawn areas be enhanced to further contribute to the streetscape by incorporating larger flower beds? We suggest *expanding the use of hearty perennials*—such as additional Echinacea, which is already included in the proposal—or other suitable species. Daylilies were mentioned during the site visit, but we welcome consideration of other low-maintenance, visually appealing alternatives.

51 N Hamilton (See Figure Below)



149 Cannon Street (See Figure Below)



Side Porch Width (149 Cannon)
Please review the porch width, as it appears narrow—potentially making it difficult for residents to comfortably enter and exit, especially while carrying packages or groceries, or when multiple people are using the entry at the same time.

Parking Lot Material (Both Applications)
Given the proposed subsurface stormwater chamber system beneath the standard asphalt paving, we encourage the applicant to *evaluate and consider using permeable paving systems instead* (perhaps in part, much like those used at the Poughkeepsie Underwear Factory). These alternatives could offer both environmental benefits and potential cost savings.

No New Trees? (Both Applications)
We see that the applicant is proposing no new trees, and *we encourage any opportunity to support our city's reforestation, both to maintain City of Poughkeepsie's qualifications as a TreeCity USA, and to help offset urban heat island effects.*

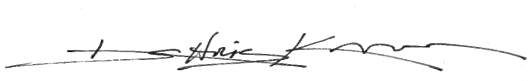
Site Lighting (Both Applications)
Please submit cut sheets, images or details about the lighting fixtures proposed, *with shields that are dark sky compliant.*
For the proposed parking lot pole, we encourage incorporating such vertical elements into the fence structure (ie at a corner of the fencing) instead of being standalone objects. For the building, please show visible light fixtures, and/or note how these are incorporated into your porches. *Please propose fixtures with shields that are dark sky compliant.*

Materials (Both Applications)
We find the material key helpful, but to assist in evaluating the proposed architectural improvements, *please provide the Planning Board with material samples or a comprehensive materials board showing all proposed materials, finishes, and colors at a larger scale, and please include the intended subporch screening and concrete finish for the board's consideration.*

Mechanical Systems (Both Applications)
Please clarify the locations and proposed treatments for all mechanical systems, especially those visible to the public. Also, indicate the locations of gas and electric meters on the drawings and describe how they will be screened or integrated into the design.

We hope the public remains engaged in this project, which contributes to the ongoing ambition to add housing for the city of Poughkeepsie. MASS looks forward to supporting the continued development of this ambitious project and is available to assist the applicant in addressing any outstanding design questions.

Sincerely,



Chris Kroner
Principal

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# 090080
CODE: PLSF
ID # PB2025-090
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
$910.
√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.

July 8, 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 a summary of modifications to the plans made in response to comments from the Planning Board at the June 24, 2025 meeting and the Architectural Review Letter from Mass Design dated June 20, 2025.

1. **Historic Character.** Decorative brackets on the porch and scalloped siding are now proposed as nods to historic architectural features seen in the surrounding neighborhood.
2. **Doors and Trim.** The proposed dark color of the front door is now proposed on the side entry doors for a cohesive look. The applicant is now proposing a darker trim color to match the proposed door and window frames. The material of the trim has been updated to Solid Gold – thermally modified pine.

3. **Lighting.** The proposed wall-mounted lighting has been updated from wall packs to decorative sconces.
4. **Landscaping.** The proposed landscaping surrounding the parking lot has been updated to Upright Japanese Yew.
5. **Pavers.** A detail sheet of the proposed pavers is provided.
6. **Utilities.** Details have been added to show the proposed location of meters and HVAC system units

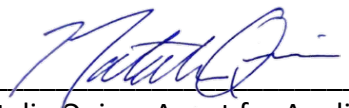
Enclosed, please find the following:

1. Cover Letter, dated July 8, 2025
2. Belgard London Cobble Paver Specifications
3. Revised Site Plan, dated July 1, 2025
4. Revised Architectural Set, dated July 1, 2025

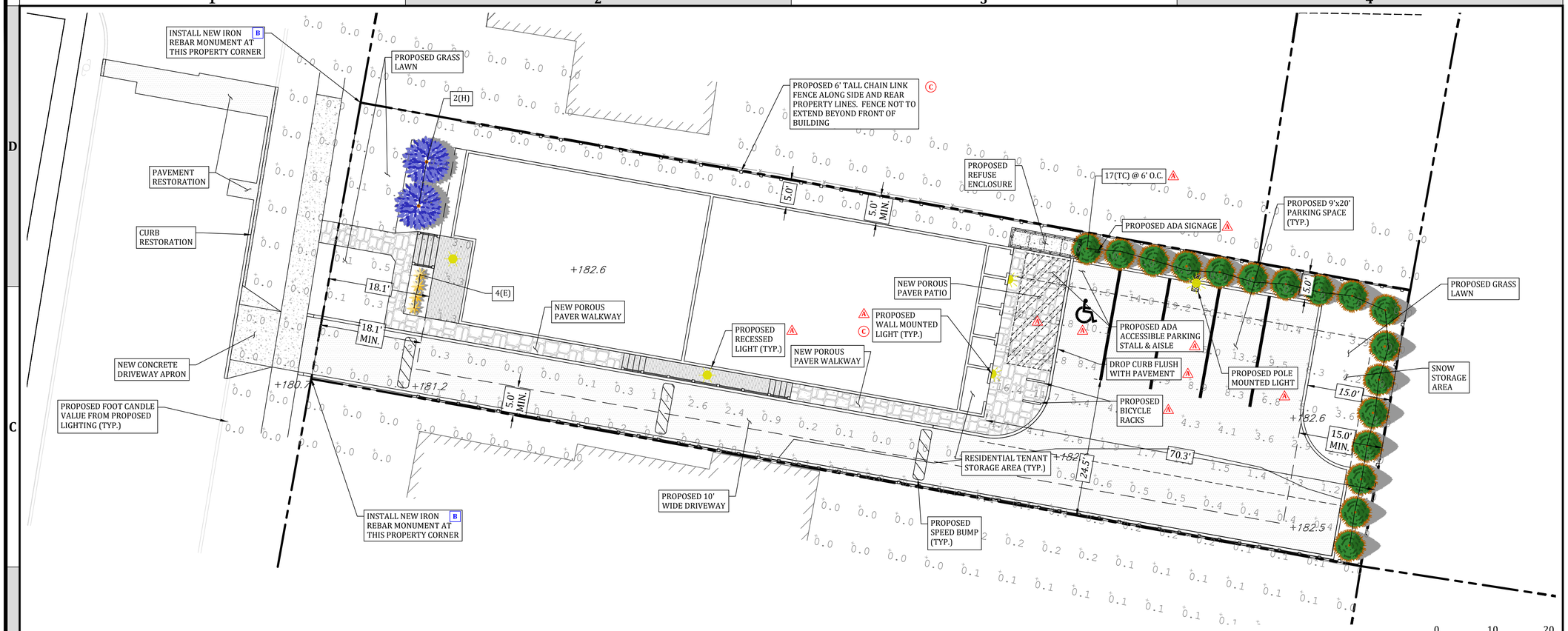
We kindly request to be placed on the July 22, 2025 Planning Board Agenda. Please advise if you require anything further to complete your review.

Thank you.

Sincerely,



Natalie Quinn, Agent for Applicant



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.

C MINKA LAVERY

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
C WALL MOUNT	2	MINKA LAVERY®	*TRESCOTT OUTDOOR WALL SCONCE*	8'	-	60
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
TC C	17 A	TAXUS CUSPIDATA 'CAPTITATA'	*UPRIGHT JAPANESE YEW*	10' 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
+	C 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 C	OF	13	CU101	GRADING, DRAINAGE & UTILITY PLAN
+	B 6 A	OF	13	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
+	C 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

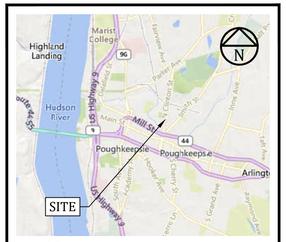
APPLICANT CONSENT

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 · LICENSED PROFESSIONAL ENGINEER · 094633

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 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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

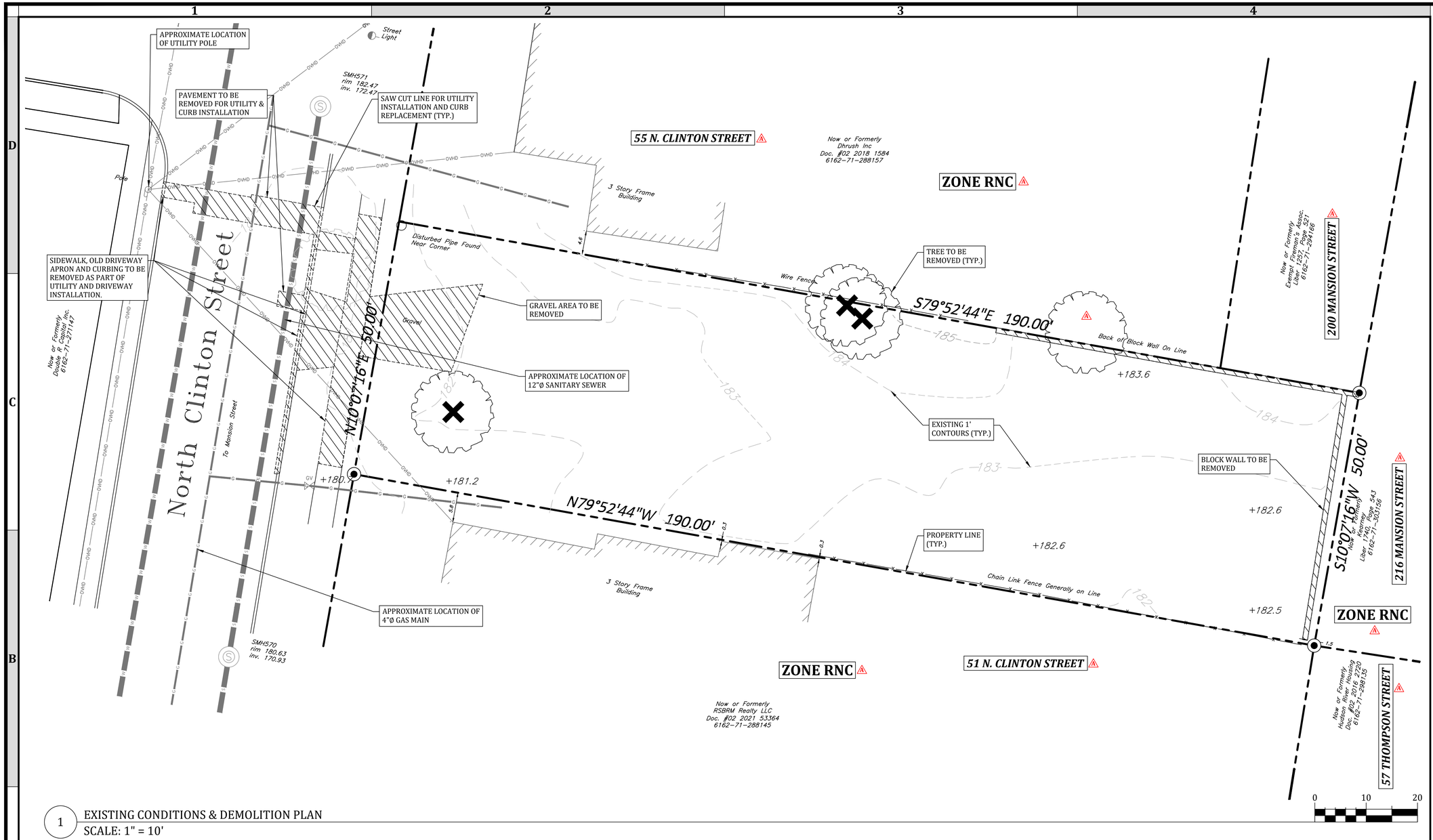
4 COPNY LLC
53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.: 1 OF 13	SHEET ID.: CI101

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TEED ENGINEERING, PLLC, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

DRAWING REFERENCE: 2502002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:32 AM



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

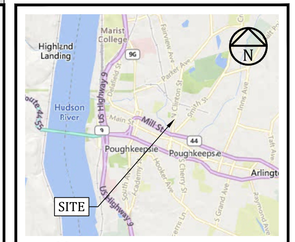
2 CI102 SITE SPECIFIC NOTES

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



6 LOCATION MAP
1" = 5000'

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094633

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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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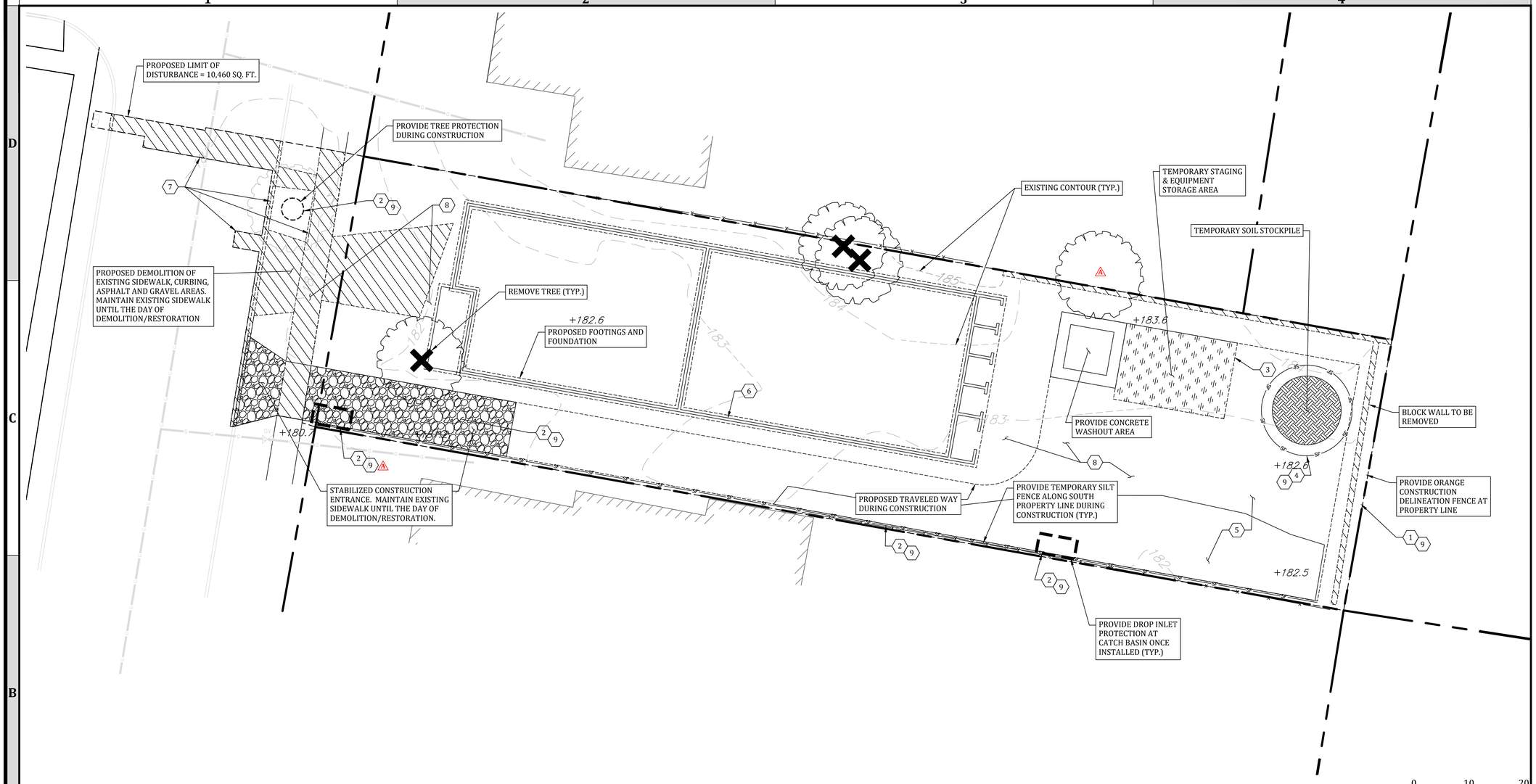
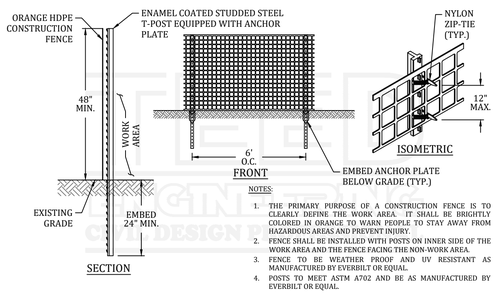
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:32 AM

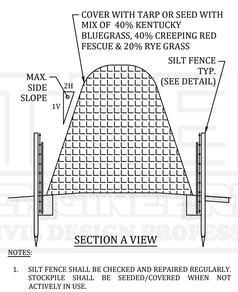


1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



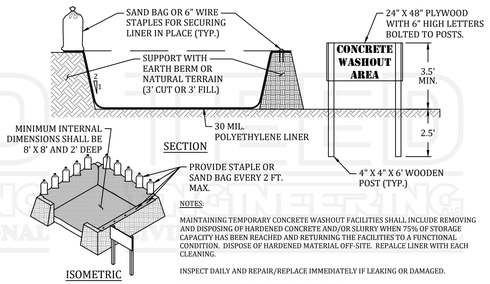
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK 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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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 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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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 PLAN & DETAILS

PROJECT NAME AND ADDRESS:
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53 NORTH CLINTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-71-288150-0000

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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.

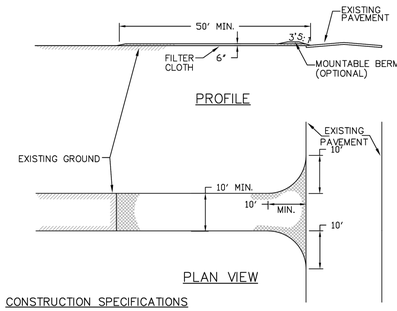
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

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.

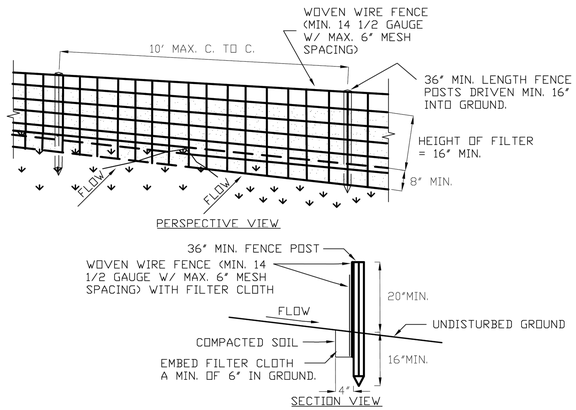


CONSTRUCTION SPECIFICATIONS

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

COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601

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SAFE DIGGING STARTS HERE

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

SCAN HERE

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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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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: N/A	PROJECT NO.: 2502002
SHEET NO.: 4 OF 13	SHEET ID.: CG501

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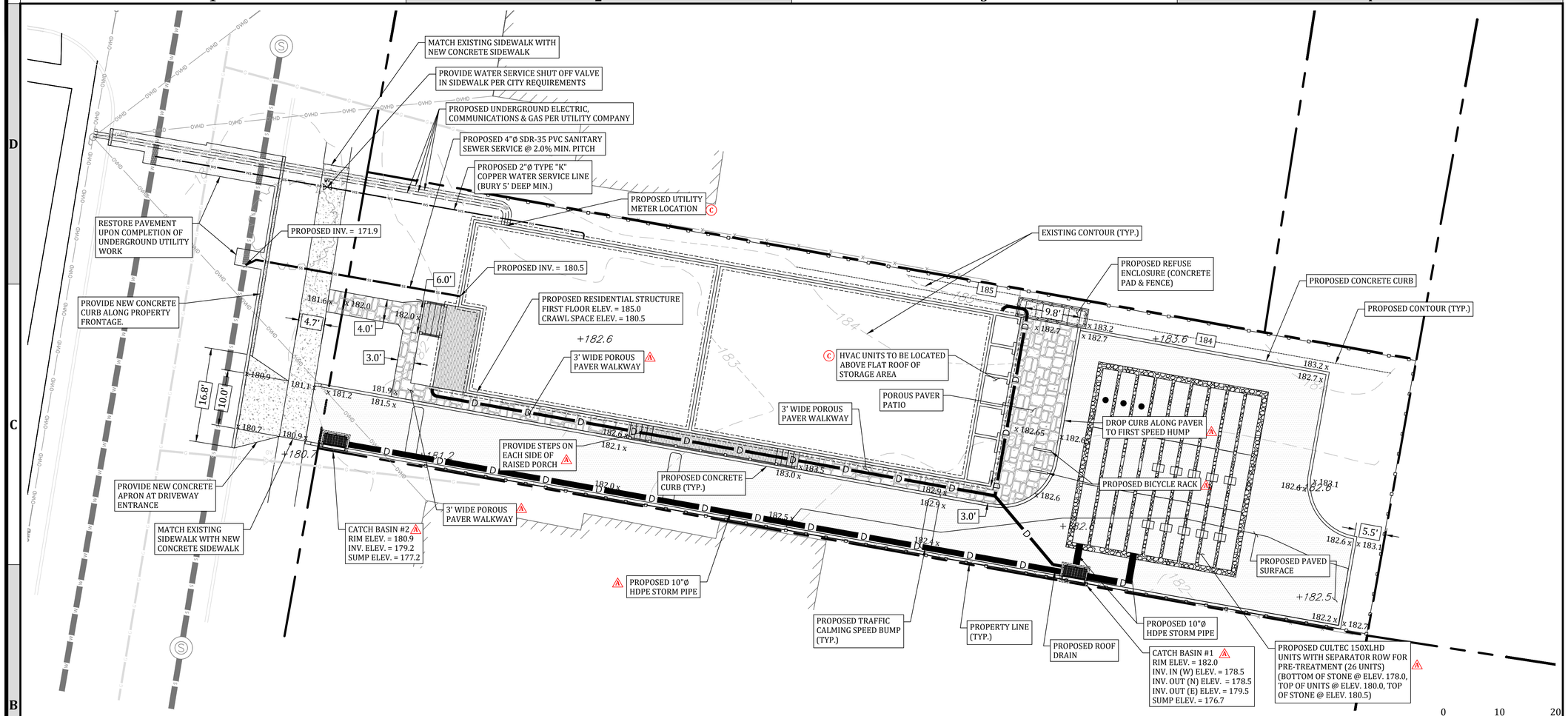
DRAWING REFERENCE: 2502002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:33 AM



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'

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

SCAN HERE

UDIG·NY SAFE DIGGING STARTS HERE

PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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SHEET TITLE:

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SCALE:	PROJECT NO.:
1" = 10'	2502002
SHEET NO.: 5 OF 13	SHEET ID.: B CU101

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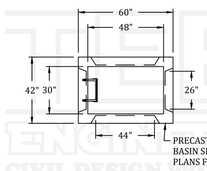
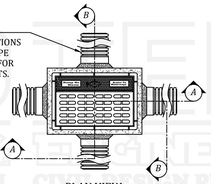
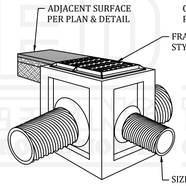


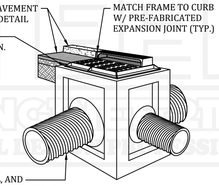
PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



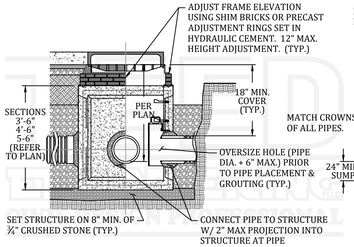
PLAN VIEW



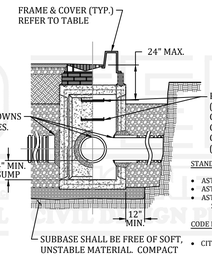
ISOMETRIC VIEW (DROP INLET)



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.

ISOMETRIC VIEW (DROP INLET)

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.)

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.

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 3⅞" 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.

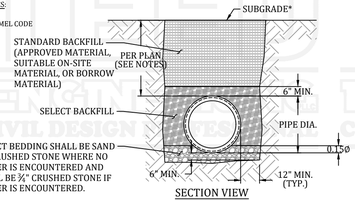
1 CU501 CATCH BASIN
NOT TO SCALE

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

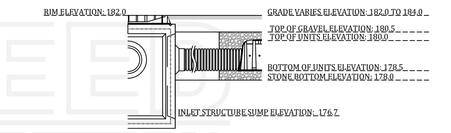
NOTES:

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.

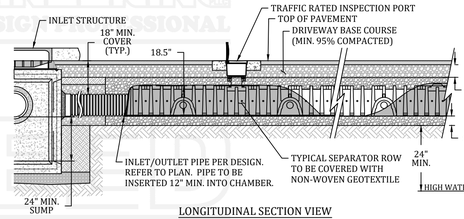
ANNOTATION NOTES:

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

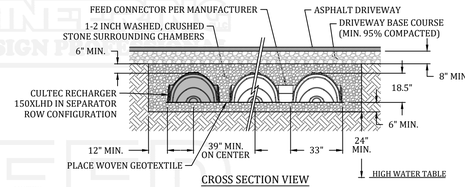
2 CU501 STORM PIPE
NOT TO SCALE



REFERENCE ELEVATIONS



LONGITUDINAL SECTION VIEW

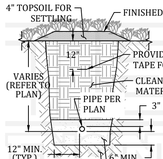


CROSS SECTION VIEW

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

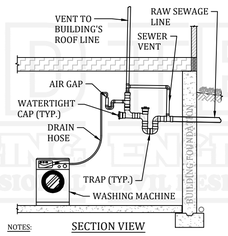


SECTION VIEW

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

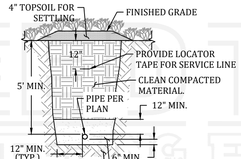


SECTION VIEW

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



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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*

APPROVAL BLOCK

4 COPNY LLC 53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601

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

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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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:

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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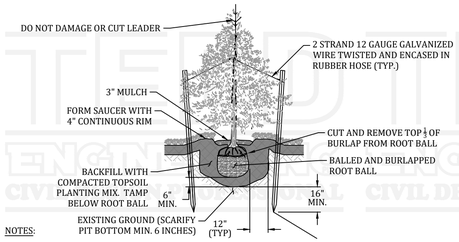
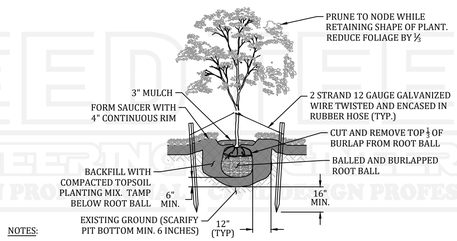
DRAWING REFERENCE: 2502002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:33 AM



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.

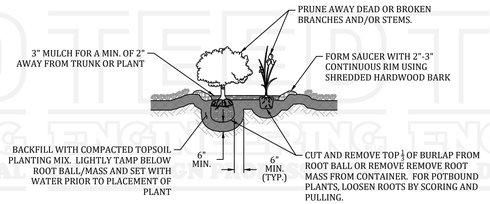
1 CU502 — CONIFEROUS TREE PLANTING
NOT TO SCALE



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.

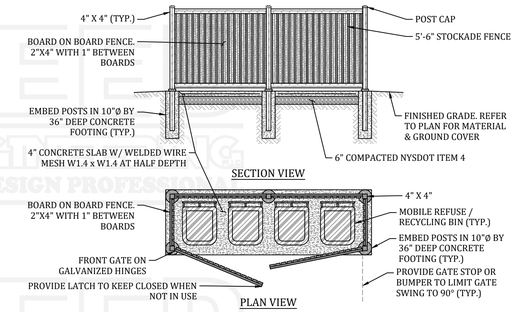
2 CU502 — DECIDIOUS TREE PLANTING
NOT TO SCALE



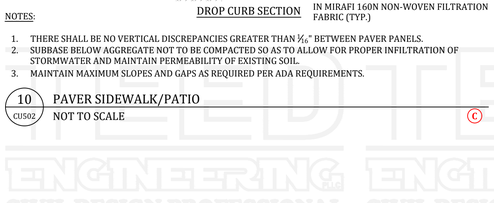
NOTES:

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



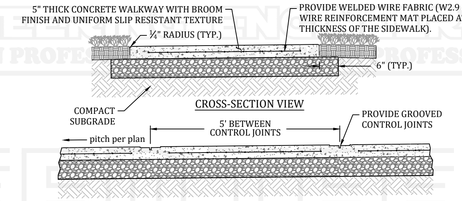
4 CU502 — REFUSE ENCLOSURE
NOT TO SCALE



NOTES:

1. CONCRETE SHALL BE 4,000 PSI MINIMUM.

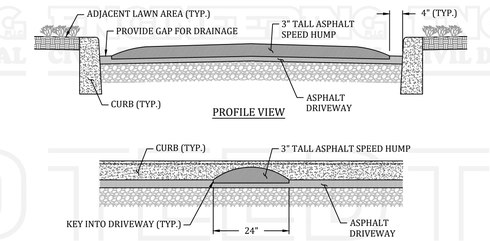
5 CU502 — PAVEMENT AND CURBING
NOT TO SCALE



NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ⅛" 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.

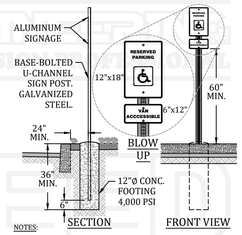
6 CU502 — SIDEWALK
NOT TO SCALE



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.

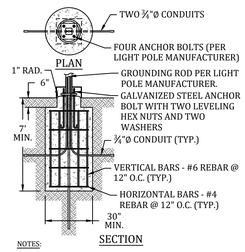
7 CU502 — TRAFFIC CALMING SPEED BUMP
NOT TO SCALE



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.

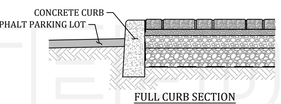
8 CU502 — ADA REQUIRED SIGNAGE
NOT TO SCALE

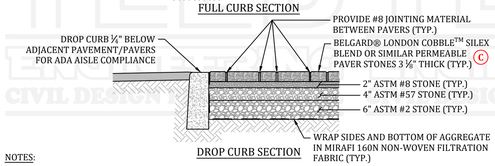


NOTES:

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

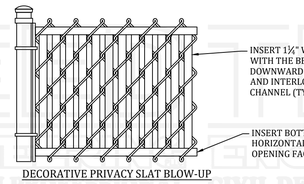




NOTES:

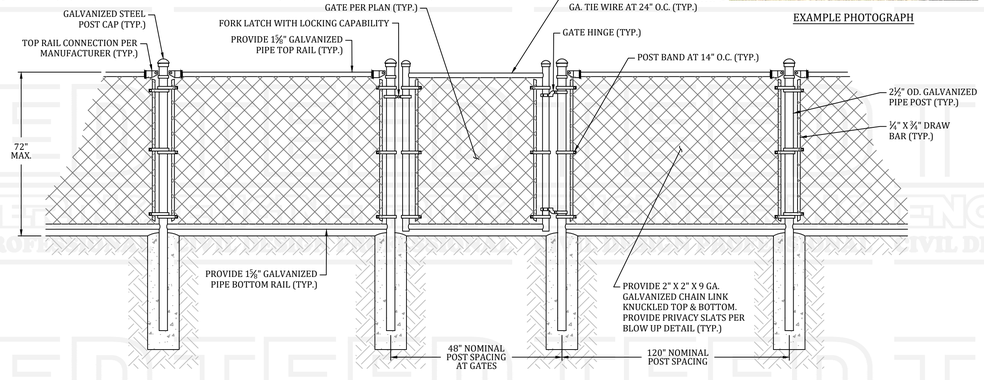
1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ⅛" BETWEEN PAVER PANELS.
2. SUBBASE BELOW AGGREGATE NOT TO BE COMPACTED SO AS TO ALLOW FOR PROPER INFILTRATION OF STORMWATER AND MAINTAIN PERMEABILITY OF EXISTING SOIL.
3. MAINTAIN MAXIMUM SLOPES AND GAPS AS REQUIRED PER ADA REQUIREMENTS.

10 CU502 — PAVER SIDEWALK/PATIO
NOT TO SCALE (C)





EXAMPLE PHOTOGRAPH



NOTES:

1. THE ENCLOSURE SHALL BE AT LEAST 48 INCHES IN HEIGHT WITH A MAXIMUM OF 72 INCHES IN HEIGHT ABOVE GRADE AND SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS BY PLACING ALL HORIZONTAL SUPPORT MEMBERS ON THE PROPERTY SIDE OF THE ENCLOSURE.
2. THERE SHALL BE A MAXIMUM CLEARANCE OF 2 INCHES BELOW THE BOTTOM OF ANY FENCE OR GATE TO FINISHED GRADE. THERE SHALL BE A MAXIMUM CLEAR OPENING OF 2 INCHES BETWEEN THE LINKS, FENCE POSTS AND GATES.
3. THE FENCE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE GATE AND FENCE TO CONFIRM COMPLIANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCY REQUIREMENTS. IN ADDITION, THE CONTRACTOR SHALL CONFIRM THAT THE FENCE MEETS ALL LOCAL BUILDING DEPARTMENT REQUIREMENTS AND OBTAIN SPECIFIC APPROVAL FROM THE BUILDING INSPECTOR PRIOR TO COMMENCING CONSTRUCTION.
4. THE ENCLOSURE SHALL HAVE RAILINGS AND POSTS WITHIN THE ENCLOSURE, WHICH SHALL BE CAPABLE OF RESISTING A MINIMUM LATERAL LOAD OF 150 POUNDS APPLIED MIDWAY BETWEEN POSTS AND AT TOP OF POSTS, RESPECTIVELY. ENCLOSURES, FENCE MATERIAL OR FABRIC SHALL BE CAPABLE OF WITHSTANDING A CONCENTRATED LATERAL LOAD OF 50 POUNDS APPLIED ANYWHERE BETWEEN SUPPORTS ON AN AREA 12 INCHES SQUARE, WITHOUT FAILURE OR PERMANENT DEFORMATION.
5. INSTALL ALL ITEMS PER MANUFACTURER SPECIFICATIONS.
6. ALL FENCE COMPONENTS INCLUDING THE PRIVACY SLAT INSERTS SHALL BE BLACK IN COLOR.

11 CU502 — CHAIN LINK FENCE
NOT TO SCALE (C)

APPROVAL BLOCK

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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 CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
SITE CONSTRUCTION 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.: 7 OF 13	SHEET ID.: CU502

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DRAWING REFERENCE: 2502002CU101_C.DWG
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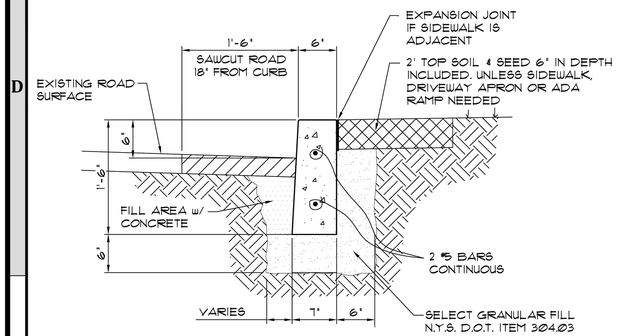
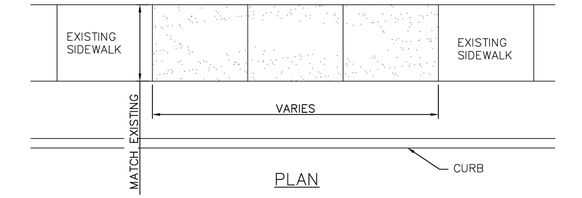


NOTE:

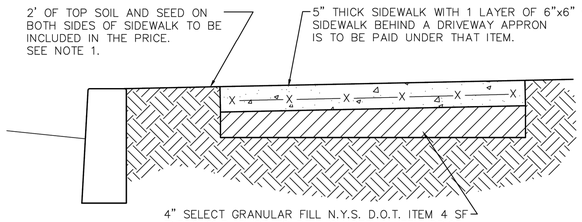
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"



PLAN



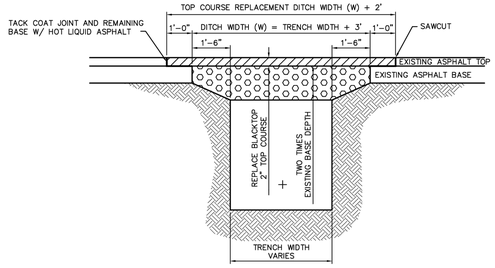
SECTION

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.

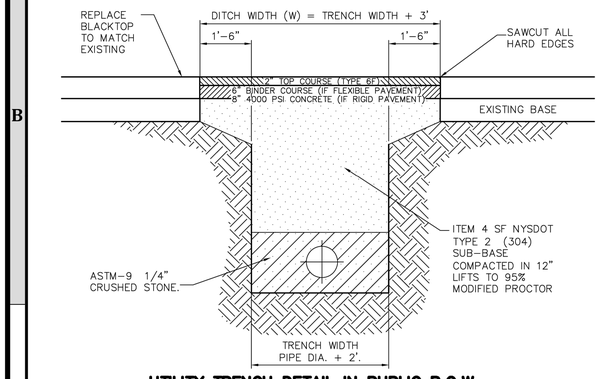
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

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.

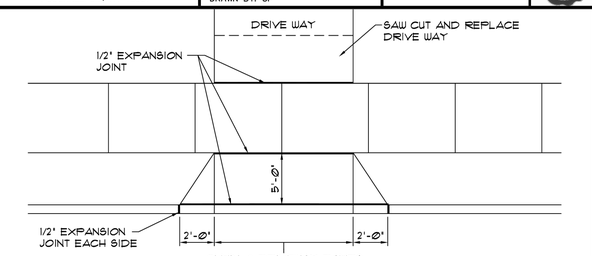


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

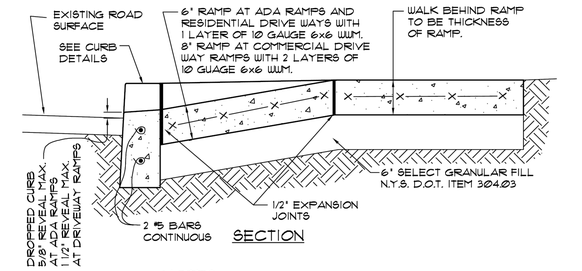
SCALE: 1/4" =1'-0"

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



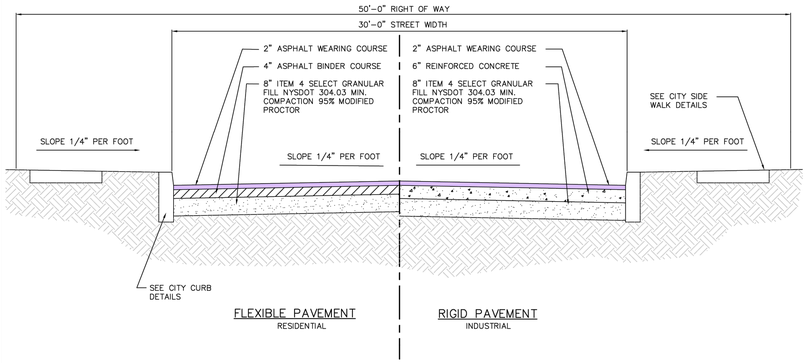
SECTION

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 — 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 — 1 PAGE NO.

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
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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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TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
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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 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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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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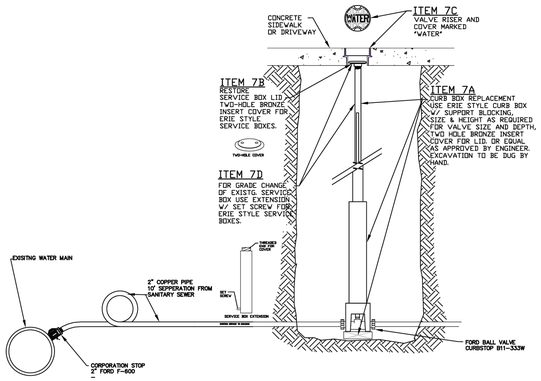
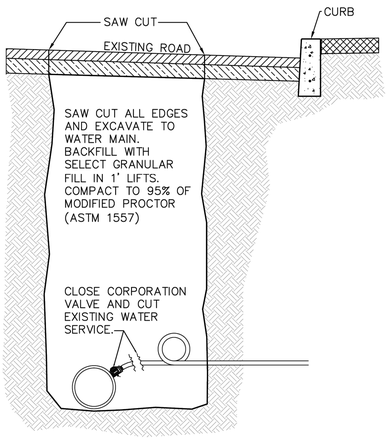


CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

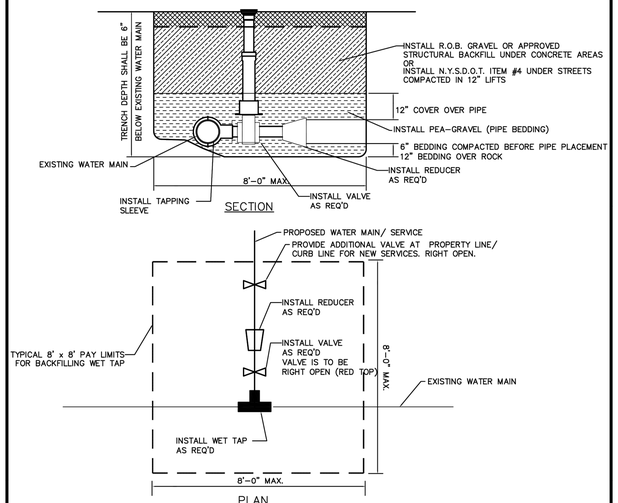
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



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.

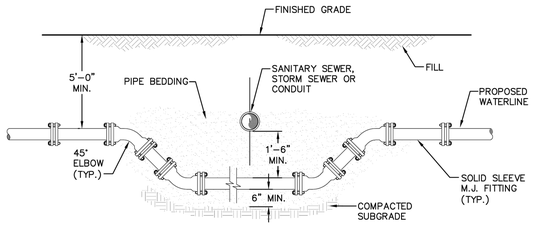


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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	



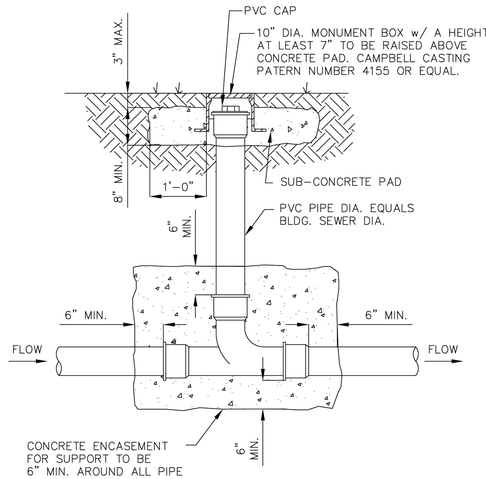
NOTES:

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

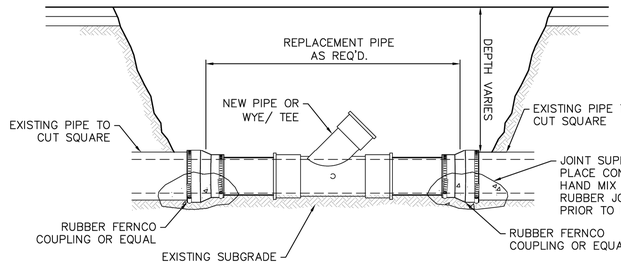
SCALE: N.T.S.

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.

APPROVAL BLOCK

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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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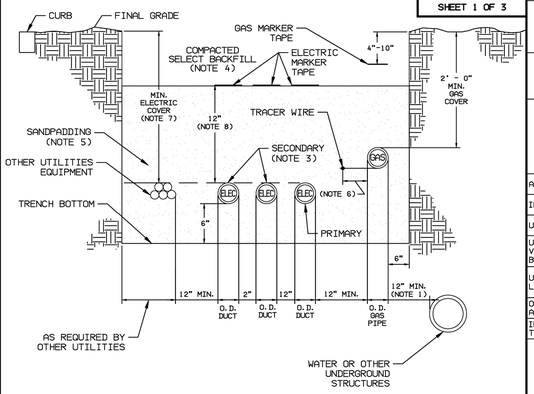
FIG. 11
SHEET 1 OF 3



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.

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

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53 NORTH CLINTON STREET POUGHKEEPSIE, NY 12601 PROJECT 2502002

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B	3	05/29/2025 ENG. REVIEW LETTER	06/09/2025
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	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.: CU505

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LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:33 AM

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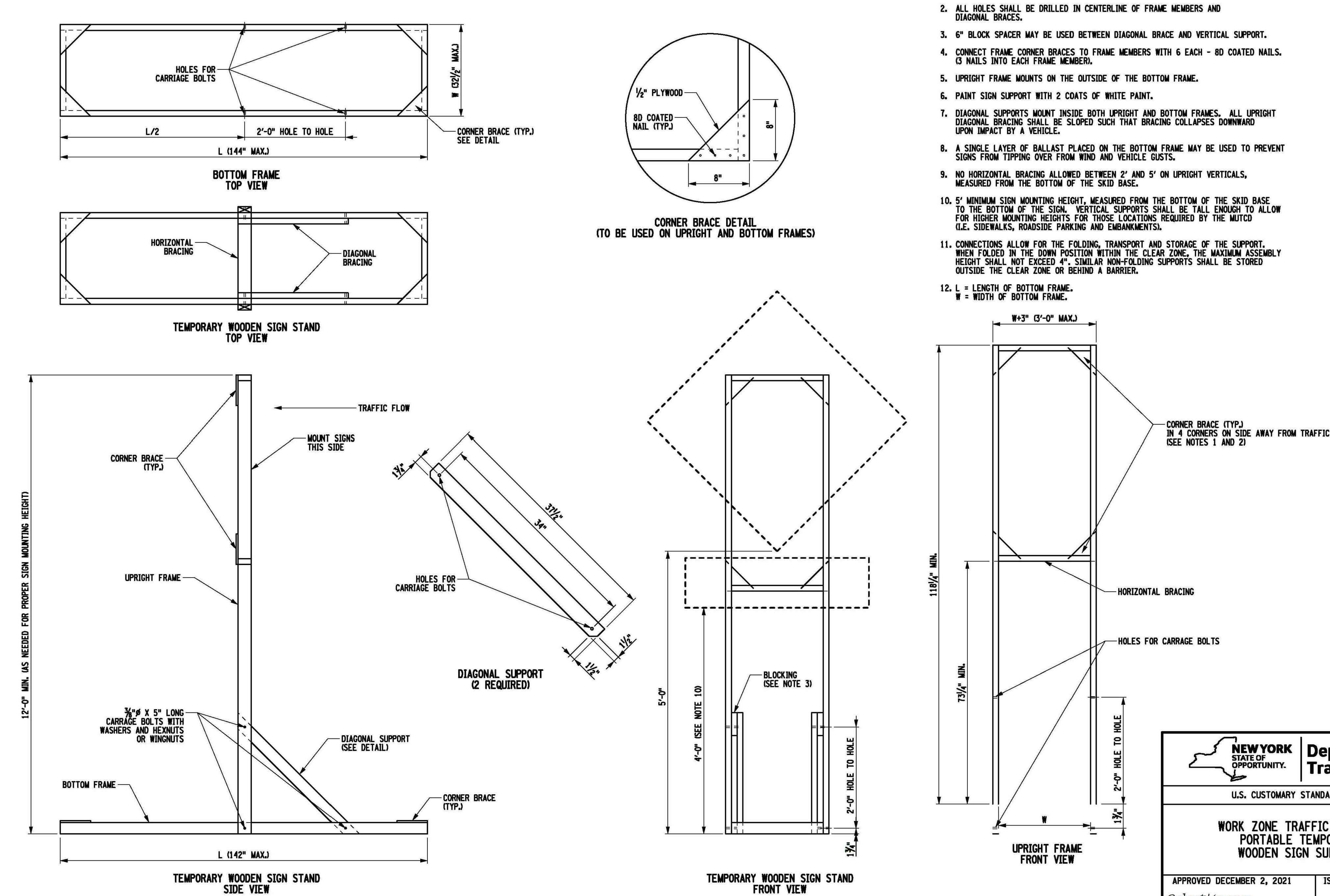

NOTES:

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.

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

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 619-503 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. NYR9-12 SHALL BE USED IN PLACE OF NYR9-11 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 (7 FEET 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 (GVW):

   - 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 011-01 ON SHEET 619-011). 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 (GVW) 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 ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARDS.
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 (ROLL AHEAD DISTANCE).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLE(S) / 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 THAT IS 100 FEET OR LESS IN LENGTH WILL BE ALLOWED WITH CHANNELIZING DEVICES CONSISTING OF DRUMS, EXTRA TALL CONES, OR OVERSIZED VERTICAL PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOR 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 DIGIT(S) 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' & 1.00" IS 0.005").

   - 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.

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ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/23 ISSUED WITH EB 22-033

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation
U.S. CUSTOMARY STANDARD SHEET
WORK ZONE TRAFFIC CONTROL GENERAL NOTES (SHEET 1 OF 2)
APPROVED DECEMBER 21, 2022 | ISSUED UNDER EI 22-033
Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM | 619-010

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
- VARIED BUILDING SETBACKS
- 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
- DRIVEWAY 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 §107-05A. 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, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL 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 619-3.19B 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.

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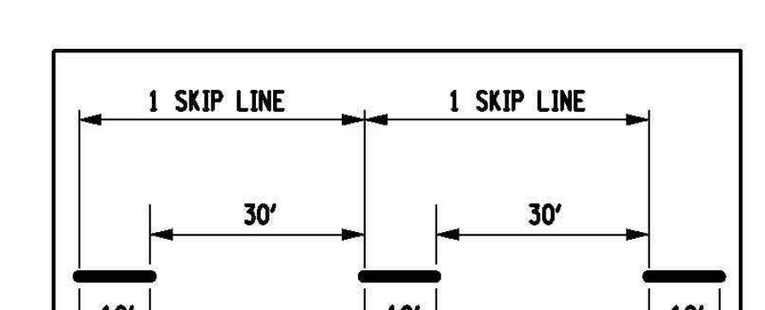
U.S. CUSTOMARY STANDARD SHEET
WORK ZONE TRAFFIC CONTROL GENERAL NOTES (SHEET 2 OF 2)
APPROVED DECEMBER 21, 2022 | ISSUED UNDER EI 22-033
Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM | 619-010

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)
PV	PROTECTIVE VEHICLE
PVL	PROTECTIVE VEHICLE LIGHT
PVH	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



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

ACCEPTANCE BLOCK

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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)
APPROVED DECEMBER 21, 2022 | ISSUED UNDER EI 22-033
Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM | 619-011

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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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MARK	#	DESCRIPTION	DATE
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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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LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:32 AM

1	2	3	4

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

CLOSURE TYPE	DURATION / ROAD TYPE & SPEED / EXPOSURE CONDITIONS (SEE NOTE 1)	MOBILE OPERATION AND STOP & GO: FREEWAY	MOBILE: NON-FREEWAY ≥ 45 MPH	MOBILE: NON-FREEWAY 35 - 40 MPH	MOBILE: NON-FREEWAY ≤ 30 MPH	SHORT DURATION OPERATION: FREEWAY	SHORT DURATION: NON-FREEWAY ≥ 45 MPH	SHORT DURATION: NON-FREEWAY 35 - 40 MPH	SHORT DURATION: NON-FREEWAY ≤ 30 MPH	SHORT TERM OPERATION: FREEWAY	SHORT TERM: NON-FREEWAY ≥ 45 MPH	SHORT TERM: NON-FREEWAY 35 - 40 MPH	SHORT TERM: NON-FREEWAY ≤ 30 MPH	INTERMEDIATE TERM OPERATION: FREEWAY	INTERMEDIATE: NON-FREEWAY ≥ 45 MPH	INTERMEDIATE: NON-FREEWAY 35 - 40 MPH	INTERMEDIATE: NON-FREEWAY ≤ 30 MPH	LONG TERM OPERATION: FREEWAY	LONG TERM: NON-FREEWAY ≥ 45 MPH	LONG TERM: NON-FREEWAY 35 - 40 MPH	LONG TERM: NON-FREEWAY ≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2
LANE CLOSURE OR ENCROACHMENT	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	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)
TMIA - 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 (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
5. 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 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.): 4	5	6	7	8	9	10	11	12	SHOULDER TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH: ≤ 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	560/14/15	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 (FT.)/ * 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

ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW: STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW: 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: A (FT.)	B (FT.)	C (FT.)	SIGN LEGEND: 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 NY6H-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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 22-033 — 619-011

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
EXIT	E5-1	C	-------	72"X60"	72"X60"
ROAD WORK NEXT 5 MILES	G20-1	A	36"X18"	48"X24"	48"X24"
END ROAD WORK	G20-2	A	36"X18"	48"X24"	48"X24"
PILOT CAR FOLLOW ME	G20-4	A	36"X18"	-------	-------
WORK ZONE	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"X12"	36"X18"	36"X18"
END DETOUR	M4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR / DETOUR DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
DETOUR / DETOUR	M4-9a	A	30"X24"	30"X24"	-------
DETOUR / DETOUR	M4-9b	A	30"X24"	30"X24"	-------
DETOUR / 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	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	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"
XXXA	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
STATE LAW LICENSE SUSPENDED AFTER TWO WORK ZONE SPEEDING TICKETS	NYR9-11	B	24"X42"	48"X84"	48"X84"
STATE LAW FINES DOUBLED FOR SPEEDING IN WORK ZONES	NYR9-12	B	24"X36"	36"X54"	48"X72"
RUMBLE STRIPS	NYW4-17	A	36"X36"	48"X48"	48"X48"
WET PAINT	NYW8-30	A	48"X24"	48"X24"	48"X24"
STAY IN LANE	NYW8-31	A	48"X24"	48"X24"	48"X24"
DO NOT PASS	NYW8-32	A	48"X24"	48"X24"	48"X24"
LANE CLOSED	NYW8-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	36"X36"	36"X36"	48"X48"
YIELD	R1-2	E	36"X36"X36"	48"X48"X48"	60"X60"X60"
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 5)	36"X48"	36"X48"
END HIGHER FINES ZONE	R2-11	B	24"X30"	36"X48"	36"X48"
END WORK ZONE SPEED LIMIT	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	36"X48"	36"X48"
	R4-7	B	24"X30"	36"X48"	36"X48"
	R4-7a NARROW	B	18"X30"	-------	-------
	R4-8	B	24"X30"	36"X48"	36"X48"
	R4-8a NARROW	B	18"X30"	-------	-------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
DO NOT ENTER	R5-1	E	36"X36"	36"X36"	48"X48"
	R8-3	E	24"X24"	36"X36"	48"X48"
PEDESTRIAN CROSSWALK	R9-8	B	36"X18"	36"X18"	-------
SIDEWALK CLOSED	R9-9	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10L R9-10R	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED AHEAD CROSS HERE	R9-11L R9-11R	B	24"X18"	24"X18"	-------
SIDEWALK CLOSED CROSS HERE	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 / BRIDGE CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE OUT	R11-2 (MOD.)				
ROAD CLOSED XX MILES AHEAD LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	-------
	W1-4L W1-4R	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"	30"X36"	30"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"
BE PREPARED TO STOP	W3-4	A	36"X36"	48"X48"	48"X48"
SPEED 55	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
SLOW TRAFFIC AHEAD	NYW23-1	A	36"X36"	48"X48"	48"X48"
WORK ZONE	G20-5aP	6F.12	24"X18"	36"X24"	36"X24"
EXIT OPEN	E5-2	6F.28	48"X36"	48"X36"	48"X36"
EXIT CLOSED	E5-2a	6F.28	48"X36"	48"X36"	48"X36"

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. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. 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 1 OF 3)
APPROVED DECEMBER 2, 2021 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD NARROWS	W5-1	A	36"X36"	48"X48"	48"X48"
RAMP NARROWS	W5-4	A	36"X36"	48"X48"	48"X48"
	W6-3	A	36"X36"	48"X48"	48"X48"
NEXT 7 MILES	W7-3aP	A	24"X18"	36"X30"	36"X30"
BUMP	W8-1	A	36"X36"	48"X48"	48"X48"
PAVEMENT ENDS	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"
LOW SHOULDER	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	-------	-------
FALLEN ROCKS	W8-14	A	36"X36"	48"X48"	48"X48"
GROOVED PAVEMENT	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
SHOULDER DROP-OFF	W8-17p	A	24"X18"	30"X24"	30"X24"
NO SHOULDER	W8-23	A	36"X36"	48"X48"	48"X48"
STEEL PLATE ON PAVEMENT	W8-24	A	36"X36"	48"X48"	48"X48"
CENTER LANE CLOSED AHEAD	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"	-------
IN LANE	NYW5-32P*	A	24"X18"	24"X18"	-------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX MPH	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
NO PASSING ZONE	W13-4P	A	48"X48"X36"	-------	-------
500 FEET	W16-2P	A	24"X18"	30"X24"	-------
NEXT 500 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 AHEAD / ROAD WORK XXX FT / ROAD WORK X MILE	W20-1	A	36"X36"	48"X48"	48"X48"
DETOUR AHEAD / DETOUR XXX FT / DETOUR X MILE	W20-2	A	36"X36"	48"X48"	48"X48"
ROAD CLOSED AHEAD / ROAD CLOSED XXXX FT / ROAD CLOSED X MILE	W20-3	A	36"X36"	48"X48"	48"X48"
ONE LANE ROAD AHEAD / ONE LANE ROAD XXX FT / ONE LANE ROAD X MILE	W20-4	A	36"X36"	48"X48"	48"X48"
LEFT LANE CLOSED AHEAD / LEFT LANE CLOSED 1500 FT / LEFT LANE CLOSED 1 MILE / RIGHT LANE CLOSED AHEAD / RIGHT LANE CLOSED 1500 FT / RIGHT LANE CLOSED 1 MILE	W20-5	A	36"X36"	48"X48"	48"X48"
2 LEFT LANES CLOSED AHEAD / 2 LEFT LANES CLOSED 1500 FT / 2 LEFT LANES CLOSED 1 MILE / 2 RIGHT LANES CLOSED AHEAD / 2 RIGHT LANES CLOSED 1500 FEET / 2 RIGHT LANES CLOSED 1 MILE	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

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"
SHOULDER WORK	W21-5	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED / RIGHT SHOULDER CLOSED	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED AHEAD / LEFT SHOULDER CLOSED XXX FT / LEFT SHOULDER CLOSED X MILE / RIGHT SHOULDER CLOSED AHEAD / RIGHT SHOULDER CLOSED XXX FT / RIGHT SHOULDER CLOSED X MILE	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
MOWING AHEAD	W21-8	A	36"X36"	48"X48"	48"X48"
BLASTING ZONE AHEAD / BLASTING ZONE XXX FT / BLASTING ZONE X MILE	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF 2-WAY RADIO AND CELL PHONE	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"
NEW TRAFFIC PATTERN AHEAD	W23-2	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. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.

* A FLOURESCENT YELLOW-GREEN BACKGROUND COLOR SHALL BE USED FOR THIS SIGN PLAQUE.

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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

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
SPEED LIMIT XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
STATE SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
AREA SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
CITY SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
VILLAGE SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
TOWN SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"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.

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 — Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM
ISSUED UNDER EI 21-028 — 619-012

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

SCAN HERE

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 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
C	4	06/06/2025 ARCH. WORKSHOP	07/01/2025
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:
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: AS SHOWN
PROJECT NO.: 2502002
SHEET NO.: 12 OF 13
SHEET ID.: CU522 B

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DRAWING REFERENCE: 2502002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 7/1/2025 7:33 AM

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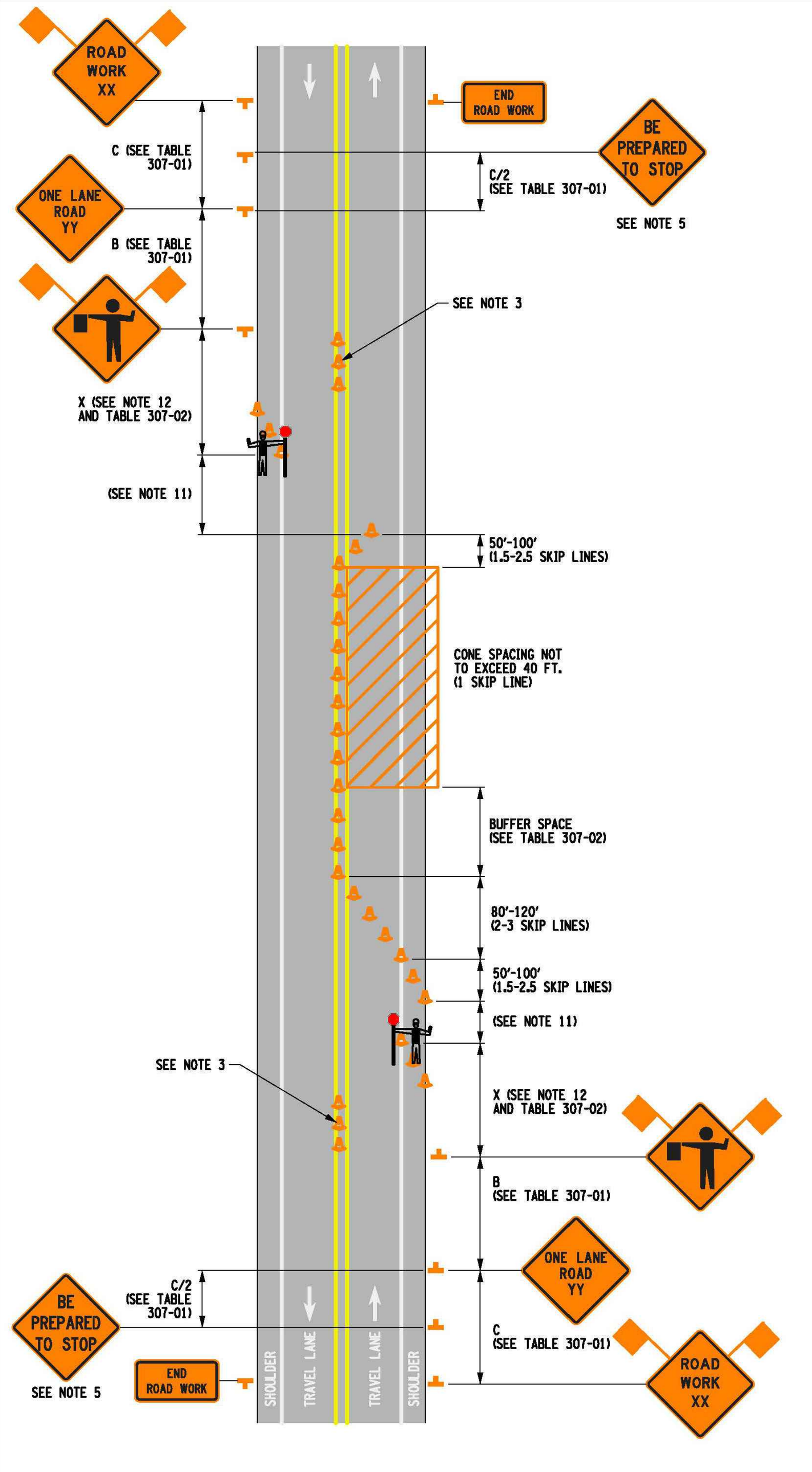
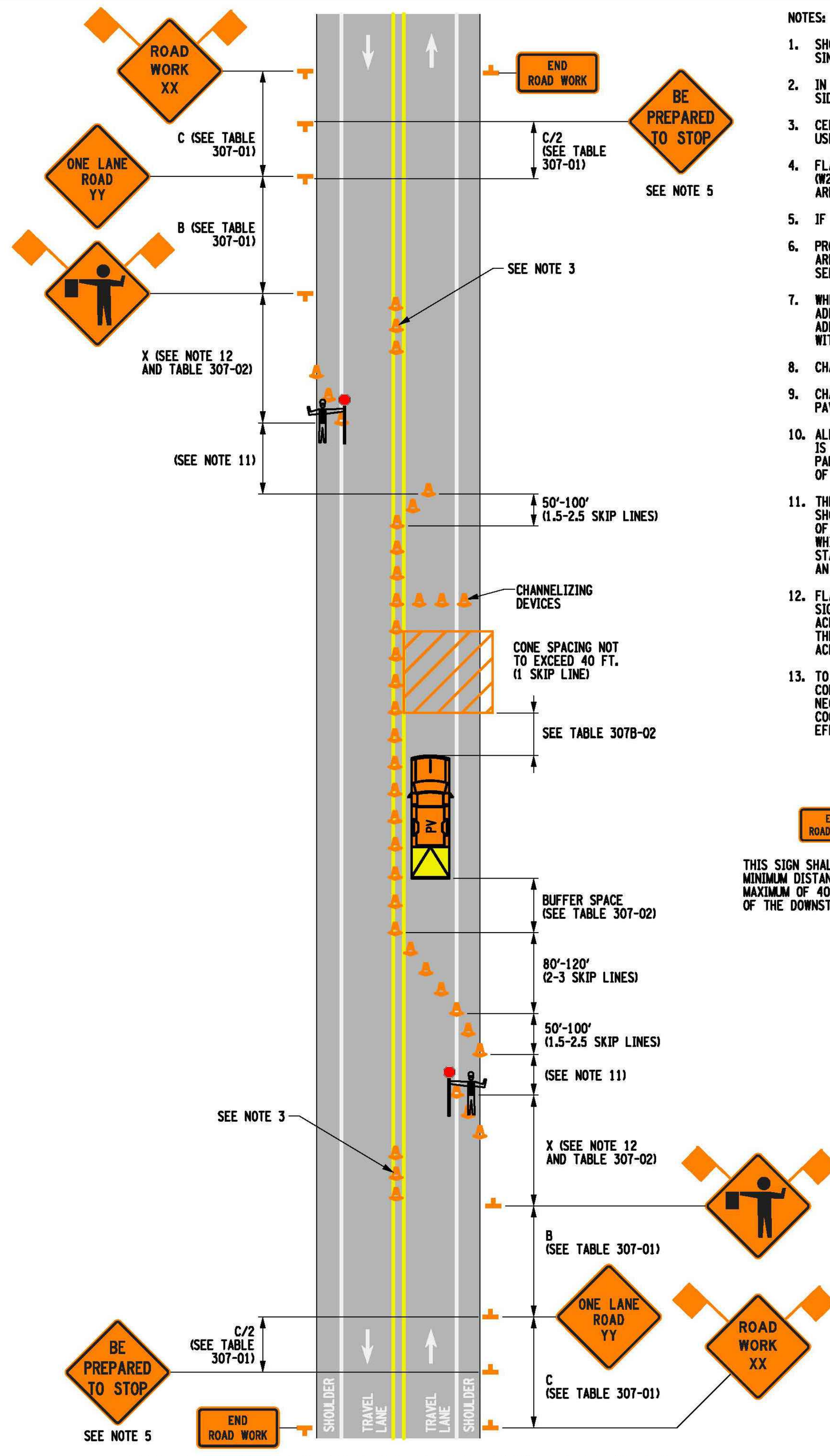


NOT TO SCALE

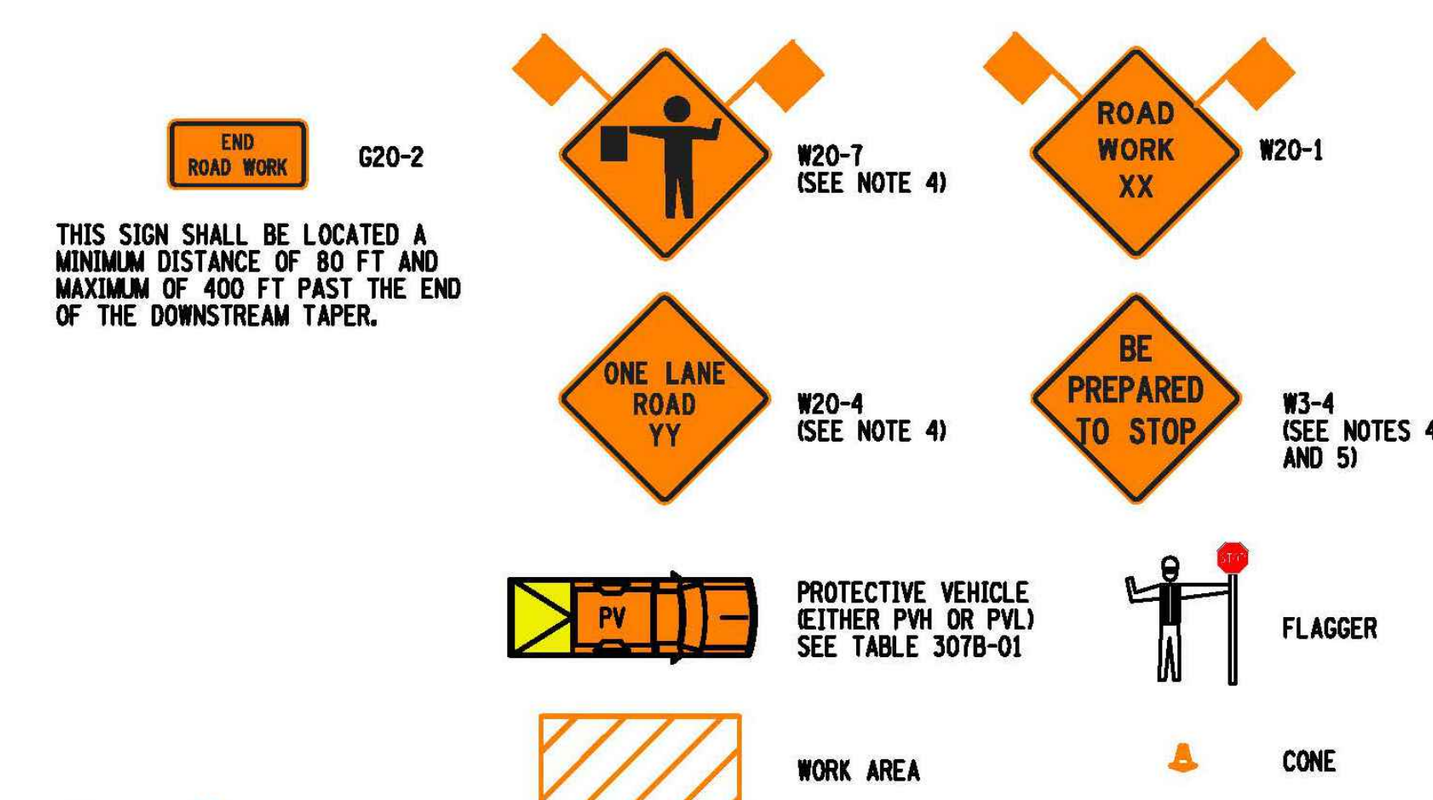
307A: REQUIRED SETUP



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. (MINIMUM) 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 DETAIL 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" (MIN.) OCTAGON 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 (X) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (X) 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 ORALLY, ELECTRONICALLY VIA TWO WAY RADIOS OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGER(S) 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.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

• PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 307-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (X)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ • 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		
		≥ 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+TMIA	PVL+TMIA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMIA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	PVH+TMIA	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)
TMIA - 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 (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
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

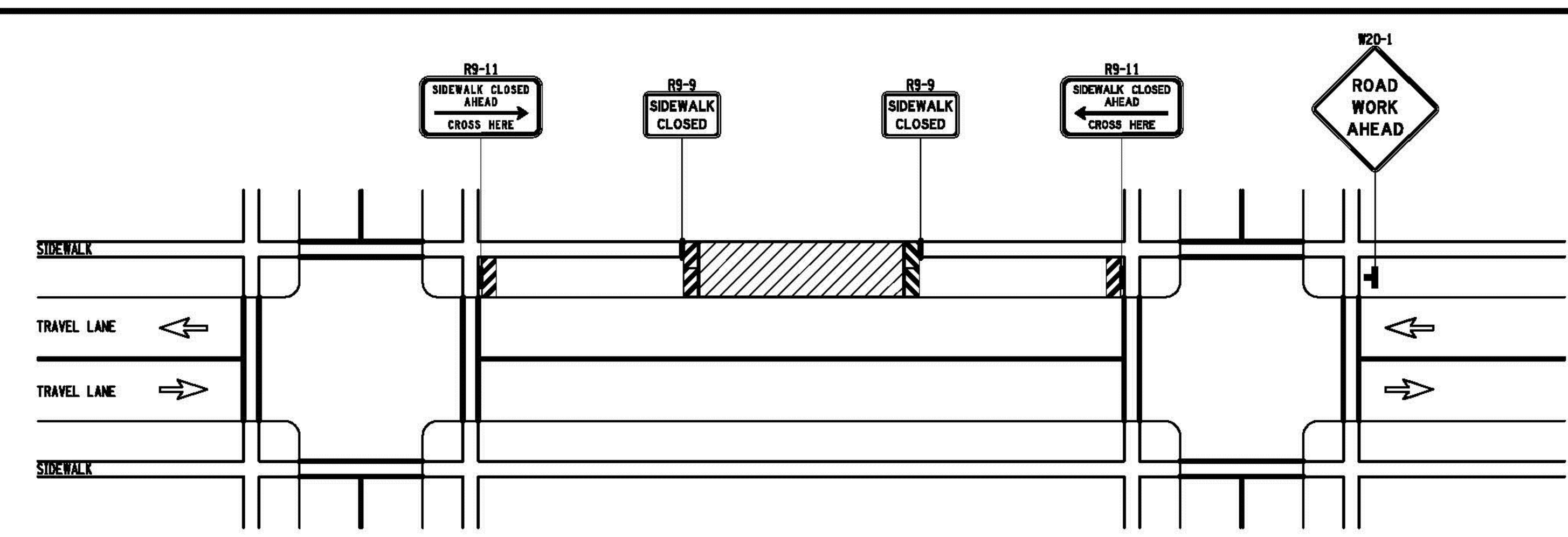
ROLL AHEAD DISTANCE (FT.)/• OF SKIP LINES FOR VEHICLES		
PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	STATIONARY OPERATION	
	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
45 - 55	160/4	120/3
≤ 40	120/3	80/2

NEW YORK STATE | Department of Transportation

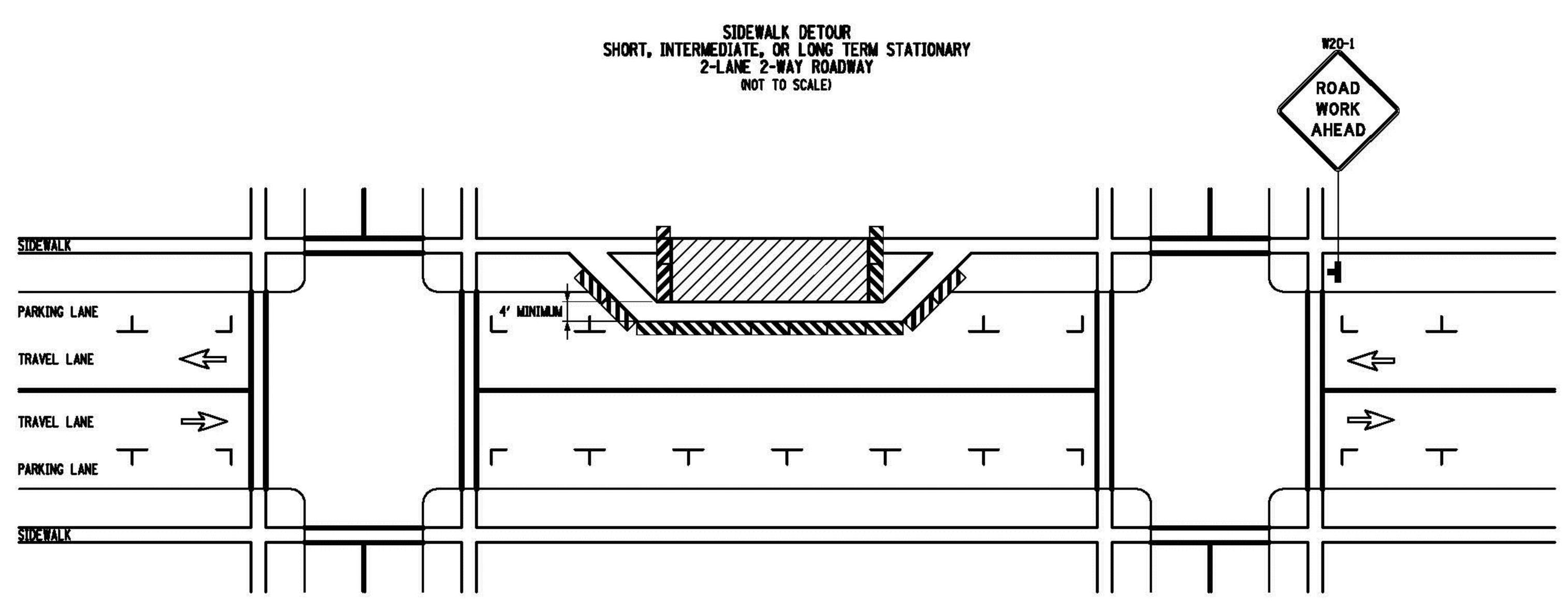
U.S. CUSTOMARY STANDARD SHEET

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



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 SCALE)

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

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

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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.: 13 OF 13	SHEET ID.: CU523 B

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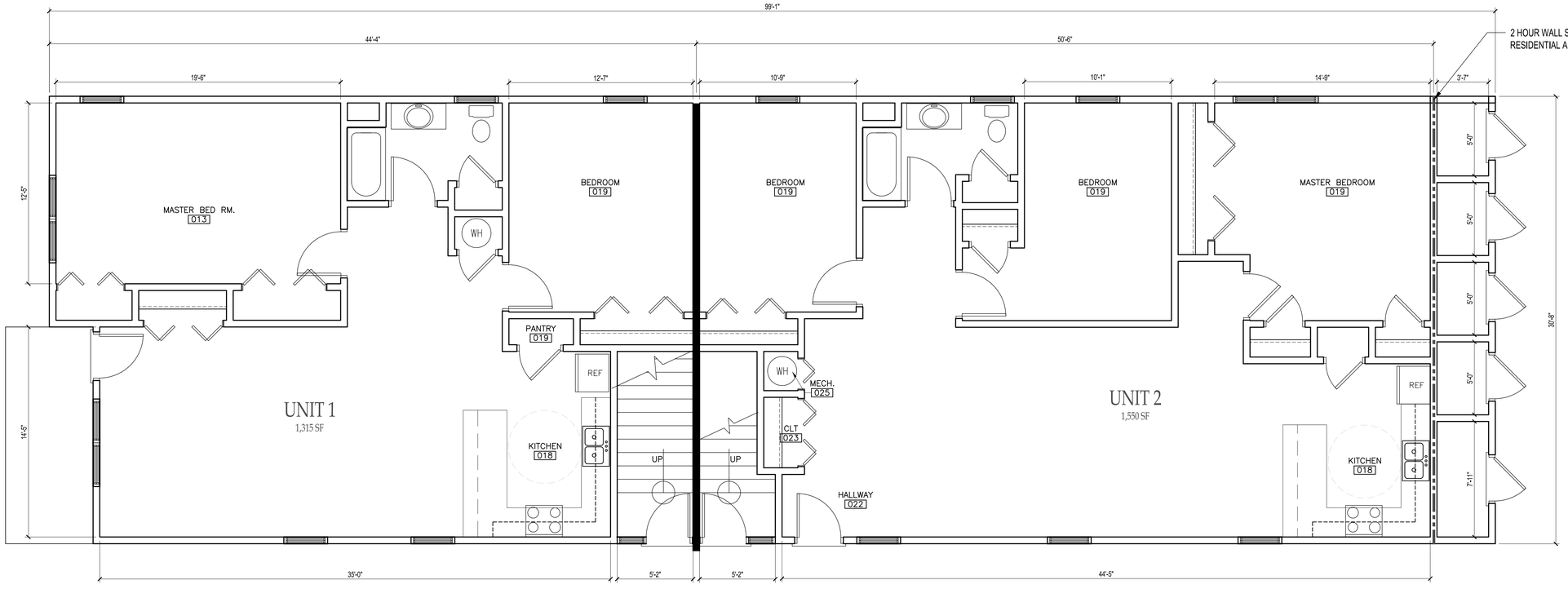
STREET FRONT
N CLINTON STREET



1ST FLOOR PLAN

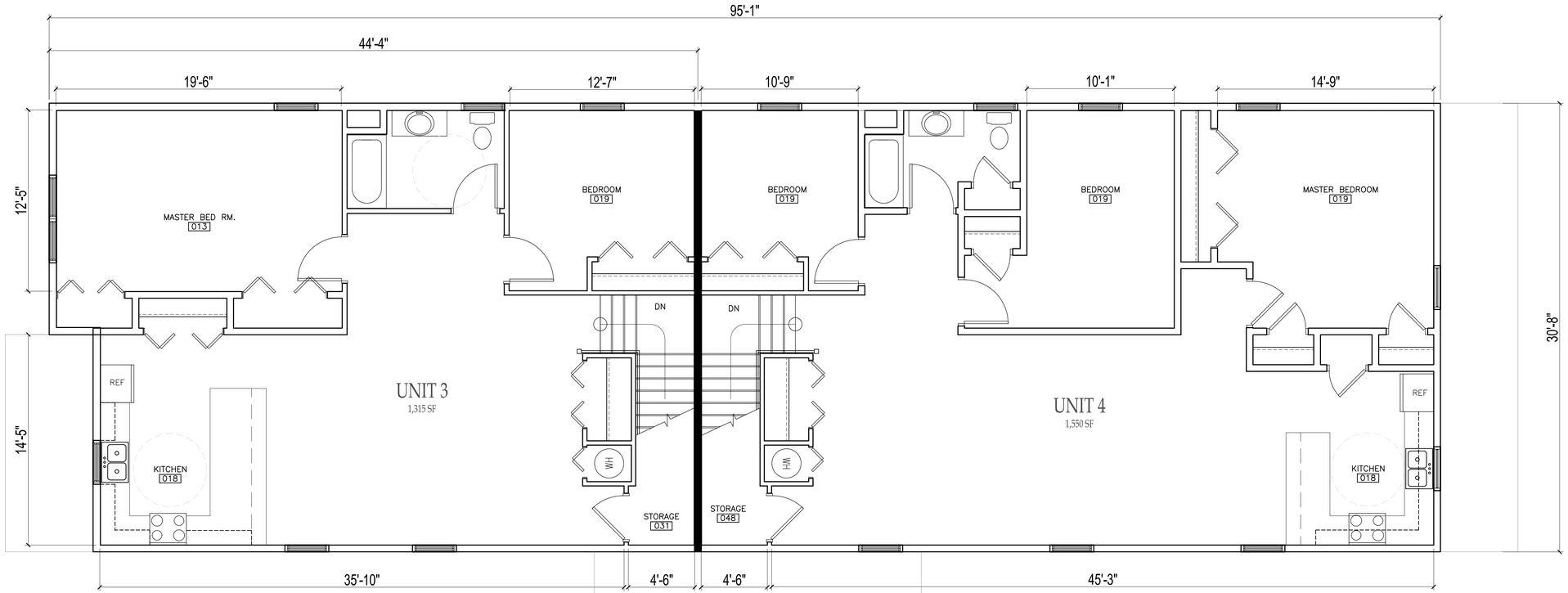
53 NORTH CLINTON ST | PARCEL 6162-71-288450

LMV PROJ. 25013

JULY 1, 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

JULY 1, 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

SD-01 EXTERIOR SIDING
CERTAINTEED SCALLOP SIDING OR EQUAL
COLOR: SLATE GRAY

SD-02 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: DEEP OCEAN

TR-01 EXTERIOR TRIM
SOLID GOLD THERMALLY MODIFIED PINE TRIM PAINTE
COLOR: DARK SHALE

LANTERN LIGHTING
GREAT OUTDOORS TRESCOT 17" OUTDOOR WALL SCONCE WITH CYLINDER GLASS SHADE OR APPROVED EQUAL

EXTERIOR PAVERS
BELGARD LONDON COBBLE PAVERS 60MM
COLOR: SILEX BLEND

LATTICE
STYLE SELECTIONS 24-in x 8-ft WHITE VINYL TRADITIONAL LATTICE

BALUSTRADE
ARIA RAILING 36-in x 6-ft BLACK POWDER COATED ALU DECK RAILING

BUILDING ELEVATIONS

53 NORTH CLINTON ST | PARCEL 6162-71-288450

LMV PROJ. 25013

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EAST ELEVATION - REAR



NORTH ELEVATION

ELEVATION OPENING CALCULATIONS
ELEVATION = 3,260 SF x 25% = 815 SF
OPENINGS = 238 SF < 815 SF COMPLIES

EXTERIOR MATERIALS



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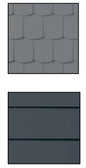
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY



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HERITAGE COLLECTION

LONDON COBBLE™

PAVER | 60MM

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MIDNIGHT



SABLE BLEND



SILEX BLEND

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- Clean lines and architectural appearance
- Classic style perfectly suited for almost any aesthetic and application
- Gently rounded corners with smooth pillow-top surface
- Ideal for walkways, patios and residential vehicular applications

SHAPES & SIZES

6 X 6 | 60MM



6 x 6 x 2⅜

6 X 9 | 60MM



6 x 9 x 2⅜

PALLET INFORMATION

LONDON COBBLE™		SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
6 X 6 60MM	6 x 6 x 2⅜	120	48	12	10	3040
6 X 9 60MM	6 x 9 x 2⅜	112..5	30	11.25	10	2920

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30 Budlong Road
Cranston, RI 02920
Ph: 401-942-4800

REHOBOTH
41 Almeida Road
Rehoboth, MA 02769
Ph: 774-901-3270

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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.

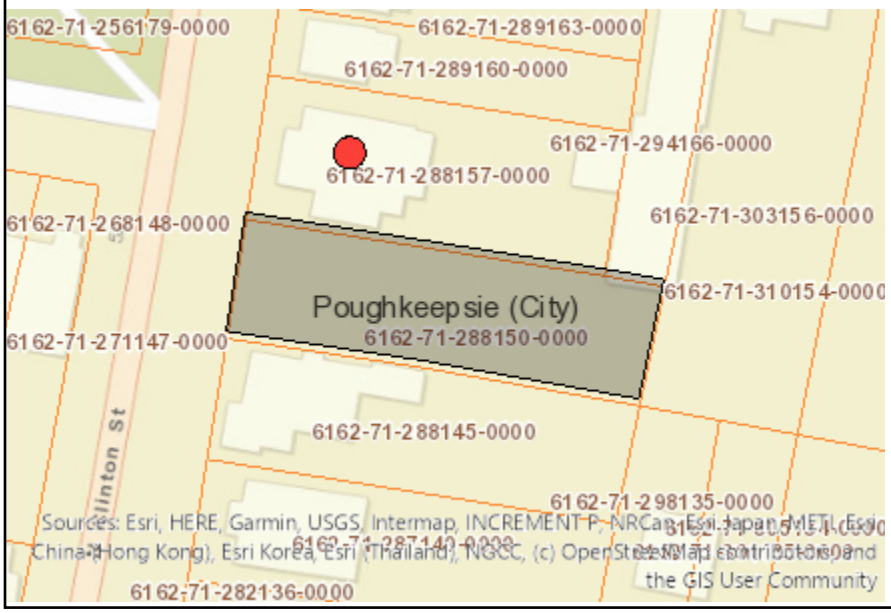
G. Verification

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

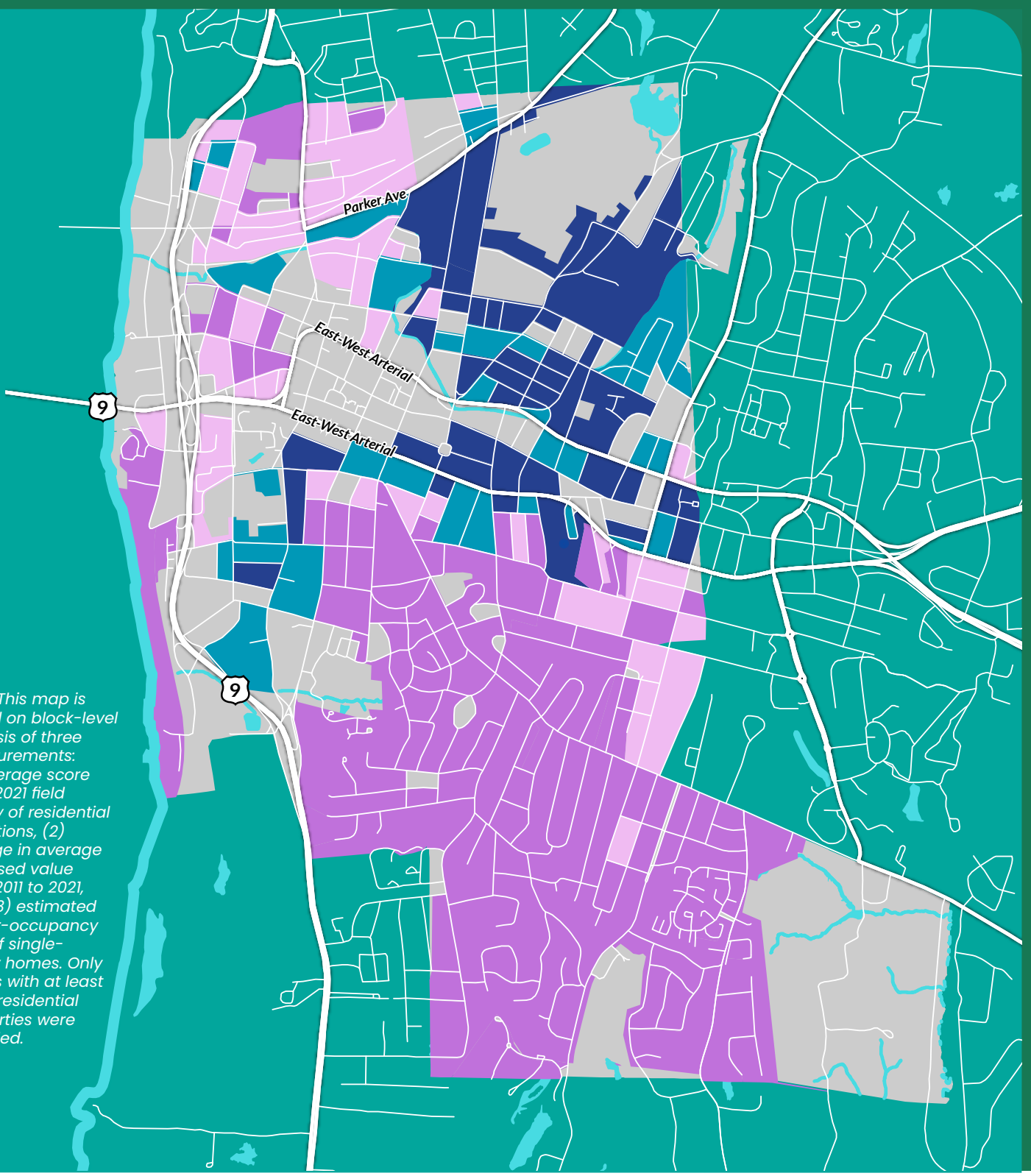
TYPE 4

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.





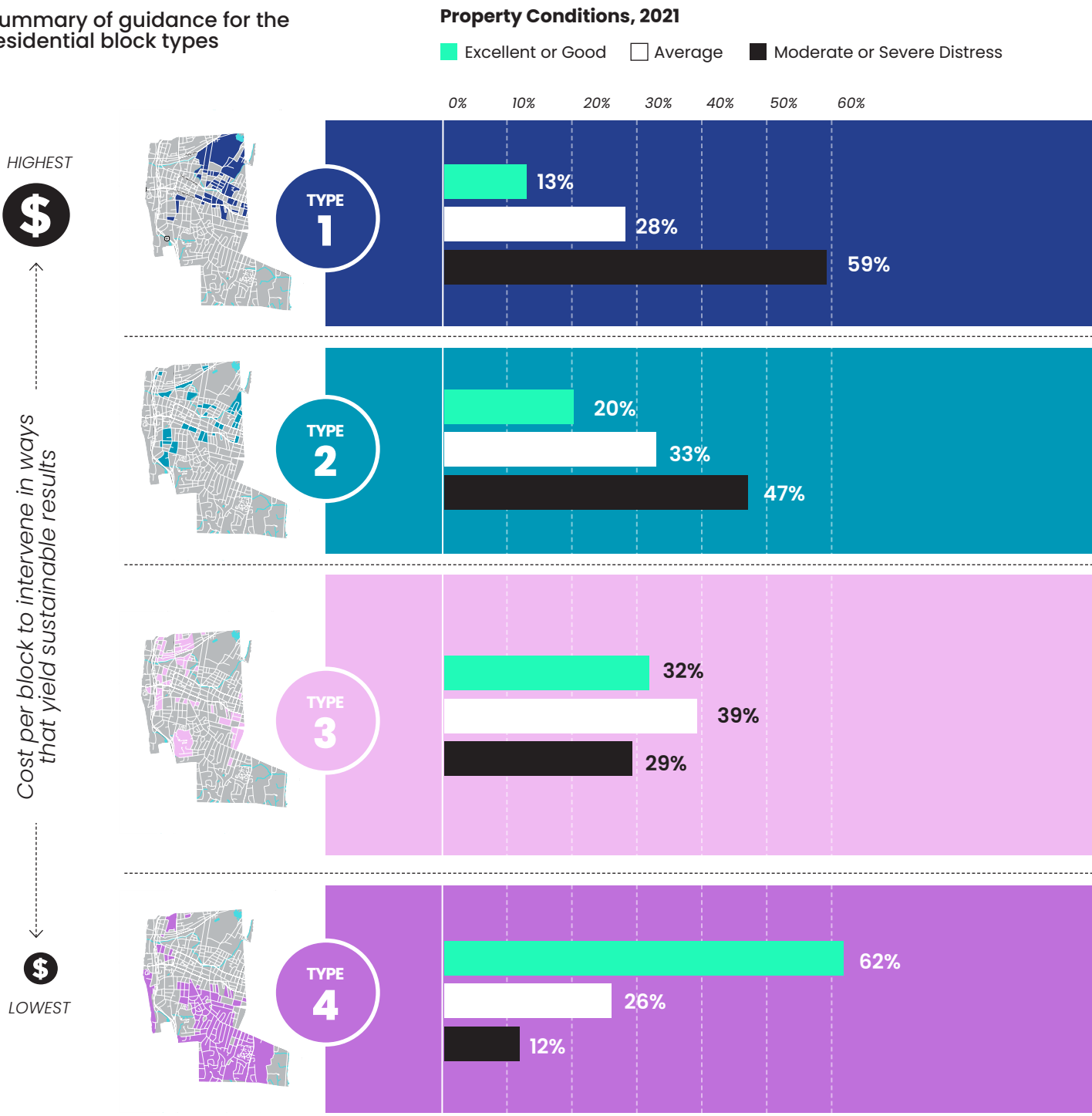
Note: This map is based on block-level analysis of three measurements: (1) average score from 2021 field survey of residential conditions, (2) change in average assessed value from 2011 to 2021, and (3) estimated owner-occupancy rate of single-family homes. Only blocks with at least eight residential properties were included.

STEP 1

Tool Identification and Assembly

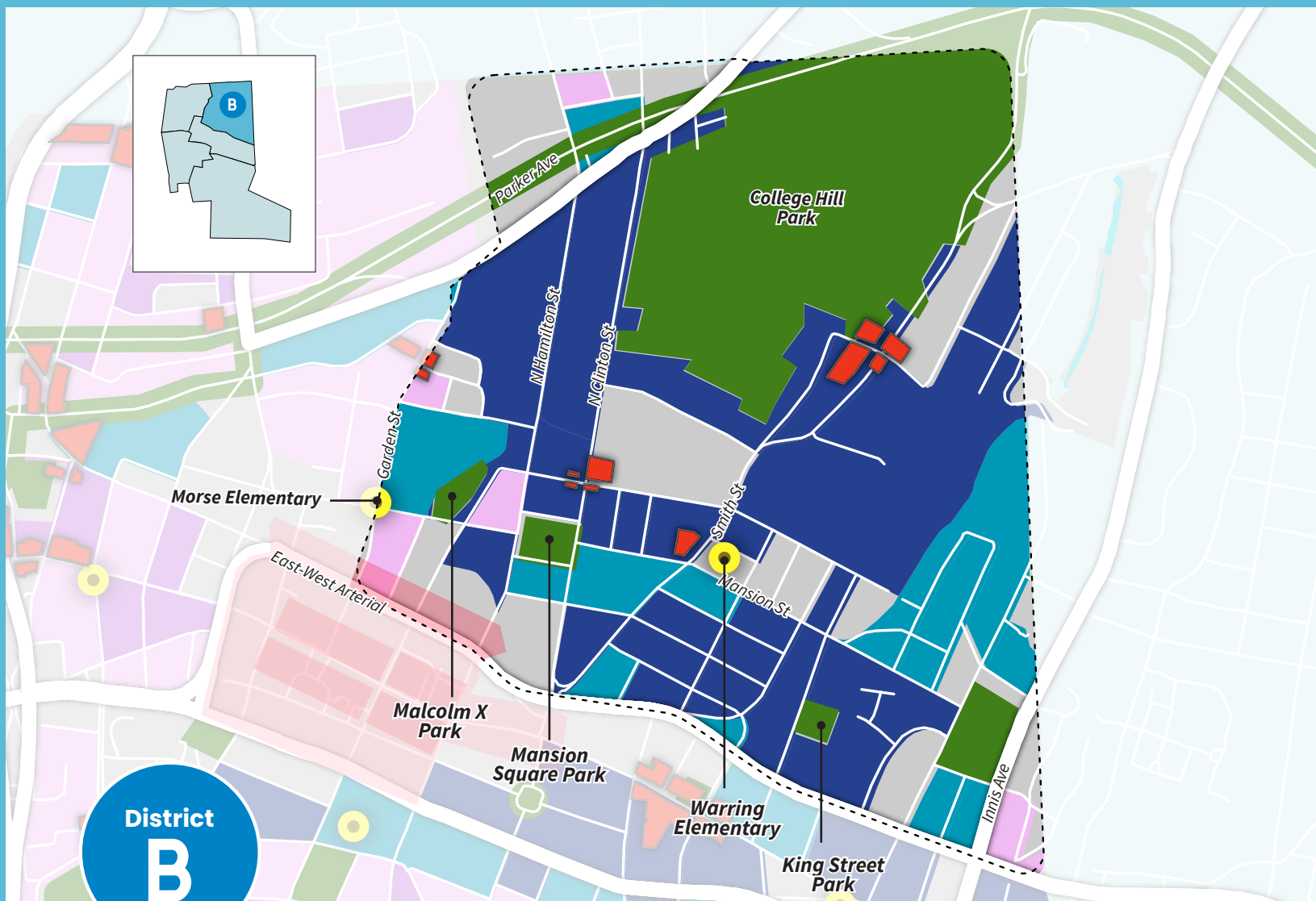
What is essential about each residential block type?

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

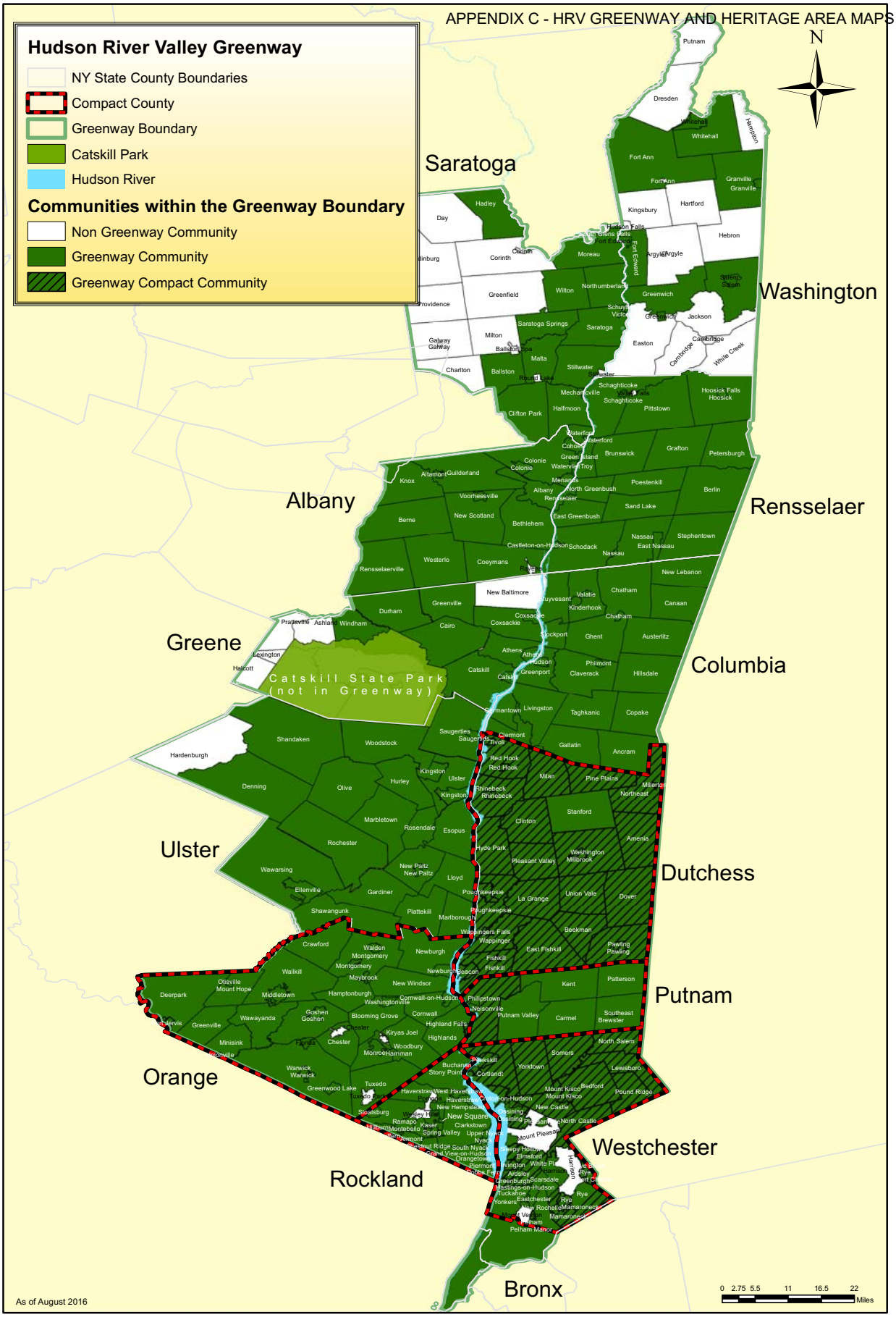
COMMERCIAL BLOCK TYPE

Neighborhood-scale Commercial Blocks

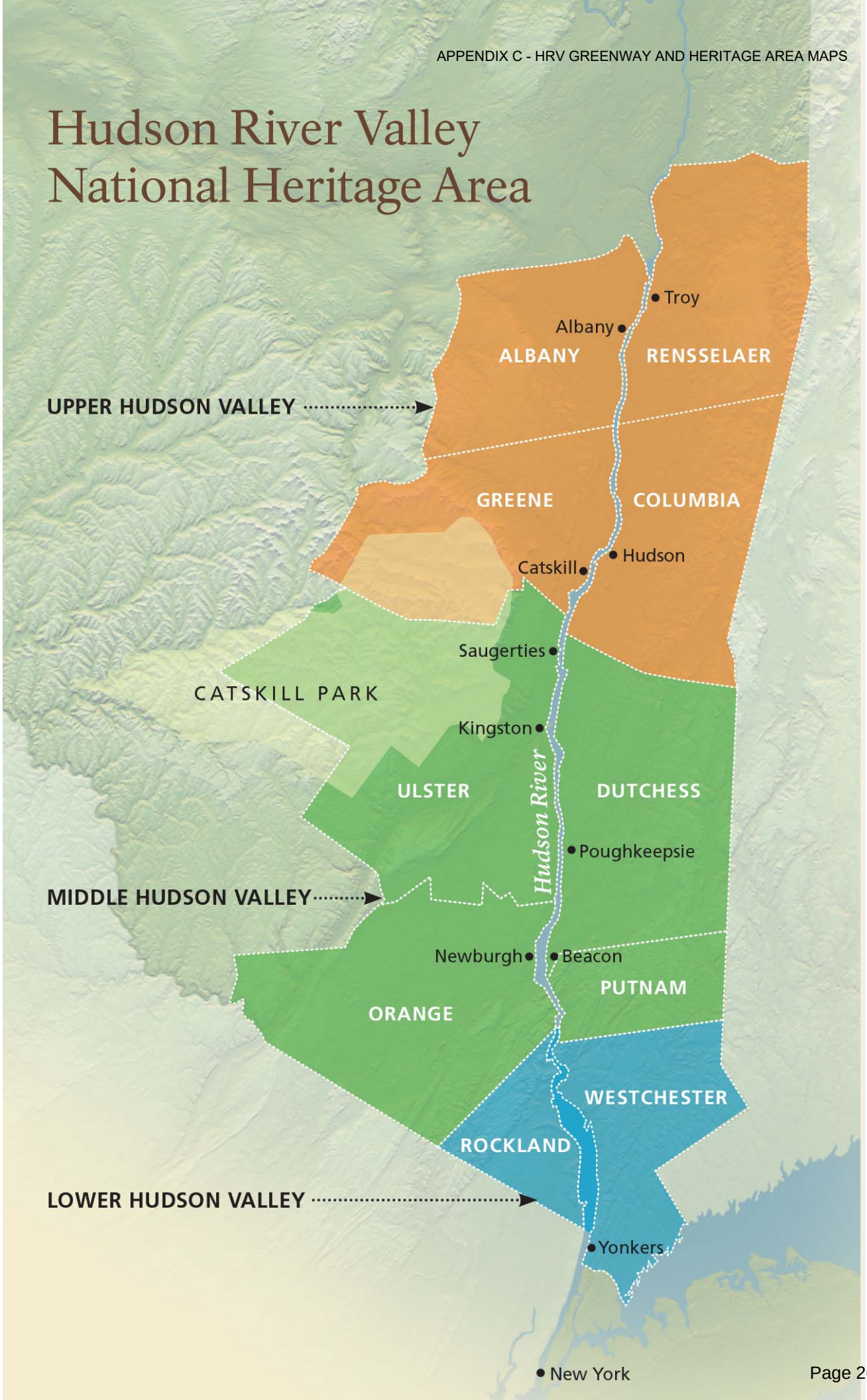
ASSET TYPE

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
Hudson River
DUTCHESS
Poughkeepsie
MIDDLE HUDSON VALLEY
Newburgh
Beacon
PUTNAM
ORANGE
WESTCHESTER
ROCKLAND
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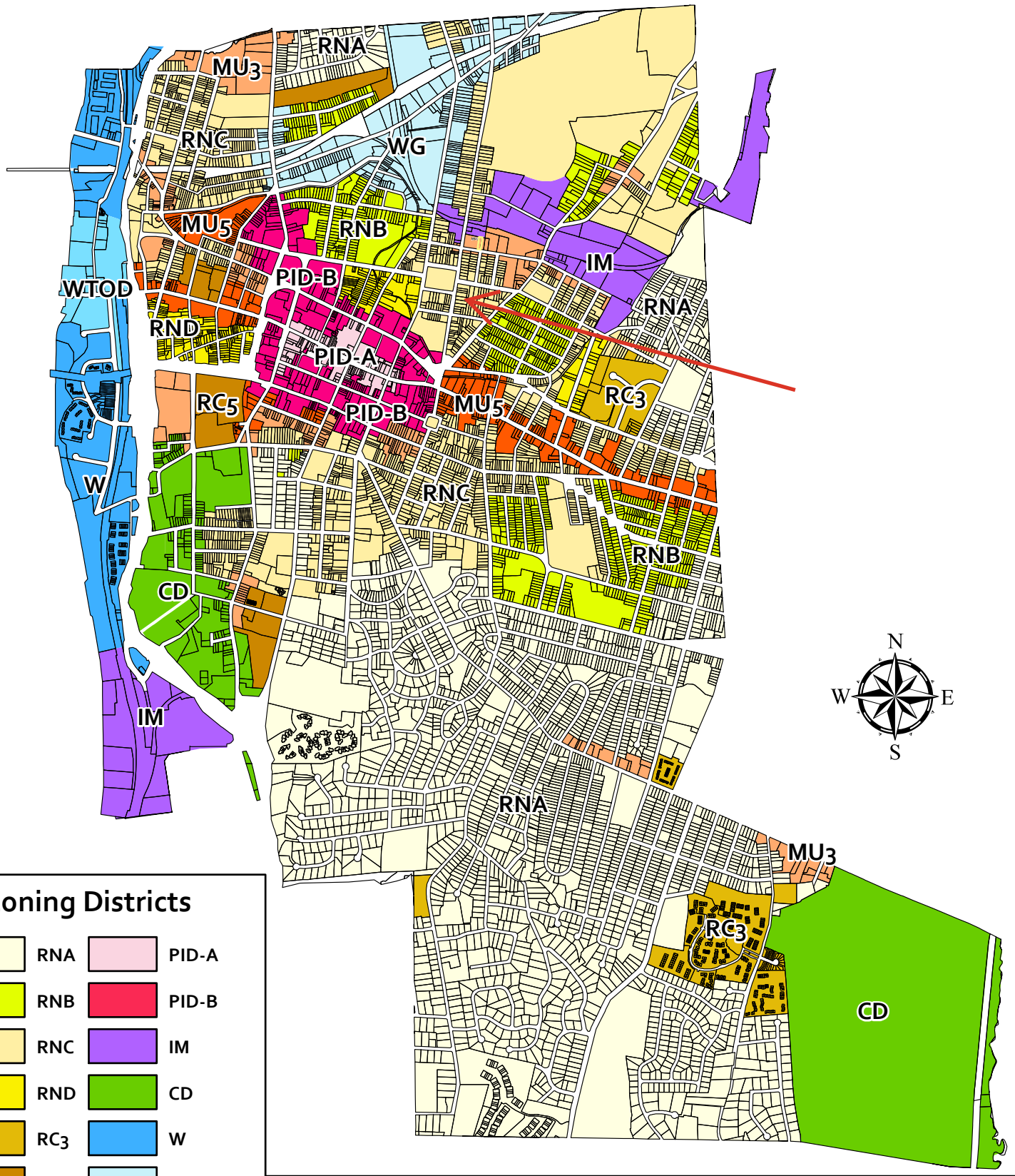
Proposed City of Poughkeepsie Zoning Map



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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NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

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.

For more Information:

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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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Search Details from Environmental Remediation Databases

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

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.

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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)
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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

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- Streams and Canals

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- Interstate Highways
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- Major Roads
- Local Roads

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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



STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

for

53 North Clinton Street

Dated: **May 13, 2025**

Revised: **June 9, 2025**

PREPARED BY

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL



Jim Teed, PE
NYS License #094633

It is a violation of New York State Education Law, Title VII, Article 145, Section 1709 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.

PREPARED FOR

Mr. Kaylas Bhiro (Owner)

4 COPNY LLC
PO Box 8010
Pelham, NY, 10803

Project #: ***2502002***

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Project Name:
53 North Clinton Street

Project Address:
53 North Clinton Street
Poughkeepsie, New York, 12601



Tax Map Identification:
131300-6162-71-288150-0000

Reference is made to the following:

Plans prepared by this office entitled "Site Development Plan for 53 North Clinton Street":

- Sheet Number CG101 – Erosion & Sediment Control Plan & Details
- Sheet Number CG501 – Erosion & Sediment Control Notes & City of Poughkeepsie Details
- Sheet Number CU101 – Grading, Drainage & Utility Plan
- Sheet Number CU501 – Drainage, Sewer & Water Details

Forms:

- SWPPP Preparer Certification
- MS4 SWPPP Acceptance
- Owner/Operator Certification
- Contractor/Subcontractor Certification

Codes, Rules and Regulations (Latest Versions):

- City of Poughkeepsie Code, Section 14 ½ - 166 – "Stormwater pollution prevention plans".

Design Standards & Guides (Latest Versions):

- New York State Stormwater Management Design Manual (Design Manual), effective July 2024.
- New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), effective November 2016.
- New York State Construction Stormwater Inspection Manual, effective August 2007.
- Stormwater Management Practices Inspection Checklist, effective March 2017.
- NYSDEC 2024 DM GI Worksheets
- USDA/NRCS Technical Release 55 (TR-55) – "Urban Hydrology for Small Watersheds", effective June 1996.
- US EPA SWPPP Guide – "Developing Your Stormwater Pollution Prevention Plan", effective May 2007.

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1. EXECUTIVE SUMMARY

This document serves as the Stormwater Pollution Prevention Plan (SWPPP) intended for the associated construction project. The purpose of the SWPPP is to identify potential sources of stormwater pollution associated with construction activities and to describe Best Management Practices (BMPs) that will be implemented to prevent or minimize the discharge of pollutants into stormwater runoff. This plan is designed to comply with the requirements of the City of Poughkeepsie. The New York State Stormwater Management Design Manual (DM) [*v. 2024*] and other relevant stormwater management requirements of the Municipal Separate Storm Sewer System (MS4) which complement the state requirements have been implemented.

This SWPPP must be executed prior to the commencement of any construction activity.

This report along with plans prepared by Teed Engineering, PLLC are both integral to the proper implementation of the SWPPP program for this project.

This report considers development impacts with the goal of maintaining existing drainage patterns, controlling increases in stormwater runoff and mitigating potential stormwater quality impacts during and after construction.

1.1. Project Description

This project involves the construction of a multi-family residential building with associated utilities, landscaping and hardscaping on a currently vacant lot. The project site is 9,500 sq. ft. (0.218 ac.) in area and the proposed disturbance to the project site is 9,500 sq. ft. (0.218 ac.). Due to the location of the project within the City of Poughkeepsie, there are no public storm sewers available, therefore this SWPPP includes Post-Construction Stormwater Management Practices (SMPs) which are designed, at a minimum, to retain a 10-year storm event. In addition, the project site is also within a watershed listed in Appendix C of the CGP and therefore the SWPPP also includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards (EPRS) included in the DM technical standard.

This project is located within the City of Poughkeepsie which is an automatically designated Urban Area and is classified as a traditional land use control MS4 Operator [Permit No. NYR20A358].

Construction activities associated with this project will primarily consist of (1) site grading, (2) building construction, (3) the installation of utilities (i.e., water and sanitary sewer), (4) the installation of Erosion & Sediment Control Practices (E&SCPs), (5) the installation of SMPs, and (6) landscaping and hardscaping of the site.

Without adequate controls, possible sources of pollution that could be transported by stormwater during construction will be (1) disturbed and exposed soils, (2) vehicle fuels and lubricants, and (3) building construction materials and chemicals.

1.2. Standards and Guidelines

This SWPPP has been prepared using the following tools:

- The New York State Stormwater Management Design Manual (DM) with an effective date of July 31, 2024.

- The New York State Standards and Specifications for Erosion and Sediment Control (SSESC) "Blue Book" with an effective date of November 2016
- The City of Poughkeepsie's Code of Ordinances Part III, Chapter 14 ½, Subchapter 3, Article I, Section 14 ½ - 166 entitled: "Stormwater Pollution Prevention Plans".

It is anticipated that stormwater quality will be improved through the proposed E&SCs and SMPs outlined in this SWPPP during and after construction. Additionally, the proposed SMPs will collect, treat and convey runoff as required.

2. SITE ASSESSMENT

2.1. Evaluation of Natural Resources

2.1.1. Regional Land Uses and Area Topography

The site is centrally located within the City of Poughkeepsie within the RNC "Residential Neighborhood C" zoning district. The surrounding land uses are heavily urbanized by relatively smaller lots with multi-family residences and parking facilities. The proposed project is a permitted use that meets the City of Poughkeepsie's Comprehensive Plan known as PK4Keeps.

The topography of the site is relatively flat with a slight downhill grade transition from north to south between elevation 185 and 182.

2.1.2. Soils, Aquifer and Groundwater Characteristics

According to the United Stated Department of Agriculture's (USDAs) National Resource Conservation Service (NRCS) National Cooperative Soil Survey (NCSS) Web Soil Survey, the following surficial soil conditions are expected to be found within the project study area.

Table 1: USDA-NRCS Soil Data:

USDA-NRCS Symbol	Description	Hydrologic Soil Group	Depth to Groundwater	Depth to Rock	Permeability (in./hr.)	Erosion K Factor
Ur	Urban Land – Variable Substratum	D	N/A	N/A	N/A	N/A

SOURCE: HTTPS://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX

The site is comprised 100% of Hydrologic Soil Group (HSG) D soils.

HSG D soils are defined as: *"Soils having very slow infiltration rates when thoroughly wetted, consisting chiefly of (1) clayey soils with high swelling capacity or potential, (2) soils with a high permanent water table, (3) soils with claypan or clay layer at or near the surface, and (4) shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission."*

The site is not located over a US EPA designated Sole Source Aquifer (SSA) nor is it located above a NYSDEC designated Primary Water Supply Aquifer (PWSA).

An on-site investigation of the soils in the location of the proposed SMPs was performed by this office and it was determined that the site of the proposed SMPs contains soils consisting of sandy loam in the upper

layers which transitions to silty loam and then coarse sand and gravel with groundwater intercepted at elevation 176.

2.1.3. Receiving Waters and Watershed

The project site is located within the Fallkill Creek watershed which is listed in *"The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL"* dated June 2020. The Fallkill Creek has been identified as a waterbody impaired by phosphorus related to construction activity and therefore, in compliance with Appendix C of the CGP, EPRS must be met.

Phosphorus pollution, mainly from runoff carrying soil sediment from disturbed or fertilized high-phosphorus areas, threatens freshwater quality because it's often a limiting nutrient. Dissolved phosphorus is the biggest concern, making its control in runoff a priority for water protection.

2.1.4. Flood Plains & Wetlands

According to the Federal Emergency Management Agency (FEMA), specifically Flood Insurance Rate Map (FIRM) No. 36027C0358E, the site is not located within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood).

According to available mapping through the NYSDEC and US Fish and Wildlife Service (FWS), there are no known regulated wetlands located on or in the vicinity of the site.

2.2. Evaluation of Cultural and Historical Resources

According to the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) database, there are no National or State Historic Register sites within the subject parcel. The Dixon House located at 49 North Clinton Street is listed in the National Register of Historic Places and located within 100' of the site, with a developed residence in between. The proposed project will not have an adverse impact on the criteria as there will be no disturbance to the archaeological resource as a result of the proposed project.

2.3. Evaluation of Sensitive Habitats

2.3.1. Threatened and Endangered Species

According to the NYSDEC, the project site does not contain threatened or endangered species or critical habitats.

2.4. Rainfall Data

Precipitation Frequency Estimates used for the hydrologic analysis of the project site were obtained from the National Oceanic and Atmospheric Administration (NOAA) Hydrometeorological Design Studies Center Precipitation Frequency Data Serve (PFDS). Specifically, the NOAA Atlas 14 Point Precipitation Frequency Estimates were utilized.

The rainfall distributions utilized are synthetic arrangements of a total rainfall amount over time such that it includes maximum rainfall duration intensities for the selected design frequency that is critical for producing peak runoff. They were created using the standard NRCS curve number method to develop

appropriate rainfall distributions for analyzing pre and post development stormwater runoff characteristics.

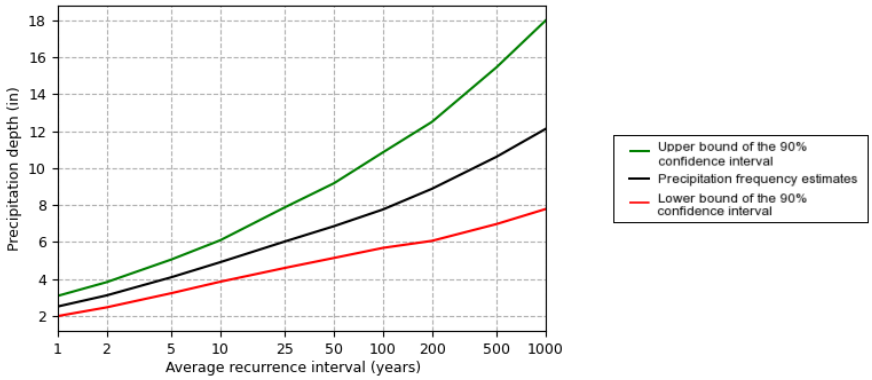
The site-specific statistical rainfall data obtained from NOAA Atlas 14 is as follows:

Table 2: Precipitation Frequency Data - Tabular

Average Recurrence Interval *(years)*	Duration *(hours)*	Precipitation *(Inches)*
1	24	2.50
10	**24**	**4.90**
100	24	7.76

SOURCE: HTTPS://HDSC.NWS.NOAA.GOV/PFDS/

Figure 1: Precipitation Frequency Data - Graphical



SOURCE: HTTPS://HDSC.NWS.NOAA.GOV/PFDS/

2.5. Evaluation of Pre-Development & Post-Development Conditions

2.5.1. Analysis Points

The study area for stormwater analysis contains the project site and no other offsite areas. The topography of the project and surrounding area are such that no offsite runoff is expected to enter the project site from offsite areas in the pre or post development condition. As such, the subcatchment watershed used in analysis of both the pre and post development condition is the same area with changes only to amount of impervious surface cover in the proposed condition.

HydroCAD® stormwater modeling software has been utilized to analyze potential runoff rates which can be expected in the pre and post development conditions. HydroCAD® combines the Santa Barbara Urban Hydrology (SBUH), NRCS TR-20 and NRCS TR-55 methodologies to make a comprehensive stormwater model.

2.5.2. Pre-Development Conditions

The existing site is located in an urban area and predominantly covered by 50% to 75% grass with some portions of the site covered by gravel parking areas and the ruins of previous buildings and paved parking areas. Based on the surrounding topography, any rainfall that currently lands on the site is contained and infiltrated into the ground.

The pre-development runoff rate at the analysis point is as follows:

Table 3: Pre-Development Runoff Summary

Storm Event	1-year, 24-hour storm event		**10-year**, 24-hour storm event		100-year, 24-hour storm event	
Units	*(cfs)*	*(cf)*	*(cfs)*	*(cf)*	*(cfs)*	*(cf)*
Pre-Development	0.31	871	**0.92**	**2,657**	1.66	4,922

SOURCE: HYDROCAD® SOFTWARE

The results of the HydroCAD® model are included in the appendices.

2.5.3. Post-Development Conditions

The proposed site will be predominantly covered by impervious areas consisting of the proposed residential structure, driveway and other hardscaping.

The post-development runoff rate at the analysis point is as follows:

Table 4: Post-Development Runoff Summary

Storm Event	1-year, 24-hour storm event		**10-year**, 24-hour storm event		100-year, 24-hour storm event	
Units	*(cfs)*	*(cf)*	*(cfs)*	*(cf)*	*(cfs)*	*(cf)*
Post-Development Contributions of the subcatchment	0.50	1,481	**1.12**	**3,485**	1.83	5,837

SOURCE: HYDROCAD® SOFTWARE

The results of the HydroCAD® model are included in the appendices.

3. STORMWATER MANAGEMENT PLANNING

3.1. Site Planning

3.1.1. Application of Green Infrastructure (GI) Practices

The project site was evaluated for the use of GI practices as defined in the NYSDEC's Stormwater Management Design Manual (*v. 2024*) and it was determined that the following practices could be implemented:

- Sidewalk Reduction

  Minimize sidewalk lengths and widths, below local requirements, to reduce site impervious area.

On-site sidewalks were reduced in width as much as practicable to reduce site impervious areas while maintaining pedestrian pathways.

- Driveway Reduction

  Minimize driveway lengths and widths, below local requirements, to reduce site impervious area.

The entrance driveway width was reduced as much as practicable to reduce site impervious area while maintaining vehicular access and movement.

- Parking Reduction

  Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, reducing stall dimensions below local requirements, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate.

Unneeded parking spaces have been eliminated and porous pavement surfaces in accessible areas and common areas have been implemented in the design.

3.2. Water Quality Volume (WQ_v)

The WQ_v is intended to improve water quality by capturing and treating runoff from small, frequent design storms that tend to contain higher pollutant levels.

For watersheds requiring enhanced phosphorus removal, the WQ_v shall be sized to capture and treat the 1-yr, 24-hr design storm.

The following equation was used to determine the water quality storage volume WQ_v (in acre-feet of storage):

Equation 1: Water Quality Volume in Enhance Phosphorus Watershed

$$WQ_v = \frac{P_{1yr} R_v A}{12}$$

Where:

Table 5: WQ_v Equation Items

WQ_v	Water Quality Volume (acre-feet)
P_{1yr}	1-hr, 24-hr Rainfall Event Precipitation (inches)
R_v	Runoff Volume = $0.05 + 0.009(I)$
I	Impervious Cover of Site (percent)
A	Contributing Area (acres)

For the site, WQv is calculated as follows:

$$WQ_v = \frac{(2.5)(0.05 + 0.009(75))(0.218)}{12} = 0.033af \text{ or } 1{,}415\ cu.ft.$$

3.2.1. Methodology

The total WQv is 1,452 cu.ft. and the SMPs that are proposed to be implemented on site can meet the performance criteria presented in Chapter 4, 5, 6, 8 & 10 of the DM.

3.3. Runoff Reduction & Standard Practices

3.3.1. Minimum Runoff Reduction Volume (RR_v) Requirements

To replicate pre-development hydrology, all post-development water quality volume must be managed to reduce runoff through infiltration, groundwater recharge, reuse, recycling, or evaporation / evapotranspiration. This involves maintaining pre-construction infiltration, peak flow, and discharge volume, and minimizing concentrated flow using distributed source control practices. On-site runoff reduction techniques and/or standard SMPs with runoff reduction capacity are required.

Underground infiltration is proposed for the project and will meet WQ_v, EPRS, and RR_v requirements.

The following equation was used to determine the water quality storage volume WQ_v (in acre-feet of storage):

Equation 2: Minimum Runoff Reduction Volume in Enhance Phosphorus Watershed

$$RRv_{min} = \frac{P_{1yr} R_v A_{ic} S}{12}$$

Where:

Table 6: RRv_{min} Equation Items

RRv_{min}	Minimum Runoff Reduction Quality Volume (acre-feet)
P_{1yr}	1-hr, 24-hr Rainfall Event Precipitation (inches)
R_v	Runoff Volume = $0.05 + 0.009(I)$
I	Impervious Cover (percent) – 100% impervious
A	Total Area of New Impervious Cover (acres)
S	HSG Specific Reduction Factor (0.20 for Group D)

For the site, WQ_v is calculated as follows:

$$RRv_{min} = \frac{(2.5)(0.05 + 0.009(100))(0.163)(0.20)}{12} = 0.006af \ or \ 261 \ cu.ft.$$

Application of Runoff Reduction (RR) Practices

The following RRv practices have been evaluated and shall be implemented for this project:

- Tree Planting

  Plant or conserve trees to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. Trees can be used for applications such as landscaping, stormwater management practice areas, conservation areas and erosion and sediment control.

Several trees are being planted along the perimeter of the parking area. As such, the trees can provide 100% area reduction per the performance criteria presented in Chapter 5 of the DM.

The proposed area of the tree canopy on site is 570 sq. ft. but the mature tree canopy is less than 16 ft. diameter, therefore an area reduction that is half the tree canopy can be applied which is 285 sq. ft.

- Porous Pavement

  Pervious types of pavements that provide an alternative to conventional paved surfaces, designed to infiltrate rainfall through the surface, thereby reducing stormwater runoff from a site and providing some pollutant uptake in the underlying soils.

Porous pavers are being proposed for portions of the site that serve as pedestrian walkways. The pavers have been designed to meet the performance criteria presented in Chapter 5 of the DM.

The proposed area of the pervious pavers on site is 569 sq.ft. which will provide 100% volume reduction over that area.

3.3.2. Application of Standard Management Practices (SMPs) with RR_v Capacity

It is proposed to provide underground infiltration as the primary SMP for reducing runoff.

- Underground Infiltration

  An infiltration practice below grade that stores the water quality volume in premanufactured pipes, vaults or other modular structures, before it is infiltrated into the ground

Underground infiltration provides 100% runoff reduction volume, and it has been designed in accordance with chapter 6 of the DM. Underground Infiltration is also well suited for phosphorus removal with an expected removal rate greater than 40%.

The proposed underground infiltration system shall be comprised of CULTEC® Recharger 150XLHD units which can sustain traffic loading and have a lower profile for use in installations with depth restrictions. The chambers are proposed to be installed according to the manufacturer's recommendation.

In order to provide pre-treatment and protection of the chamber system from fine particles and silts, it is proposed to precede the underground infiltration system with catch basins fitted with two-foot-deep sumps and outlet traps, as well as provide a system layout with the CULTEC® Separator™ Row configuration.

A summary of the WQ_v and RR_v which can be applied via the proposed SMPs is as follows:

Table 7: Summary of Proposed Standard SMPs w/ RR_v Capacity

Basin	Practice	Practice Variant	WQ_v Required	RR_v Required	WQ_v Provided
Entire Site	Underground Infiltration	I-4	1,415 cu. ft.	261 cu. ft.	1,498 cu. ft.

SOURCE: NYSDEC GI WORKSHEETS

As can be seen in the table above, the storage provided by the infiltration system exceeds the required WQ_v and the required RR_v

3.4. Controlling Peak Runoff

3.4.1. Application of Control Practices

Peak runoff rates for the 1-year, 10-year and 100-year, 24-hour storm events have been compared for the existing and proposed conditions. Peak runoff rates have been reduced or matched for all events through the use of the infiltration system.

The results of the HydroCAD® model for the pre-developed and post-developed site conditions are represented in the following table:

Table 8: Runoff Reduction Rates due to Exifiltration & Storage

Storm Event	Pre-Development Peak Runoff Rate *(cfs)*	Post-Development Peak Runoff Rate *(cfs)*	Discarded Runoff due to Exfiltration *(cfs)*	Discarded Runoff due to Underground Storage *(cfs)*	Attenuation *(%)*
1-Year	0.32	0.50	0.24	>0.26	100
10-Year	**0.93**	**1.12**	**0.31**	**>0.81**	**100**
100-Year	1.67	1.83	0.39	>1.44	100

SOURCE: HYDROCAD® SOFTWARE.

The Channel Protection Volume (CP_v) is designed to protect stream channels from erosion. This goal is accomplished by providing 24-hour extended detention of the 1-year, 24-hour design storm, that remains after runoff reduction.

Overbank Flood Control (Q_p) is designed to prevent an increase in the frequency and magnitude of out-of-bank flooding generated by urban development. Since the 10-year storm event has been detained and 10-year runoff rates have been reduced, Q_p has been addressed.

Extreme Flood Control Criteria (Q_f) is designed to prevent the increased risk of flood damage from large design storms, maintain the boundaries of the pre-development 100-year floodplain, and protect the physical integrity of the stormwater management practices. Since the 100-year storm event has been detained and 100 year runoff rates have been reduced, Q_f has been addressed.

Table 9: Total Runoff Volume Reduction Comparison

Storm Event	1-year, 24-hour storm event	10-year, 24-hour storm event	100-year, 24-hour storm event
Units	*(cf)*	*(cf)*	*(cf)*
Pre-Development	871	**2,657**	4,966
Post-Development Generated Inflow	1,481	**3,485**	5,837
Difference in Generated Flow	+610	**+828**	+871
Post-Development Designed Storage Volume	1,498	**1,498**	1,498
Reduction	245%	**180%**	172%

SOURCE: HYDROCAD® SOFTWARE

4. POLLUTION PREVENTION DURING CONSTRUCTION

The temporary and permanent control measures incorporated into this SWPPP shall be implemented during construction to minimize sediment transport and erosion control.

4.1. Temporary Erosion & Sediment Controls

4.1.1. Site Planning, Preparation and Management Practices:

- Concrete Truck Washout

  Designated, lined pits (temporary excavated or above-ground structures) will be established for washing concrete trucks and equipment after unloading. This will prevent alkaline runoff from contaminating storm drains or soil. All washout facilities will be inspected daily; any damaged or leaking ones will be immediately deactivated and either repaired or replaced. Accumulated rainwater over hardened concrete will be pumped to a stabilized area like a grass filter strip. Hardened concrete buildup will be removed when the facility reaches 75% capacity. Excess wash water will be pumped into a containment vessel for proper off-site disposal in a construction/demolition landfill. On-site disposal of hardened material may be allowed if approved in the SWPPP, involving recycling or burial with at least 2 feet of clean, compacted, and permanently stabilized earth fill to prevent erosion. The plastic liner will be replaced each time the washout facility is cleaned. The site will be regularly inspected to ensure no concrete washing takes place outside designated areas.

- Dust Control

  Measures will be implemented to control dust generated by land disturbance activities. This will prevent windborne dust from causing off-site damage, health issues, and traffic hazards. Dust control will be maintained throughout dry periods until all disturbed areas are stabilized.

- Protecting Vegetation During Construction

  Existing trees, shrubs, ground cover, and other vegetation will be protected from damage by construction equipment. Vegetation identified as important for erosion control, water quality, shade, screening, buffers, wildlife habitat, wetland protection, and other ecological benefits will be preserved..

- Site Pollution Prevention

  Management practices will be implemented to control non-sediment pollutants associated with construction. This will include preventing the generation of pollutants from improper handling, storage, and spills, and stopping toxic substances from leaving the site and entering surface waters.

- Stabilized Construction Access

  A stabilized pad of aggregate underlain with geotextile will be constructed at all points where construction traffic will enter or leave the site onto public rights-of-way, streets, alleys, sidewalks, or parking areas. This will aim to minimize or eliminate the tracking of sediment onto public roadways. The access will be maintained in a condition that will prevent sediment tracking, which may require periodic addition of aggregate. Any spilled, dropped, or washed sediment from public areas must be removed immediately. Vehicle wheels will be cleaned, if necessary, to remove sediment before entering public roads. Any required washing will occur on an aggregate-stabilized area that will drain to an approved sediment trapping device. All sediment will be prevented from entering storm drains, ditches, or watercourses.

4.1.2. Soil Stabilization Measures:

- Seeding for Construction Areas

  Areas where demolition, construction, clearing, and grubbing are complete will be seeded to control erosion and trap sediment in stormwater runoff. Temporary or permanent stabilization (seeding/landscaping) will be in place within seven days after soil disturbance ends. On steep slopes, stabilization must be completed within two days. Anchored stabilization matting (erosion control blankets) will be installed immediately on all slopes of 1:3 (vertical:horizontal) or steeper after disturbance.

- Soil Stockpiling

  Topsoil from construction areas will be stripped and stockpiled for on-site reuse. Stockpiles will be located in dry, stable areas away from swales and drainage channels, and will be surrounded by silt fences and straw bales as needed. A maximum stockpile slope of 1:2 (vertical:horizontal) will be maintained. Stockpiles will be mulched or covered to prevent wind and water erosion. Stockpiles will be keyed into a stable subbase to prevent slides. Stockpiles will be protected by surrounding silt fence and will be stabilized when inactive. As per NYSDEC requirements, all stockpiles and exposed soil will be stabilized with seed, mulch, or other suitable methods within seven days after construction activities cease in that area.

- Mulching

  Coarse plant residue, chips, or other appropriate materials will be applied to cover the soil surface. This will provide initial erosion control while vegetation (seeding or shrubs) establishes. Mulch will conserve moisture, will moderate soil temperature, will reduce temperature fluctuations, will prevent soil crusting, and will help control weeds. Mulch can also be used alone for temporary stabilization during non-growing seasons. Stone mulch can provide more permanent stabilization and will not be limited to non-growing months.

4.1.3. Sediment Control Measures

- Silt Fence

  A temporary geotextile fabric barrier will be installed along the contours of a slope. This will intercept sediment-laden runoff from small disturbed areas by temporarily ponding the water, allowing sediment to settle out. The maximum lifespan of the fabric will be limited by its UV stability (approximately one year).

- Stormwater Drain Inlet Protection – Inserts

  A temporary, low-permeability barrier (fence, berm, or excavation) will be installed around storm drain inlets. This will detain water, allowing sediment to settle out and preventing heavily sediment-laden water from entering the storm drain system. All inserts will be installed and anchored according to the manufacturer's recommendations and design specifications. The fabric component will meet or exceed the performance standards for silt fence fabric. Inserts will be installed to maintain at least 50% of the inlet's original, unobstructed flow capacity to handle storm events.

4.2. Permanent Erosion and Sediment Controls

4.2.1. Soil Stabilization Measures:

- Permanent Construction Area Planting

  Permanent grasses, along with other forbs and/or shrubs, will be established to achieve at least 80% perennial vegetative cover on disturbed construction areas and critical areas. This will reduce erosion and sediment transport. Critical areas may include steep cut or fill slopes, eroding natural slopes, and areas prone to erosion.

- Hardscaping

  Establishing permanent hardscape covers will reduce erosion and sediment transport.

4.3. Spill Prevention and Response

The following BMPs will be implemented to prevent spills and leaks of potential pollutants:

- Proper storage procedures for all chemicals and materials, including storing them in covered areas or with secondary containment such as drip pans or spill containment berms.
- Implementation of safe fueling and maintenance procedures for vehicles and equipment to minimize the risk of spills.

In the event of a spill, the following procedures will be followed:

- Immediate notification of the appropriate authorities with contact information readily available on-site.
- Implementation of measures to contain the spill and prevent it from entering waterways or storm drains.
- Thorough cleanup of the spilled material using appropriate methods and materials.
- Proper disposal of spilled materials and cleanup debris in accordance with applicable regulations.

4.4. Work Site Management

4.4.1. Construction Site Cleanliness

A clean and organized construction site must be a priority to minimize the potential for pollutants to enter stormwater runoff. All waste materials shall be collected and disposed of in accordance with all applicable federal, state, and local regulations. This includes, but is not limited to, solid waste, construction debris, and sanitary waste. Regular site cleanup shall be conducted to prevent the accumulation of debris, trash, and other potential pollutants. Dumpsters and waste containers shall be provided in sufficient quantity and shall be covered or otherwise managed to prevent the discharge of pollutants. Spill cleanup kits shall be readily available, and personnel shall be trained in proper spill cleanup procedures. Sediment tracked onto paved surfaces shall be removed by sweeping or vacuuming as needed, but at least daily. Washing paved surfaces is prohibited unless the wash water is contained and properly disposed of. Construction materials shall be stored in a neat and organized manner to minimize exposure to stormwater. Hazardous materials shall be stored in appropriate containers with secondary containment, and these shall be located away from drainage areas. The site shall be maintained free of litter and debris.

4.4.2. Job Site Maintenance

To ensure that all erosion and sediment controls and other pollution prevention measures are maintained in effective operating condition, the job site must be well maintained. Regular inspections of all erosion and sediment control measures shall be conducted in accordance with the inspection schedule outlined in this SWPPP. Maintenance and repairs of erosion and sediment control measures shall be initiated immediately upon discovery of any deficiencies. A log of all maintenance and repair activities shall be maintained and shall include the date, description of the problem, and corrective actions taken. Stockpiles of materials necessary for the repair of erosion and sediment control measures shall be maintained on-site or readily available. Equipment used on-site shall be maintained in good working condition to prevent leaks of fuels, lubricants, and other pollutants. All on-site vehicles will be inspected regularly for leaks and serviced as needed. Any necessary adjustments, repairs, or replacement of BMPs will be documented.

4.4.3. Work Area Management

To organize and control construction activities in a manner that minimizes the exposure of pollutants to stormwater and protects sensitive areas the work area must be properly managed. Designated areas shall be established for specific activities, such as equipment staging, material storage, and vehicle fueling. Access to sensitive areas, such as wetlands and streams, shall be restricted and clearly marked. Construction activities shall be scheduled to minimize the amount of disturbed area exposed to stormwater at any one time. Erosion and sediment controls shall be installed prior to the commencement of any soil-disturbing activities. Disturbed areas shall be stabilized as soon as possible after final grading. The movement of vehicles and equipment on-site shall be controlled to minimize soil disturbance and the tracking of sediment off-site. All work areas will be clearly delineated. Non-stormwater discharges will be managed to prevent pollution.

4.5. Inspection & Maintenance Requirements

The goal of inspection and maintenance under a Stormwater Pollution Prevention Plan (SWPPP) in New York State is to ensure that erosion and sediment controls are properly installed, maintained, and effective in preventing pollutants from leaving the construction site and impacting receiving waters. This involves regular assessments and timely corrective actions.

SWPPP inspection and maintenance is a dynamic process that requires ongoing attention from pre-construction through to final stabilization or partial completion. Qualified professionals play a key role in ensuring compliance and effectiveness of the control measures, with contractors bearing the responsibility for daily maintenance and implementing necessary corrective actions. Proper documentation and communication with regulatory agencies are also critical aspects of the process.

4.5.1. Pre-Construction Inspection and Certification

Before any soil disturbance begins, a Qualified Inspector or Qualified Professional (as defined in Appendix A of the General Permit GP-0-25-001) must conduct an initial site assessment to verify that all the planned erosion and sediment control measures have been correctly installed and implemented according to the SWPPP.

The contractor is responsible for contacting the Qualified Inspector/Qualified Professional once these initial control measures are in place and ready for inspection. Following the inspection, the Qualified Inspector/Qualified Professional must certify that the installed measures are adequate. This certification

involves a written report or documentation confirming compliance with the SWPPP. This pre-construction step is crucial as it sets the foundation for effective stormwater management throughout the project. It ensures that controls are in place before any potential for erosion and sediment runoff occurs.

4.5.2. Construction Phase Inspections and Maintenance

Once construction activities commence, regular site inspections must be performed by a Qualified Inspector/Qualified Professional at least once every seven (7) calendar days until final site stabilization is achieved.

These inspections aim to evaluate the performance of the implemented pollutant controls and determine if any modifications, additions, or relocations of control measures are necessary to prevent off-site pollutant discharge. Inspections must assess the overall effectiveness of the pollutant control system as well as the specific condition of individual components. Examples of items to evaluate include (but are not limited to):

- Construction Access Points: Checking for evidence of off-site sediment tracking and ensuring the stabilized construction access is maintained or supplemented. For instance, if mud is being tracked onto public roads, the stabilized access needs immediate attention, such as adding more stone or cleaning the road.
- Sediment Barriers (e.g., silt fences, sediment logs): Inspecting for damage, proper installation, and accumulated sediment. Sediment should be removed once it reaches a certain height (typically half the height of the barrier) and stockpiled on the upslope side. Barriers may need to be enlarged or additional barriers constructed based on site conditions and runoff patterns.
- Disturbed Areas and Material Storage: Evaluating areas with exposed soil and stored materials for potential pollutant runoff. If necessary, materials must be covered (e.g., with tarps), original covers repaired, or protective berms constructed around storage areas to contain runoff.
- Grassed Areas: Assessing the health and density of vegetation in temporary or permanent seeding areas. Final stabilization is achieved when all areas are covered by building foundations, pavement, or a healthy stand of grass with at least 80 percent density, which must be maintained. Areas needing improvement should be watered, fertilized, and reseeded.
- Discharge Points: Examining all points where stormwater leaves the site to ensure erosion control measures are effectively preventing significant impacts to receiving waters. This might involve checking for excessive sediment plumes or erosion at the outlet.

Inspection reports must be complete, including any additional remarks needed to fully describe site conditions. The report must explicitly state whether the site was in compliance with the SWPPP at the time of inspection and detail any instances of non-compliance.

Within one (1) business day of the inspection, the Qualified Inspector/Qualified Professional must notify the owner/operator and the relevant contractor/subcontractor of any required corrective actions. The contractor/subcontractor must begin implementing these corrective actions within one (1) business day of notification and complete them within a reasonable timeframe. For example, if a silt fence is damaged, it should be repaired or replaced immediately.

In addition to the formal inspections, the general contractor is responsible for performing routine visual checks of all erosion and sediment control measures according to the inspection and maintenance schedule outlined in the SWPPP plans. The general contractor is ultimately responsible for ensuring the adequacy of site pollutant discharge controls. They must be prepared to install additional structural controls beyond what is shown in the plans if field conditions or contractor practices necessitate them. This adaptive management approach is a continuous aspect of the SWPPP until final stabilization.

Sediment removed from erosion and sediment control measures must be either exported from the site, stockpiled for later use, or used immediately as general non-structural fill. It should never be left in a location where it can be washed back into the stormwater system.

4.5.3. Temporary Suspension of Construction Activities

For sites where soil disturbance activities are temporarily suspended (e.g., during winter shutdowns) and temporary stabilization measures have been applied to all disturbed areas (e.g., mulching, temporary seeding), the frequency of inspections by the Qualified Inspector/Qualified Professional can be reduced to once every 30 calendar days. Prior to reducing the inspection frequency, the owner/operator must provide written notification to the City of Poughkeepsie. This notification ensures that the regulatory agency is aware of the temporary suspension and the change in inspection schedule.

When construction activities resume, the regular inspection frequency of at least once every seven (7) calendar days must also resume. It's important to re-assess the site and the condition of the temporary stabilization measures before restarting work.

4.5.4. Partial Project Completion

In situations where soil disturbance activities have permanently ceased for a portion of the project, and the following conditions are met, inspections by the Qualified Inspector/Qualified Professional for that completed portion can stop:

- All areas disturbed as of the project shutdown date for that portion have achieved final stabilization (e.g., permanent vegetation established, paving completed).
- All post-construction stormwater management practices required for the completed portion have been constructed in accordance with the SWPPP and are fully operational (e.g., underground infiltration systems, plantings, etc.).

Before ceasing inspections for a partially completed project, the owner/operator must provide written notification to the City of Poughkeepsie. This informs the agency that a portion of the project is complete and stabilized.

4.6. Reporting Requirements

Stormwater General Permits in New York State place a significant emphasis on accurate record-keeping and timely reporting to ensure compliance and the effective management of stormwater discharges from construction sites. Two key components of these reporting requirements are inspection reports and site log books.

It is important to maintain consistency in reporting and record-keeping practices. Using clear and concise language and ensuring all required information is included is a must.

The reporting requirements are not just about documenting problems; they are also a tool for proactive stormwater management. Regular inspections and thorough record-keeping can help identify potential issues early and allow for timely corrective actions, preventing more significant problems down the line.

4.6.1. Inspection Reports:

These reports are the formal documentation of the site inspections conducted by the Qualified Inspector/Qualified Professional. They serve as a record of the site's condition, the performance of erosion and sediment controls, any instances of non-compliance, and the corrective actions taken or needed and include the following:

- Date and Time of Inspection: Clearly indicating when the inspection was performed.
- Name and Title of the Qualified Inspector/Qualified Professional: Identifying the person who conducted the inspection.
- Weather Conditions: Recording the weather at the time of inspection and any precipitation events since the last inspection, as these can significantly impact site conditions and control measure effectiveness.
- Specific Areas Inspected: Detailing the areas of the site that were assessed, including disturbed areas, material storage areas, discharge locations, and locations where vehicles enter and exit.
- Evaluation of Erosion and Sediment Control Measures: A thorough assessment of the condition and effectiveness of each control measure implemented on site (e.g., silt fences, sediment traps, stabilized construction entrances, temporary seeding). This should include noting any damage, deterioration, or need for maintenance, repair, or replacement.
- Description and Sketch Map: Detailing areas of disturbance, inactive areas and stabilized areas.
- Estimation of Areas: Detailing active and inactive soil disturbance, temporary stabilization and final stabilization..
- Digital Photograph Documentation: Detailing those items that require corrective action.
- Observations of Potential Pollutant Sources: Identifying any potential sources of pollutants that could enter stormwater runoff, such as spills, leaks, or improper storage of materials.
- Evidence of Off-Site Discharge of Sediment or Other Pollutants: Documenting any instances where sediment or other pollutants have left the construction site.
- Compliance Status: A clear statement indicating whether the site was in compliance with the SWPPP at the time of inspection.
- Specific Instances of Non-Compliance: If the site was not in compliance, each instance of non-compliance must be clearly and specifically identified, describing the issue, its location, and the date it was observed.
- Corrective Actions Required: Detailing any actions needed to repair, modify, maintain, supplement, or install new erosion and sediment control measures to achieve effective pollutant control and ensure compliance with the SWPPP. This should include specific instructions and a recommended timeline for implementation.
- Status of Previous Corrective Actions: If the current inspection identifies that previously required corrective actions have not been implemented or are ineffective, this should be noted.
- Signature of the Qualified Inspector/Qualified Professional: Authenticating the report.

Timing of Report Completion and Notification:

- Inspection reports will need to be completed within one (1) business day of the inspection with paper copies of the inspection report and documentation of corrective actions being made part of the on-site log book within seven (7) business days.
- Within the same timeframe (one business day), the Qualified Inspector/Qualified Professional will be required to notify the owner/operator and the appropriate contractor or subcontractor of any corrective actions that need to be taken.

- Record Keeping: Completed inspection reports must be retained by the owner/operator for at least five (5) years. These records must be made available to the local authorities upon request.

4.6.2. Site Log Book:

The site log book serves as a comprehensive record of various site activities and conditions related to stormwater management. It's a more continuous record than the formal inspection reports and often contains information beyond just the inspections. The site log book will need to include:

- Record of Inspections: Copies of all completed inspection reports should be kept in the site log book. This ensures a centralized record of the formal site assessments.
- Record of Corrective Actions: Documentation of all corrective actions taken in response to inspection findings. This should include:
  - A description of the action taken.
  - The date the action was initiated and completed.
  - The name and contact information of the person or entity that implemented the corrective action.
- Record of Maintenance Activities: Details of all maintenance performed on erosion and sediment control measures, including:
  - Date of maintenance.
  - Description of the maintenance performed (e.g., sediment removal, repair of a silt fence).
  - Location of the maintained measure.
  - Name of the person or entity that performed the maintenance.
- Record of Significant Storm Events: Documentation of any significant storm events that occur on or near the site, including the date and approximate amount of rainfall. This helps to correlate potential issues with weather events.
- Record of Spills and Releases: If any spills or releases of pollutants occur on site, they must be documented in the site log book, including:
  - Date and time of the spill/release.
  - Type and amount of pollutant spilled/released.
  - Location of the spill/release.
  - Description of the incident and the circumstances leading to it.
  - Actions taken to contain and clean up the spill/release.
  - Notifications made to regulatory agencies (if required).
- Record of SWPPP Modifications: Any modifications made to the SWPPP must be documented in the site log book, along with the date of the modification and the reason for it.
- Record of Temporary Suspensions and Partial Completions: Documentation related to temporary suspensions of construction activities (including the date of suspension, temporary stabilization measures applied, and notification to the NYSDEC and relevant local authorities) and partial project completions (including the date of shutdown, confirmation of final stabilization and operational SMPs for the completed portion, and notifications).
- Training Records: Records of any stormwater-related training provided to site personnel should be maintained in the site log book.
- Contractor Certifications: Records of any certifications or qualifications of contractors or subcontractors involved in implementing erosion and sediment controls.
- Availability: The site log book must be kept on-site and made readily available for review by the local authorities at any time.

5. POST-CONSTRUCTION INSPECTION AND MAINTENANCE

Once the construction phase is complete and the site has achieved final stabilization, the focus shifts to the long-term operation and maintenance of the post-construction stormwater management practices (SMPs) that were implemented as part of the SWPPP. These practices are designed to manage stormwater runoff quality and quantity permanently.

While the intense inspection frequency of the construction phase reduces significantly or ceases upon final stabilization for the entire project (as opposed to partial completion), ongoing maintenance and occasional inspections are still crucial to ensure the long-term effectiveness of these SMPs.

5.1. Inspection & Maintenance Requirements

The goal of post-construction inspection and maintenance is to ensure the long-term effectiveness of the SMPs in controlling stormwater runoff volume and quality. Neglecting maintenance can lead to the failure of these practices, potentially causing flooding, erosion, and water quality degradation. The following goals shall be achieved:

- Responsibility: The responsibility for the long-term inspection and maintenance of post-construction SMPs typically lies with the property owner or the entity responsible for the ongoing operation of the site. This should be clearly defined in the SWPPP and any associated legal agreements.
- Maintenance Plan: The SWPPP should include a detailed Post-Construction Stormwater Management Plan that outlines the specific maintenance requirements for each SMP implemented on the site. This plan should include:
- Identification of all post-construction SMPs: Examples include detention/retention ponds, infiltration basins, filter strips, permeable pavement, green roofs, etc.
- Specific maintenance activities required for each SMP: For instance:
    - Underground Infiltration Systems: Maintaining infiltration rates by preventing clogging (e.g., through pre-treatment), vegetation management, sediment removal.
    - Permeable Paver: Vacuum sweeping to prevent clogging of pores, structural repairs.

The frequency of maintenance activities will vary depending on the type of SMP and site conditions. Some tasks may be annual, semi-annual, or based on visual inspection triggers (e.g., when sediment reaches a certain level). It is important to clearly identifying who is responsible for performing each maintenance task. Ensuring access to all SMPs for inspection and maintenance is very important.

While routine daily or weekly inspections cease after final stabilization, periodic inspections are still necessary to ensure the SMPs are functioning as designed. These inspections may be annual, event based or regulatory in nature.

5.2. Reporting and Record Keeping Requirements

Records of all post-construction inspections and maintenance activities should be maintained. This documentation typically includes:

- Date of inspection/maintenance.
- Name and contact information of the person performing the inspection/maintenance.

- Findings of the inspection, including any deficiencies or areas needing attention.
- Description of maintenance performed, including dates and methods.
- Any corrective actions taken to address deficiencies.

If the property ownership changes, the responsibility for post-construction SMP maintenance must be clearly transferred to the new owner, often through legal documentation associated with the property transfer.

6. IMPLEMENTATION

Successful implementation of a Stormwater Pollution Prevention Plan (SWPPP) requires clear understanding and execution of responsibilities by various parties involved in the construction project.

The Construction Sequence is a critical element of the SWPPP and outlines the planned order of construction activities, particularly those involving soil disturbance. Its proper implementation is a shared responsibility, but the Contractor typically takes the lead in adhering to it on a day-to-day basis.

6.1. Construction Sequence

The initial construction sequence included below was created to strategically phase construction activities to minimize the duration of exposed soils and facilitate the timely installation of erosion and sediment control measures. Factors like site topography, drainage patterns, and the timing of permanent stormwater management practice installation have been considered.

6.1.1. Pre-Construction

This phase occurs before any soil disturbance begins.

TASK 1. Develop and Finalize the Stormwater Pollution Prevention Plan (SWPPP):
   a. The Engineer prepares a comprehensive SWPPP in accordance with the requirements of the City of Poughkeepsie, including site assessment, erosion and sediment control plans, construction sequence, post-construction stormwater management practices, inspection and maintenance procedures, and spill prevention measures.
   b. The Owner/Operator reviews and approves the SWPPP.

TASK 2. Designate Qualified Personnel:
   a. The Owner/Operator identifies and designates the Qualified Inspector/Qualified Professional (QI/QP) responsible for conducting site inspections.
   b. The Contractor designates a responsible party for on-site SWPPP implementation and routine inspections.

TASK 3. Pre-Construction Meeting:
   a. A pre-construction meeting is held with the Owner/Operator, Engineer, Contractor, and QI/QP to review the SWPPP, discuss roles and responsibilities, the construction sequence, erosion and sediment control measures, and communication protocols.

TASK 4. Install Initial Erosion and Sediment Control Measures:
   a. Prior to any soil disturbance, the Contractor installs the perimeter erosion and sediment control measures as detailed in the SWPPP and the erosion and sediment control plan. This may include silt fences, sediment logs, temporary diversions, and stabilized construction entrances.

TASK 5. Pre-Construction Inspection and Certification:

a. Once the initial erosion and sediment control measures are installed, the Contractor notifies the QI/QP.
b. The QI/QP conducts a thorough pre-construction site inspection to ensure that the erosion and sediment control measures have been adequately installed and implemented in accordance with the SWPPP.
c. The QI/QP prepares and submits a pre-construction inspection report certifying the adequacy of the installed measures to the Owner/Operator and Contractor. Construction activities cannot commence until this certification is complete.

TASK 6. Establish Site Log Book:

a. The Contractor establishes a site log book to record inspection reports, corrective actions, maintenance activities, significant storm events, spills, SWPPP modifications, and other required information as per the City of Poughkeepsie.

6.1.2. During Construction

This phase outlines the order of construction activities involving soil disturbance and the implementation of erosion and sediment controls. This is a sample and needs to be tailored to the specific project.

PHASE 1. Site Clearing and Initial Grading:

a. Clearly delineate the limits of disturbance as shown on the SWPPP plans.
b. Install and maintain the stabilized construction entrance(s) to prevent off-site tracking of sediment.
c. Implement any necessary temporary diversions or swales to redirect upslope runoff away from disturbed areas.
d. Begin clearing and grubbing within the designated limits, proceeding in manageable areas.
e. Immediately after clearing and initial grading of a specific area, install appropriate erosion and sediment controls for that area, such as temporary seeding, mulching, or sediment traps/basins if required by the SWPPP.

PHASE 2. Utility Installation:

a. Excavate for and install underground utilities (e.g., water, sewer, electric, gas) in a phased manner, minimizing the amount of exposed soil at any one time.
b. Install erosion and sediment controls (e.g., check dams in trenches, temporary sediment barriers around stockpiled materials) immediately adjacent to utility work.
c. Backfill and temporarily stabilize disturbed areas as soon as possible after utility installation.

PHASE 3. Building Foundation and Construction:

a. Excavate for building foundations.
b. Manage dewatering activities (if necessary) in accordance with the SWPPP, ensuring proper discharge through sediment controls.
c. Proceed with building construction.
d. As portions of the building are completed and roof drainage systems are installed, direct roof runoff to temporary or permanent stormwater controls as designed in the SWPPP.

PHASE 4. Final Grading and Paving:

a. Perform final grading to establish permanent slopes and drainage patterns as shown in the SWPPP.
b. Install inlet protection measures for all stormwater inlets as soon as they are installed.
c. Prepare sub-base for paving.
d. Install curbing and pavement.

PHASE 5. Landscaping and Final Stabilization:

a. Install permanent stormwater management practices (e.g., infiltration basins, bioretention areas, vegetated swales) as specified in the SWPPP.
b. Topsoil and seed or plant all remaining disturbed areas to achieve final stabilization (uniform vegetative cover with at least 80% density).
c. Install any remaining permanent erosion control measures (e.g., permanent check dams, riprap).
d. Remove temporary erosion and sediment control measures only after final stabilization is achieved in the contributing drainage area and with the approval of the QI/QP. Disturbed areas where temporary controls are removed must be stabilized immediately.

Throughout the Construction Sequence it will be important to adhere to the following:

- Regular Inspection and Reporting by the QI/QP.
- Routine Contractor Inspections.
- Regular maintenance of all erosion and sediment controls.
- Updating Site Log Book with inspections, maintenance, corrective actions, storm events, and other relevant information and documentation.
- Modify SWPPP (if necessary) to reflect changes in site conditions, construction activities, or the effectiveness of control measures

6.1.3. Post-Construction

This phase begins after final site stabilization has been achieved for all disturbed areas and all permanent stormwater management practices have been constructed and are operational.

TASK 1. Final Stabilization Certification:

a. The QI/QP conducts a final site inspection to verify that all disturbed areas have achieved final stabilization and that all permanent stormwater management practices have been constructed according to the SWPPP and are functioning as designed.
b. The QI/QP prepares a final inspection report certifying final stabilization.

TASK 2. Implement Long-Term Stormwater Management Plan:

a. The Owner/Operator implements the long-term Post-Construction Stormwater Management Plan, which includes regular inspection and maintenance of all permanent stormwater management practices.

TASK 3. Ongoing Inspections and Maintenance:

a. Periodic inspections of the permanent stormwater management practices are conducted as outlined in the Post-Construction Stormwater Management Plan (typically annually or as specified).
b. Maintenance activities (e.g., sediment removal from ponds, vegetation management in swales, cleaning of permeable pavements) are performed according to the schedule and requirements in the plan to ensure the continued effectiveness of the SMPs.
c. Records of all post-construction inspections and maintenance are maintained.

6.2. Responsibilities

6.2.1. Owner

The Owner/Operator has the ultimate responsibility for ensuring that the project proceeds in accordance with the SWPPP, including the construction sequence. They need to approve the sequence and ensure that sufficient resources are allocated for its implementation.

The Owner/Operator holds the ultimate responsibility for compliance with the proper implementation of the SWPPP. Their responsibilities typically include:

- SWPPP Development and Implementation: Ensuring a comprehensive and effective SWPPP is developed and implemented for the project. While they may delegate the preparation to an Engineer, the ultimate responsibility for having a compliant SWPPP rests with them.
- Providing Resources: Allocating sufficient financial and personnel resources for the proper implementation, inspection, and maintenance of erosion and sediment controls and post-construction stormwater management practices.
- Scheduling: Set up meetings between all parties involved to ensure successful implementation of the SWPPP.
- Contractor Oversight: Ensuring that all contractors and subcontractors working on the site are aware of and comply with the SWPPP requirements.
- Communication and Coordination: Maintaining effective communication and coordination among all parties involved in the project, including the Engineer, Contractor, and QI/QP.
- Reporting and Record Keeping: Ensuring that all required reports (including inspection reports) and records (including the site log book) are properly prepared, maintained, and submitted.
- SWPPP Modifications: Ensuring the SWPPP is updated and modified as necessary to reflect changes in site conditions, construction activities, or regulatory requirements.
- Long-Term Maintenance: For post-construction stormwater management practices, the Owner/Operator (or subsequent property owner) is typically responsible for their long-term inspection and maintenance, as outlined in the SWPPP.

6.2.2. Engineer

The Engineer plays a crucial role in the planning and design aspects of stormwater management. Their responsibilities typically include:

- Preparing a comprehensive SWPPP that meets the requirements of the City of Poughkeepsie and addresses the specific conditions of the construction site. This includes:
  - Site assessment and characterization.
  - Design of erosion and sediment control measures.
  - Development of the initial construction sequence.
  - Design of post-construction stormwater management practices.
  - Preparation of the inspection and maintenance requirements.
  - Development of the stormwater pollution prevention team and assignment of responsibilities.
- Providing Technical Expertise: Offering technical guidance and support related to stormwater management throughout the project.
- SWPPP Modifications: Revising and updating the SWPPP as necessary based on site conditions, regulatory changes, or the need for improved control measures.

- ❖ Review of Contractor Submittals: Reviewing contractor plans and submittals related to erosion and sediment control to ensure they are consistent with the SWPPP.
- ❖ Certification (if applicable): In some cases, the Engineer may be required to certify certain aspects of the SWPPP design or the installation of stormwater management practices.

6.2.3. Contractor

The Contractor is directly responsible for following the approved construction sequence in their daily operations. This includes scheduling work to align with the planned phasing, installing erosion and sediment controls as specified in the sequence and SWPPP, and coordinating with the Qualified Inspector/Qualified Professional regarding the timing of control measure installation and inspections. If deviations from the planned sequence are necessary, the Contractor must communicate this to the Owner/Operator and the Engineer/SWPPP preparer for potential SWPPP modification.

The Contractor is directly responsible for the day-to-day implementation of the erosion and sediment control measures and adherence to the SWPPP on the construction site. Their responsibilities include:

- ❖ SWPPP Understanding: Thoroughly understanding the requirements of the SWPPP and ensuring that all site personnel are aware of their responsibilities. Signing the "Contractor's Certification Form" and including in the site log book is an important first step.
- ❖ Implementation of Control Measures: Properly installing, maintaining, repairing, and replacing erosion and sediment control measures as specified in the SWPPP and as directed by the QI/QP. This includes timely installation in accordance with the construction sequence.
- ❖ Routine Inspections: Conducting routine visual inspections of erosion and sediment controls as outlined in the SWPPP's inspection schedule.
- ❖ Corrective Actions: Promptly implementing corrective actions identified in the QI/QP's inspection reports.
- ❖ Equipment and Material Management: Managing equipment and materials on-site in a manner that prevents or minimizes stormwater pollution (e.g., proper storage, spill prevention).
- ❖ Waste Management: Properly managing construction waste to prevent it from entering stormwater runoff.
- ❖ Communication: Maintaining effective communication with the Owner/Operator and the QI/QP regarding site conditions, control measure performance, and any issues that arise.
- ❖ Adherence to Construction Sequence: Performing work in accordance with the approved construction sequence and notifying the necessary parties if deviations are required.
- ❖ Providing Access: Providing access to the site for inspections by the QI/QP and regulatory agencies.

6.2.4. Qualified Inspector/Qualified Professional (QI/QP)

The QI/QP needs to understand the planned construction sequence to effectively conduct pre-construction inspections (ensuring initial controls are in place before disturbance begins) and ongoing inspections (verifying that controls are implemented in accordance with the sequence and are adequate for the current stage of construction). They will also advise on adjustments to the sequence or control measures as needed based on site conditions.

The Qualified Inspector (QI) or Qualified Professional (QP) (as defined by the permit) plays a critical role in ensuring the ongoing effectiveness of the SWPPP through regular site inspections and providing expert guidance. Their responsibilities typically include:

- Pre-Construction Inspection and Certification: Conducting an initial site assessment prior to construction to ensure that initial erosion and sediment controls are properly installed and certifying their adequacy.
- Regular Site Inspections: Performing site inspections to assess the performance of pollutant controls.
- Evaluating Control Measure Effectiveness: Assessing the condition and effectiveness of all erosion and sediment control measures and identifying any deficiencies or areas needing improvement.
- Identifying Potential Pollutant Sources: Observing site conditions and activities to identify potential sources of stormwater pollution.
- Determining SWPPP Modifications: Based on site inspections, determining if modifications to the SWPPP, additional control measures, or relocation of existing measures are necessary.
- Reporting Inspection Findings: Preparing detailed inspection reports that document site conditions, compliance status, instances of non-compliance, and required corrective actions.
- Communicating Corrective Actions: Notifying the Owner/Operator and the appropriate contractor/subcontractor of any corrective actions needed.
- Following Up on Corrective Actions: Potentially verifying that required corrective actions have been implemented effectively.
- Providing Guidance and Recommendations: Offering professional advice and recommendations on best management practices for erosion and sediment control.
- Understanding the SWPPP: Having a thorough understanding of the SWPPP and the requirements of the City of Poughkeepsie.

Appendix A

Facts & Figures

1. Location Map
2. Topographic Map – USGS
3. NWI Map
4. NRCS Soil Report
5. FEMA Map
6. Cultural Resource Information System (CRIS) Map
7. NYSDEC ER Maps
8. NYSDEC Nature Explorer Map
9. Threatened & Endangered Species Screening

TEED
ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL



USGS TOPOGRAPHY MAP

53 North Clinton Street (C) Poughkeepsie
TM: 133300-6162-71-288150-0000

NORTH

0 0.1 0.2 mi

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

AERIAL IMAGERY MAP

53 North Clinton Street (C) Poughkeepsie
TM: 133300-6162-71-288150-0000

NORTH

0 0.1 0.2 mi

United States Department of Agriculture

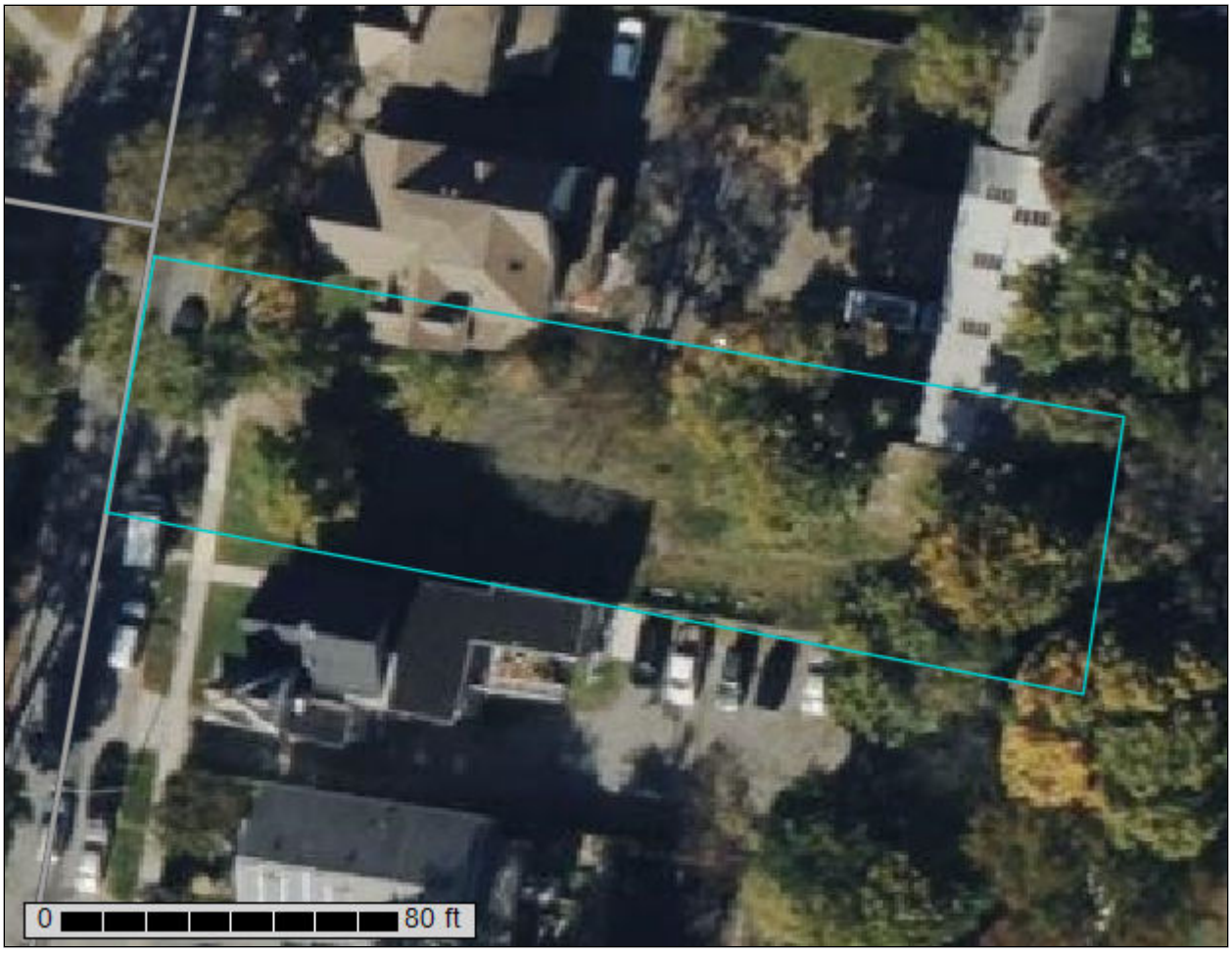
NRCS

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

53 North Clinton 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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Ur—Urban land.....13
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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.


73° 55' 12" W
73° 55' 8" W
589854
589863
589872
589881
589890
589899
589908
589917
589926
589935
41° 42' 20" N
41° 42' 18" N
4617648
4617639
4617630
4617621
4617612
4617603
4617594
Ur
N Clinton St
Soil Map may not be valid at this scale.
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

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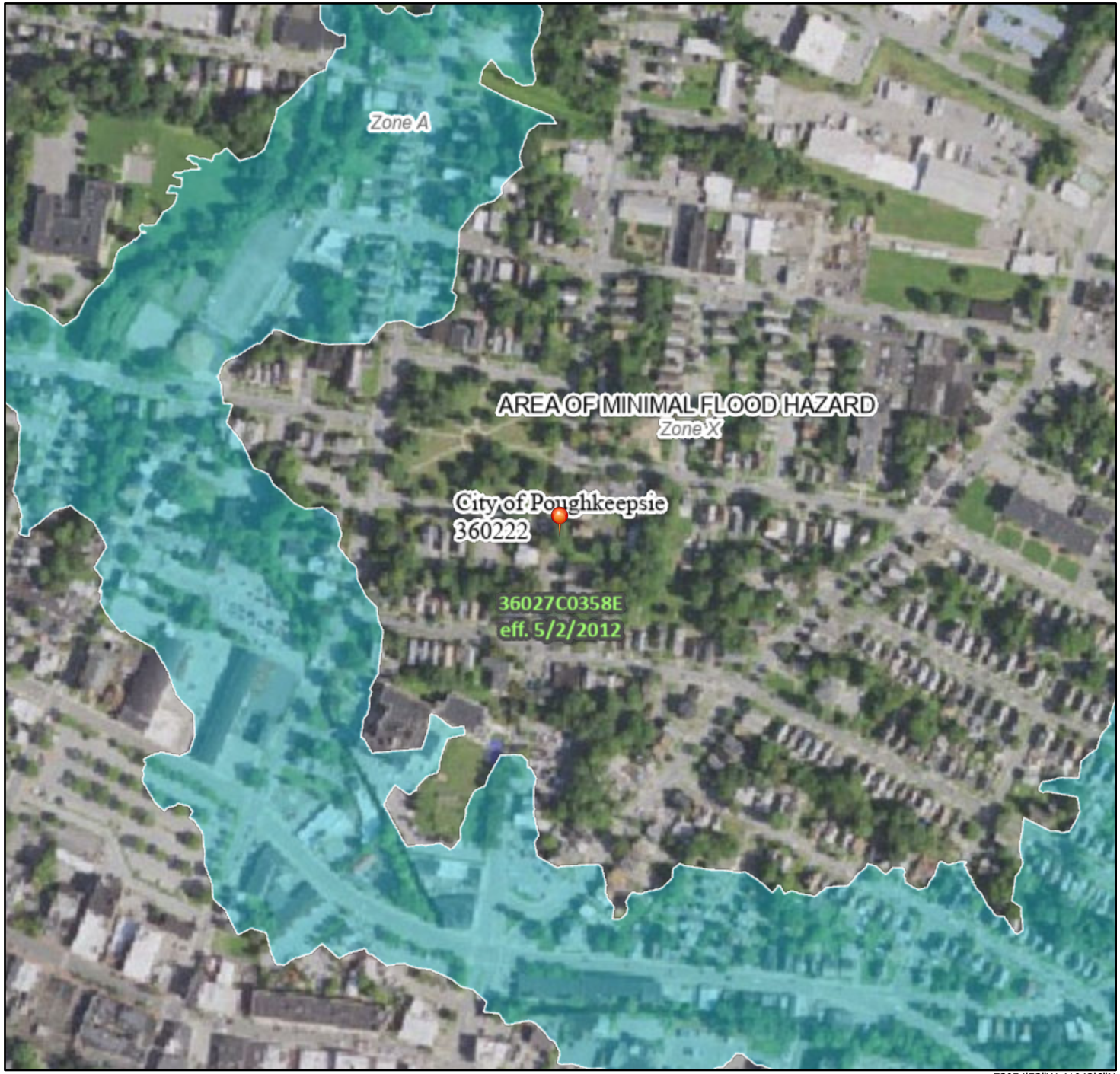
National Flood Hazard Layer FIRMette

FEMA

73°55'30"W 41°42'33"N



73°54'53"W 41°42'6"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2025 at 11:10 AM 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.

CRIS Cultural Resource Information System

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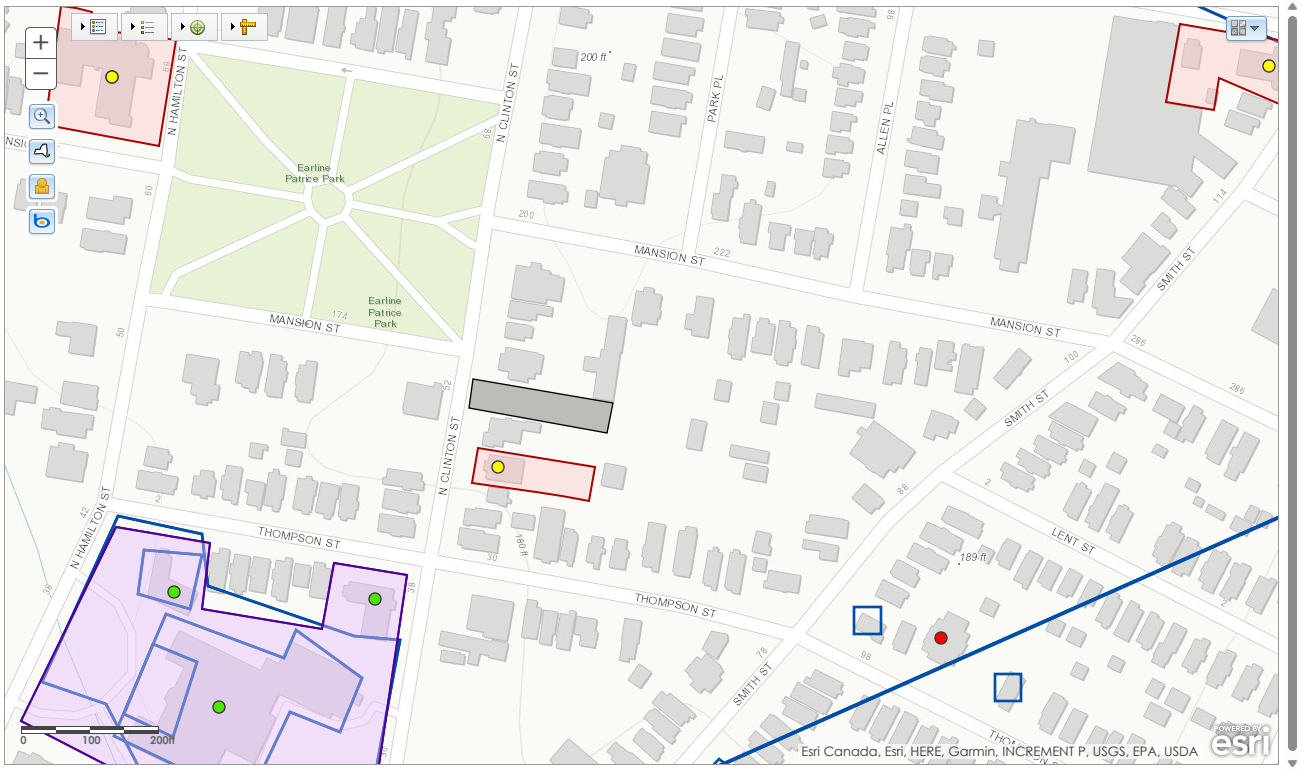
Criteria Spatial Results



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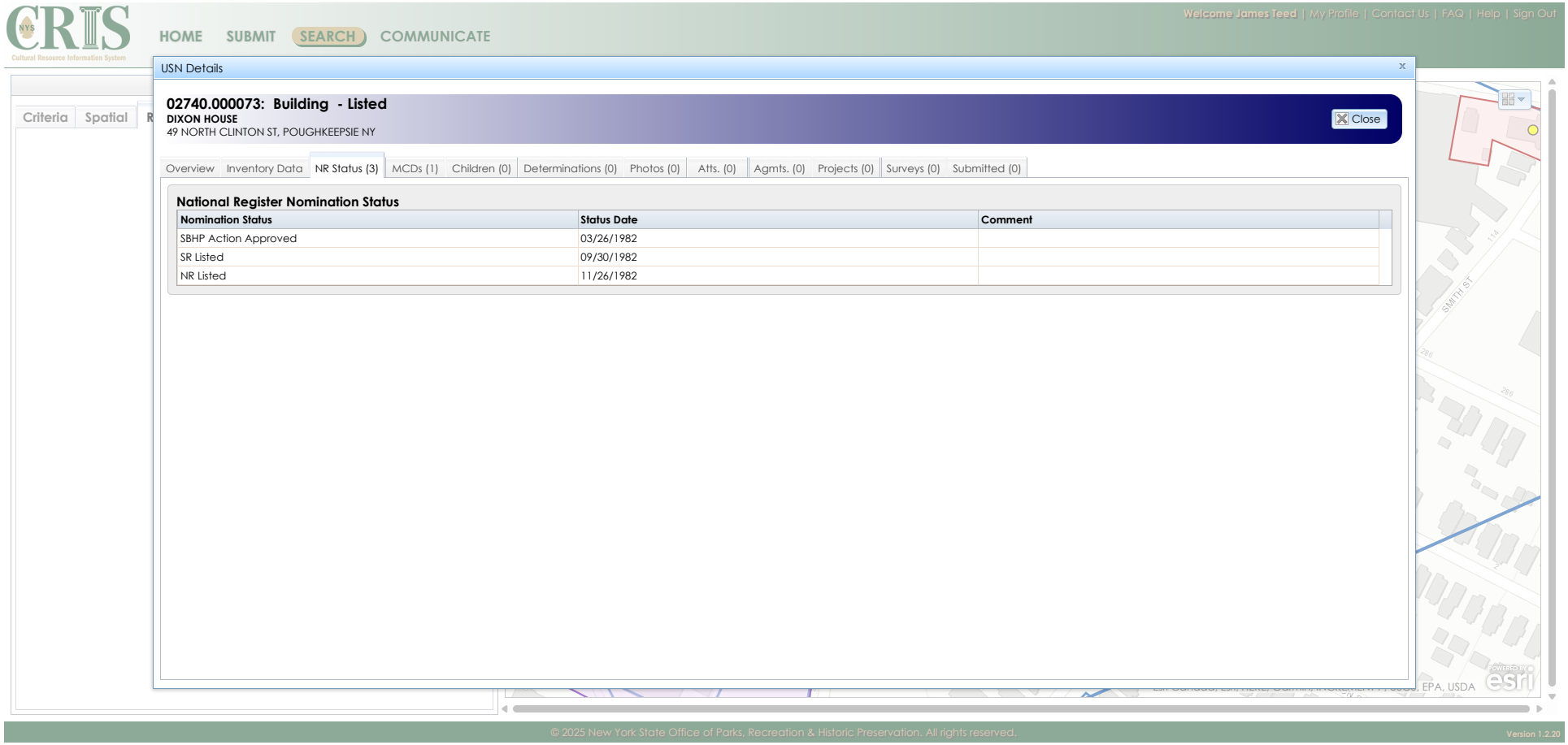
Version 1.2.20


CRIS
Cultural Resource Information System
HOME
SUBMIT
SEARCH
COMMUNICATE
Welcome James Teed | My Profile | Contact Us | FAQ | Help | Sign Out
Criteria
Spatial
USN Details
02740.000073: Building - Listed
DIXON HOUSE
49 NORTH CLINTON ST, POUGHKEEPSIE NY
Close
Overview
Inventory Data
NR Status (3)
MCDs (1)
Children (0)
Determinations (0)
Photos (0)
Atts. (0)
Agmts. (0)
Projects (0)
Surveys (0)
Submitted (0)
National Register Nomination Status
Nomination Status
Status Date
Comment
SBHP Action Approved
03/26/1982
SR Listed
09/30/1982
NR Listed
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EPA, USDA
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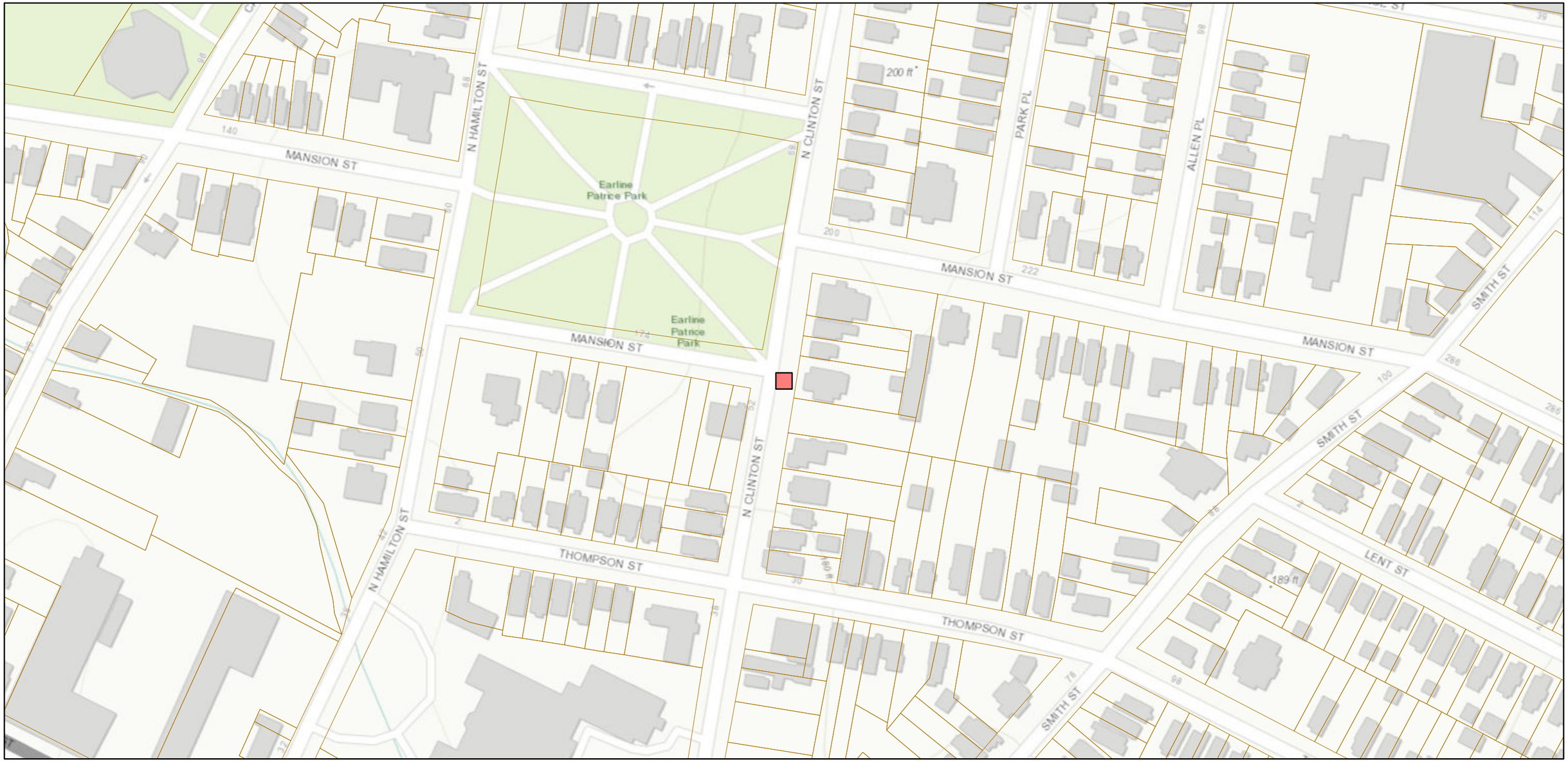
Version 1.2.20

53 N. Clinton Street



May 12, 2025

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.06 0.12 km

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

Author: Teed Engineering, PLLC
Not a legal document

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757
Phone: (518) 402-8935 | Fax: (518) 402-8925
www.dec.ny.gov

05/12/2025

The attached report from the Environmental Resource Mapper includes information from the New York Natural Heritage Program database with respect to the location indicated on the map below. This letter, together with the attached report from the Environmental Resource Mapper, is equivalent to, and carries the same validity, as a letter from the New York Natural Heritage Program, including for projects where a Natural Heritage letter is required.

If your location of interest does not fall within an area covered by the Rare Plants and Rare Animals layer or in the Significant Natural Communities layer, then New York Natural Heritage has no records to report in the vicinity of your project site. Submitting a project screening request to NY Natural Heritage is not necessary.

If the attached report lists that your location of interest is in the vicinity of state-listed animals, including state-listed bats, please consult the **EAF Mapper** to obtain a list of the species involved. (You do not have to be filling out an Environmental Assessment Form in order to use the EAF Mapper). Then consult the appropriate **NYSDEC Regional Office** for information on any project requirements or permit conditions.

If the attached report lists unlisted animals, rare plants, or significant natural communities, and if you would like more information on these, please submit a project screening request to **New York Natural Heritage**. For more information, please see the DEC webpage **Request Natural Heritage Information for Project Screening**.

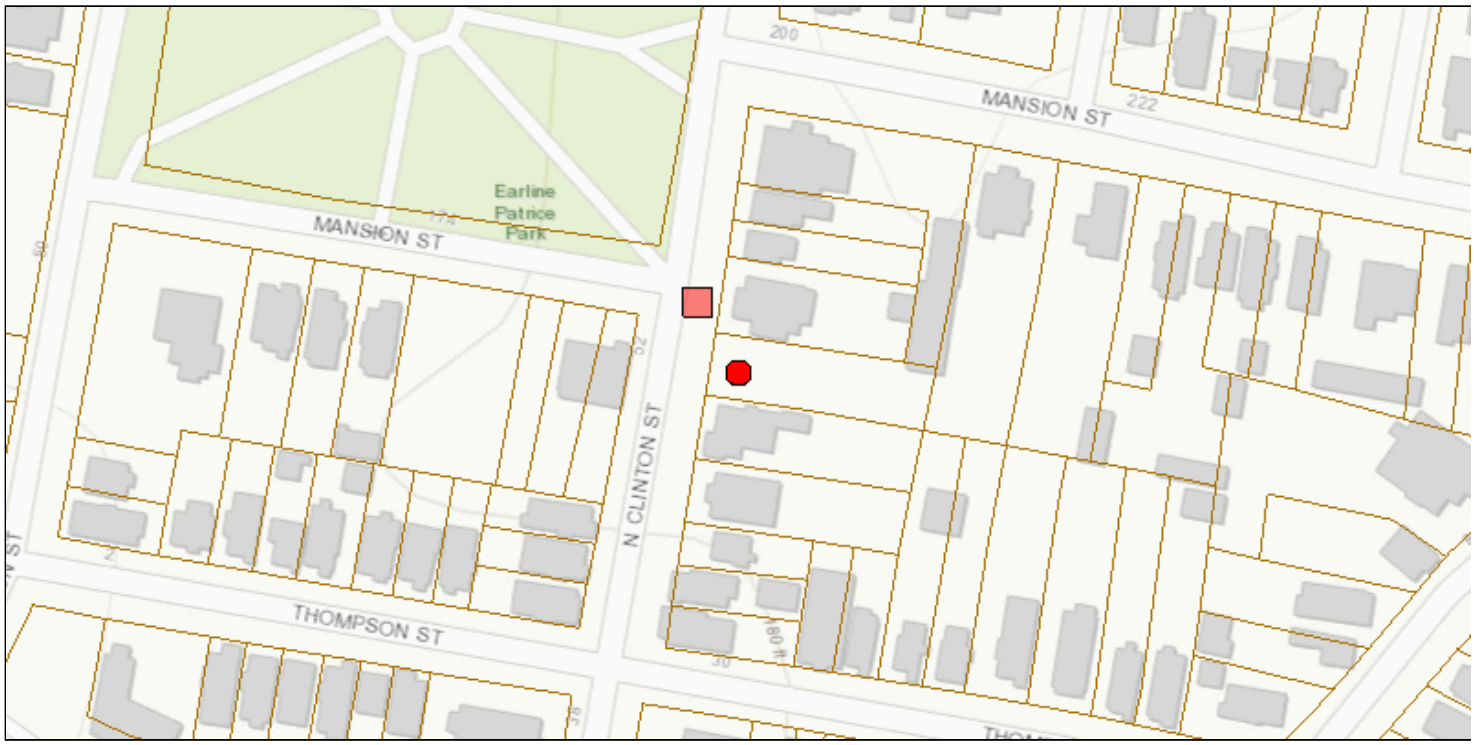
The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYNHP files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYNHP cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources from a proposed project.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the NYNHP database.

New York Natural Heritage Program

https://www.nynhp.org/.

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	589876.4278608822	**Northing:**	4617620.112146705
Longitude/Latitude	**Longitude:**	-73.9197458737468	**Latitude:**	41.70530419357909

The approximate address of the point you clicked on is:
51 N Clinton St, Poughkeepsie, New York, 12601

County: Dutchess
City: Poughkeepsie
USGS Quad: POUGHKEEPSIE

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

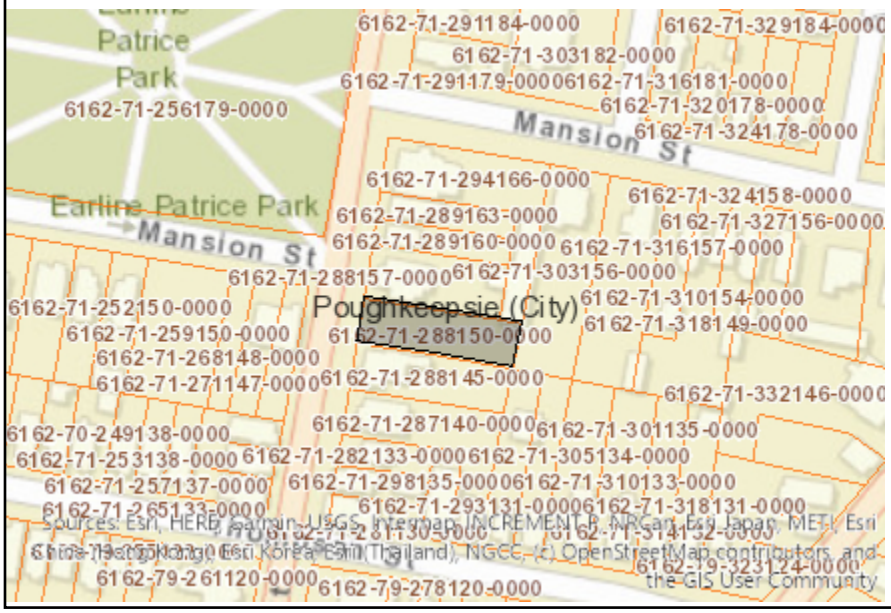
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview



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.



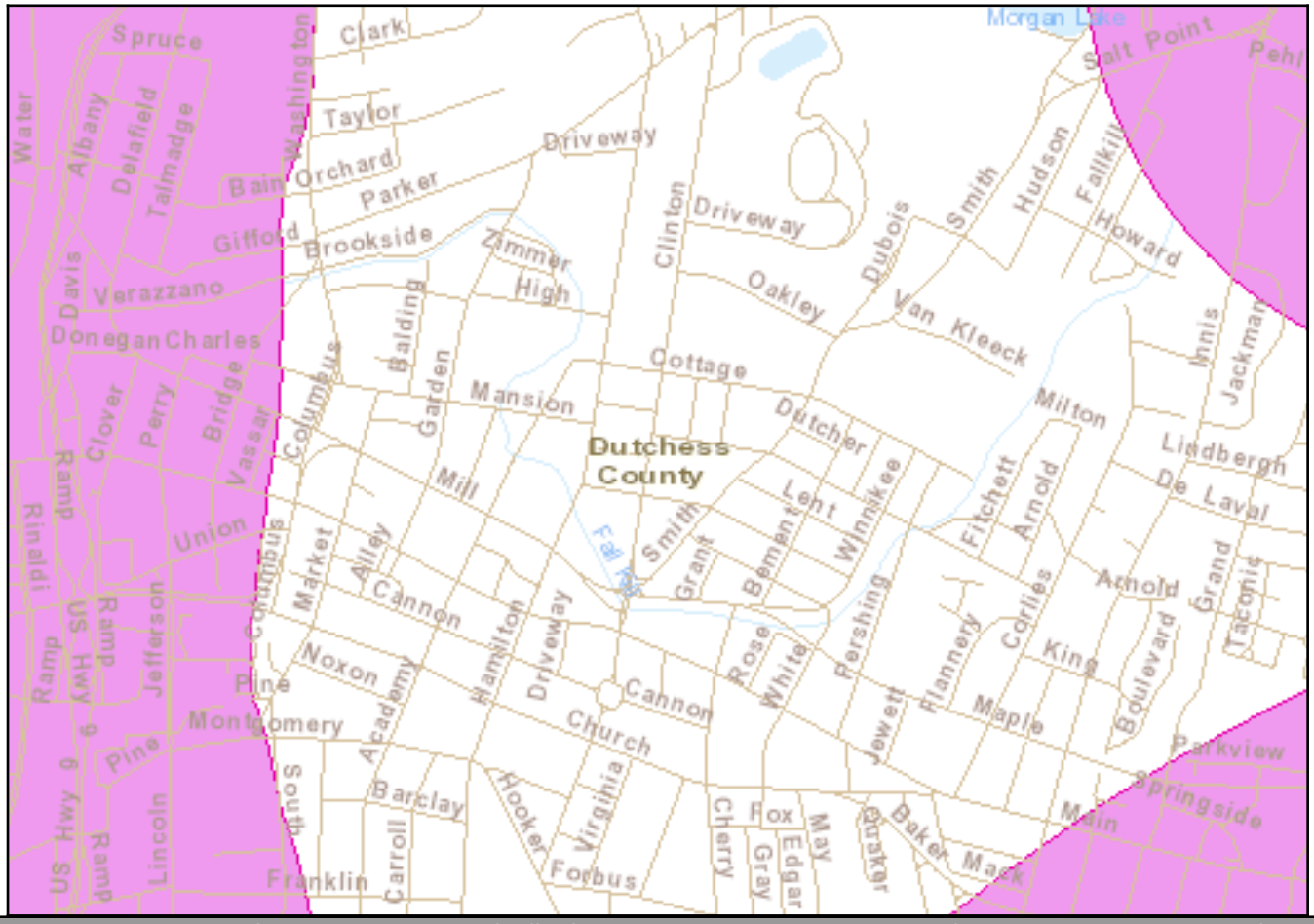
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

New York Nature Explorer

53 N. Clinton Street

53 N. Clinton Street
Teed Engineering, PLLC

Criteria: Selected Map Area



Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status		Conservation Rank	
				State	Federal	State	Global

Note: Restricted plants and animals may also have also been documented in one or more of the Towns or Cities in which your user-defined area is located, but are not listed in these results. This application does not provide information at the level of Town or City on state-listed animals and on other sensitive animals and plants. A list of the restricted animals and plants documented at the corresponding county level can be obtained via the County link(s) on the original User Defined Search Results page. Any individual plant or animal on this county's restricted list may or may not occur in this particular user-defined area.

This list only includes records of rare species and significant natural communities from the databases of the NY Natural Heritage Program. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities. For most areas, comprehensive field surveys have not been conducted, and this list should not be considered a substitute for on-site surveys.

BASIC PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The Erosion and Sedimentation Processes

The standards, specifications, and planning procedures presented in this document are intended to be utilized when development activities change the natural topography and vegetative cover of an area. Erosion and sediment control plans must be designed and constructed to minimize erosion and sediment problems associated with soil disturbance. To understand how erosion and sediment rates are increased requires an understanding of the processes themselves.

Soil erosion is the removal of soil by water, wind, ice, or gravity. This document deals primarily with the types of soil erosion caused by rainfall and surface runoff accelerated due to soil disturbance. Raindrops strike the soil surface at a velocity of approximately 25-30 feet per second and can cause splash erosion. Raindrop erosion causes particles of soil to be detached from the soil mass and splash into the air. After the soil particles are dislodged, they can be transported by surface runoff, which results when the soil becomes too saturated to absorb falling rain or when the rain falls at an intensity greater than the rate at which the water can enter the soil. Scouring of the exposed soil surface by runoff can cause further erosion. Runoff can become concentrated into rivulets or well-defined channels up to several inches deep. This advanced stage is called rill erosion. If rills and grooves remain unrepaired, they may develop into gullies when more concentrated runoff flows downslope.

Sediment deposition occurs when the rate of surface flow is insufficient for the transport of soil particles. The heavier particles, such as sand and gravel, transport less readily than the lighter silt and clay particles. Previously deposited sediment may be re-suspended by runoff from another storm and transported farther downslope. In this way, sediment is carried intermittently downstream from its upland point of origin.

Factors That Influence Erosion

The erosion potential of a site is determined by five factors; soil erodibility, vegetative cover, topography, climate, and season. Although the factors are interrelated as determinants of erosion potential, they are discussed separately for easy understanding.

1. **Soil Erodibility** – The vulnerability of a soil to erosion is known as erodibility. The soil structure, texture, and percentage of organic matter influence its erodibility. The most erodible soils generally contain high proportions of silt and very fine sand. The presence of clay (except for dispersive clay) or organic matter, tends to decrease soil erodibility. Clays are sticky and tend to bind soil particles together. Organic matter helps to maintain stable soil structure (aggregates).

2. **Vegetative Cover** – Vegetation protects soil from the erosive forces of raindrop impact and runoff scour in several ways. Vegetation (top growth) shields the soil surface from raindrop impact while the root mass holds soil particles in place. Grass buffer strips can be used to filter sediment from the surface runoff. Grasses also slow the velocity of runoff, and help maintain the infiltration capacity of a soil. **The establishment and maintenance of vegetation are the most important factors in minimizing erosion during development.**

3. **Topography** – Slope length and steepness greatly influence both the volume and velocity of surface runoff. Long slopes deliver more runoff to the base of slopes and steep slopes increase runoff velocity. Both conditions enhance the potential for erosion to occur.

4. **Climate** – Climate also affects erosion potential in an area. Rainfall characteristics such as frequency, intensity, and duration directly influence the amount of runoff that is generated. As the frequency of rainfall increases, water has less chance to drain through the soil between storms. The soil will remain saturated for longer periods of time and stormwater runoff volume may be potentially greater. Therefore, erosion risks are high where rainfall is frequent, intense, or lengthy.

5. **Season** – Seasonal variation in temperature and rainfall defines periods of high erosion potential during the year. High erosion potential may exist in the spring when the surface soil first thaws and the ground underneath remains frozen. A low intensity rainfall may cause substantial erosion because the frozen subsoil prevents water infiltration. In addition, the erosion potential increases during the summer months due to more frequent, high intensity rainfall.

Predicting Soil Losses

Prediction of soil loss is a planning tool. The predictions guide planners on the degree of erosion and sediment control at specific sites. Predicted soil losses also creates awareness among developers, local governments and others of the urgent need to install erosion and sediment control measures before, during and after construction activity.

Soil losses can be predicted for a whole year, part of a year or on the basis of rainfall amounts. The Revised Universal Soil Loss Equation (RUSLE) is used to estimate soil losses on construction sites from sheet and rill erosion. The equation uses site-specific rainfall intensity, soil erodibility and slope factors (see Appendix A). Other soil losses, such as gully erosion or wind erosion, are calculated separately.

There are over 440 different soils in New York State. These soils are made up of different percentages of gravel, sand, silt, clay and organic material. Thus, they erode at different rates. Table 2.5 in Section 2 provides a general characterization of erosion risk based on slope and associated physical factors.

Estimating Sediment Yield

Sediment yield involves both soil erosion on the site and the transport mechanism acting to carry the eroded material off the site.

Where sediment yields from a developing area are needed for estimating sediment basin design volumes, the method in Appendix A can be used for determining the amount of the eroded material that will leave the site as sediment.

Determining Stormwater Runoff

Stormwater hydrology should be calculated using the hydrologic data and rainfall distributions published by the Northeast Regional Climate Center (NRCC) on their website **http://precip.eas.cornell.edu/**. These data can be imported into HydroCAD, USDA NRCS TR20, and other computer models for use in watershed evaluations and stormwater management practice design. Detailed soils information, such as the appropriate Hydrologic Soil Group for drainage analysis, should be obtained from the USDA NRCS Web Soil Survey at their website **http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm**

Professional Certification

It is important that erosion and sediment control plans be prepared by qualified individuals. State licensed engineers, registered landscape architects and Certified Professional in Erosion and Sediment Control (CPESC) provide the technical skills required to design erosion and sediment control plans and inspect construction sites. EnviroCert International, Inc. administers a program to evaluate individuals as a CPESC. Such individuals have acquired specific training and passed an examination in erosion and sediment control (ESC). These individuals are generally available for site design and/or implementation oversight. Their website is **http://www.envirocertintl.org/cpesc**.

ESC Ordinances and Subdivision Regulations

Local ESC Laws and land use regulations protect the public welfare by saving money on public infrastructure and maintenance, increasing public safety, protecting water supplies (including groundwater), providing flood control protection and preserving aquatic and riparian wildlife habitat. All ESC plans shall meet or exceed all local and state laws, ordinances and regulations.

Supplemental Standards

The standards set forth in this manual should be appropriately incorporated into all ESC plans unless the designer shows that alteration of these standards or inclusion of practices not included in this document will perform to or exceed the level of performance of the current practices. Proposed supplemental standards or procedures must be submitted to the regional NYSDEC office and include the following information:

1. The name of the product and type of control if a brand name is used.
2. The proposed use (e.g. runoff control), reason for use, calculated level of performance (e.g. impact at the 1 year 24 hour storm), field test performance results, and specifications conforming to any manufacturer's recommendations.
3. The definition of product failure should be clearly stated.
4. Sufficient installation information should be provided to ensure its proper use. This shall include a clear, concise sequence and a typical detail(s) showing all critical dimensions and elevations.
5. The plan maps shall show all locations where the proposed new product or procedure will be used. All receiving waters shall be identified.
6. A suitable maintenance program shall be provided which shall include instructions for remedy of potential problems. An alternative conventional erosion control practice should be specified for immediate installation should the innovative product or procedure fail.

Proposed standards, products or procedures which meet the above criteria will be reviewed on a case-by-case basis until their effectiveness has been sufficiently demonstrated by successful use in the field.

Appendix B

Standard Specifications

1. Concrete Truck Washout
2. Construction Road Stabilization
3. Dust Control
4. Protecting Vegetation During Construction
5. Stabilized Construction Access
6. Soil Stabilization
7. Land grading
8. Mulching
9. Permanent Construction Area Planting
10. Temporary Construction Area Seeding
11. Topsoiling
12. Silt Fence

STANDARD AND SPECIFICATIONS FOR DUST CONTROL



Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the NYSDEC.

No polymer application shall take place without written approval from the NYSDEC.

Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

Barriers – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

STANDARD AND SPECIFICATIONS FOR PROTECTING VEGETATION DURING CONSTRUCTION



Definition & Scope

The protection of trees, shrubs, ground cover and other vegetation from damage by construction equipment. In order to preserve existing vegetation determined to be important for soil erosion control, water quality protection, shade, screening, buffers, wildlife habitat, wetland protection, and other values.

Conditions Where Practices Applies

On planned construction sites where valued vegetation exists and needs to be preserved.

Design Criteria

1. Planning Considerations

   A. Inventory:

      1) Property boundaries, topography, vegetation and soils information should be gathered. Identify potentially high erosion areas, areas with tree windthrow potential, etc. A vegetative cover type map should be made on a copy of a topographic map which shows other natural and manmade features. Vegetation that is desirable to preserve because of its value for screening, shade, critical erosion control, endangered species, aesthetics, etc., should be identified and marked on the map.

      2) Based upon this data, general statements should be prepared about the present condition, potential problem areas, and unique features of the property.

   B. Planning:

      1) After engineering plans (plot maps) are prepared, another field review should take place and recommendations made for the vegetation to be saved. Minor adjustments in location of roads, dwellings, and utilities may be needed. Construction on steep slopes, erodible soils, wetlands, and streams should be avoided. Clearing limits should be delineated (See "Determine Limits of Clearing and Grading" on page 2.2).

      2) Areas to be seeded and planted should be identified. Remaining vegetation should blend with their surroundings and/or provide special function such as a filter strip, buffer zone, or screen.

      3) Trees and shrubs of special seasonal interest, such as flowering dogwood, red maple, striped maple, serviceberry, or shadbush, and valuable potential shade trees should be identified and marked for special protective treatment as appropriate.

      4) Trees to be cut should be marked on the plans. If timber can be removed for salable products, a forester should be consulted for marketing advice.

      5) Trees that may become a hazard to people, personal property, or utilities should be removed. These include trees that are weak-wooded, disease-prone, subject to windthrow, or those that have severely damaged root systems.

      6) The vigor of remaining trees may be improved by a selective thinning. A forester should be consulted for implementing this practice.

2. Measures to Protect Vegetation

   A. Limit soil placement over existing tree and shrub roots to a maximum of 3 inches. Soils with loamy texture and good structure should be used.

   B. Use retaining walls and terraces to protect roots of trees and shrubs when grades are lowered. Lowered grades should start no closer than the dripline of the tree. For narrow-canopied trees and shrubs, the stem diameter in inches is converted to feet and doubled, such that a 10 inch tree should be protected to 20 feet.

   C. Trenching across tree root systems should be the same minimum distance from the trunk, as in "B". Tunnels under root systems for underground utilities should start 18 inches or deeper below the normal ground surface. Tree roots which must be severed should be cut clean. Backfill material that will be in contact with the roots should be topsoil or a prepared planting soil mixture.

   D. Construct sturdy fences, or barriers, of wood, steel, or other protective material around valuable

vegetation for protection from construction equipment. Place barriers far enough away from trees, but not less than the specifications in "B", so that tall equipment such as backhoes and dump trucks do not contact tree branches.

E. Construction limits should be identified and clearly marked to exclude equipment.

F. Avoid spills of oil/gas and other contaminants.

G. Obstructive and broken branches should be pruned properly. The branch collar on all branches whether living or dead should not be damaged. The 3 or 4 cut method should be used on all branches larger than two inches at the cut. First cut about one-third the way through the underside of the limb (about 6-12 inches from the tree trunk). Then (approximately an inch further out) make a second cut through the limb from the upper side. When the branch is removed, there is no splintering of the main tree trunk. Remove the stub. If the branch is larger than 5-6 inches in diameter, use the four cut system. Cuts 1 and 2 remain the same and cut 3 should be from the underside of the limb, on the outside of the branch collar. Cut 4 should be from the top and in alignment with the 3rd cut. Cut 3 should be 1/4 to 1/3 the way through the limb. This will prevent the bark from peeling down the trunk. Do not paint the cut surface.

H. Penalties for damage to valuable trees, shrubs, and herbaceous plants should be clearly spelled out in the contract.

PROTECTING TREES IN HEAVY USE AREAS

The compaction of soil over the roots of trees and shrubs by the trampling of recreationists, vehicular traffic, etc., reduces oxygen, water, and nutrient uptake by feeder roots. This weakens and may eventually kill the plants. Table 2.6 rates the “Susceptibility of Tree Species to Compaction.”

Where heavy compaction is anticipated, apply and maintain a 3 to 4 inch layer of undecayed wood chips or 2 inches of No. 2 washed, crushed gravel. In addition, use of a wooden or plastic mat may be used to lessen compaction, if applicable.

Table 2.6
Susceptibility of Tree Species to Compaction[1]

Resistant:

Box elder……	*Acer negundo*	Willows……	*Salix spp.*
Green ash……..	*Fraxinus pennsylvanica*	Honey locust……	*Gleditsia triacanthos*
Red elm……..	*Ulmus rubra*	Eastern cottonwood…….	*Populus deltoides*
Hawthornes……	*Crataegus spp.*	Swamp white oak…….	*Quercus bicolor*
Bur oak……..	*Quercus macrocarpa*	Hophornbeam……	*Ostrya virginiana*
Northern white cedar….	*Thuja occidentalis*		

Intermediate:

Red maple…….	*Acer rubrum*	Sweetgum…….	*Liquidambar styraciflua*
Silver maple……..	*Acer saccharinum*	Norway maple…….	*Acer platanoides*
Hackberry…….	*Celtis occidentalis*	Shagbark hickory…….	*Carya ovata*
Black gum……	*Nyssa sylvatica*	London plane……..	*Platanus x hybrida*
Red oak……	*Quercus rubra*	Pin oak…….	*Quercus palustris*
Basswood…….	*Tilia americana*		

Susceptible:

Sugar maple…….	*Acer saccharum*	Austrian Pine……	*Pinus nigra*
White pine……	*Pinus strobus*	White ash…….	*Fraxinus americana*
Blue spruce……..	*Picea pungens*	Paper birch……..	*Betula papyrifera*
White oak……	*Quercus alba*	Moutain ash…….	*Sorbus aucuparia*
Red pine……..	*Pinus resinosa*	Japanese maple……	*Acer palmatum*

[1] If a tree species does not appear on the list, insufficient information is available to rate it for this purpose.

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.

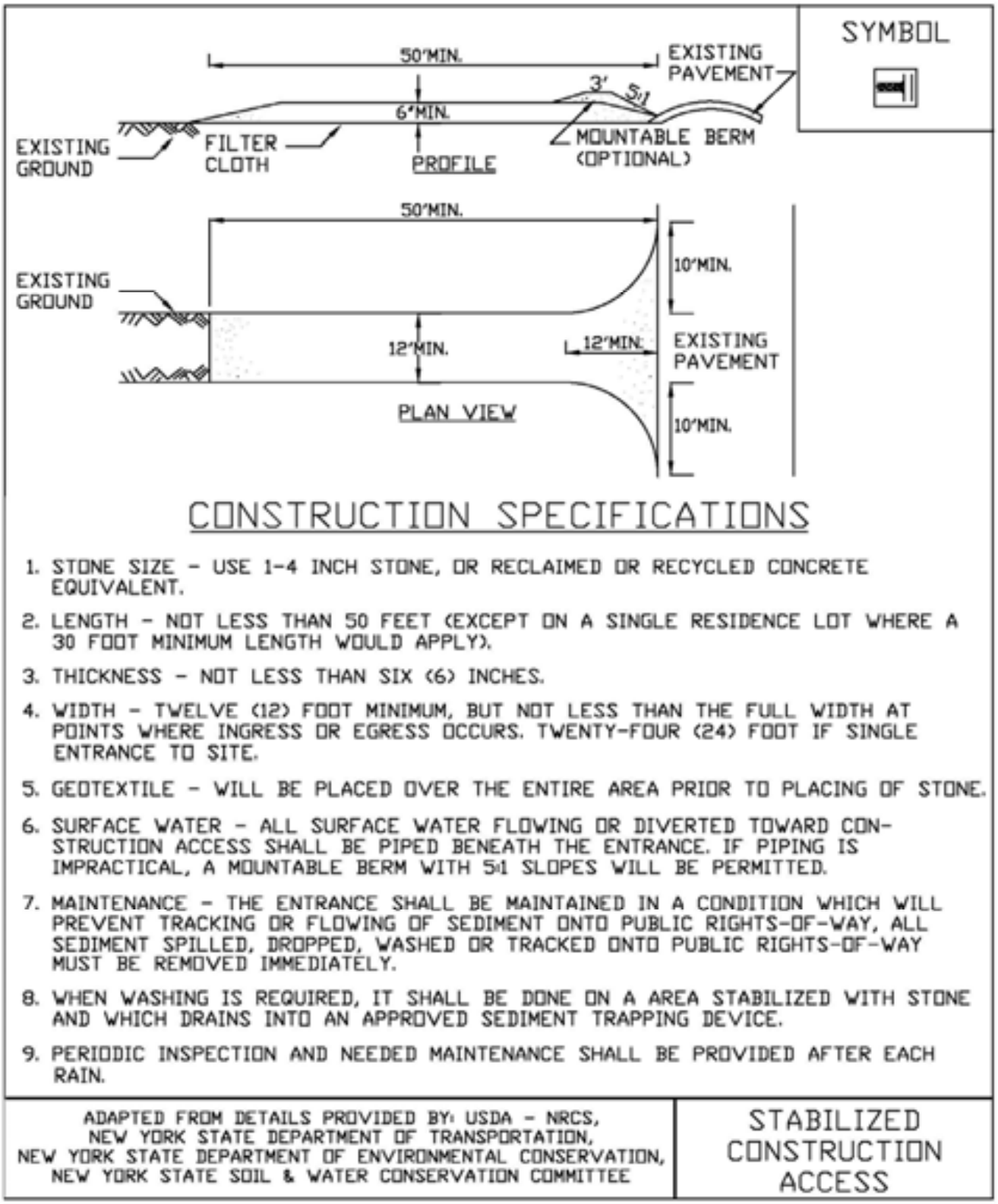
[3]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

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

EROSION CONTROL - PART 2
SOIL STABILIZATION

Scope and Discussion

Soil stabilization is the second step in controlling erosion on a construction site or a disturbed area. Erosion is the gradual wearing away of the land surface as a result of uncontrolled wind and water energy. Sedimentation is the result of transport and delivery of eroded particles, deposited at some point. Erosion and sediment control is a complex interaction of soils, engineering water management, agronomic, and horticultural practices. Decisions for resolving erosion conditions, both on the site and within the upper watershed, are formulated based on surface and subsurface water, soil material, climatic conditions, and anticipated land use. Creating a stable slope is necessary prior to vegetating. Sloughing and slumping impede establishment of a uniform protective cover. Stabilizing onsite surfaces can be done with vegetation in the form of various seed mixes and mulch, land shaping, and using woody plants specifically selected for site specific applications, also known as a bio-technical stabilization approach.

General planning considerations for vegetating a steep slope will include evaluating the soil. Factors such as soil texture and steepness affect the stability of the slope. Texture also influences the permeability and water holding capacity of the soil. Many slopes are stripped of their topsoil during the construction phase, leaving an infertile, compacted soil surface, void of valuable organic matter. Topsoil must be reapplied. Overly compacted soil must be decompacted with appropriate equipment. Soil pH and nutrient level are determined by obtaining a representative soil sample for analysis from an accredited lab. Appropriate plant material is designed and selected to meet the final slope and soil conditions for the site. These same concerns and practices also apply to flatter slopes and level areas.

When specifying a fertilizer mix for an area, design the appropriate proportions to meet the nutrients needs for the specific site. Always apply as closely as possible the required amount of fertilizer to meet the needs for the site soils. Adding surplus nitrogen may cause pollution of drinking water and saltwater ecosystems. Excessive phosphorus may accelerate the aging process of freshwater ecosystems. Excessive amounts of Nitrogen (N) and Potassium Oxide (K2O) may result in 'burning' the grass and killing it. **All fertilizer applications will be in accordance with the Nutrient Runoff Law – ECL Article 17, Title 21, January 1, 2012.**

Principles of Biotechnical Practices

The implementation of Biotechnical practices is the specialized use of woody plant materials to stabilize soil enhance structural practices, and provide added support to habitat. One of the factors that affects erosion is vegetative cover. The more cover soil has, the more protected it is from the attacking forces of rainfall and runoff. Also working to hold the soil in place is the root mass that vegetation produces. Biotechnical measures generally combine basic engineering principles with plant science to create a system of stability and resource management for critical areas such as streambanks, roadside slopes, and large exposed areas. These systems may combine with structural measures to effect a strengthening of the soil structure and improve vegetative cover to resist surface erosion.

There are many advantages to Biotechnical practices:

- they are often less expensive to install
- they do not require specialized skills to install
- generally, heavy equipment is not required
- they are environmentally compatible since the design selects natural and native plant materials
- they provide a natural aesthetic appearance
- they provide wildlife habitat and cover and provide a food source to many land and aquatic species
- they mitigate thermal impacts to structural stream stabilization practices such as rock riprap and retaining walls by providing shade
- they can be self repairing during and after stress

On the other hand, there are some disadvantages to these measures:

- requires planning to obtain sources of plant materials
- higher risk due to less control with vegetation compared to structural practices
- require higher maintenance attention
- need an establishment period
- more sensitive to seasonal changes and seasonal

restrictions on planting may apply

The use of Biotechnical practices is actually an old technology. These techniques have been practiced for centuries in Europe. The Natural Resource Conservation Service used and promoted this technology in the 1940's in Vermont on the Winooski River and also in New York on Buffalo Creek, where plant materials (willows) were used in combination with rock riprap, concrete slabs, pinned rock, and cellular modules to halt streambank erosion.

These biotechnical approaches have been "rediscovered" primarily due to their cost effectiveness over more traditional structural measures (hard armor) and for their environmental compatibility, aesthetics, and wildlife benefits. There are many areas in towns and counties in New York that experience erosion on streambanks or sloughs on roadside slopes that could be controlled with biotechnical protection measures. The low cost and ease of installation is very attractive to units of government and highway departments looking to maximize their budget dollars.

Generally a biotechnical slope protection system consists of both a structural or mechanical element and vegetative elements working together to stabilize a site-specific condition. Structural components are employed in such a way to allow establishment of vegetative elements, while at the same time providing a level of protection for stability. The vegetative components are not just landscaping plantings for a structural project; they also perform a functional role in preventing erosion by protecting the surface, while also stabilizing soil by preventing shallow mass movements. These practices also provide a food source to both land based animals as well as smaller aquatic species along streambank revetments. Once established, the plantings provide shade in areas where mitigation of thermal impacts is needed due to hardened structural practices.

Woody plant materials (usually dormant shrub willow branches) are placed into the soil in ways that provide an immediate degree of stability to the slope. As the branches take root and grow, the slope becomes more and more resistant to failure by shallow mass movements due to:

1. Mechanical reinforcement from the root system,
2. Soil moisture reduction through transpiration and plant uptake, and
3. Buttressing and soil arching action from embedded stems.

The vegetation also tends to prevent (surface) erosion by:

1. Binding and restraining soil particles in place,
2. Filtering soil particles from runoff,
3. Absorb raindrop energy prior to impact,
4. Retarding velocity of runoff, and
5. Maintaining infiltration.

As the stability improves, native vegetation will volunteer, helping to blend the site into the surroundings.

There are many techniques used in biotechnical work. Some of the most common are:

Vegetated Rock Gabions—This is a combination of vegetation and rock gabions generally used for slope stabilization. Live branch cuttings are layered through the rock gabion structure to anchor in select earthfill. The cuttings protrude beyond the face of the gabion. The gabion standard is covered in the "Standard Specifications for Retaining Walls". See Figure 4.20 on page 4.67 for details.

Live Fascines—This technique uses bundles of branches which are staked into shallow trenches, then filled with soil. They are oriented along the contour and are placed in multiple rows to help stabilize a slope. See Standard and Specifications for Live Fascines.

Brush Mattress—This method uses hardwood brush layered along a streambank as a mattress and anchored in place with a grid of stakes and wire. The toe below the waterline is anchored by rock. This living blanket acts as a mulch for seedlings and plantings established in the bank. It also prevents erosion of sloped surfaces. See Standards and Specifications for Brush Mattress.

Live Staking—These are large stakes or poles sharpened at the bottom end and forced vertically into the soft earth along the waterline, usually about 1 foot apart. Depending on the size of the poles and the composition of the streambank, machinery may be required to force them into the ground or to prepare holes for planting. The poles will grow forming a very thick barrier to flow. See Figure 4.14 and Figure 4.15.

Brush Layering—This technique is generally used to stabilize slope areas above the flow line of streambanks as well as cut and fill slopes. It involves the use of long branches that are placed with cut ends into the slope on bulldozed terraces. The tops protrude outside the finished slope. A layer usually includes three layers of brush separated with a thin (3 in.) layer of soil. On this layer a "lift" of 3-5 feet of soil is placed to form the next terrace and so forth. See Figure 4.6.

Live Cribwall—This is a combination of vegetation and structural elements generally used along streams where flowing water is a hazard. Layers of logs are alternated with long branches protruding out between them. The logs are spiked together and anchored into the bank with earthfill behind them to create a wall. The live stems help tie the logs together and screen the wall. See Figure 4.12.
Tree Revetment—This method incorporates entire trees (without the root wad) for bank stabilization in areas that are eroded or undercut, but not flashy or in need of heavy maintenance. Trees are overlapped and anchored to the earth for the purpose of absorbing energy and reducing velocity, capturing sediment, and enhancing conditions for colonization of native species. See Figure 4.19.

Branchpacking—This technique alternates live branch cuttings with tamped backfill to repair small, localized slumps and holes in slopes. The alternating layers of branches and soil are placed between long posts driven in to the ground for support. This method is inappropriate for areas larger than 4-feet deep or 6-feet wide. See Figure 4.5.

Fiber Roll—A fiber roll is a coconut fiber, straw, or excelsior woven roll encased in netting of jute, nylon, or burlap used to dissipate energy along bodies of water and provide a good medium for the introduction of herbaceous vegetation. This technique works best where water levels are relatively constant. The roll is anchored into the bank and, after suitable backfill is placed behind the roll, herbaceous or woody vegetation can be planted. See Figure 4.8.

Properly designed structural measures may be necessary to help protect the toe or face of a slope against scour or erosion from moving water and against mass-moving of soil. These structures are generally capable of resisting much higher lateral earth pressures and higher shear values than vegetation. They can be natural, such as fieldstone, rock and timbers; or, they can be artificial like concrete and steel. Some structural measures can be a combination like gabions, which are wire baskets containing stone. Gabions can be used as retaining walls, grade stabilization structures and slope protection. Many of these types of structures can be planted or vegetated with materials to strengthen the system.

Note: Performing activities within or adjacent to wetlands, streams and waterbodies may require permits from the New York State Department of Environmental Conservation (NYSDEC) pursuant to Article 15 (Protection of Waters), Article 24 (Freshwater Wetlands) and Article 25 (Tidal Wetlands) of the Environmental Conservation Law (ECL). Project owners should contact NYSDEC's Regional Division of Environmental Permits early in the site planning process to discuss the requirements for meeting permit issuance standards. Following the New York State Standards and Specifications for Erosion and Sediment Control may not ensure compliance with the above referenced sections of the ECL.

Planning Considerations

There are many facets that need to be considered when designing a biotechnical system for a site:

Method – What is the appropriate method or practice for the particular problem encountered?

Materials – What type should be selected? How much is needed to do the job? Where can they be obtained?

Schedule – When is the best time to maximize the successful rooting or germination of materials?

Equipment – Since this process is somewhat labor intensive, it is necessary to make sure the proper type and amount of tools, such as shovels, pick axe, tile spade, hammers, etc. are available for proper installation of material.

Site characteristics – The need for engineering structures will depend on potential hazards, management of site water, soil conditions, and site access. Aesthetics and follow-up maintenance are also important considerations. Protection from livestock is mandatory.

Streambanks – Generally applicable where flows are less than 6 feet per second and the stream bottom is not subject to degradation and scour. Protection should be carried to the average high water elevation.

Plant Materials

Plant materials for biotechnical slope protection may be obtained in two basic ways. One method is to locate stands of appropriate species and obtain easements to harvest materials from these stands for incorporation into the project. Criteria for selecting native species are: easy rooting; long, straight, flexible whips; and plentiful supply near the site.

A second method is to grow and harvest materials from

managed production beds that are maintained for commercial distribution. This allows selection of cultivars that have proven performance records and high survival rates.

The most popular materials in use today are the shrub willows. Willows have a tremendous ability to sprout roots and stems when in contact with moist soil. Willows are found growing in all parts of the world, so biotechnical slope protection techniques employ them more than any other group of plants. Two of the tested, proven willow cultivars in the Northeast are:

- 'Streamco' purple osier willow (*Salix purpurea*)
- 'Bankers' dwarf willow (*Salix cottetii* – hybrid)

'Streamco' and 'Bankers' willow are both shrubs. 'Streamco' has an ultimate height of 15-20 feet, while 'Bankers' is limited to 6-8 feet. Commercial and state nurseries in the Northeast are producing supplies of both species.

In addition to willows, red osier dogwood and poplars are other groups of plants effective for use in biotechnical systems. Species such as elderberry or forsythia can also be used to add biodiversity to a site.

All plant materials should be installed on site within 8 hours of cutting, unless provisions for proper storage are made. Materials should be fresh, dormant, and non-desiccated when installed.

STANDARD AND SPECIFICATIONS FOR LANDGRADING



Definition & Scope

Permanent reshaping of the existing land surface by grading in accordance with an engineering topographic plan and specification to provide for erosion control and vegetative establishment on disturbed, reshaped areas.

Design Criteria

The grading plan should be based upon the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surrounding to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, effect on adjacent properties and drainage patterns, measures for drainage and water removal, and vegetative treatment, etc.

Many municipalities and counties have regulations and design procedures already established for land grading and cut and fill slopes. Where these requirements exist, they shall be followed.

The plan must show existing and proposed contours of the area(s) to be graded. The plan shall also include practices for erosion control, slope stabilization, safe disposal of runoff water and drainage, such as waterways, lined ditches, reverse slope benches (include grade and cross section), grade stabilization structures, retaining walls, and surface and subsurface drains. The plan shall also include phasing of these practices. The following shall be incorporated into the plan:

1. Provisions shall be made to safely convey surface runoff to storm drains, protected outlets, or to stable water courses to ensure that surface runoff will not damage slopes or other graded areas; see standards and specifications for Grassed Waterway, Diversion, or Grade Stabilization Structure.

2. Cut and fill slopes that are to be stabilized with grasses shall not be steeper than 2:1. When slopes exceed 2:1, special design and stabilization consideration are required and shall be adequately shown on the plans. (Note: Where the slope is to be mowed, the slope should be no steeper than 3:1, although 4:1 is preferred because of safety factors related to mowing steep slopes.)

3. Reverse slope benches or diversion shall be provided whenever the vertical interval (height) of any 2:1 slope exceeds 20 feet; for 3:1 slope it shall be increased to 30 feet and for 4:1 to 40 feet. Benches shall be located to divide the slope face as equally as possible and shall convey the water to a stable outlet. Soils, seeps, rock outcrops, etc., shall also be taken into consideration when designing benches.

   A. Benches shall be a minimum of six feet wide to provide for ease of maintenance.

   B. Benches shall be designed with a reverse slope of 6:1 or flatter to the toe of the upper slope and with a minimum of one foot in depth. Bench gradient to the outlet shall be between 2 percent and 3 percent, unless accompanied by appropriate design and computations.

   C. The flow length within a bench shall not exceed 800 feet unless accompanied by appropriate design and computations; see Standard and Specifications for Diversion on page 3.9

4. Surface water shall be diverted from the face of all cut and/or fill slopes by the use of diversions, ditches and swales or conveyed downslope by the use of a designed structure, except where:

   A. The face of the slope is or shall be stabilized and the face of all graded slopes shall be protected from surface runoff until they are stabilized.

   B. The face of the slope shall not be subject to any concentrated flows of surface water such as from natural drainage ways, graded ditches, downspouts, etc.

   C. The face of the slope will be protected by anchored stabilization matting, sod, gravel, riprap, or other stabilization method.

5. Cut slopes occurring in ripable rock shall be serrated as shown in Figure 4.9 on page 4.26. The serrations shall be made with conventional equipment as the excavation is made. Each step or serration shall be constructed on the contour and will have steps cut at nominal two-foot intervals with nominal three-foot horizontal shelves. These steps will vary depending on the slope ratio or the cut slope. The nominal slope line is 1 ½: 1. These steps will weather and act to hold moisture, lime, fertilizer, and seed thus producing a much quicker and longer-lived vegetative cover and better slope stabilization. Overland flow shall be diverted from the top of all serrated cut slopes and carried to a suitable outlet.

6. Subsurface drainage shall be provided where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site conditions.

7. Slopes shall not be created so close to property lines as to endanger adjoining properties without adequately protecting such properties against sedimentation, erosion, slippage, settlement, subsidence, or other related damages.

8. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers or over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

9. Stockpiles, borrow areas, and spoil shall be shown on the plans and shall be subject to the provisions of this Standard and Specifications.

10. All disturbed areas shall be stabilized structurally or vegetatively in compliance with the Permanent Construction Area Planting Standard on page 4.42.

Construction Specifications

See Figures 4.9 and 4.10 for details.

1. All graded or disturbed areas, including slopes, shall be protected during clearing and construction in accordance with the erosion and sediment control plan until they are adequately stabilized.

2. All erosion and sediment control practices and measures shall be constructed, applied and maintained in accordance with the erosion and sediment control plan and these standards.

3. Topsoil required for the establishment of vegetation shall be stockpiled in amount necessary to complete finished grading of all exposed areas.

4. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots, or other objectionable material.

5. Areas that are to be topsoiled shall be scarified to a minimum depth of four inches prior to placement of topsoil.

6. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence, or other related problems. Fill intended to support buildings, structures, and conduits, etc., shall be compacted in accordance with local requirements or codes.

7. All fill shall be placed and compacted in layers not to exceed 9 inches in thickness.

8. Except for approved landfills or nonstructural fills, fill material shall be free of frozen particles, brush, roots, sod, or other foreign objectionable materials that would interfere with, or prevent, construction of satisfactory fills.

9. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

10. Fill shall not be placed on saturated or frozen surfaces.

11. All benches shall be kept free of sediment during all phases of development.

12. Seeps or springs encountered during construction shall be handled in accordance with the Standard and Specification for Subsurface Drain on page 3.48 or other approved methods.

13. All graded areas shall be permanently stabilized immediately following finished grading.

14. Stockpiles, borrow areas, and spoil areas shall be shown on the plans and shall be subject to the provisions of this Standard and Specifications.



Figure 4.9
Typical Section of Serrated Cut Slope

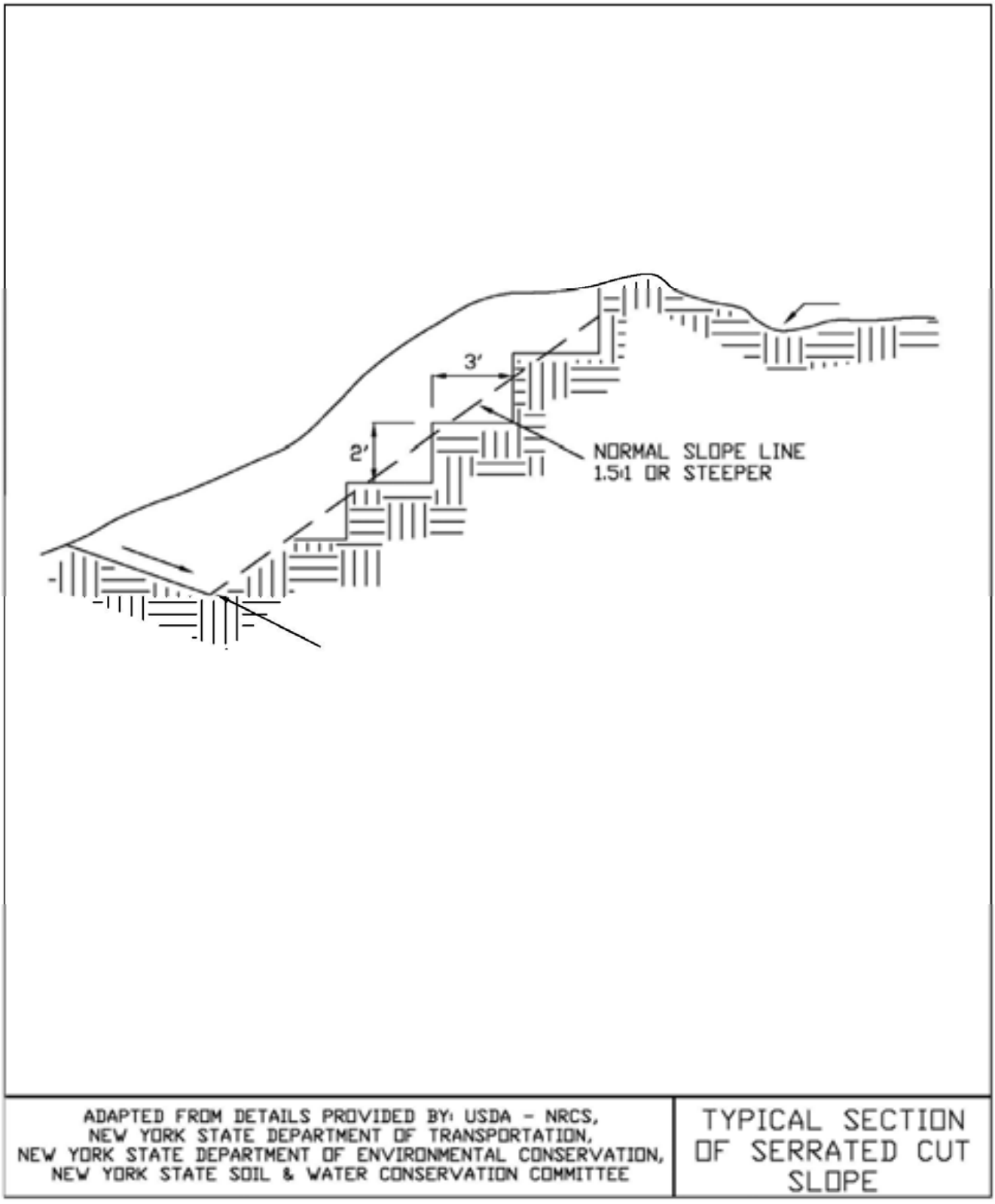


Figure 4.10
Landgrading

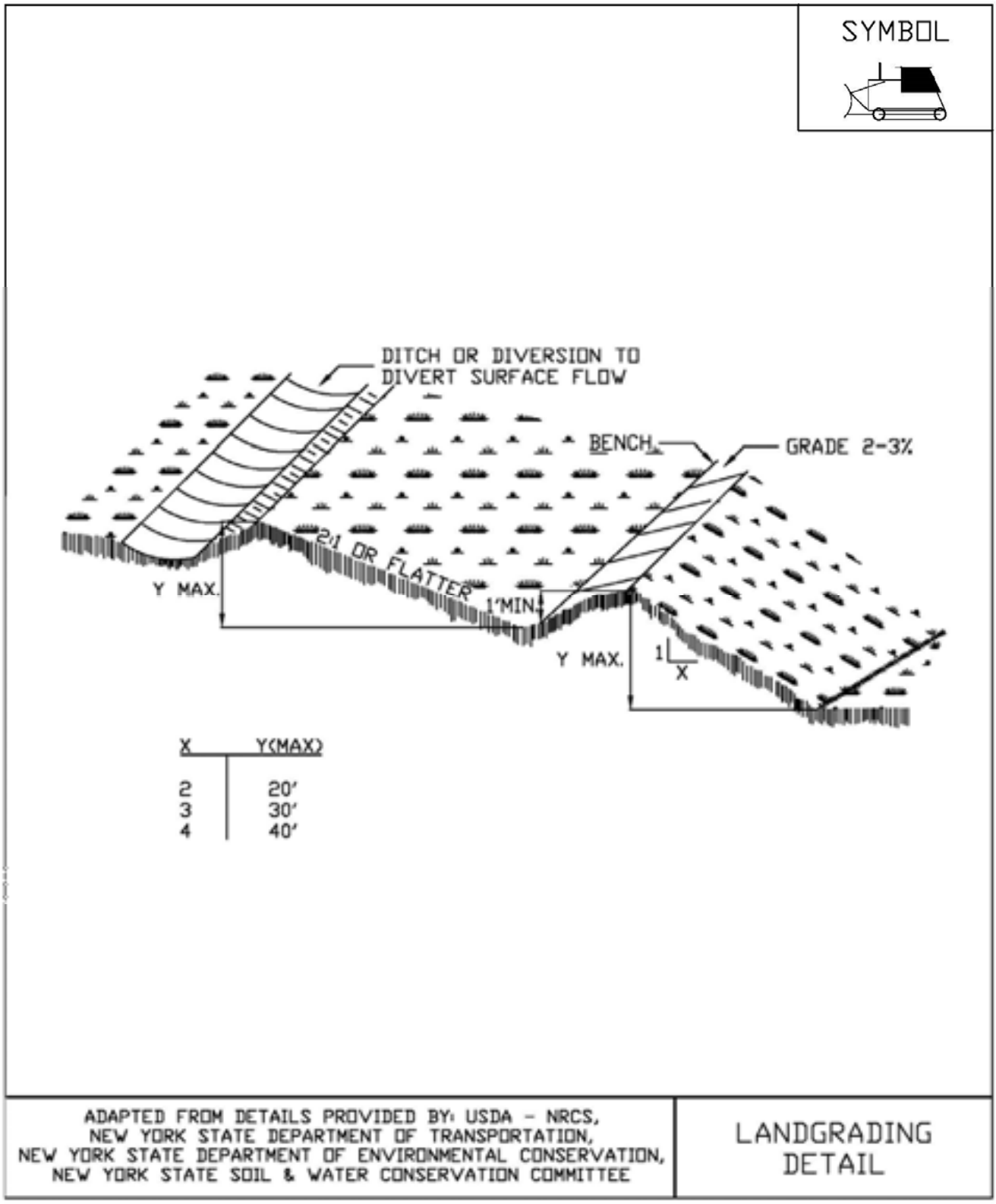
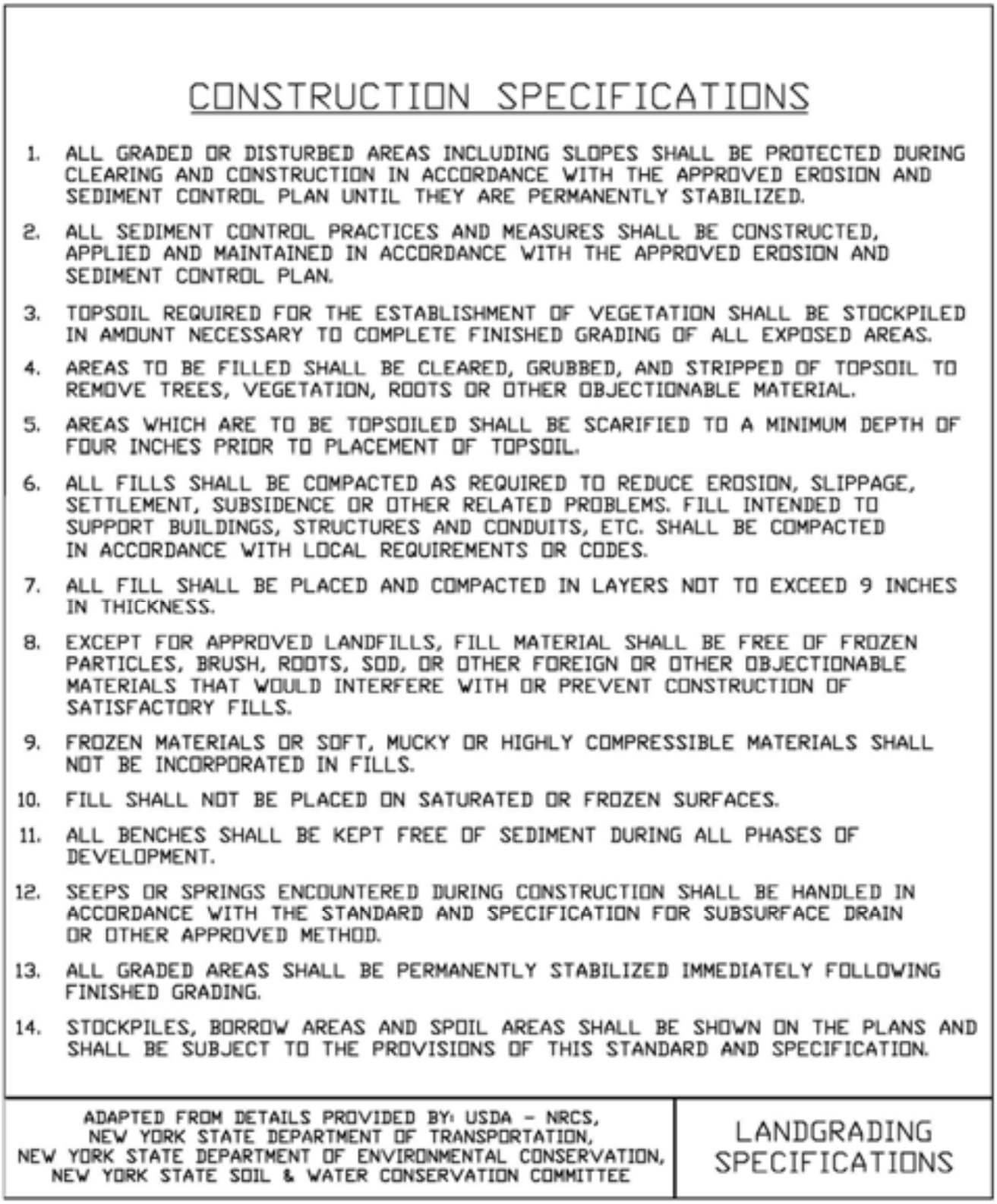


Figure 4.11
Landgrading - Construction Specifications



CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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

LANDGRADING
SPECIFICATIONS

STANDARD AND SPECIFICATIONS FOR MULCHING



Definition and Scope

Applying coarse plant residue or chips, or other suitable materials, to cover the soil surface to provide initial erosion control while a seeding or shrub planting is establishing. Mulch will conserve moisture and modify the surface soil temperature and reduce fluctuation of both. Mulch will prevent soil surface crusting and aid in weed control. Mulch can also be used alone for temporary stabilization in non-growing months. Use of stone as a mulch could be more permanent and should not be limited to non-growing months.

Conditions Where Practice Applies

On soils subject to erosion and on new seedings and shrub plantings. Mulch is useful on soils with low infiltration rates by retarding runoff.

Criteria

Site preparation prior to mulching requires the installation of necessary erosion control or water management practices and drainage systems.

Slope, grade and smooth the site to fit needs of selected mulch products.

Remove all undesirable stones and other debris to meet the needs of the anticipated land use and maintenance required.

Apply mulch after soil amendments and planting is accomplished or simultaneously if hydroseeding is used.

Select appropriate mulch material and application rate or material needs. Hay mulch shall not be used in wetlands or in areas of permanent seeding. Clean straw mulch is preferred alternative in wetland application. Determine local availability.

Select appropriate mulch anchoring material.

NOTE: The best combination for grass/legume establishment is straw (cereal grain) mulch applied at 2 ton/ acre (90 lbs./1000sq.ft.) and anchored with wood fiber mulch (hydromulch) at 500 – 750 lbs./acre (11 – 17 lbs./1000 sq. ft.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.



Table 4.2
Guide to Mulch Materials, Rates, and Uses

Mulch Material	Quality Standards	per 1000 Sq. Ft.	per Acre	Depth of Application	Remarks
Wood chips or shavings	Air-dried. Free of objectionable coarse material	500-900 lbs.	10-20 tons	2-7”	Used primarily around shrub and tree plantings and recreation trails to inhibit weed competition. Resistant to wind blowing. Decomposes slowly.
Wood fiber cellulose (partly digested wood fibers)	Made from natural wood usually with green dye and dispersing agent	50 lbs.	2,000 lbs.	—	Apply with hydromulcher. No tie down required. Less erosion control provided than 2 tons of hay or straw.
Gravel, Crushed Stone or Slag	Washed; Size 2B or 3A—1 1/2”	9 cu. yds.	405 cu. yds.	3”	Excellent mulch for short slopes and around plants and ornamentals. Use 2B where subject to traffic. (Approximately 2,000 lbs./cu. yd.). Frequently used over filter fabric for better weed control.
Hay or Straw	Air-dried; free of undesirable seeds & coarse materials	90-100 lbs. 2-3 bales	2 tons (100-120 bales)	cover about 90% surface	Use small grain straw where mulch is maintained for more than three months. Subject to wind blowing unless anchored. Most commonly used mulching material. Provides the best micro-environment for germinating seeds.
Jute twisted yarn	Undyed, unbleached plain weave. Warp 78 ends/yd., Weft 41 ends/ yd. 60-90 lbs./roll	48” x 50 yds. or 48” x 75 yds.	—	—	Use without additional mulch. Tie down as per manufacturers specifications. Good for center line of concentrated water flow.
Excelsior wood fiber mats	Interlocking web of excelsior fibers with photodegradable plastic netting	4’ x 112.5’ or 8’ x 112.5’.	—	—	Use without additional mulch. Excellent for seeding establishment. Anchor as per manufacturers specifications. Approximately 72 lbs./roll for excelsior with plastic on both sides. Use two sided plastic for centerline of waterways.
Straw or coconut fiber, or combination	Photodegradable plastic net on one or two sides	Most are 6.5 ft. x 3.5 ft.	81 rolls	—	Designed to tolerate higher velocity water flow, centerlines of waterways, 60 sq. yds. per roll.

Table 4.3
Mulch Anchoring Guide

Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
1. Peg and Twine	Hay or straw	After mulching, divide areas into blocks approximately 1 sq. yd. in size. Drive 4-6 pegs per block to within 2" to 3" of soil surface. Secure mulch to surface by stretching twine between pegs in criss-cross pattern on each block. Secure twine around each peg with 2 or more tight turns. Drive pegs flush with soil. Driving stakes into ground tightens the twine.
2. Mulch netting	Hay or straw	Staple the light-weight paper, jute, wood fiber, or plastic nettings to soil surface according to manufacturer's recommendations. Should be biodegradable. Most products are not suitable for foot traffic.
3. Wood cellulose fiber	Hay or straw	Apply with hydroseeder immediately after mulching. Use 500 lbs. wood fiber per acre. Some products contain an adhesive material ("tackifier"), possibly advantageous.
4. Mulch anchoring tool	Hay or straw	Apply mulch and pull a mulch anchoring tool (blunt, straight discs) over mulch as near to the contour as possible. Mulch material should be "tucked" into soil surface about 3".
5. Tackifier	Hay or straw	Mix and apply polymeric and gum tackifiers according to manufacturer's instructions. Avoid application during rain. A 24-hour curing period and a soil temperature higher than 45^0 Fahrenheit are required.

STANDARD AND SPECIFICATIONS FOR PERMANENT CONSTRUCTION AREA PLANTING



Definition & Scope

Establishing **permanent** grasses with other forbs and/or shrubs to provide a minimum 80% perennial vegetative cover on areas disturbed by construction and critical areas to reduce erosion and sediment transport. Critical areas may include but are not limited to steep excavated cut or fill slopes as well as eroding or denuded natural slopes and areas subject to erosion.

Conditions Where Practice Applies

This practice applies to all disturbed areas void of, or having insufficient, cover to prevent erosion and sediment transport. See additional standards for special situations such as sand dunes and sand and gravel pits.

Criteria

All water control measures will be installed as needed prior to final grading and seedbed preparation. Any severely compacted sections will require chiseling or disking to provide an adequate rooting zone, to a minimum depth of 12", see Soil Restoration Standard. The seedbed must be prepared to allow good soil to seed contact, with the soil not too soft and not too compact. Adequate soil moisture must be present to accomplish this. If surface is powder dry or sticky wet, postpone operations until moisture changes to a favorable condition. If seeding is accomplished within 24 hours of final grading, additional scarification is generally not needed, especially on ditch or stream banks. Remove all stones and other debris from the surface that are greater than 4 inches, or that will interfere with future mowing or maintenance.

Soil amendments should be incorporated into the upper 2 inches of soil when feasible. **The soil should be tested to determine the amounts of amendments needed.** Apply ground agricultural limestone to attain a pH of 6.0 in the upper 2 inches of soil. If soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 600 lbs. per acre of 5-5 -10 or equivalent. If manure is used, apply a quantity to meet the nutrients of the above fertilizer. This requires an appropriate manure analysis prior to applying to the site. Do not use manure on sites to be planted with birdsfoot trefoil or in the path of concentrated water flow.

Seed mixtures may vary depending on location within the state and time of seeding. Generally, warm season grasses should only be seeded during early spring, April to May. These grasses are primarily used for vegetating excessively drained sands and gravels. See Standard and Specification for Sand and Gravel Mine Reclamation. Other grasses may be seeded any time of the year when the soil is not frozen and is workable. When legumes such as birdsfoot trefoil are included, spring seeding is preferred. See Table 4.4, "Permanent Construction Area Planting Mixture Recommendations" for additional seed mixtures.

General Seed Mix:	**Variety**	**lbs./ acre**	**lbs/1000 sq. ft.**
Red Clover[1] OR	Acclaim, Rally, Red Head II, Renegade	8[2]	0.20
Common white clover[1]	Common	8	0.20
PLUS			
Creeping Red Fescue	Common	20	0.45
PLUS			
Smooth Bromegrass OR	Common	2	0.05
Ryegrass (perennial)	Pennfine/Linn	5	0.10

[1] add inoculant immediately prior to seeding
[2] Mix 4 lbs each of Empire and Pardee OR 4 lbs of Birdsfoot and 4 lbs white clover per acre. All seeding rates are given for Pure Live Seed (PLS)

Pure Live Seed, or (PLS) refers to the amount of live seed in a lot of bulk seed. Information on the seed bag label includes the type of seed, supplier, test date, source of seed, purity, and germination. Purity is the percentage of pure seed. Germination is the percentage of pure seed that will produce normal plants when planted under favorable conditions.

To compute Pure Live Seed multiply the "germination percent" times the "purity" and divide that by 100 to get Pure Live Seed.

$$\text{Pure Live Seed (PLS)} = \frac{\%\,\text{Germination} \times \%\,\text{Purity}}{100}$$

For example, the PLS for a lot of Kentucky Blue grass with 75% purity and 96% germination would be calculated as follows:

$$\frac{(96) \times (75)}{100} = 72\%\ \text{Pure Live Seed}$$

For 10lbs of PLS from this lot =

$$\frac{10}{0.72} = 13.9\ \text{lbs}$$

Therefore, 13.9 lbs of seed is the actual weight needed to meet 10lbs PSL from this specific seed lot.

Time of Seeding: The optimum timing for the general seed mixture is early spring. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Late June through early August is not a good time to seed, but may facilitate covering the land without additional disturbance if construction is completed. Portions of the seeding may fail due to drought and heat. These areas may need reseeding in late summer/fall or the following spring.

Method of seeding: Broadcasting, drilling, cultipack type seeding, or hydroseeding are acceptable methods. Proper soil to seed contact is key to successful seedings.

Mulching: Mulching is essential to obtain a uniform stand of seeded plants. Optimum benefits of mulching new seedings are obtained with the use of small grain straw applied at a rate of 2 tons per acre, and anchored with a netting or tackifier. See the Standard and Specifications for Mulching for choices and requirements.

Irrigation: Watering may be essential to establish a new seeding when a drought condition occurs shortly after a new seeding emerges. Irrigation is a specialized practice and care must be taken not to exceed the application rate for the soil or subsoil. When disconnecting irrigation pipe, be sure pipes are drained in a safe manor, not creating an erosion concern.



80% Perennial Vegetative Cover



50% Perennial Vegetative Cover

Table 4.4
Permanent Construction Area Planting Mixture Recommendations

Seed Mixture	Variety	Rate in lbs./acre (PLS)	Rate in lbs./ 1, 000 ft^2
Mix #1			
Creeping red fescue	Ensylva, Pennlawn, Boreal	10	.25
Perennial ryegrass	Pennfine, Linn	10	.25
*This mix is used extensively for shaded areas.			
Mix #2			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	20	.50
*This rate is in pure live seed, this would be an excellent choice along the upland edge of a wetland to filter runoff and provide wildlife benefits. In areas where erosion may be a problem, a companion seeding of sand lovegrass should be added to provide quick cover at a rate of 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.).			
Mix #3			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	4	.10
Big bluestem	Niagara	4	.10
Little bluestem	Aldous or Camper	2	.05
Indiangrass	Rumsey	4	.10
Coastal panicgrass	Atlantic	2	.05
Sideoats grama	El Reno or Trailway	2	.05
Wildflower mix		.50	.01
*This mix has been successful on sand and gravel plantings. It is very difficult to seed without a warm season grass seeder such as a Truax seed drill. Broadcasting this seed is very difficult due to the fluffy nature of some of the seed, such as bluestems and indiangrass.			
Mix #4			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	10	.25
Coastal panicgrass	Atlantic	10	.25
*This mix is salt tolerant, a good choice along the upland edge of tidal areas and roadsides.			
Mix #5			
Saltmeadow cordgrass (Spartina patens)—This grass is used for tidal shoreline protection and tidal marsh restoration. It is planted by vegetative stem divisions. 'Cape' American beachgrass can be planted for sand dune stabilization above the saltmeadow cordgrass zone.			
Mix #6			
Creeping red fescue	Ensylva, Pennlawn, Boreal	20	.45
Chewings Fescue	Common	20	.45
Perennial ryegrass	Pennfine, Linn	5	.10
Red Clover	Common	10	.45
*General purpose erosion control mix. Not to be used for a turf planting or play grounds.			

STANDARD AND SPECIFICATIONS FOR RECREATION AREA SEEDING



Definition & Scope

Establishing **permanent** grasses, legumes, vines, shrubs, trees, or other plants, or selectively reducing stand density and trimming woody plants, to improve an area for recreation. To increase the attractiveness and usefulness of recreation areas and to protect the soil and plant resources.

Conditions Where Practice Applies

On any area planned for recreation use, lawns, and areas that will be maintained in a closely mowed condition.

Specifications

ESTABLISHING GRASSES (Turfgrass)

The following applies for playgrounds, parks, athletic fields, camping areas, picnic areas, passive recreation areas such as lawns, and similar areas.

1. Time of Planting

Fall planting is preferred. Seed after August 15. In the spring, plant until May 15.

If seeding is done between May 15 and August 15, irrigation may be necessary to ensure a successful seeding.

2. Site Preparation

   A. Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in. topsoil is required.

   B. Prepare seedbed by loosening soil to a depth of 4-6 inches and decompacting required areas per Soil Restoration Standard.

   C. See Standard and Specification of Topsoiling.

   D. Lime to a pH of 6.5. See Lime Application Standard.

   E. **Fertilize as per soil test** or, if soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 850 pounds of 5-5-10 or equivalent per acre (20 lbs/1,000 sq. ft.). See Fertilizer Application Standard.

   F. Incorporate lime and fertilizer in top 2-4 inches of topsoil.

   G. Smooth. Remove sticks, foreign matter, and stones over 1 inch in diameter, from the surface. Firm the seedbed.

3. Planting

Use a cultipacker type seeder if possible. Seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding. If hyroseeded, lime and fertilizer may be applied through the seeder, and rolling is not practical.

4. Mulching

Mulch all seedings in accordance with Standard and Specifications for Mulching. Small grain straw is the best material.

5. Seed Mixtures

Select seed mixture for site conditions and intended use from Table 4.5.

6. Contact Cornell Cooperative Extension Turf Specialist for suitable varieties.

Turf-type tall fescues have replaced the old KY31 tall fescues. New varieties have finer leaves and are the most resistant grass to foot traffic. Do not mix it with fine textured grasses such as bluegrass and red fescue.

Common ryegrass and redtop, which are relatively short lived species, provide quick green cover. Improved lawn cultivars of perennial ryegrass provide excellent quality turf, but continue to lack winter hardiness.

Common white clover can be added to mixtures at the rate of 1-2 lbs/acre to help maintain green color during the dry summer period; however, they will not withstand heavy traffic. Avoid using around swimming areas as flowers attract bees which can be easily stepped on.

Table 4.5
Recreation Turfgrass Seed Mixture

Site - Use	Species (% by weight)	lbs/1.000 ft^2 (PLS)	lbs/acre (PLS)
Sunny Sites (well, moderately well, and somewhat poorly drained soils)	***Athletic fields and similar areas***		
	80% Hard fescue	2.4-3.2	105-138
	20% Perennial ryegrass	0.6-0.8	25-37
		3.0-4.0	130-175
	OR, for southern and eastern, NY 50% Hard fescue	1.5-2.0	65-88
	50% perennial ryegrass	1.5-2.0	65-87
		3.0-4.0	130-175
	OR, 100% Creeping Red Fescue	3.4-4.6	150-200
	General recreation areas and lawns (Medium to high maintenance)		
	65% Creeping red fescue	2.0-2.6	85-114
	20% Perennial ryegrass	0.6-0.8	26-35
	15% Fine fescue	0.4-0.6	19-26
		3.0-4.0	130-175
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Sunny Droughty Sites (general recreation areas and lawns, low maintenance) (somewhat excessively to excessively drained soils, excluding Long Island)	65% Fine fescue	2.6-3.3	114-143
	15% Perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
		4.0-5.0	175-220
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Shady Dry Sites (well to somewhat poorly drained soils)	65% fine fescue	2.6-3.3	114-143
	15% perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
	OR	4.0-5.0	174-220
	80% blend of shade-tolerant Ceral rye	2.4-3.2	105-138
	20% perennial ryegrass	0.6-0.8	25-37
	OR	3.0-4.0	130-175
	100% Creeping red fescue	3.4-4.6	150-200
Shady Wet Sites (somewhat poor to poorly drained soils)	70% Creeping red fescue	1.4-2.1	60-91
	30% blend of shade-tolerant Hard fescue	0.6-0.9	25-39
	OR	2.0-3.0	85-130
	100% Chewings fescue	3.4-4.6	150-200

For varieties suitable for specific locations, contact Cornell Cooperative Extension Turf Specialist.

Reference: Thurn, M.C., N.W. Hummel, and A.M. Petrovic. Cornell Extension Pub. Info. Bulletin 185 Revised. HomeLawns Establishment and Maintenance. 1994.

7. Fertilizing—First Year

Apply fertilizer as indicated by the soil test three to four weeks after germination (spring seedlings). If test results have not been obtained, apply 1 pound nitrogen/1,000 square feet using a complete fertilizer with a 2-1-1 or 4-1-3 ratio. Summer and early fall seedings, apply as above unless air temperatures are above 85ºF for an extended period. Wait for cooler temperatures to fertilize. Late fall/ winter seedings, fertilize in spring.

8. Restrict Use

New seedlings should be protected from use for one full year or a spring and fall growth cycle where possible to allow development of a dense sod with good root structure.

MAINTAINING GRASSES

1. Maintain a pH of 6.0 - 7.0.

2. Fertilize in late May to early June as follows with 5-5-10 analysis fertilizer at the rate of 5 lbs./1,000 sq. ft. and repeat in late August if sod density is not adequate. Avoid fertilizing when heat is greater than 85ºF. Top dress weak sod annually in the spring, but at least once every 2 to 3 years. **Fertilize in accordance with soil test analysis**, after determining adequate topsoil depth exists.

3. Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area six to eight times using a spoon or hollow tine type aerator. Do not use solid spike equipment.

4. Reseed bare and thin areas annually with original seed mix.

STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING



Definition & Scope

Providing temporary erosion control protection to disturbed areas and/or localized critical areas for an interim period by covering all bare ground that exists as a result of construction activities or a natural event. Critical areas may include but are not limited to steep excavated cut or fill slopes and any disturbed, denuded natural slopes subject to erosion.

Conditions Where Practice Applies

Temporary seedings may be necessary on construction sites to protect an area, or section, where final grading is complete, when preparing for winter work shutdown, or to provide cover when permanent seedings are likely to fail due to mid-summer heat and drought. The intent is to provide temporary protective cover during temporary shutdown of construction and/or while waiting for optimal planting time.

Criteria

Water management practices must be installed as appropriate for site conditions. The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seedbed must be seeded within 24 hours of disturbance or scarification of the soil surface will be necessary prior to seeding.

Fertilizer or lime are not typically used for temporary seedings.

IF: Spring or summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb./1000 sq. ft. or use 1 lb./1000 sq. ft.).

IF: Late fall or early winter, then seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs./1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good soil to seed contact.

Mulch the area with hay or straw at 2 tons/acre (approx. 90 lbs./1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required where wind or areas of concentrated water are of concern. Wood fiber hydromulch or other sprayable products approved for erosion control (nylon web or mesh) may be used if applied according to manufacturers' specification. Caution is advised when using nylon or other synthetic products. They may be difficult to remove prior to final seeding and can be a hazard to young wildlife species.

STANDARD AND SPECIFICATIONS FOR TOPSOILING



Definition & Scope

Spreading a specified quality and quantity of topsoil materials on graded or constructed subsoil areas to provide acceptable plant cover growing conditions, thereby reducing erosion; to reduce irrigation water needs; and to reduce the need for nitrogen fertilizer application.

Conditions Where Practice Applies

Topsoil is applied to subsoils that are droughty (low available moisture for plants), stony, slowly permeable, salty or extremely acid. It is also used to backfill around shrub and tree transplants. This standard does not apply to wetland soils.

Design Criteria

1. Preserve existing topsoil in place where possible, thereby reducing the need for added topsoil.

2. Conserve by stockpiling topsoil and friable fine textured subsoils that must be stripped from the excavated site and applied after final grading where vegetation will be established. Topsoil stockpiles must be stabilized. Stockpile surfaces can be stabilized by vegetation, geotextile or plastic covers. This can be aided by orientating the stockpile lengthwise into prevailing winds.

3. Refer to USDA Natural Resource Conservation Service soil surveys or soil interpretation record sheets for further soil texture information for selecting appropriate design topsoil depths.

Site Preparation

1. As needed, install erosion and sediment control practices such as diversions, channels, sediment traps, and stabilizing measures, or maintain if already installed.

2. Complete rough grading and final grade, allowing for depth of topsoil to be added.

3. Scarify all compact, slowly permeable, medium and fine textured subsoil areas. Scarify at approximately right angles to the slope direction in soil areas that are steeper than 5 percent. Areas that have been overly compacted shall be decompacted in accordance with the Soil Restoration Standard.

4. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

Topsoil Materials

1. Topsoil shall have at least 6 percent by weight of fine textured stable organic material, and no greater than 20 percent. Muck soil shall not be considered topsoil.

2. Topsoil shall have not less than 20 percent fine textured material (passing the NO. 200 sieve) and not more than 15 percent clay.

3. Topsoil treated with soil sterilants or herbicides shall be so identified to the purchaser.

4. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter, trash, noxious weeds such as nut sedge and quackgrass, and will have less than 10 percent gravel.

5. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

6. Topsoil may be manufactured as a mixture of a mineral component and organic material such as compost.

Application and Grading

1. Topsoil shall be distributed to a uniform depth over the area. It shall not be placed when it is partly frozen, muddy, or on frozen slopes or over ice, snow, or standing water puddles.

2. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched, and stabilized by “tracking” with suitable equipment.

3. Apply topsoil in the amounts shown in Table 4.7 below:

Table 4.7 - Topsoil Application Depth		
Site Conditions	**Intended Use**	**Minimum Topsoil Depth**
1. Deep sand or loamy sand	Mowed lawn	6 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	1 in.
2. Deep sandy loam	Mowed lawn	5 in.
	Tall legumes, unmowed	2 in.
	Tall grass, unmowed	none
3. Six inches or more: silt loam, clay loam, loam, or silt	Mowed lawn	4 in.
	Tall legumes, unmowed	1 in.
	Tall grass, unmowed	1 in.

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.

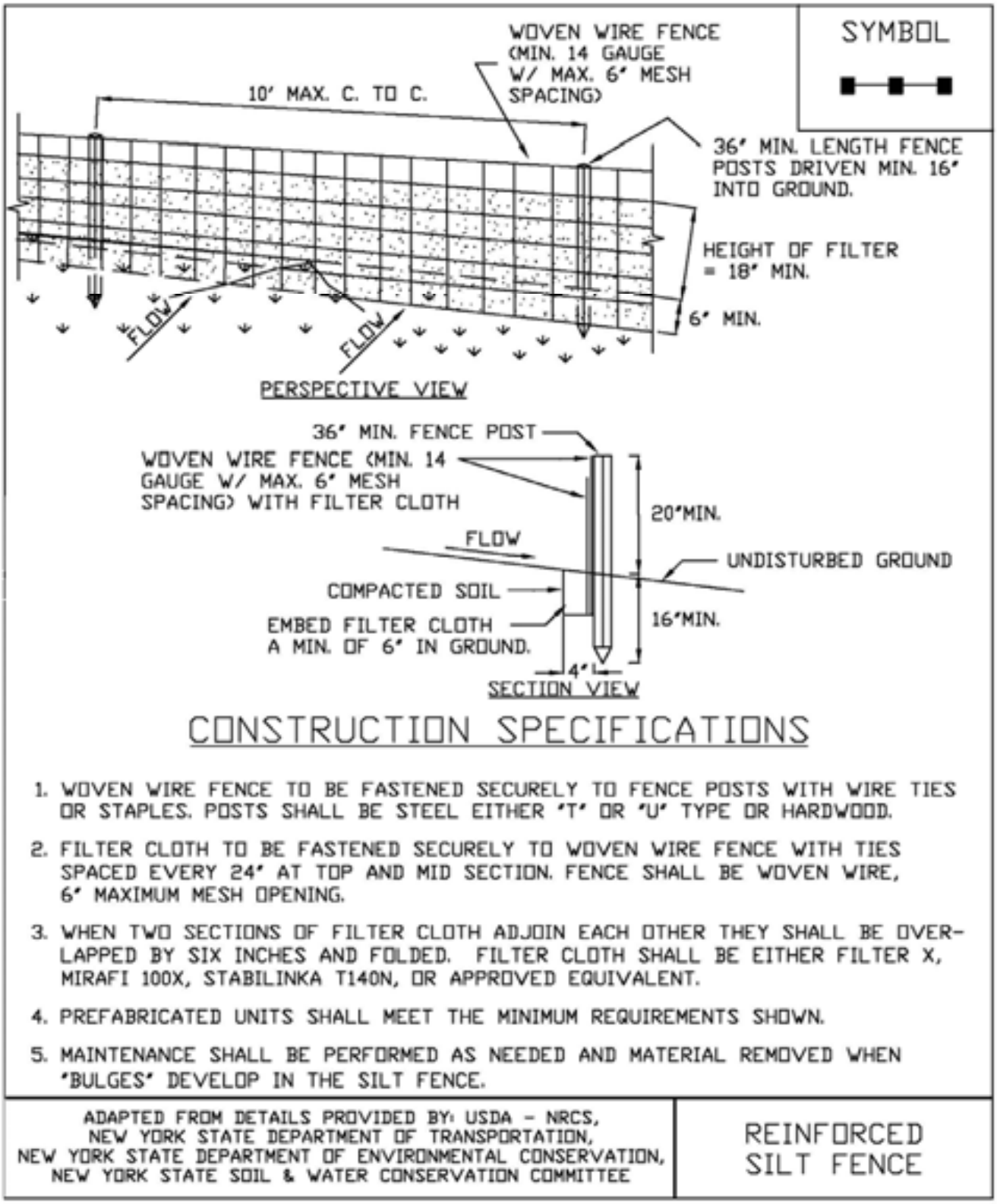
Super Silt Fence



Reinforced Silt Fence



Figure 5.30
Reinforced Silt Fence



STANDARD AND SPECIFICATIONS FOR STRAW BALE DIKE



Definition & Scope

A **temporary** barrier of straw, or similar material, used to intercept sediment laden runoff from small drainage areas of disturbed soil to reduce runoff velocity and effect deposition of the transported sediment load. Straw bale dikes have an estimated design life of three (3) months.

Condition Where Practice Applies

The straw bale dike is used where:

1. No other practice is feasible.
2. There is no concentration of water in a channel or other drainageway above the barrier.
3. Erosion would occur in the form of sheet erosion.
4. Length of slope above the straw bale dike does not exceed the following limits with the bale placed 10 feet from the toe of the slope:

Constructed Slope	Percent Slope	Slope Length (ft.)
2:1	50	25
3:1	33	50
4:1	25	75

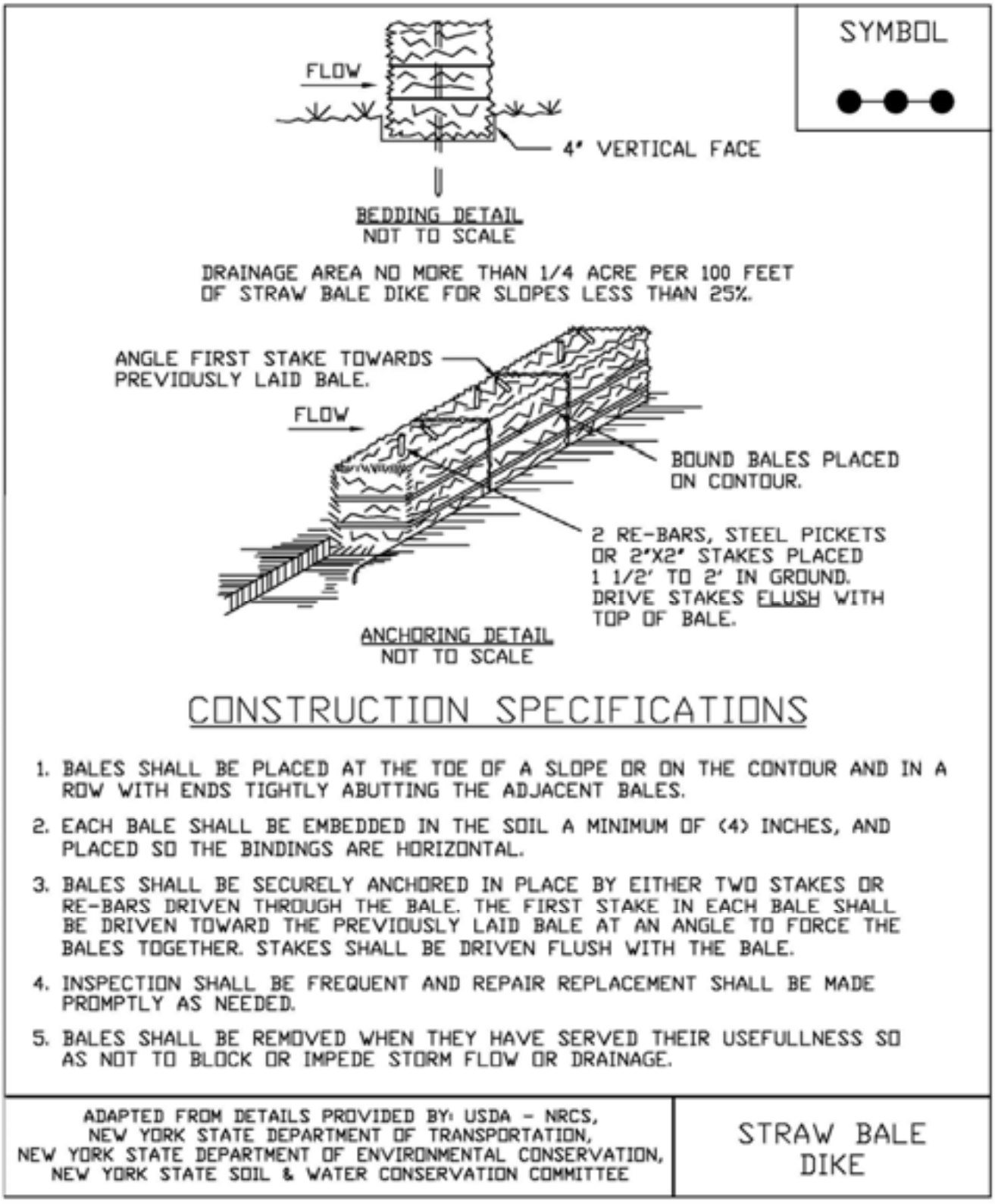
Where slope gradient changes through the drainage area, steepness refers to the steepest slope section contributing to the straw bale dike.

The practice may also be used for a single family lot if the slope is less than 15 percent. The contributing drainage areas in this instance shall be less than one quarter of an acre per 100 feet of dike and the length of slope above the dike shall be less than 100 feet.

Design Criteria

The above table is adequate, in general, for a one-inch rainfall event. Larger storms could cause failure of this practice. Use of this practice in sensitive areas for longer than one month should be specifically designed to store expected runoff. All bales shall be placed on the contour with cut edge of bale adhering to the ground. See Figure 5.34 on page 5.64 for details.

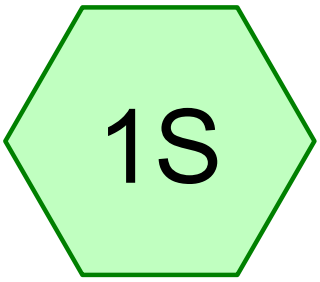
Figure 5.34
Straw Bale Dike



Appendix C

Hydrologic and Hydraulic Calculations

1. Existing Pre-Developed Condition
2. Proposed Post-Developed Condition



Existing Site

Subcat Reach Pond Link

Routing Diagram for 53 North Clinton Street_Existing
Prepared by Teed Engineering, PLLC, Printed 5/12/2025
HydroCAD® 10.20-7a s/n 13738 © 2025 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "NRCS2-Rain.txt" for 6660 NY Dutchess
Rainfall events imported from "NRCS2-Rain.txt" for 6660 NY Dutchess

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NOAA10 24-hr	D	Default	24.00	1	2.50	2
2	10-Year	NOAA10 24-hr	D	Default	24.00	1	5.07	2
3	100-Year	NOAA10 24-hr	D	Default	24.00	1	8.11	2

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.218	HSG D	1S
0.000	Other	
0.218		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.218	0.000	0.218	50-75% Grass cover, Fair	1S
0.000	**0.000**	**0.000**	**0.218**	**0.000**	**0.218**	**TOTAL AREA**	

Summary for Subcatchment 1S: Existing Site

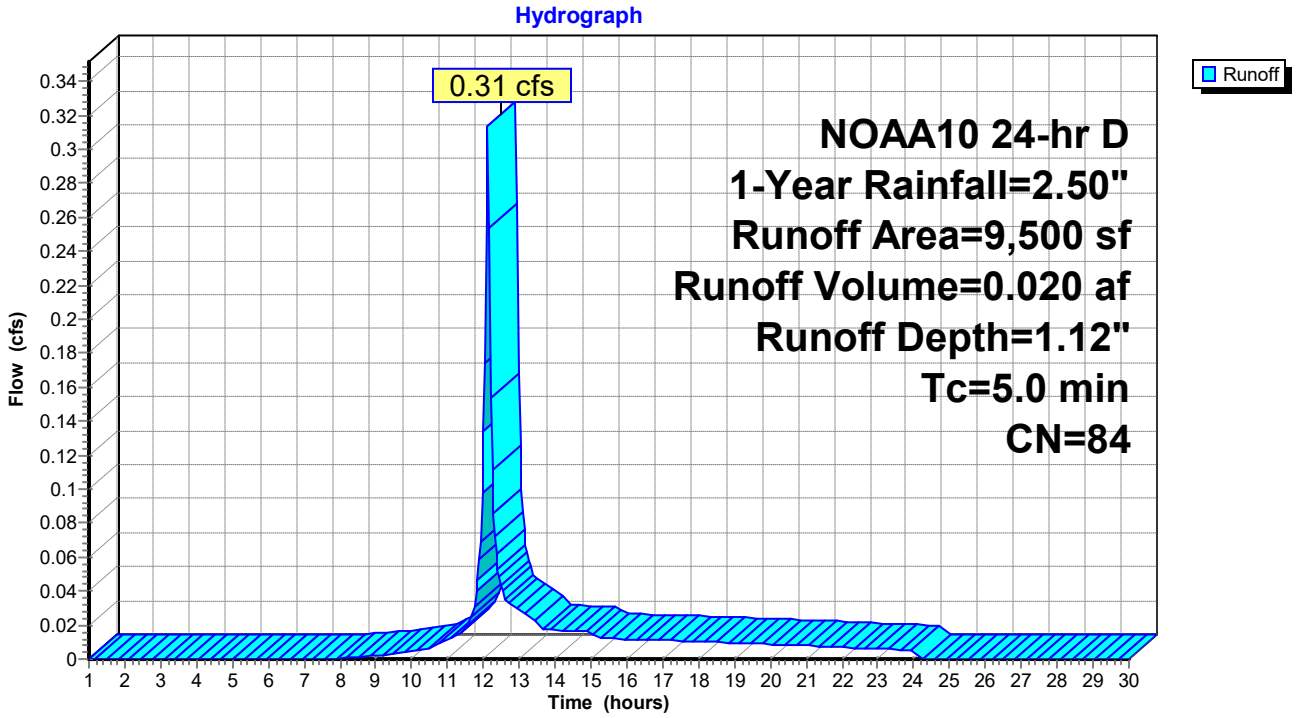
Runoff = 0.31 cfs @ 12.12 hrs, Volume= 0.020 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 1-Year Rainfall=2.50"

Area (sf)	CN	Description
9,500	84	50-75% Grass cover, Fair, HSG D
9,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Site



Hydrograph for Subcatchment 1S: Existing Site

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.03	0.00	0.00
1.40	0.05	0.00	0.00
1.80	0.06	0.00	0.00
2.20	0.08	0.00	0.00
2.60	0.10	0.00	0.00
3.00	0.11	0.00	0.00
3.40	0.13	0.00	0.00
3.80	0.15	0.00	0.00
4.20	0.17	0.00	0.00
4.60	0.20	0.00	0.00
5.00	0.22	0.00	0.00
5.40	0.24	0.00	0.00
5.80	0.27	0.00	0.00
6.20	0.29	0.00	0.00
6.60	0.32	0.00	0.00
7.00	0.34	0.00	0.00
7.40	0.37	0.00	0.00
7.80	0.40	0.00	0.00
8.20	0.43	0.00	0.00
8.60	0.46	0.00	0.00
9.00	0.49	0.01	0.00
9.40	0.53	0.01	0.00
9.80	0.58	0.02	0.00
10.20	0.62	0.03	0.01
10.60	0.67	0.04	0.01
11.00	0.74	0.06	0.01
11.40	0.82	0.08	0.02
11.80	0.96	0.14	**0.04**
12.20	1.54	0.44	**0.15**
12.60	1.68	0.52	0.03
13.00	1.76	0.58	0.03
13.40	1.83	0.63	0.02
13.80	1.88	0.66	0.02
14.20	1.92	0.69	0.02
14.60	1.97	0.72	0.02
15.00	2.01	0.75	0.02
15.40	2.04	0.77	0.01
15.80	2.07	0.79	0.01
16.20	2.10	0.81	0.01
16.60	2.13	0.84	0.01
17.00	2.16	0.86	0.01
17.40	2.18	0.88	0.01
17.80	2.21	0.89	0.01
18.20	2.23	0.91	0.01
18.60	2.26	0.93	0.01
19.00	2.28	0.95	0.01
19.40	2.30	0.97	0.01
19.80	2.33	0.98	0.01
20.20	2.35	1.00	0.01
20.60	2.37	1.01	0.01
21.00	2.39	1.03	0.01
21.40	2.40	1.04	0.01
21.80	2.42	1.05	0.01
22.20	2.44	1.07	0.01
22.60	2.45	1.08	0.01
23.00	2.47	1.09	0.01
23.40	2.48	1.10	0.01
23.80	**2.49**	**1.11**	0.01
24.20	**2.50**	**1.12**	0.00
24.60	2.50	1.12	0.00
25.00	2.50	1.12	0.00
25.40	2.50	1.12	0.00
25.80	2.50	1.12	0.00
26.20	2.50	1.12	0.00
26.60	2.50	1.12	0.00
27.00	2.50	1.12	0.00
27.40	2.50	1.12	0.00
27.80	2.50	1.12	0.00
28.20	2.50	1.12	0.00
28.60	2.50	1.12	0.00
29.00	2.50	1.12	0.00
29.40	2.50	1.12	0.00
29.80	2.50	1.12	0.00

Summary for Subcatchment 1S: Existing Site

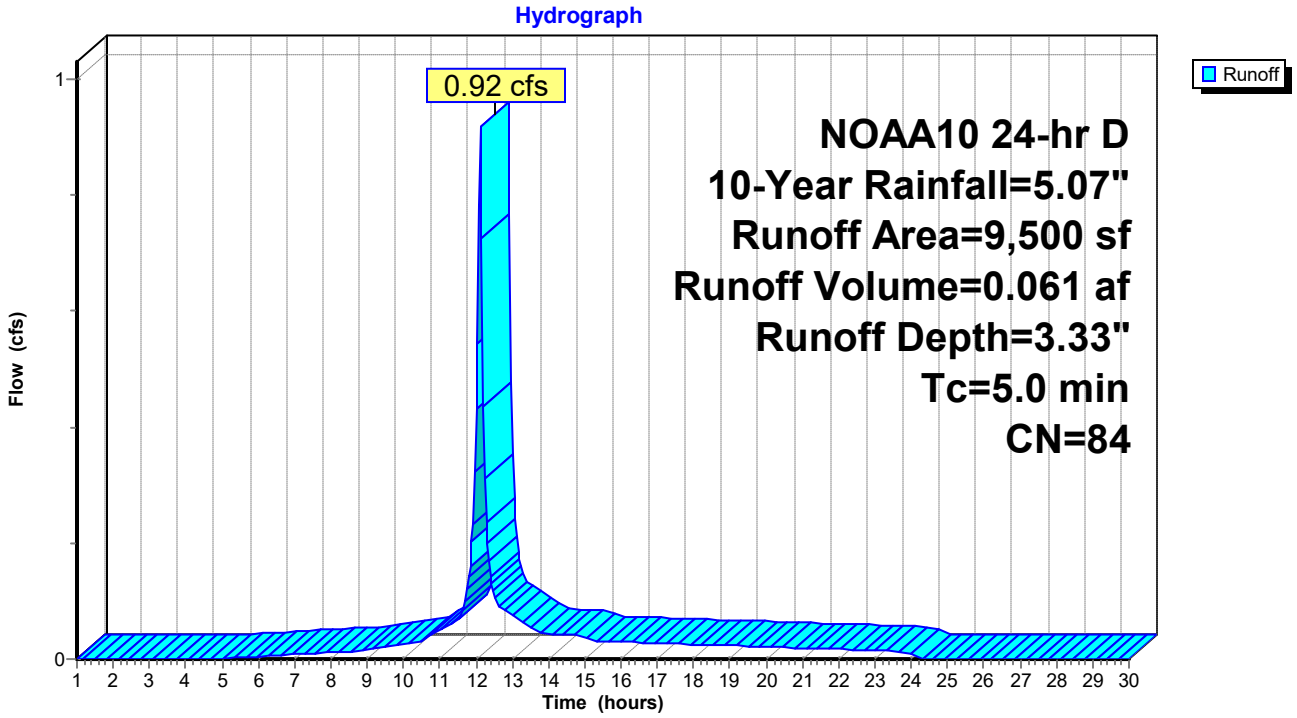
Runoff = 0.92 cfs @ 12.12 hrs, Volume= 0.061 af, Depth= 3.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 10-Year Rainfall=5.07"

Area (sf)	CN	Description
9,500	84	50-75% Grass cover, Fair, HSG D
9,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Site



Hydrograph for Subcatchment 1S: Existing Site

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.07	0.00	0.00
1.40	0.10	0.00	0.00
1.80	0.13	0.00	0.00
2.20	0.16	0.00	0.00
2.60	0.20	0.00	0.00
3.00	0.23	0.00	0.00
3.40	0.27	0.00	0.00
3.80	0.31	0.00	0.00
4.20	0.35	0.00	0.00
4.60	0.40	0.00	0.00
5.00	0.44	0.00	0.00
5.40	0.49	0.01	0.00
5.80	0.54	0.01	0.00
6.20	0.59	0.02	0.01
6.60	0.64	0.03	0.01
7.00	0.70	0.05	0.01
7.40	0.76	0.06	0.01
7.80	0.81	0.08	0.01
8.20	0.87	0.10	0.01
8.60	0.93	0.12	0.01
9.00	1.00	0.15	0.01
9.40	1.08	0.19	0.02
9.80	1.17	0.23	0.02
10.20	1.26	0.28	0.03
10.60	1.36	0.33	0.04
11.00	1.50	0.41	0.05
11.40	1.67	0.52	0.06
11.80	1.95	0.71	**0.14**
12.20	3.12	1.62	**0.43**
12.60	3.40	1.85	0.09
13.00	3.57	2.00	0.08
13.40	3.71	2.12	0.06
13.80	3.81	2.20	0.04
14.20	3.90	2.28	0.04
14.60	3.99	2.36	0.04
15.00	4.07	2.43	0.04
15.40	4.14	2.49	0.03
15.80	4.20	2.55	0.03
16.20	4.26	2.60	0.03
16.60	4.31	2.65	0.03
17.00	4.37	2.70	0.03
17.40	4.43	2.75	0.03
17.80	4.48	2.80	0.03
18.20	4.53	2.84	0.03
18.60	4.58	2.89	0.02
19.00	4.63	2.93	0.02
19.40	4.67	2.97	0.02
19.80	4.72	3.01	0.02
20.20	4.76	3.05	0.02
20.60	4.80	3.09	0.02
21.00	4.84	3.12	0.02
21.40	4.87	3.16	0.02
21.80	4.91	3.19	0.02
22.20	4.94	3.22	0.02
22.60	4.97	3.25	0.02
23.00	5.00	3.27	0.01
23.40	5.03	3.30	0.01
23.80	**5.06**	**3.32**	0.01
24.20	**5.07**	**3.33**	0.00
24.60	5.07	3.33	0.00
25.00	5.07	3.33	0.00
25.40	5.07	3.33	0.00
25.80	5.07	3.33	0.00
26.20	5.07	3.33	0.00
26.60	5.07	3.33	0.00
27.00	5.07	3.33	0.00
27.40	5.07	3.33	0.00
27.80	5.07	3.33	0.00
28.20	5.07	3.33	0.00
28.60	5.07	3.33	0.00
29.00	5.07	3.33	0.00
29.40	5.07	3.33	0.00
29.80	5.07	3.33	0.00

Summary for Subcatchment 1S: Existing Site

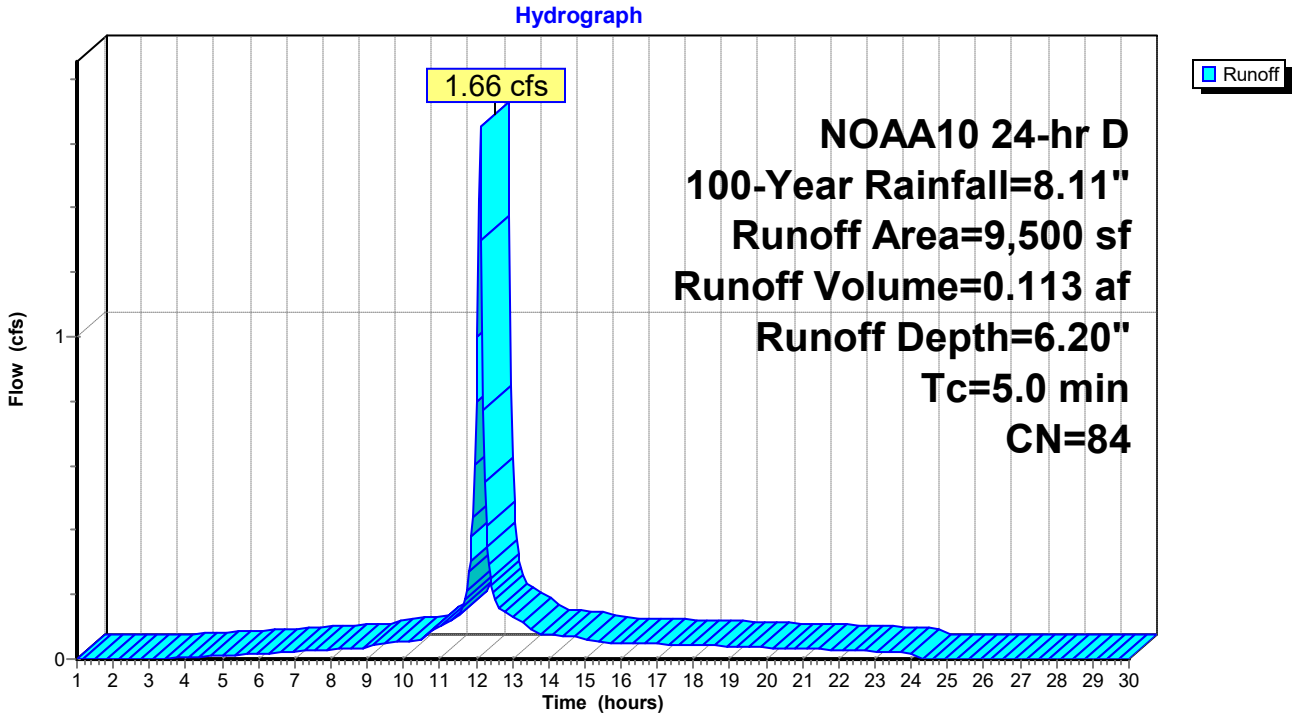
Runoff = 1.66 cfs @ 12.12 hrs, Volume= 0.113 af, Depth= 6.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 100-Year Rainfall=8.11"

Area (sf)	CN	Description
9,500	84	50-75% Grass cover, Fair, HSG D
9,500		100.00% Pervious Area

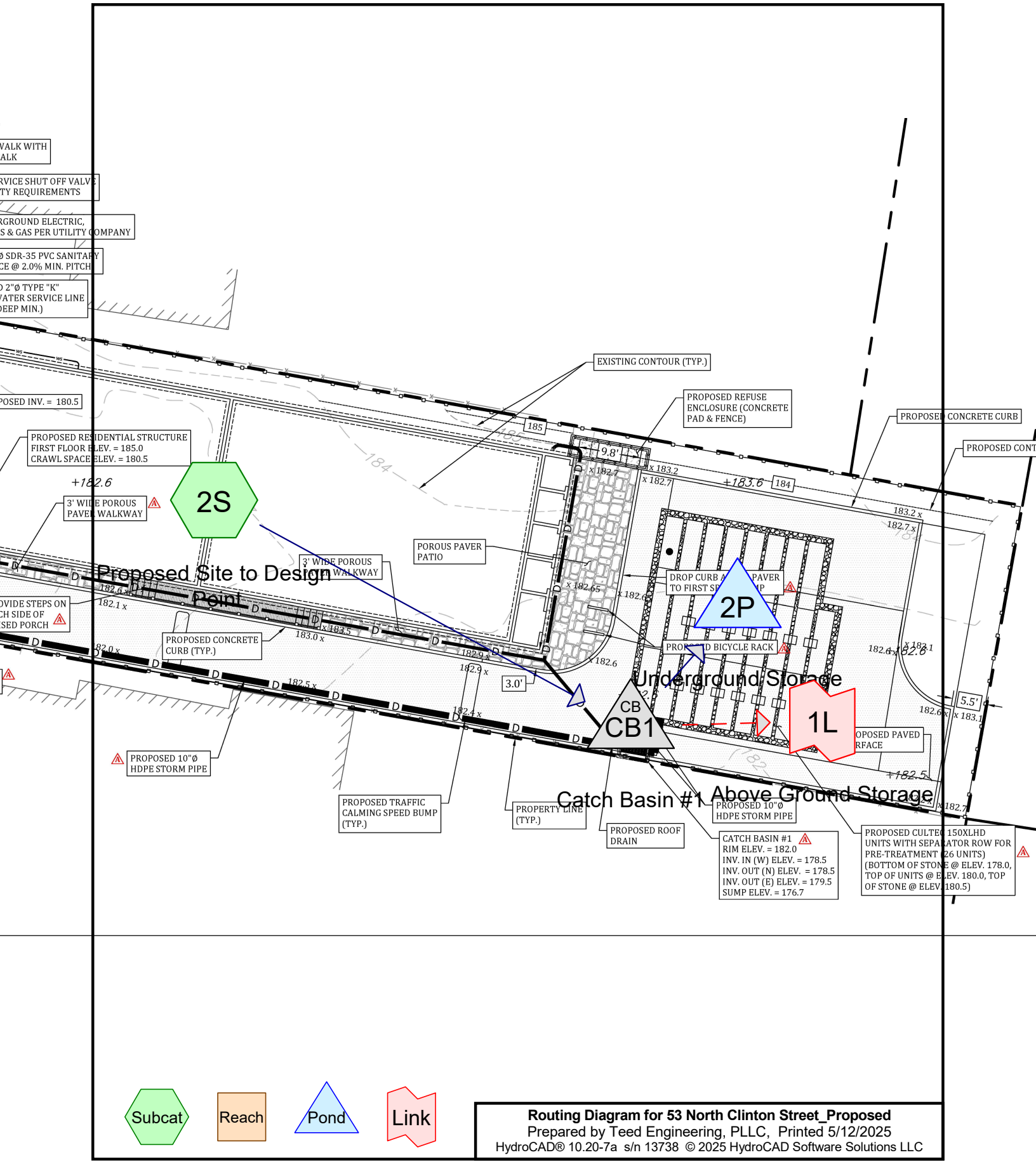
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Site



Hydrograph for Subcatchment 1S: Existing Site

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.11	0.00	0.00
1.40	0.15	0.00	0.00
1.80	0.20	0.00	0.00
2.20	0.26	0.00	0.00
2.60	0.31	0.00	0.00
3.00	0.37	0.00	0.00
3.40	0.43	0.00	0.00
3.80	0.50	0.01	0.00
4.20	0.57	0.02	0.01
4.60	0.64	0.03	0.01
5.00	0.71	0.05	0.01
5.40	0.79	0.07	0.01
5.80	0.86	0.10	0.02
6.20	0.95	0.13	0.02
6.60	1.03	0.17	0.02
7.00	1.12	0.21	0.02
7.40	1.21	0.25	0.03
7.80	1.30	0.30	0.03
8.20	1.40	0.35	0.03
8.60	1.50	0.41	0.03
9.00	1.60	0.47	0.04
9.40	1.73	0.56	0.05
9.80	1.87	0.65	0.05
10.20	2.02	0.76	0.06
10.60	2.18	0.87	0.07
11.00	2.40	1.04	0.10
11.40	2.67	1.25	0.13
11.80	3.12	1.61	**0.27**
12.20	4.99	3.27	**0.77**
12.60	5.44	3.67	0.16
13.00	5.71	3.93	0.13
13.40	5.93	4.13	0.11
13.80	6.09	4.28	0.08
14.20	6.24	4.42	0.07
14.60	6.38	4.55	0.07
15.00	6.51	4.68	0.07
15.40	6.61	4.77	0.05
15.80	6.71	4.87	0.05
16.20	6.81	4.96	0.05
16.60	6.90	5.05	0.05
17.00	6.99	5.13	0.05
17.40	7.08	5.22	0.05
17.80	7.16	5.30	0.04
18.20	7.25	5.37	0.04
18.60	7.32	5.45	0.04
19.00	7.40	5.52	0.04
19.40	7.47	5.59	0.04
19.80	7.54	5.66	0.04
20.20	7.61	5.72	0.04
20.60	7.68	5.78	0.03
21.00	7.74	5.84	0.03
21.40	7.80	5.90	0.03
21.80	7.85	5.95	0.03
22.20	7.91	6.00	0.03
22.60	7.96	6.05	0.03
23.00	8.00	6.10	0.02
23.40	8.05	6.14	0.02
23.80	**8.09**	**6.18**	0.02
24.20	**8.11**	**6.20**	0.00
24.60	8.11	6.20	0.00
25.00	8.11	6.20	0.00
25.40	8.11	6.20	0.00
25.80	8.11	6.20	0.00
26.20	8.11	6.20	0.00
26.60	8.11	6.20	0.00
27.00	8.11	6.20	0.00
27.40	8.11	6.20	0.00
27.80	8.11	6.20	0.00
28.20	8.11	6.20	0.00
28.60	8.11	6.20	0.00
29.00	8.11	6.20	0.00
29.40	8.11	6.20	0.00
29.80	8.11	6.20	0.00



Routing Diagram for 53 North Clinton Street_Proposed
Prepared by Teed Engineering, PLLC, Printed 5/12/2025
HydroCAD® 10.20-7a s/n 13738 © 2025 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "NRCS2-Rain.txt" for 6660 NY Dutchess
Rainfall events imported from "NRCS2-Rain.txt" for 6660 NY Dutchess

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NOAA10 24-hr	D	Default	24.00	1	2.50	2
2	10-Year	NOAA10 24-hr	D	Default	24.00	1	5.07	2
3	100-Year	NOAA10 24-hr	D	Default	24.00	1	8.11	2

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.218	HSG D	2S
0.000	Other	
0.218		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.055	0.000	0.055	50-75% Grass cover, Fair	2S
0.000	0.000	0.000	0.163	0.000	0.163	Paved parking	2S
0.000	**0.000**	**0.000**	**0.218**	**0.000**	**0.218**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	CB1	178.51	178.50	3.0	0.0033	0.013	0.0	10.0	0.0	Catch Basin #1

Summary for Subcatchment 2S: Proposed Site to Design Point

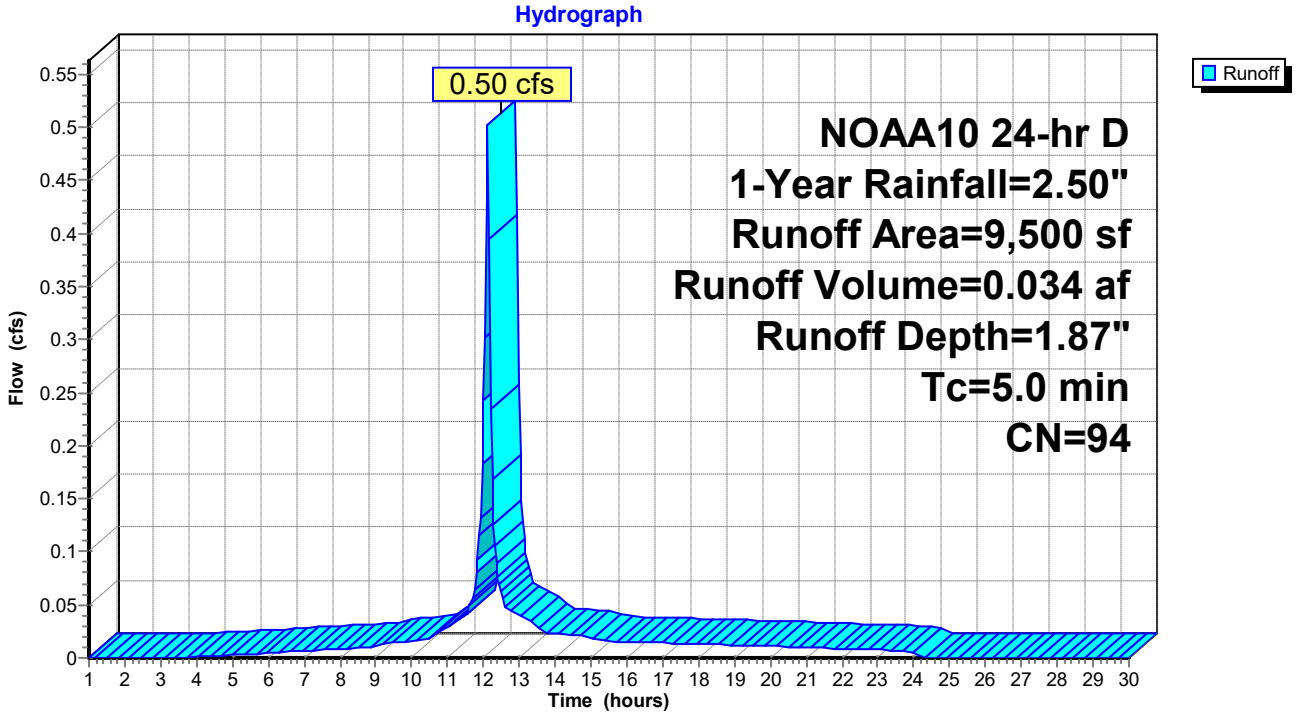
Runoff = 0.50 cfs @ 12.12 hrs, Volume= 0.034 af, Depth= 1.87"
Routed to Pond CB1 : Catch Basin #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 1-Year Rainfall=2.50"

Area (sf)	CN	Description
2,415	84	50-75% Grass cover, Fair, HSG D
7,085	98	Paved parking, HSG D
9,500	94	Weighted Average
2,415		25.42% Pervious Area
7,085		74.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Proposed Site to Design Point



Hydrograph for Subcatchment 2S: Proposed Site to Design Point

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.03	0.00	0.00
1.40	0.05	0.00	0.00
1.80	0.06	0.00	0.00
2.20	0.08	0.00	0.00
2.60	0.10	0.00	0.00
3.00	0.11	0.00	0.00
3.40	0.13	0.00	0.00
3.80	0.15	0.00	0.00
4.20	0.17	0.00	0.00
4.60	0.20	0.01	0.00
5.00	0.22	0.01	0.00
5.40	0.24	0.02	0.00
5.80	0.27	0.02	0.00
6.20	0.29	0.03	0.01
6.60	0.32	0.04	0.01
7.00	0.34	0.05	0.01
7.40	0.37	0.07	0.01
7.80	0.40	0.08	0.01
8.20	0.43	0.10	0.01
8.60	0.46	0.11	0.01
9.00	0.49	0.13	0.01
9.40	0.53	0.16	0.01
9.80	0.58	0.19	0.02
10.20	0.62	0.22	0.02
10.60	0.67	0.25	0.02
11.00	0.74	0.30	0.03
11.40	0.82	0.36	0.04
11.80	0.96	0.47	**0.08**
12.20	1.54	0.97	**0.23**
12.60	1.68	1.10	0.05
13.00	1.76	1.17	0.04
13.40	1.83	1.24	0.03
13.80	1.88	1.28	0.02
14.20	1.92	1.32	0.02
14.60	1.97	1.36	0.02
15.00	2.01	1.40	0.02
15.40	2.04	1.43	0.02
15.80	2.07	1.46	0.02
16.20	2.10	1.49	0.02
16.60	2.13	1.52	0.01
17.00	2.16	1.54	0.01
17.40	2.18	1.57	0.01
17.80	2.21	1.59	0.01
18.20	2.23	1.62	0.01
18.60	2.26	1.64	0.01
19.00	2.28	1.66	0.01
19.40	2.30	1.68	0.01
19.80	2.33	1.70	0.01
20.20	2.35	1.72	0.01
20.60	2.37	1.74	0.01
21.00	2.39	1.76	0.01
21.40	2.40	1.78	0.01
21.80	2.42	1.79	0.01
22.20	2.44	1.81	0.01
22.60	2.45	1.82	0.01
23.00	2.47	1.84	0.01
23.40	2.48	1.85	0.01
23.80	**2.49**	**1.86**	0.01
24.20	**2.50**	**1.87**	0.00
24.60	2.50	1.87	0.00
25.00	2.50	1.87	0.00
25.40	2.50	1.87	0.00
25.80	2.50	1.87	0.00
26.20	2.50	1.87	0.00
26.60	2.50	1.87	0.00
27.00	2.50	1.87	0.00
27.40	2.50	1.87	0.00
27.80	2.50	1.87	0.00
28.20	2.50	1.87	0.00
28.60	2.50	1.87	0.00
29.00	2.50	1.87	0.00
29.40	2.50	1.87	0.00
29.80	2.50	1.87	0.00

Summary for Pond 2P: Underground Storage

[42] Hint: Gap in defined storage above volume #1 at 180.54'

Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 1.87" for 1-Year event
Inflow = 0.50 cfs @ 12.12 hrs, Volume= 0.034 af
Outflow = 0.25 cfs @ 12.20 hrs, Volume= 0.034 af, Atten= 51%, Lag= 5.3 min
Discarded = 0.25 cfs @ 12.20 hrs, Volume= 0.034 af

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 178.29' @ 12.20 hrs Surf.Area= 1,030 sf Storage= 121 cf

Plug-Flow detention time= 2.4 min calculated for 0.034 af (100% of inflow)
Center-of-Mass det. time= 2.4 min (813.3 - 810.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	178.00'	747 cf	**30.75'W x 33.50'L x 2.54'H Field A** 2,618 cf Overall - 751 cf Embedded = 1,867 cf x 40.0% Voids
#2A	178.50'	751 cf	**Cultec R-150XLHD** x 27 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 9 rows
#3	182.00'	57 cf	**Above Ground Storage (Prismatic)** Listed below (Recalc)
		1,554 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
182.00	12	0	0
182.50	214	57	57

Device	Routing	Invert	Outlet Devices
#1	Discarded	178.00'	**9.000 in/hr Exfiltration over Horizontal area from 176.00' - 178.01'** Conductivity to Groundwater Elevation = 176.00' Excluded Horizontal area = 0 sf

Discarded OutFlow Max=0.25 cfs @ 12.20 hrs HW=178.29' (Free Discharge)
1=Exfiltration (Controls 0.25 cfs)



Pond 2P: Underground Storage - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 9 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

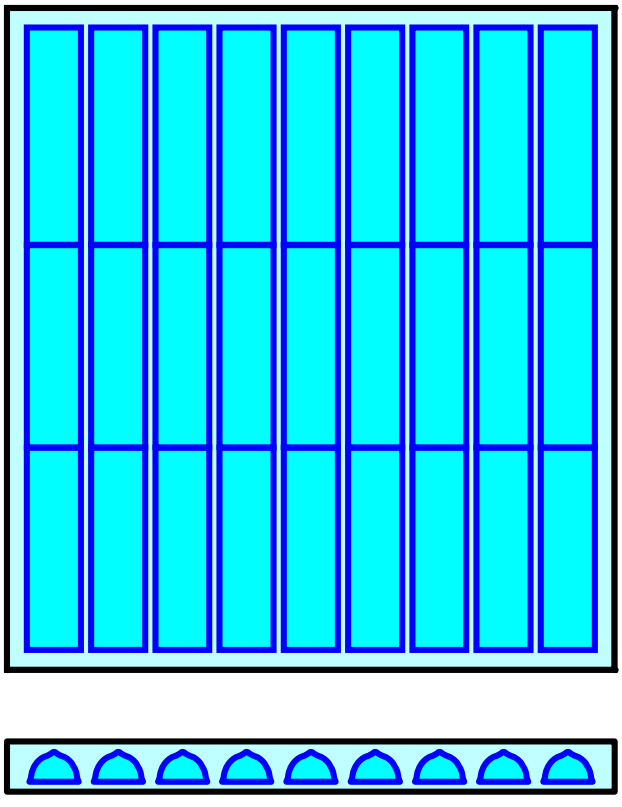
3 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 31.50' Row Length +12.0" End Stone x 2 = 33.50' Base Length
9 Rows x 33.0" Wide + 6.0" Spacing x 8 + 12.0" Side Stone x 2 = 30.75' Base Width
6.0" Stone Base + 18.5" Chamber Height + 6.0" Stone Cover = 2.54' Field Height

27 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 9 Rows = 751.0 cf Chamber Storage

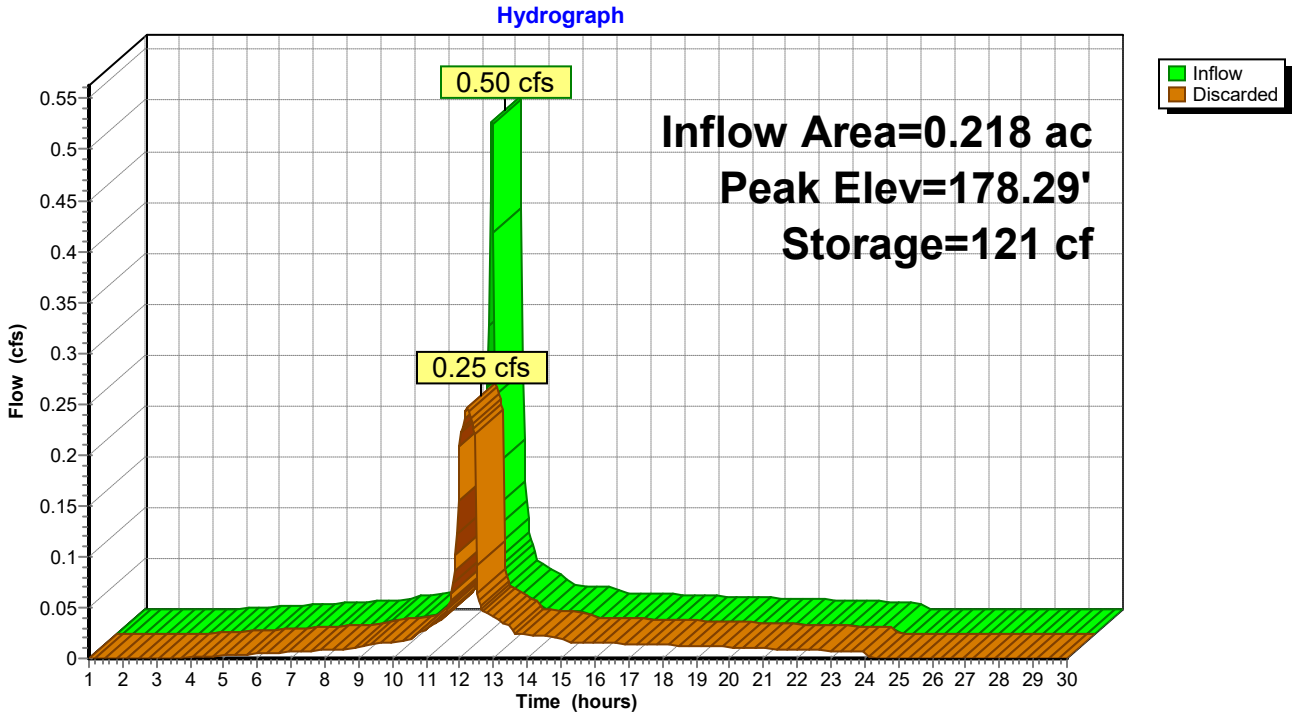
2,618.2 cf Field - 751.0 cf Chambers = 1,867.2 cf Stone x 40.0% Voids = 746.9 cf Stone Storage

Chamber Storage + Stone Storage = 1,497.9 cf = 0.034 af
Overall Storage Efficiency = 57.2%
Overall System Size = 33.50' x 30.75' x 2.54'

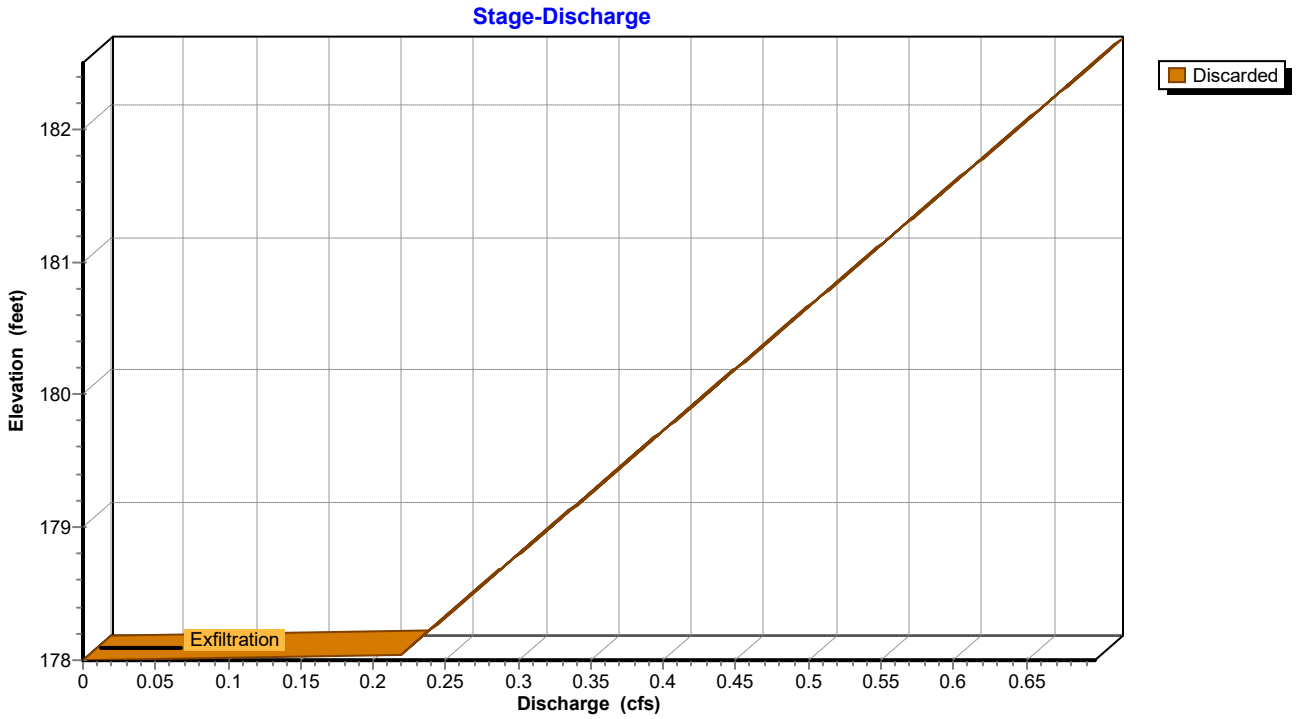
27 Chambers
97.0 cy Field
69.2 cy Stone



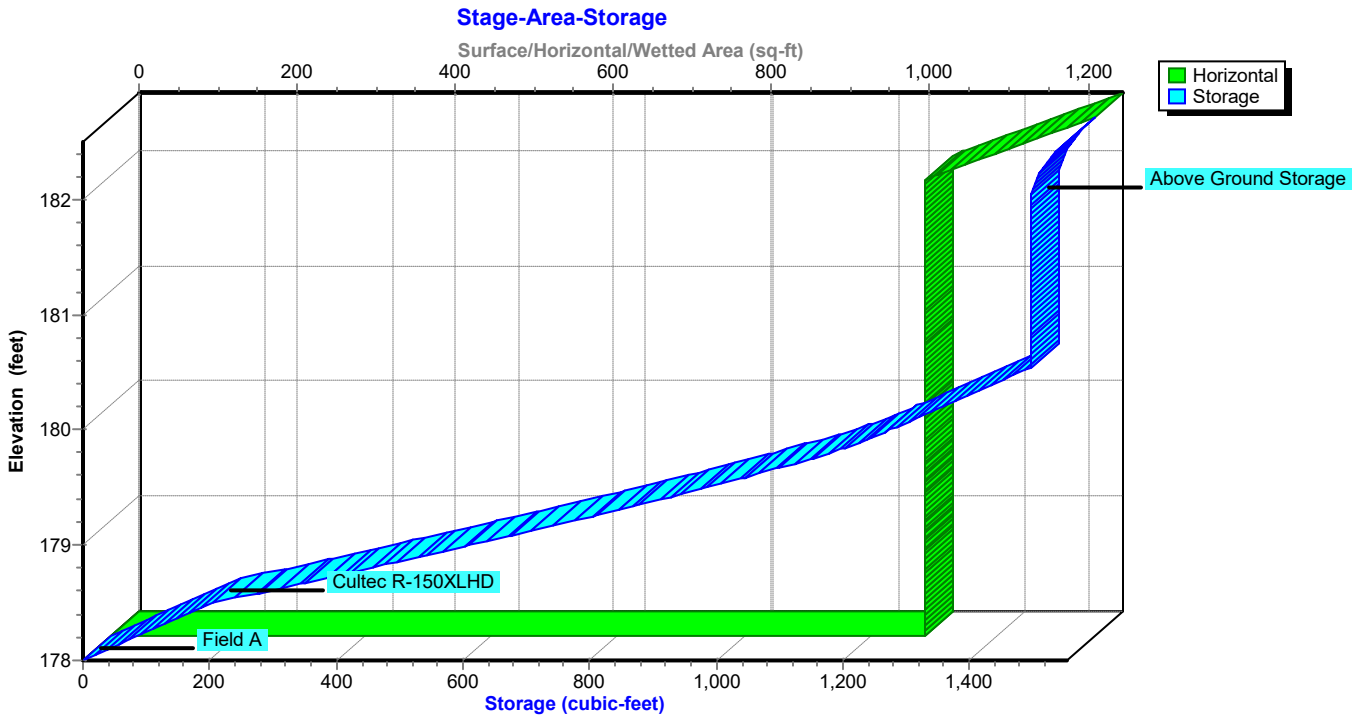
Pond 2P: Underground Storage



Pond 2P: Underground Storage



Pond 2P: Underground Storage



Hydrograph for Pond 2P: Underground Storage

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
1.00	0.00	0	178.00	0.00
1.80	0.00	0	178.00	0.00
2.60	0.00	0	178.00	0.00
3.40	0.00	0	178.00	0.00
4.20	0.00	0	178.00	0.00
5.00	0.00	0	178.00	0.00
5.80	0.00	0	178.00	0.00
6.60	0.01	0	178.00	0.01
7.40	0.01	1	178.00	0.01
8.20	0.01	1	178.00	0.01
9.00	0.01	1	178.00	0.01
9.80	0.02	1	178.00	0.02
10.60	0.02	2	178.00	0.02
11.40	**0.04**	3	178.01	0.04
12.20	**0.23**	**120**	**178.29**	**0.25**
13.00	0.04	3	178.01	0.04
13.80	0.02	2	178.00	0.02
14.60	0.02	2	178.00	0.02
15.40	0.02	1	178.00	0.02
16.20	0.02	1	178.00	0.02
17.00	0.01	1	178.00	0.01
17.80	0.01	1	178.00	0.01
18.60	0.01	1	178.00	0.01
19.40	0.01	1	178.00	0.01
20.20	0.01	1	178.00	0.01
21.00	0.01	1	178.00	0.01
21.80	0.01	1	178.00	0.01
22.60	0.01	1	178.00	0.01
23.40	0.01	1	178.00	0.01
24.20	0.00	0	178.00	0.00
25.00	0.00	0	178.00	0.00
25.80	0.00	0	178.00	0.00
26.60	0.00	0	178.00	0.00
27.40	0.00	0	178.00	0.00
28.20	0.00	0	178.00	0.00
29.00	0.00	0	178.00	0.00
29.80	0.00	0	178.00	0.00

Stage-Discharge for Pond 2P: Underground Storage

Elevation (feet)	Discarded (cfs)	Elevation (feet)	Discarded (cfs)
178.00	0.00	180.60	0.49
178.05	0.22	180.65	0.50
178.10	0.23	180.70	0.50
178.15	0.23	180.75	0.51
178.20	0.24	180.80	0.52
178.25	0.24	180.85	0.52
178.30	0.25	180.90	0.53
178.35	0.25	180.95	0.53
178.40	0.26	181.00	0.54
178.45	0.26	181.05	0.54
178.50	0.27	181.10	0.55
178.55	0.27	181.15	0.55
178.60	0.28	181.20	0.56
178.65	0.28	181.25	0.56
178.70	0.29	181.30	0.57
178.75	0.30	181.35	0.57
178.80	0.30	181.40	0.58
178.85	0.31	181.45	0.58
178.90	0.31	181.50	0.59
178.95	0.32	181.55	0.60
179.00	0.32	181.60	0.60
179.05	0.33	181.65	0.61
179.10	0.33	181.70	0.61
179.15	0.34	181.75	0.62
179.20	0.34	181.80	0.62
179.25	0.35	181.85	0.63
179.30	0.35	181.90	0.63
179.35	0.36	181.95	0.64
179.40	0.36	182.00	0.64
179.45	0.37	182.05	0.65
179.50	0.38	182.10	0.65
179.55	0.38	182.15	0.66
179.60	0.39	182.20	0.67
179.65	0.39	182.25	0.67
179.70	0.40	182.30	0.68
179.75	0.40	182.35	0.68
179.80	0.41	182.40	0.69
179.85	0.41	182.45	0.69
179.90	0.42	182.50	**0.70**
179.95	0.42		
180.00	0.43		
180.05	0.43		
180.10	0.44		
180.15	0.45		
180.20	0.45		
180.25	0.46		
180.30	0.46		
180.35	0.47		
180.40	0.47		
180.45	0.48		
180.50	0.48		
180.55	0.49		

Stage-Area-Storage for Pond 2P: Underground Storage

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
178.00	1,030	0	180.60	1,030	1,498
178.05	1,030	21	180.65	1,030	1,498
178.10	1,030	41	180.70	1,030	1,498
178.15	1,030	62	180.75	1,030	1,498
178.20	1,030	82	180.80	1,030	1,498
178.25	1,030	103	180.85	1,030	1,498
178.30	1,030	124	180.90	1,030	1,498
178.35	1,030	144	180.95	1,030	1,498
178.40	1,030	165	181.00	1,030	1,498
178.45	1,030	185	181.05	1,030	1,498
178.50	1,030	206	181.10	1,030	1,498
178.55	1,030	248	181.15	1,030	1,498
178.60	1,030	289	181.20	1,030	1,498
178.65	1,030	330	181.25	1,030	1,498
178.70	1,030	370	181.30	1,030	1,498
178.75	1,030	411	181.35	1,030	1,498
178.80	1,030	451	181.40	1,030	1,498
178.85	1,030	491	181.45	1,030	1,498
178.90	1,030	531	181.50	1,030	1,498
178.95	1,030	571	181.55	1,030	1,498
179.00	1,030	611	181.60	1,030	1,498
179.05	1,030	651	181.65	1,030	1,498
179.10	1,030	690	181.70	1,030	1,498
179.15	1,030	729	181.75	1,030	1,498
179.20	1,030	767	181.80	1,030	1,498
179.25	1,030	805	181.85	1,030	1,498
179.30	1,030	843	181.90	1,030	1,498
179.35	1,030	880	181.95	1,030	1,498
179.40	1,030	916	182.00	1,042	1,498
179.45	1,030	952	182.05	1,062	1,499
179.50	1,030	987	182.10	1,083	1,501
179.55	1,030	1,022	182.15	1,103	1,504
179.60	1,030	1,055	182.20	1,123	1,508
179.65	1,030	1,088	182.25	1,143	1,514
179.70	1,030	1,120	182.30	1,163	1,520
179.75	1,030	1,150	182.35	1,184	1,527
179.80	1,030	1,179	182.40	1,204	1,535
179.85	1,030	1,205	182.45	1,224	1,544
179.90	1,030	1,230	182.50	**1,244**	**1,554**
179.95	1,030	1,253			
180.00	1,030	1,275			
180.05	1,030	1,295			
180.10	1,030	1,316			
180.15	1,030	1,337			
180.20	1,030	1,357			
180.25	1,030	1,378			
180.30	1,030	1,398			
180.35	1,030	1,419			
180.40	1,030	1,440			
180.45	1,030	1,460			
180.50	1,030	1,481			
180.55	1,030	1,498			

Summary for Pond CB1: Catch Basin #1

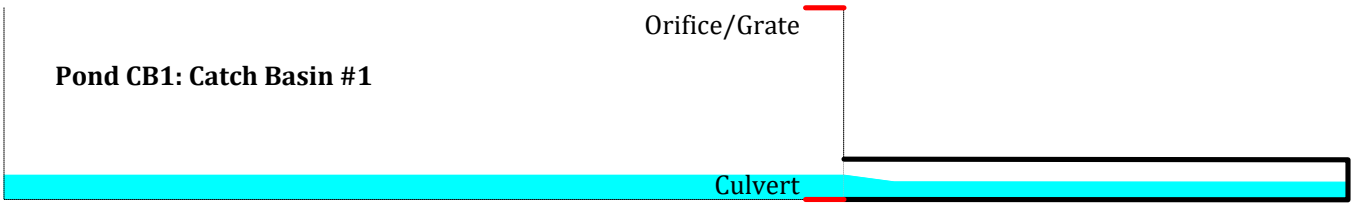
Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 1.87" for 1-Year event
Inflow = 0.50 cfs @ 12.12 hrs, Volume= 0.034 af
Outflow = 0.50 cfs @ 12.12 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min
Primary = 0.50 cfs @ 12.12 hrs, Volume= 0.034 af
Routed to Pond 2P : Underground Storage
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Routed to Link 1L : Above Ground Storage

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 179.02' @ 12.12 hrs
Flood Elev= 180.70'

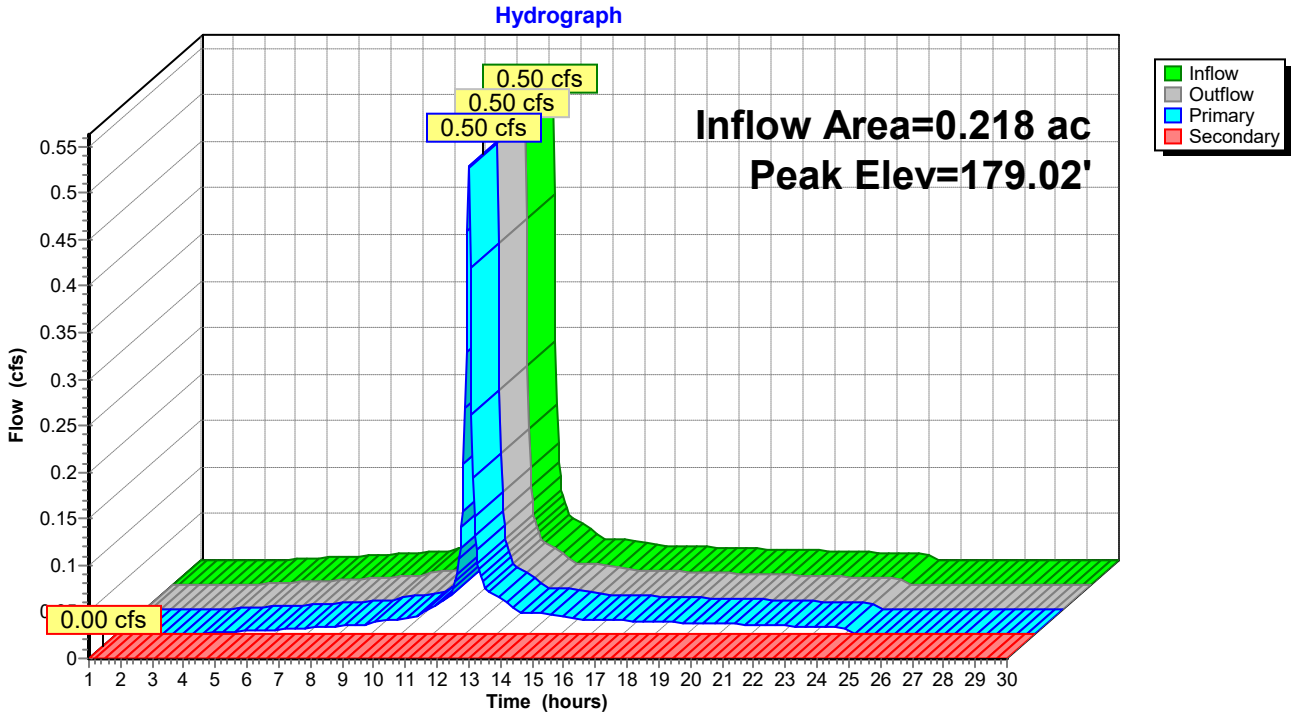
Device	Routing	Invert	Outlet Devices
#1	Primary	178.51'	**10.0" Round Culvert** L= 3.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.51' / 178.50' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	182.50'	**2.0" x 4.0" Horiz. Orifice/Grate X 5.00 columns** X 5 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.49 cfs @ 12.12 hrs HW=179.01' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.49 cfs @ 2.07 fps)

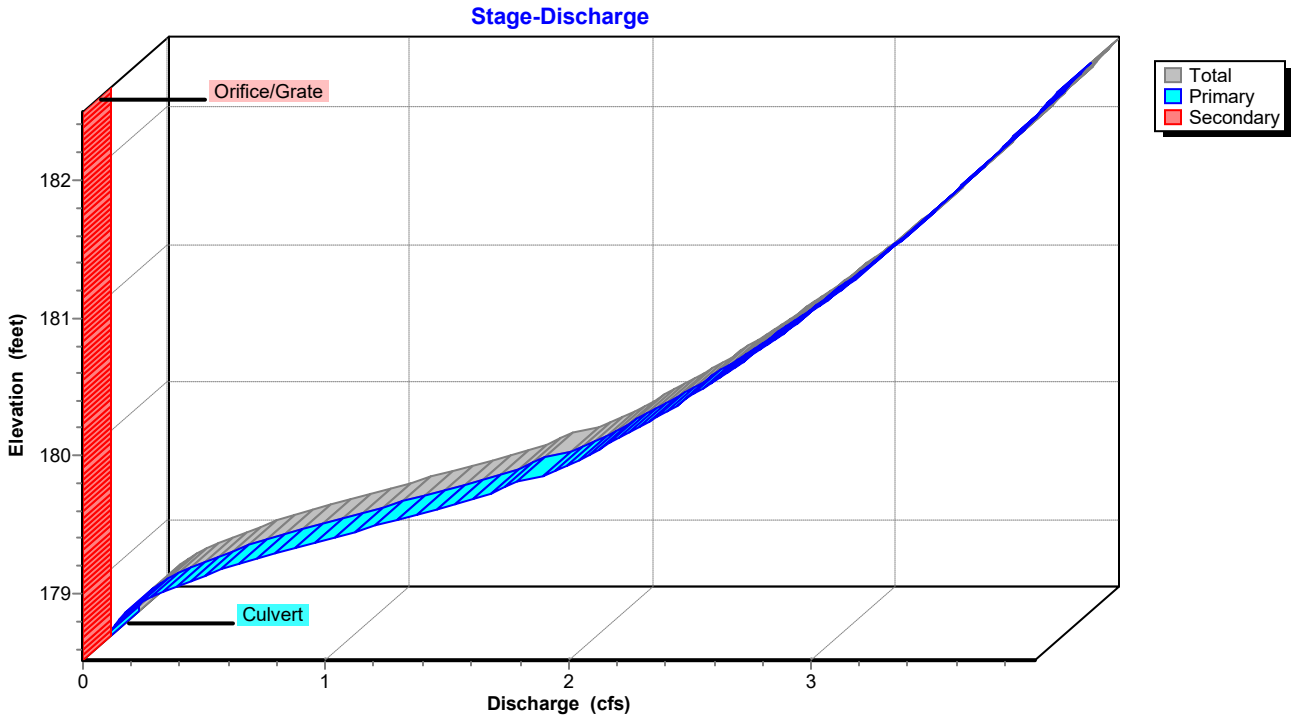
Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=178.51' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)



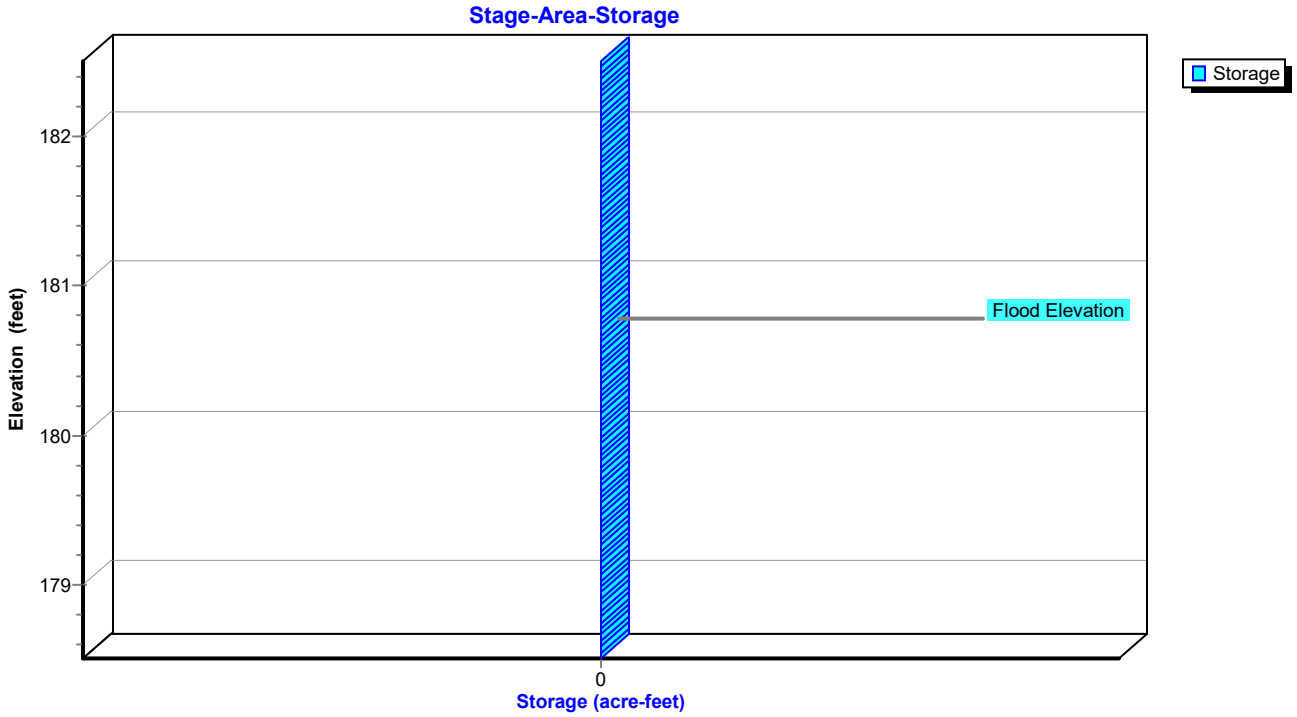
Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Hydrograph for Pond CB1: Catch Basin #1

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
1.00	0.00	178.51	0.00	0.00	**0.00**
1.80	0.00	178.51	0.00	0.00	0.00
2.60	0.00	178.51	0.00	0.00	0.00
3.40	0.00	178.51	0.00	0.00	0.00
4.20	0.00	178.53	0.00	0.00	0.00
5.00	0.00	178.54	0.00	0.00	0.00
5.80	0.00	178.55	0.00	0.00	0.00
6.60	0.01	178.56	0.01	0.01	0.00
7.40	0.01	178.57	0.01	0.01	0.00
8.20	0.01	178.57	0.01	0.01	0.00
9.00	0.01	178.58	0.01	0.01	0.00
9.80	0.02	178.59	0.02	0.02	0.00
10.60	0.02	178.61	0.02	0.02	0.00
11.40	**0.04**	**178.64**	**0.04**	**0.04**	0.00
12.20	**0.23**	**178.84**	**0.23**	**0.23**	0.00
13.00	0.04	178.64	0.04	0.04	0.00
13.80	0.02	178.61	0.02	0.02	0.00
14.60	0.02	178.61	0.02	0.02	0.00
15.40	0.02	178.59	0.02	0.02	0.00
16.20	0.02	178.59	0.02	0.02	0.00
17.00	0.01	178.59	0.01	0.01	0.00
17.80	0.01	178.59	0.01	0.01	0.00
18.60	0.01	178.58	0.01	0.01	0.00
19.40	0.01	178.58	0.01	0.01	0.00
20.20	0.01	178.58	0.01	0.01	0.00
21.00	0.01	178.57	0.01	0.01	0.00
21.80	0.01	178.57	0.01	0.01	0.00
22.60	0.01	178.57	0.01	0.01	0.00
23.40	0.01	178.56	0.01	0.01	0.00
24.20	0.00	178.51	0.00	0.00	0.00
25.00	0.00	178.51	0.00	0.00	0.00
25.80	0.00	178.51	0.00	0.00	0.00
26.60	0.00	178.51	0.00	0.00	0.00
27.40	0.00	178.51	0.00	0.00	0.00
28.20	0.00	178.51	0.00	0.00	0.00
29.00	0.00	178.51	0.00	0.00	0.00
29.80	0.00	178.51	0.00	0.00	0.00

Stage-Discharge for Pond CB1: Catch Basin #1

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
178.51	0.00	0.00	**0.00**
178.56	0.01	0.01	0.00
178.61	0.02	0.02	0.00
178.66	0.05	0.05	0.00
178.71	0.09	0.09	0.00
178.76	0.13	0.13	0.00
178.81	0.19	0.19	0.00
178.86	0.26	0.26	0.00
178.91	0.33	0.33	0.00
178.96	0.41	0.41	0.00
179.01	0.49	0.49	0.00
179.06	0.58	0.58	0.00
179.11	0.68	0.68	0.00
179.16	0.78	0.78	0.00
179.21	0.88	0.88	0.00
179.26	0.99	0.99	0.00
179.31	1.09	1.09	0.00
179.36	1.20	1.20	0.00
179.41	1.30	1.30	0.00
179.46	1.40	1.40	0.00
179.51	1.50	1.50	0.00
179.56	1.58	1.58	0.00
179.61	1.65	1.65	0.00
179.66	1.76	1.76	0.00
179.71	1.83	1.83	0.00
179.76	1.89	1.89	0.00
179.81	1.95	1.95	0.00
179.86	2.00	2.00	0.00
179.91	2.06	2.06	0.00
179.96	2.11	2.11	0.00
180.01	2.16	2.16	0.00
180.06	2.21	2.21	0.00
180.11	2.26	2.26	0.00
180.16	2.30	2.30	0.00
180.21	2.35	2.35	0.00
180.26	2.39	2.39	0.00
180.31	2.44	2.44	0.00
180.36	2.48	2.48	0.00
180.41	2.53	2.53	0.00
180.46	2.57	2.57	0.00
180.51	2.61	2.61	0.00
180.56	2.65	2.65	0.00
180.61	2.69	2.69	0.00
180.66	2.73	2.73	0.00
180.71	2.77	2.77	0.00
180.76	2.81	2.81	0.00
180.81	2.85	2.85	0.00
180.86	2.88	2.88	0.00
180.91	2.92	2.92	0.00
180.96	2.96	2.96	0.00
181.01	2.99	2.99	0.00
181.06	3.03	3.03	0.00
181.11	3.06	3.06	0.00
181.16	3.10	3.10	0.00
181.21	3.13	3.13	0.00
181.26	3.17	3.17	0.00
181.31	3.20	3.20	0.00
181.36	3.23	3.23	0.00
181.41	3.27	3.27	0.00
181.46	3.30	3.30	0.00
181.51	3.33	3.33	0.00
181.56	3.36	3.36	0.00
181.61	3.40	3.40	0.00
181.66	3.43	3.43	0.00
181.71	3.46	3.46	0.00
181.76	3.49	3.49	0.00
181.81	3.52	3.52	0.00
181.86	3.55	3.55	0.00
181.91	3.58	3.58	0.00
181.96	3.61	3.61	0.00
182.01	3.64	3.64	0.00
182.06	3.67	3.67	0.00
182.11	3.70	3.70	0.00
182.16	3.73	3.73	0.00
182.21	3.76	3.76	0.00
182.26	3.79	3.79	0.00
182.31	3.81	3.81	0.00
182.36	3.84	3.84	0.00
182.41	3.87	3.87	0.00
182.46	**3.90**	**3.90**	0.00

Stage-Area-Storage for Pond CB1: Catch Basin #1

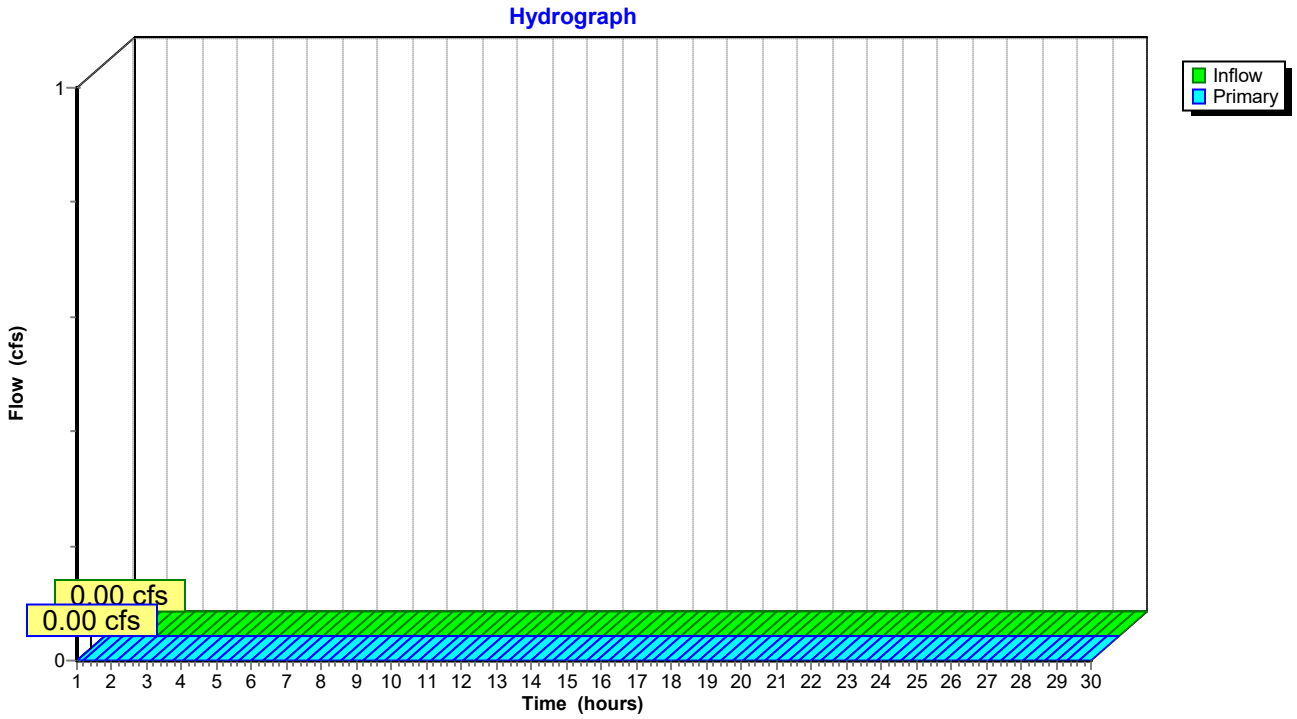
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
178.51	**0.000**	179.55	0.000	180.59	0.000	181.63	0.000
178.53	0.000	179.57	0.000	180.61	0.000	181.65	0.000
178.55	0.000	179.59	0.000	180.63	0.000	181.67	0.000
178.57	0.000	179.61	0.000	180.65	0.000	181.69	0.000
178.59	0.000	179.63	0.000	180.67	0.000	181.71	0.000
178.61	0.000	179.65	0.000	180.69	0.000	181.73	0.000
178.63	0.000	179.67	0.000	180.71	0.000	181.75	0.000
178.65	0.000	179.69	0.000	180.73	0.000	181.77	0.000
178.67	0.000	179.71	0.000	180.75	0.000	181.79	0.000
178.69	0.000	179.73	0.000	180.77	0.000	181.81	0.000
178.71	0.000	179.75	0.000	180.79	0.000	181.83	0.000
178.73	0.000	179.77	0.000	180.81	0.000	181.85	0.000
178.75	0.000	179.79	0.000	180.83	0.000	181.87	0.000
178.77	0.000	179.81	0.000	180.85	0.000	181.89	0.000
178.79	0.000	179.83	0.000	180.87	0.000	181.91	0.000
178.81	0.000	179.85	0.000	180.89	0.000	181.93	0.000
178.83	0.000	179.87	0.000	180.91	0.000	181.95	0.000
178.85	0.000	179.89	0.000	180.93	0.000	181.97	0.000
178.87	0.000	179.91	0.000	180.95	0.000	181.99	0.000
178.89	0.000	179.93	0.000	180.97	0.000	182.01	0.000
178.91	0.000	179.95	0.000	180.99	0.000	182.03	0.000
178.93	0.000	179.97	0.000	181.01	0.000	182.05	0.000
178.95	0.000	179.99	0.000	181.03	0.000	182.07	0.000
178.97	0.000	180.01	0.000	181.05	0.000	182.09	0.000
178.99	0.000	180.03	0.000	181.07	0.000	182.11	0.000
179.01	0.000	180.05	0.000	181.09	0.000	182.13	0.000
179.03	0.000	180.07	0.000	181.11	0.000	182.15	0.000
179.05	0.000	180.09	0.000	181.13	0.000	182.17	0.000
179.07	0.000	180.11	0.000	181.15	0.000	182.19	0.000
179.09	0.000	180.13	0.000	181.17	0.000	182.21	0.000
179.11	0.000	180.15	0.000	181.19	0.000	182.23	0.000
179.13	0.000	180.17	0.000	181.21	0.000	182.25	0.000
179.15	0.000	180.19	0.000	181.23	0.000	182.27	0.000
179.17	0.000	180.21	0.000	181.25	0.000	182.29	0.000
179.19	0.000	180.23	0.000	181.27	0.000	182.31	0.000
179.21	0.000	180.25	0.000	181.29	0.000	182.33	0.000
179.23	0.000	180.27	0.000	181.31	0.000	182.35	0.000
179.25	0.000	180.29	0.000	181.33	0.000	182.37	0.000
179.27	0.000	180.31	0.000	181.35	0.000	182.39	0.000
179.29	0.000	180.33	0.000	181.37	0.000	182.41	0.000
179.31	0.000	180.35	0.000	181.39	0.000	182.43	0.000
179.33	0.000	180.37	0.000	181.41	0.000	182.45	0.000
179.35	0.000	180.39	0.000	181.43	0.000	182.47	0.000
179.37	0.000	180.41	0.000	181.45	0.000	182.49	0.000
179.39	0.000	180.43	0.000	181.47	0.000		
179.41	0.000	180.45	0.000	181.49	0.000		
179.43	0.000	180.47	0.000	181.51	0.000		
179.45	0.000	180.49	0.000	181.53	0.000		
179.47	0.000	180.51	0.000	181.55	0.000		
179.49	0.000	180.53	0.000	181.57	0.000		
179.51	0.000	180.55	0.000	181.59	0.000		
179.53	0.000	180.57	0.000	181.61	0.000		

Summary for Link 1L: Above Ground Storage

Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs

Link 1L: Above Ground Storage



Hydrograph for Link 1L: Above Ground Storage

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
1.00	**0.00**	**0.00**	**0.00**	21.80	0.00	0.00	0.00
1.40	0.00	0.00	0.00	22.20	0.00	0.00	0.00
1.80	0.00	0.00	0.00	22.60	0.00	0.00	0.00
2.20	0.00	0.00	0.00	23.00	0.00	0.00	0.00
2.60	0.00	0.00	0.00	23.40	0.00	0.00	0.00
3.00	0.00	0.00	0.00	23.80	0.00	0.00	0.00
3.40	0.00	0.00	0.00	24.20	0.00	0.00	0.00
3.80	0.00	0.00	0.00	24.60	0.00	0.00	0.00
4.20	0.00	0.00	0.00	25.00	0.00	0.00	0.00
4.60	0.00	0.00	0.00	25.40	0.00	0.00	0.00
5.00	0.00	0.00	0.00	25.80	0.00	0.00	0.00
5.40	0.00	0.00	0.00	26.20	0.00	0.00	0.00
5.80	0.00	0.00	0.00	26.60	0.00	0.00	0.00
6.20	0.00	0.00	0.00	27.00	0.00	0.00	0.00
6.60	0.00	0.00	0.00	27.40	0.00	0.00	0.00
7.00	0.00	0.00	0.00	27.80	0.00	0.00	0.00
7.40	0.00	0.00	0.00	28.20	0.00	0.00	0.00
7.80	0.00	0.00	0.00	28.60	0.00	0.00	0.00
8.20	0.00	0.00	0.00	29.00	0.00	0.00	0.00
8.60	0.00	0.00	0.00	29.40	0.00	0.00	0.00
9.00	0.00	0.00	0.00	29.80	0.00	0.00	0.00
9.40	0.00	0.00	0.00				
9.80	0.00	0.00	0.00				
10.20	0.00	0.00	0.00				
10.60	0.00	0.00	0.00				
11.00	0.00	0.00	0.00				
11.40	0.00	0.00	0.00				
11.80	0.00	0.00	0.00				
12.20	0.00	0.00	0.00				
12.60	0.00	0.00	0.00				
13.00	0.00	0.00	0.00				
13.40	0.00	0.00	0.00				
13.80	0.00	0.00	0.00				
14.20	0.00	0.00	0.00				
14.60	0.00	0.00	0.00				
15.00	0.00	0.00	0.00				
15.40	0.00	0.00	0.00				
15.80	0.00	0.00	0.00				
16.20	0.00	0.00	0.00				
16.60	0.00	0.00	0.00				
17.00	0.00	0.00	0.00				
17.40	0.00	0.00	0.00				
17.80	0.00	0.00	0.00				
18.20	0.00	0.00	0.00				
18.60	0.00	0.00	0.00				
19.00	0.00	0.00	0.00				
19.40	0.00	0.00	0.00				
19.80	0.00	0.00	0.00				
20.20	0.00	0.00	0.00				
20.60	0.00	0.00	0.00				
21.00	0.00	0.00	0.00				
21.40	0.00	0.00	0.00				

Summary for Subcatchment 2S: Proposed Site to Design Point

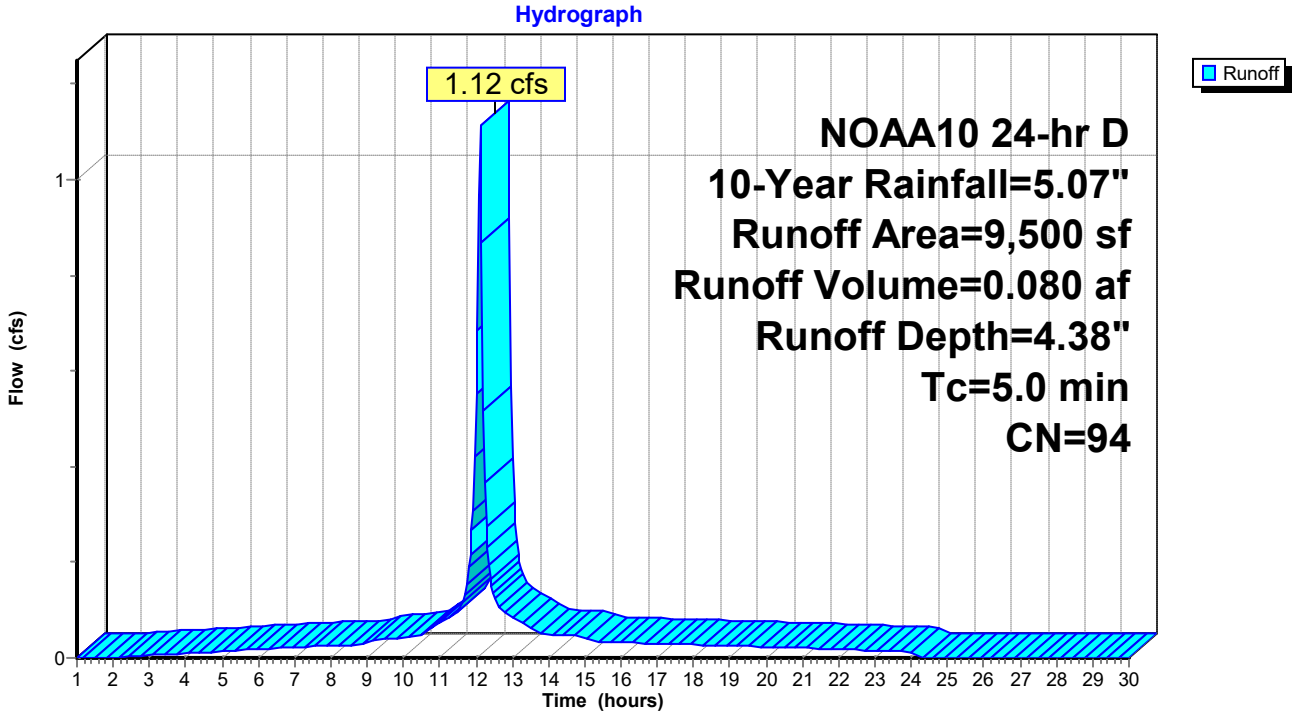
Runoff = 1.12 cfs @ 12.11 hrs, Volume= 0.080 af, Depth= 4.38"
Routed to Pond CB1 : Catch Basin #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 10-Year Rainfall=5.07"

Area (sf)	CN	Description
2,415	84	50-75% Grass cover, Fair, HSG D
7,085	98	Paved parking, HSG D
9,500	94	Weighted Average
2,415		25.42% Pervious Area
7,085		74.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Proposed Site to Design Point



Hydrograph for Subcatchment 2S: Proposed Site to Design Point

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.07	0.00	0.00
1.40	0.10	0.00	0.00
1.80	0.13	0.00	0.00
2.20	0.16	0.00	0.00
2.60	0.20	0.01	0.00
3.00	0.23	0.01	0.01
3.40	0.27	0.03	0.01
3.80	0.31	0.04	0.01
4.20	0.35	0.06	0.01
4.60	0.40	0.08	0.01
5.00	0.44	0.10	0.01
5.40	0.49	0.13	0.02
5.80	0.54	0.16	0.02
6.20	0.59	0.19	0.02
6.60	0.64	0.23	0.02
7.00	0.70	0.27	0.02
7.40	0.76	0.31	0.02
7.80	0.81	0.35	0.02
8.20	0.87	0.40	0.03
8.60	0.93	0.45	0.03
9.00	1.00	0.50	0.03
9.40	1.08	0.57	0.04
9.80	1.17	0.65	0.04
10.20	1.26	0.72	0.04
10.60	1.36	0.81	0.06
11.00	1.50	0.94	0.07
11.40	1.67	1.09	0.09
11.80	1.95	1.35	**0.19**
12.20	3.12	2.47	**0.52**
12.60	3.40	2.74	0.11
13.00	3.57	2.90	0.09
13.40	3.71	3.04	0.07
13.80	3.81	3.14	0.05
14.20	3.90	3.23	0.05
14.60	3.99	3.31	0.05
15.00	4.07	3.39	0.04
15.40	4.14	3.46	0.03
15.80	4.20	3.52	0.03
16.20	4.26	3.58	0.03
16.60	4.31	3.63	0.03
17.00	4.37	3.69	0.03
17.40	4.43	3.74	0.03
17.80	4.48	3.79	0.03
18.20	4.53	3.84	0.03
18.60	4.58	3.89	0.03
19.00	4.63	3.94	0.03
19.40	4.67	3.99	0.02
19.80	4.72	4.03	0.02
20.20	4.76	4.07	0.02
20.60	4.80	4.11	0.02
21.00	4.84	4.15	0.02
21.40	4.87	4.18	0.02
21.80	4.91	4.22	0.02
22.20	4.94	4.25	0.02
22.60	4.97	4.28	0.02
23.00	5.00	4.31	0.02
23.40	5.03	4.34	0.01
23.80	**5.06**	**4.36**	0.01
24.20	**5.07**	**4.38**	0.00
24.60	5.07	4.38	0.00
25.00	5.07	4.38	0.00
25.40	5.07	4.38	0.00
25.80	5.07	4.38	0.00
26.20	5.07	4.38	0.00
26.60	5.07	4.38	0.00
27.00	5.07	4.38	0.00
27.40	5.07	4.38	0.00
27.80	5.07	4.38	0.00
28.20	5.07	4.38	0.00
28.60	5.07	4.38	0.00
29.00	5.07	4.38	0.00
29.40	5.07	4.38	0.00
29.80	5.07	4.38	0.00

Summary for Pond 2P: Underground Storage

[42] Hint: Gap in defined storage above volume #1 at 180.54'
[81] Warning: Exceeded Pond CB1 by 0.04' @ 12.40 hrs

Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 4.38" for 10-Year event
Inflow = 1.12 cfs @ 12.11 hrs, Volume= 0.080 af
Outflow = 0.31 cfs @ 12.27 hrs, Volume= 0.080 af, Atten= 72%, Lag= 9.2 min
Discarded = 0.31 cfs @ 12.27 hrs, Volume= 0.080 af

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 178.87' @ 12.27 hrs Surf.Area= 1,030 sf Storage= 511 cf

Plug-Flow detention time= 6.9 min calculated for 0.079 af (100% of inflow)
Center-of-Mass det. time= 6.9 min (787.8 - 780.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	178.00'	747 cf	**30.75'W x 33.50'L x 2.54'H Field A** 2,618 cf Overall - 751 cf Embedded = 1,867 cf x 40.0% Voids
#2A	178.50'	751 cf	**Cultec R-150XLHD** x 27 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 9 rows
#3	182.00'	57 cf	**Above Ground Storage (Prismatic)** Listed below (Recalc)
		1,554 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
182.00	12	0	0
182.50	214	57	57

Device	Routing	Invert	Outlet Devices
#1	Discarded	178.00'	**9.000 in/hr Exfiltration over Horizontal area from 176.00' - 178.01'** Conductivity to Groundwater Elevation = 176.00' Excluded Horizontal area = 0 sf

Discarded OutFlow Max=0.31 cfs @ 12.27 hrs HW=178.87' (Free Discharge)
1=Exfiltration (Controls 0.31 cfs)



Pond 2P: Underground Storage - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 9 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

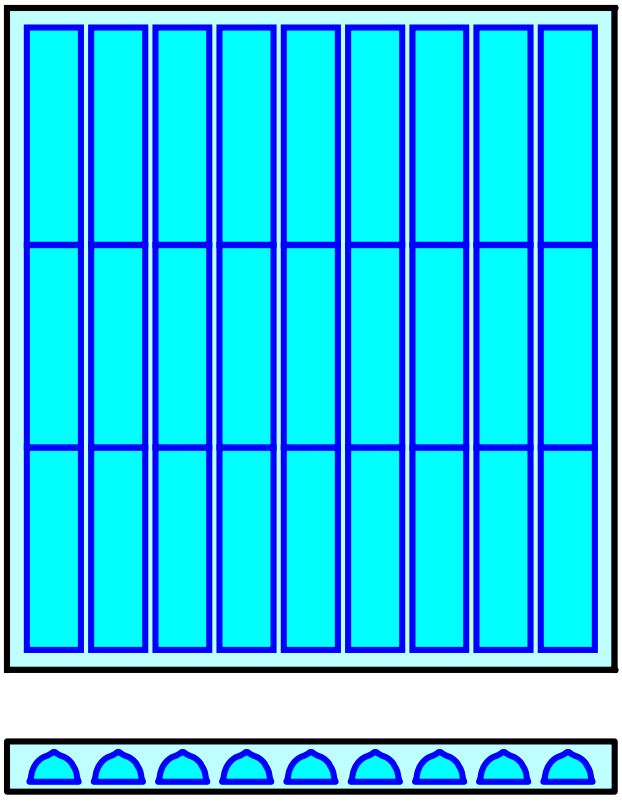
3 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 31.50' Row Length +12.0" End Stone x 2 = 33.50' Base Length
9 Rows x 33.0" Wide + 6.0" Spacing x 8 + 12.0" Side Stone x 2 = 30.75' Base Width
6.0" Stone Base + 18.5" Chamber Height + 6.0" Stone Cover = 2.54' Field Height

27 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 9 Rows = 751.0 cf Chamber Storage

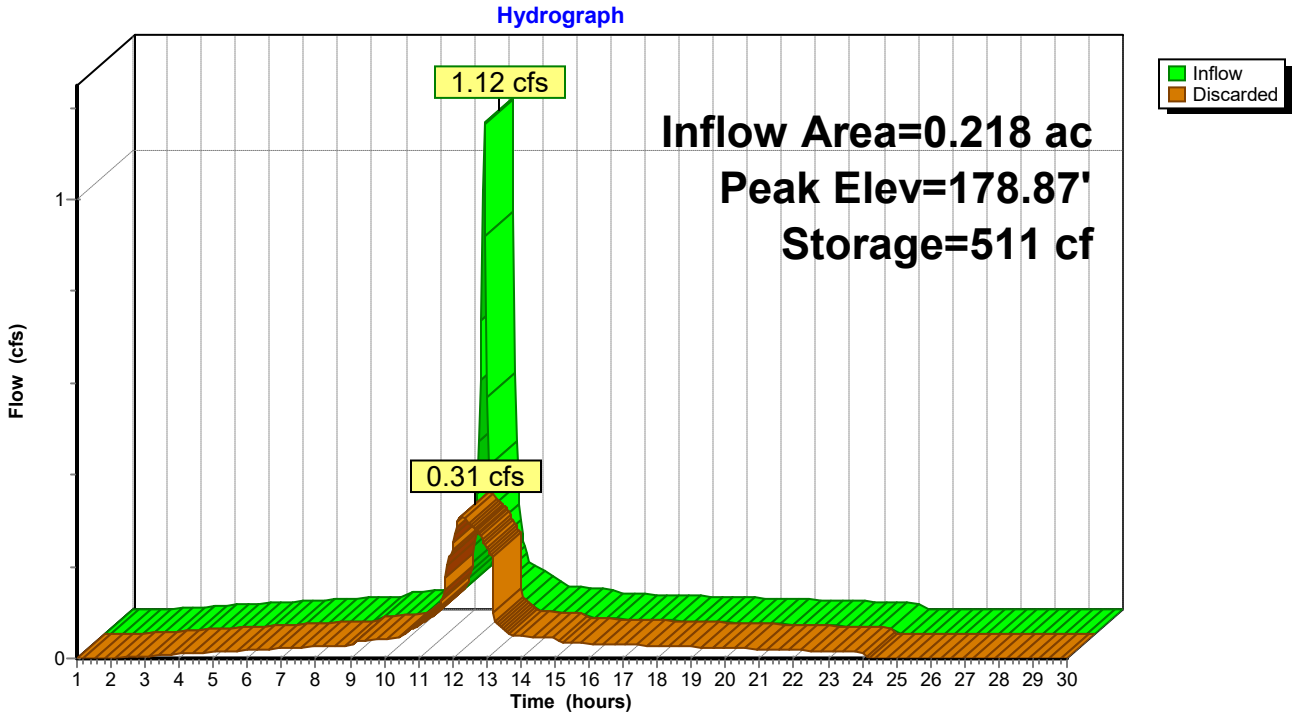
2,618.2 cf Field - 751.0 cf Chambers = 1,867.2 cf Stone x 40.0% Voids = 746.9 cf Stone Storage

Chamber Storage + Stone Storage = 1,497.9 cf = 0.034 af
Overall Storage Efficiency = 57.2%
Overall System Size = 33.50' x 30.75' x 2.54'

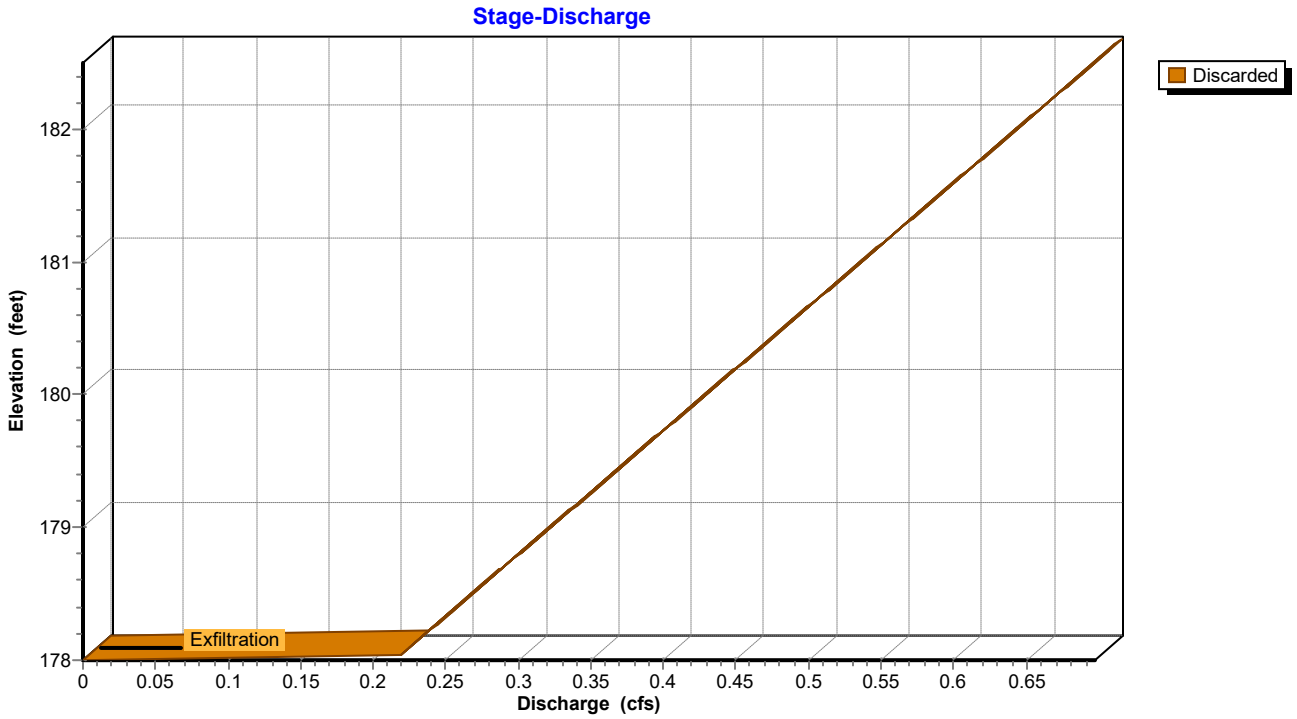
27 Chambers
97.0 cy Field
69.2 cy Stone



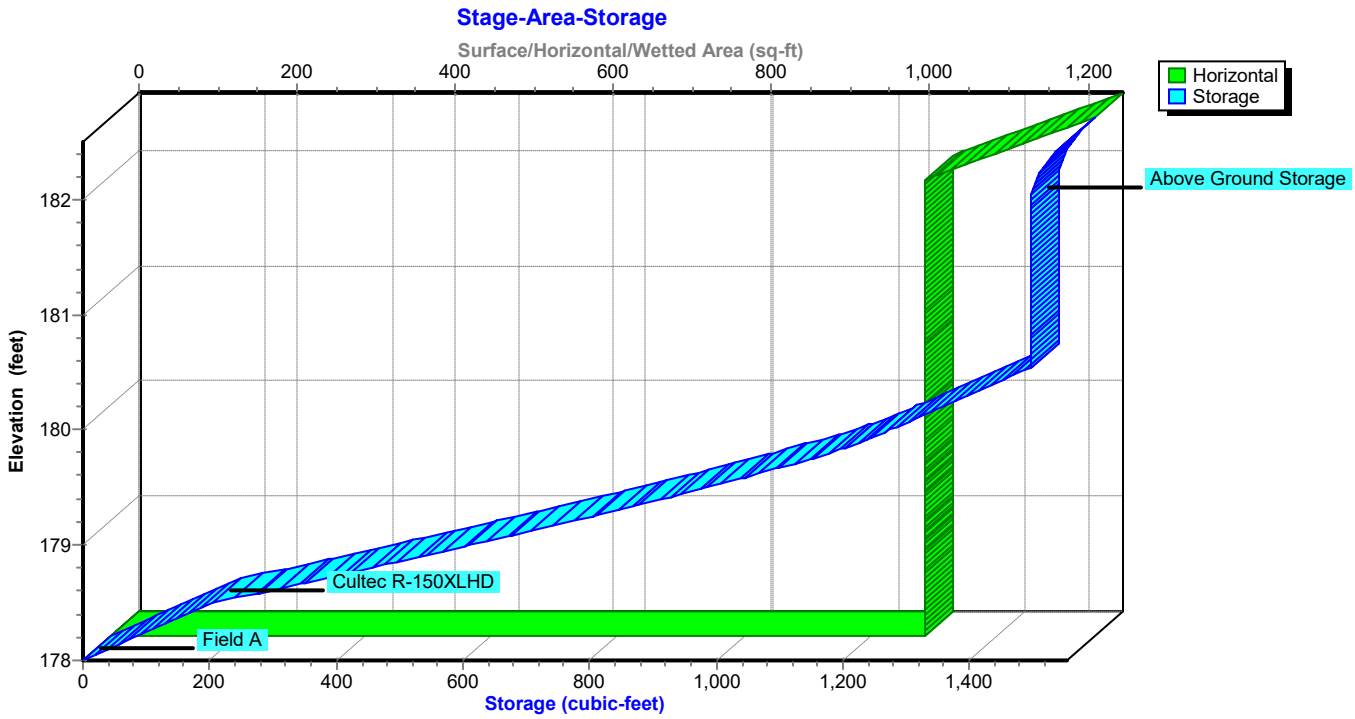
Pond 2P: Underground Storage



Pond 2P: Underground Storage



Pond 2P: Underground Storage



Hydrograph for Pond 2P: Underground Storage

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
1.00	0.00	0	178.00	0.00
1.80	0.00	0	178.00	0.00
2.60	0.00	0	178.00	0.00
3.40	0.01	1	178.00	0.01
4.20	0.01	1	178.00	0.01
5.00	0.01	1	178.00	0.01
5.80	0.02	1	178.00	0.02
6.60	0.02	2	178.00	0.02
7.40	0.02	2	178.00	0.02
8.20	0.03	2	178.01	0.03
9.00	0.03	2	178.01	0.03
9.80	0.04	3	178.01	0.04
10.60	0.06	4	178.01	0.05
11.40	**0.09**	8	178.02	0.09
12.20	**0.52**	**489**	**178.85**	**0.31**
13.00	0.09	**105**	**178.26**	**0.24**
13.80	0.05	4	178.01	0.05
14.60	0.05	4	178.01	0.05
15.40	0.03	3	178.01	0.03
16.20	0.03	3	178.01	0.03
17.00	0.03	3	178.01	0.03
17.80	0.03	2	178.01	0.03
18.60	0.03	2	178.01	0.03
19.40	0.02	2	178.01	0.02
20.20	0.02	2	178.00	0.02
21.00	0.02	2	178.00	0.02
21.80	0.02	2	178.00	0.02
22.60	0.02	1	178.00	0.02
23.40	0.01	1	178.00	0.01
24.20	0.00	0	178.00	0.00
25.00	0.00	0	178.00	0.00
25.80	0.00	0	178.00	0.00
26.60	0.00	0	178.00	0.00
27.40	0.00	0	178.00	0.00
28.20	0.00	0	178.00	0.00
29.00	0.00	0	178.00	0.00
29.80	0.00	0	178.00	0.00

Stage-Discharge for Pond 2P: Underground Storage

Elevation (feet)	Discarded (cfs)	Elevation (feet)	Discarded (cfs)
178.00	0.00	180.60	0.49
178.05	0.22	180.65	0.50
178.10	0.23	180.70	0.50
178.15	0.23	180.75	0.51
178.20	0.24	180.80	0.52
178.25	0.24	180.85	0.52
178.30	0.25	180.90	0.53
178.35	0.25	180.95	0.53
178.40	0.26	181.00	0.54
178.45	0.26	181.05	0.54
178.50	0.27	181.10	0.55
178.55	0.27	181.15	0.55
178.60	0.28	181.20	0.56
178.65	0.28	181.25	0.56
178.70	0.29	181.30	0.57
178.75	0.30	181.35	0.57
178.80	0.30	181.40	0.58
178.85	0.31	181.45	0.58
178.90	0.31	181.50	0.59
178.95	0.32	181.55	0.60
179.00	0.32	181.60	0.60
179.05	0.33	181.65	0.61
179.10	0.33	181.70	0.61
179.15	0.34	181.75	0.62
179.20	0.34	181.80	0.62
179.25	0.35	181.85	0.63
179.30	0.35	181.90	0.63
179.35	0.36	181.95	0.64
179.40	0.36	182.00	0.64
179.45	0.37	182.05	0.65
179.50	0.38	182.10	0.65
179.55	0.38	182.15	0.66
179.60	0.39	182.20	0.67
179.65	0.39	182.25	0.67
179.70	0.40	182.30	0.68
179.75	0.40	182.35	0.68
179.80	0.41	182.40	0.69
179.85	0.41	182.45	0.69
179.90	0.42	182.50	**0.70**
179.95	0.42		
180.00	0.43		
180.05	0.43		
180.10	0.44		
180.15	0.45		
180.20	0.45		
180.25	0.46		
180.30	0.46		
180.35	0.47		
180.40	0.47		
180.45	0.48		
180.50	0.48		
180.55	0.49		

Stage-Area-Storage for Pond 2P: Underground Storage

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
178.00	1,030	0	180.60	1,030	1,498
178.05	1,030	21	180.65	1,030	1,498
178.10	1,030	41	180.70	1,030	1,498
178.15	1,030	62	180.75	1,030	1,498
178.20	1,030	82	180.80	1,030	1,498
178.25	1,030	103	180.85	1,030	1,498
178.30	1,030	124	180.90	1,030	1,498
178.35	1,030	144	180.95	1,030	1,498
178.40	1,030	165	181.00	1,030	1,498
178.45	1,030	185	181.05	1,030	1,498
178.50	1,030	206	181.10	1,030	1,498
178.55	1,030	248	181.15	1,030	1,498
178.60	1,030	289	181.20	1,030	1,498
178.65	1,030	330	181.25	1,030	1,498
178.70	1,030	370	181.30	1,030	1,498
178.75	1,030	411	181.35	1,030	1,498
178.80	1,030	451	181.40	1,030	1,498
178.85	1,030	491	181.45	1,030	1,498
178.90	1,030	531	181.50	1,030	1,498
178.95	1,030	571	181.55	1,030	1,498
179.00	1,030	611	181.60	1,030	1,498
179.05	1,030	651	181.65	1,030	1,498
179.10	1,030	690	181.70	1,030	1,498
179.15	1,030	729	181.75	1,030	1,498
179.20	1,030	767	181.80	1,030	1,498
179.25	1,030	805	181.85	1,030	1,498
179.30	1,030	843	181.90	1,030	1,498
179.35	1,030	880	181.95	1,030	1,498
179.40	1,030	916	182.00	1,042	1,498
179.45	1,030	952	182.05	1,062	1,499
179.50	1,030	987	182.10	1,083	1,501
179.55	1,030	1,022	182.15	1,103	1,504
179.60	1,030	1,055	182.20	1,123	1,508
179.65	1,030	1,088	182.25	1,143	1,514
179.70	1,030	1,120	182.30	1,163	1,520
179.75	1,030	1,150	182.35	1,184	1,527
179.80	1,030	1,179	182.40	1,204	1,535
179.85	1,030	1,205	182.45	1,224	1,544
179.90	1,030	1,230	182.50	**1,244**	**1,554**
179.95	1,030	1,253			
180.00	1,030	1,275			
180.05	1,030	1,295			
180.10	1,030	1,316			
180.15	1,030	1,337			
180.20	1,030	1,357			
180.25	1,030	1,378			
180.30	1,030	1,398			
180.35	1,030	1,419			
180.40	1,030	1,440			
180.45	1,030	1,460			
180.50	1,030	1,481			
180.55	1,030	1,498			

Summary for Pond CB1: Catch Basin #1

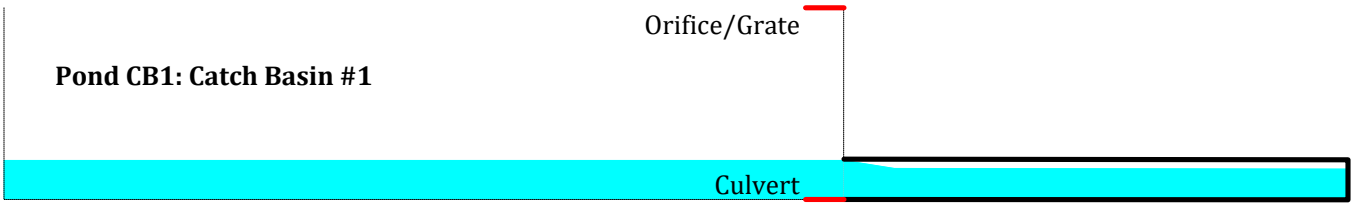
Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 4.38" for 10-Year event
Inflow = 1.12 cfs @ 12.11 hrs, Volume= 0.080 af
Outflow = 1.12 cfs @ 12.11 hrs, Volume= 0.080 af, Atten= 0%, Lag= 0.0 min
Primary = 1.12 cfs @ 12.11 hrs, Volume= 0.080 af
Routed to Pond 2P : Underground Storage
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Routed to Link 1L : Above Ground Storage

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 179.32' @ 12.11 hrs
Flood Elev= 180.70'

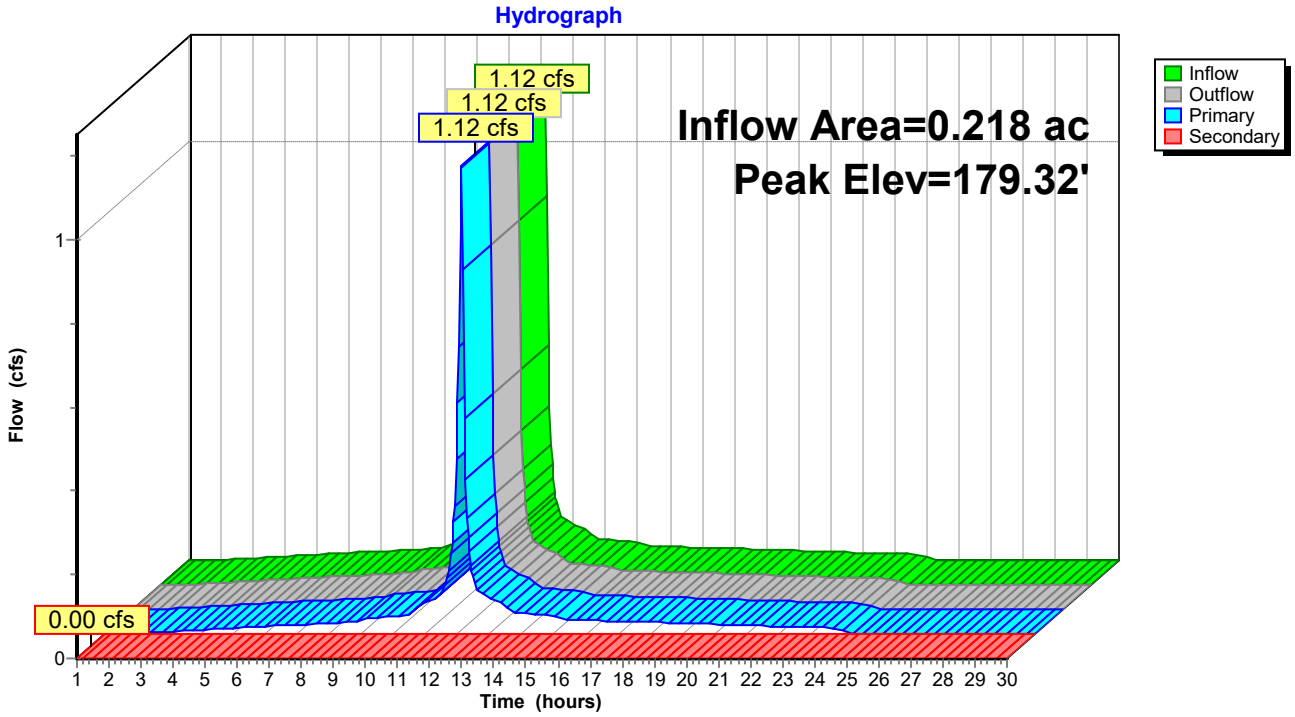
Device	Routing	Invert	Outlet Devices
#1	Primary	178.51'	**10.0" Round Culvert** L= 3.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.51' / 178.50' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	182.50'	**2.0" x 4.0" Horiz. Orifice/Grate X 5.00 columns** X 5 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.09 cfs @ 12.11 hrs HW=179.31' (Free Discharge)
└**1=Culvert** (Barrel Controls 1.09 cfs @ 2.60 fps)

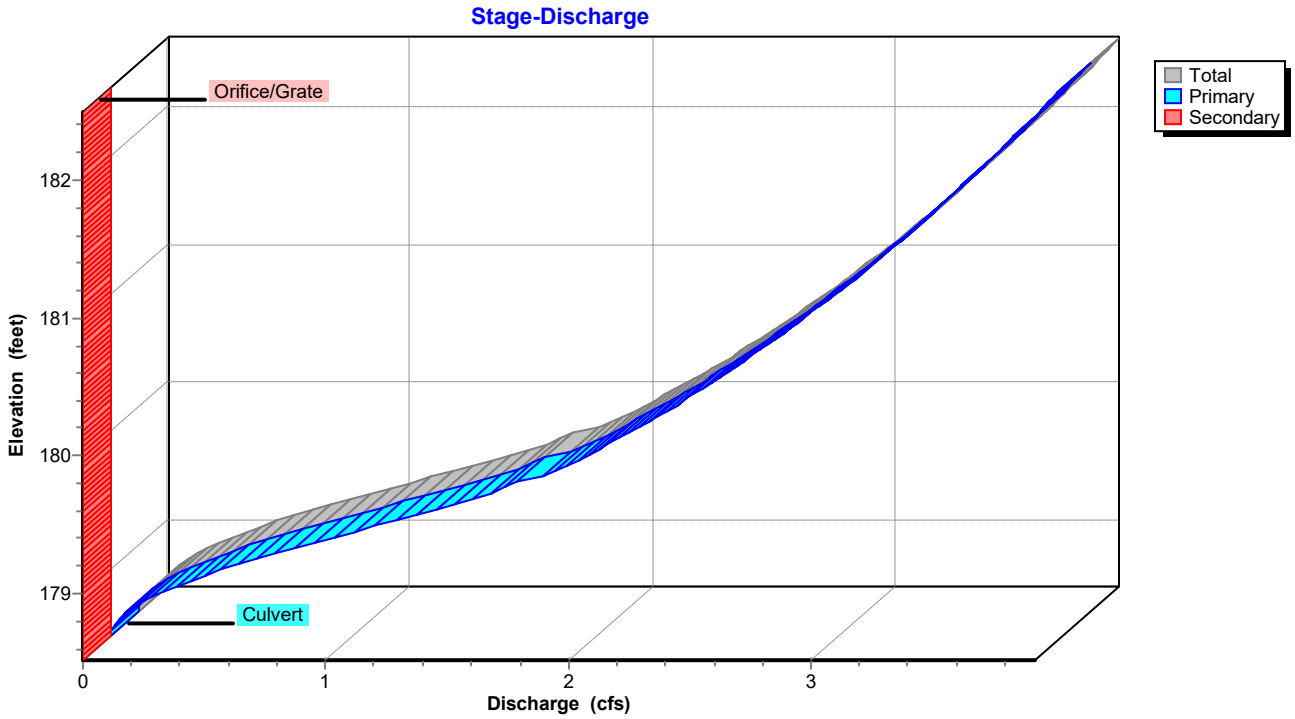
Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=178.51' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)



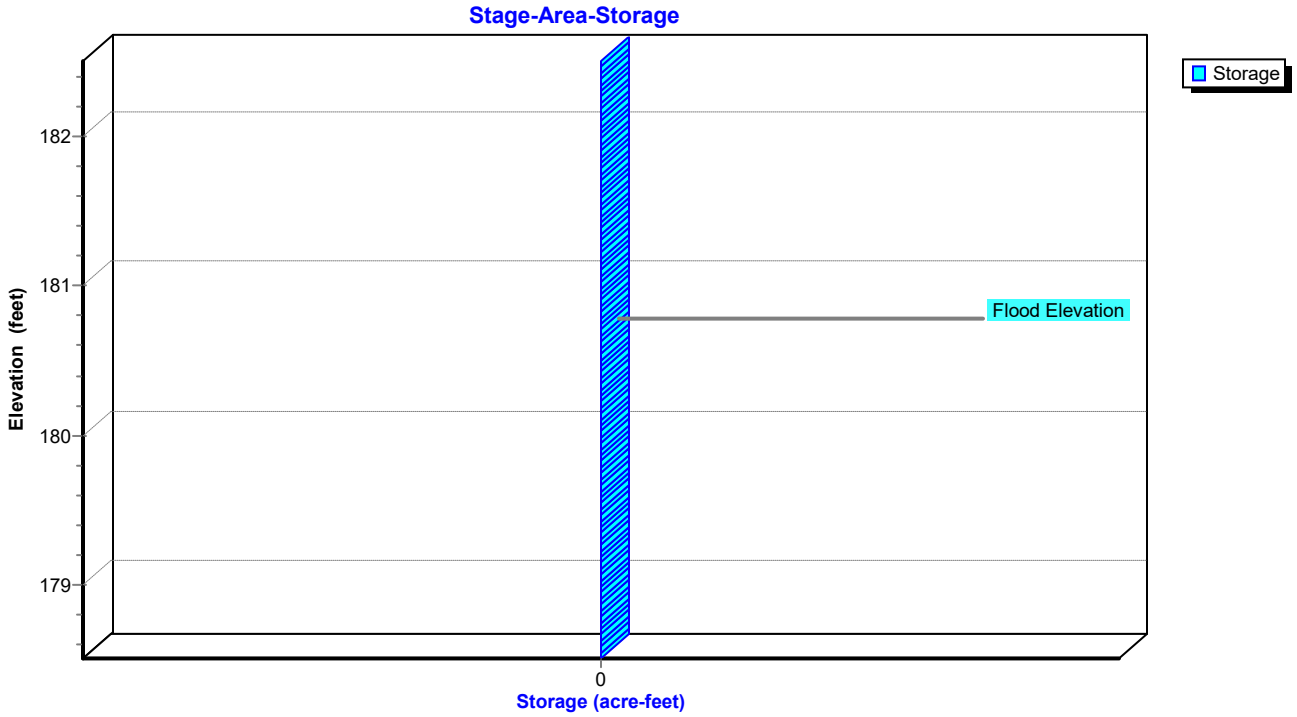
Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Hydrograph for Pond CB1: Catch Basin #1

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
1.00	0.00	178.51	0.00	0.00	**0.00**
1.80	0.00	178.51	0.00	0.00	0.00
2.60	0.00	178.55	0.00	0.00	0.00
3.40	0.01	178.56	0.01	0.01	0.00
4.20	0.01	178.58	0.01	0.01	0.00
5.00	0.01	178.59	0.01	0.01	0.00
5.80	0.02	178.60	0.02	0.02	0.00
6.60	0.02	178.60	0.02	0.02	0.00
7.40	0.02	178.61	0.02	0.02	0.00
8.20	0.03	178.62	0.03	0.03	0.00
9.00	0.03	178.62	0.03	0.03	0.00
9.80	0.04	178.65	0.04	0.04	0.00
10.60	0.06	178.67	0.06	0.06	0.00
11.40	**0.09**	**178.71**	**0.09**	**0.09**	0.00
12.20	**0.52**	**179.02**	**0.52**	**0.52**	0.00
13.00	0.09	178.71	0.09	0.09	0.00
13.80	0.05	178.66	0.05	0.05	0.00
14.60	0.05	178.65	0.05	0.05	0.00
15.40	0.03	178.63	0.03	0.03	0.00
16.20	0.03	178.63	0.03	0.03	0.00
17.00	0.03	178.63	0.03	0.03	0.00
17.80	0.03	178.62	0.03	0.03	0.00
18.60	0.03	178.62	0.03	0.03	0.00
19.40	0.02	178.61	0.02	0.02	0.00
20.20	0.02	178.61	0.02	0.02	0.00
21.00	0.02	178.60	0.02	0.02	0.00
21.80	0.02	178.60	0.02	0.02	0.00
22.60	0.02	178.60	0.02	0.02	0.00
23.40	0.01	178.59	0.01	0.01	0.00
24.20	0.00	178.51	0.00	0.00	0.00
25.00	0.00	178.51	0.00	0.00	0.00
25.80	0.00	178.51	0.00	0.00	0.00
26.60	0.00	178.51	0.00	0.00	0.00
27.40	0.00	178.51	0.00	0.00	0.00
28.20	0.00	178.51	0.00	0.00	0.00
29.00	0.00	178.51	0.00	0.00	0.00
29.80	0.00	178.51	0.00	0.00	0.00

Stage-Discharge for Pond CB1: Catch Basin #1

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
178.51	0.00	0.00	**0.00**
178.56	0.01	0.01	0.00
178.61	0.02	0.02	0.00
178.66	0.05	0.05	0.00
178.71	0.09	0.09	0.00
178.76	0.13	0.13	0.00
178.81	0.19	0.19	0.00
178.86	0.26	0.26	0.00
178.91	0.33	0.33	0.00
178.96	0.41	0.41	0.00
179.01	0.49	0.49	0.00
179.06	0.58	0.58	0.00
179.11	0.68	0.68	0.00
179.16	0.78	0.78	0.00
179.21	0.88	0.88	0.00
179.26	0.99	0.99	0.00
179.31	1.09	1.09	0.00
179.36	1.20	1.20	0.00
179.41	1.30	1.30	0.00
179.46	1.40	1.40	0.00
179.51	1.50	1.50	0.00
179.56	1.58	1.58	0.00
179.61	1.65	1.65	0.00
179.66	1.76	1.76	0.00
179.71	1.83	1.83	0.00
179.76	1.89	1.89	0.00
179.81	1.95	1.95	0.00
179.86	2.00	2.00	0.00
179.91	2.06	2.06	0.00
179.96	2.11	2.11	0.00
180.01	2.16	2.16	0.00
180.06	2.21	2.21	0.00
180.11	2.26	2.26	0.00
180.16	2.30	2.30	0.00
180.21	2.35	2.35	0.00
180.26	2.39	2.39	0.00
180.31	2.44	2.44	0.00
180.36	2.48	2.48	0.00
180.41	2.53	2.53	0.00
180.46	2.57	2.57	0.00
180.51	2.61	2.61	0.00
180.56	2.65	2.65	0.00
180.61	2.69	2.69	0.00
180.66	2.73	2.73	0.00
180.71	2.77	2.77	0.00
180.76	2.81	2.81	0.00
180.81	2.85	2.85	0.00
180.86	2.88	2.88	0.00
180.91	2.92	2.92	0.00
180.96	2.96	2.96	0.00
181.01	2.99	2.99	0.00
181.06	3.03	3.03	0.00
181.11	3.06	3.06	0.00
181.16	3.10	3.10	0.00
181.21	3.13	3.13	0.00
181.26	3.17	3.17	0.00
181.31	3.20	3.20	0.00
181.36	3.23	3.23	0.00
181.41	3.27	3.27	0.00
181.46	3.30	3.30	0.00
181.51	3.33	3.33	0.00
181.56	3.36	3.36	0.00
181.61	3.40	3.40	0.00
181.66	3.43	3.43	0.00
181.71	3.46	3.46	0.00
181.76	3.49	3.49	0.00
181.81	3.52	3.52	0.00
181.86	3.55	3.55	0.00
181.91	3.58	3.58	0.00
181.96	3.61	3.61	0.00
182.01	3.64	3.64	0.00
182.06	3.67	3.67	0.00
182.11	3.70	3.70	0.00
182.16	3.73	3.73	0.00
182.21	3.76	3.76	0.00
182.26	3.79	3.79	0.00
182.31	3.81	3.81	0.00
182.36	3.84	3.84	0.00
182.41	3.87	3.87	0.00
182.46	**3.90**	**3.90**	0.00

Stage-Area-Storage for Pond CB1: Catch Basin #1

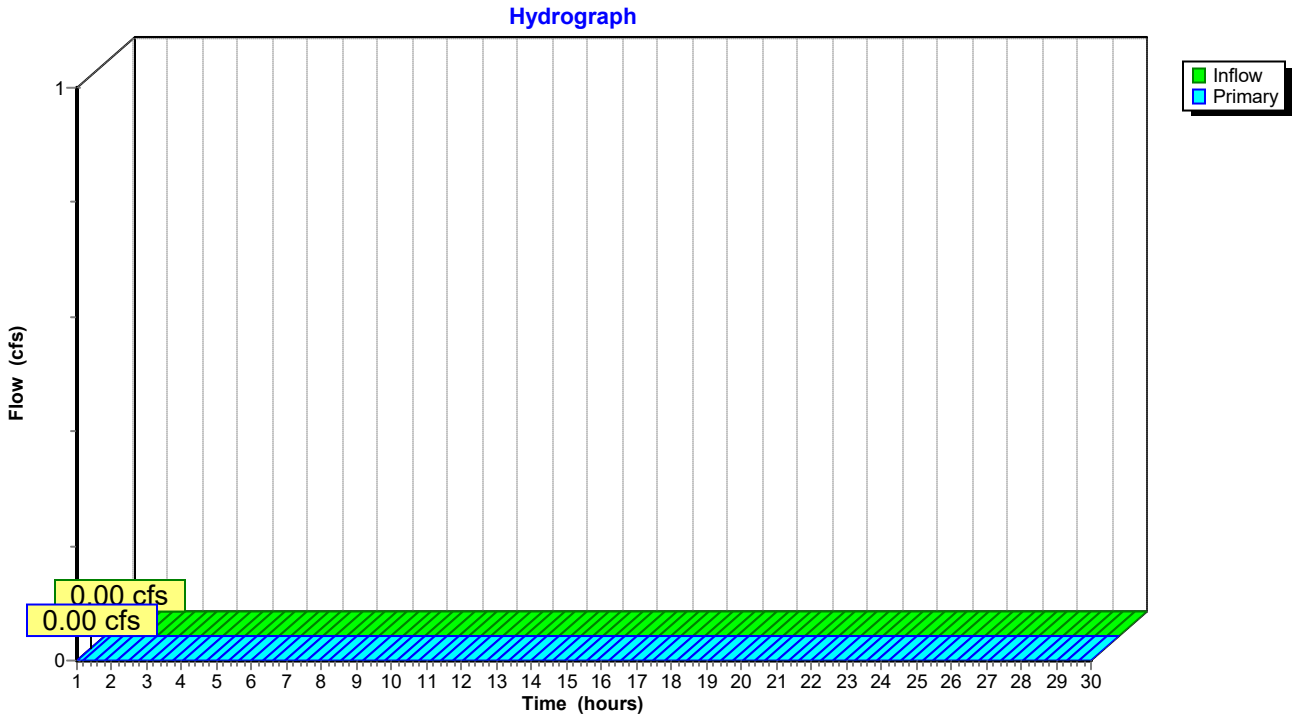
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
178.51	**0.000**	179.55	0.000	180.59	0.000	181.63	0.000
178.53	0.000	179.57	0.000	180.61	0.000	181.65	0.000
178.55	0.000	179.59	0.000	180.63	0.000	181.67	0.000
178.57	0.000	179.61	0.000	180.65	0.000	181.69	0.000
178.59	0.000	179.63	0.000	180.67	0.000	181.71	0.000
178.61	0.000	179.65	0.000	180.69	0.000	181.73	0.000
178.63	0.000	179.67	0.000	180.71	0.000	181.75	0.000
178.65	0.000	179.69	0.000	180.73	0.000	181.77	0.000
178.67	0.000	179.71	0.000	180.75	0.000	181.79	0.000
178.69	0.000	179.73	0.000	180.77	0.000	181.81	0.000
178.71	0.000	179.75	0.000	180.79	0.000	181.83	0.000
178.73	0.000	179.77	0.000	180.81	0.000	181.85	0.000
178.75	0.000	179.79	0.000	180.83	0.000	181.87	0.000
178.77	0.000	179.81	0.000	180.85	0.000	181.89	0.000
178.79	0.000	179.83	0.000	180.87	0.000	181.91	0.000
178.81	0.000	179.85	0.000	180.89	0.000	181.93	0.000
178.83	0.000	179.87	0.000	180.91	0.000	181.95	0.000
178.85	0.000	179.89	0.000	180.93	0.000	181.97	0.000
178.87	0.000	179.91	0.000	180.95	0.000	181.99	0.000
178.89	0.000	179.93	0.000	180.97	0.000	182.01	0.000
178.91	0.000	179.95	0.000	180.99	0.000	182.03	0.000
178.93	0.000	179.97	0.000	181.01	0.000	182.05	0.000
178.95	0.000	179.99	0.000	181.03	0.000	182.07	0.000
178.97	0.000	180.01	0.000	181.05	0.000	182.09	0.000
178.99	0.000	180.03	0.000	181.07	0.000	182.11	0.000
179.01	0.000	180.05	0.000	181.09	0.000	182.13	0.000
179.03	0.000	180.07	0.000	181.11	0.000	182.15	0.000
179.05	0.000	180.09	0.000	181.13	0.000	182.17	0.000
179.07	0.000	180.11	0.000	181.15	0.000	182.19	0.000
179.09	0.000	180.13	0.000	181.17	0.000	182.21	0.000
179.11	0.000	180.15	0.000	181.19	0.000	182.23	0.000
179.13	0.000	180.17	0.000	181.21	0.000	182.25	0.000
179.15	0.000	180.19	0.000	181.23	0.000	182.27	0.000
179.17	0.000	180.21	0.000	181.25	0.000	182.29	0.000
179.19	0.000	180.23	0.000	181.27	0.000	182.31	0.000
179.21	0.000	180.25	0.000	181.29	0.000	182.33	0.000
179.23	0.000	180.27	0.000	181.31	0.000	182.35	0.000
179.25	0.000	180.29	0.000	181.33	0.000	182.37	0.000
179.27	0.000	180.31	0.000	181.35	0.000	182.39	0.000
179.29	0.000	180.33	0.000	181.37	0.000	182.41	0.000
179.31	0.000	180.35	0.000	181.39	0.000	182.43	0.000
179.33	0.000	180.37	0.000	181.41	0.000	182.45	0.000
179.35	0.000	180.39	0.000	181.43	0.000	182.47	0.000
179.37	0.000	180.41	0.000	181.45	0.000	182.49	0.000
179.39	0.000	180.43	0.000	181.47	0.000		
179.41	0.000	180.45	0.000	181.49	0.000		
179.43	0.000	180.47	0.000	181.51	0.000		
179.45	0.000	180.49	0.000	181.53	0.000		
179.47	0.000	180.51	0.000	181.55	0.000		
179.49	0.000	180.53	0.000	181.57	0.000		
179.51	0.000	180.55	0.000	181.59	0.000		
179.53	0.000	180.57	0.000	181.61	0.000		

Summary for Link 1L: Above Ground Storage

Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs

Link 1L: Above Ground Storage



Hydrograph for Link 1L: Above Ground Storage

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
1.00	**0.00**	**0.00**	**0.00**	21.80	0.00	0.00	0.00
1.40	0.00	0.00	0.00	22.20	0.00	0.00	0.00
1.80	0.00	0.00	0.00	22.60	0.00	0.00	0.00
2.20	0.00	0.00	0.00	23.00	0.00	0.00	0.00
2.60	0.00	0.00	0.00	23.40	0.00	0.00	0.00
3.00	0.00	0.00	0.00	23.80	0.00	0.00	0.00
3.40	0.00	0.00	0.00	24.20	0.00	0.00	0.00
3.80	0.00	0.00	0.00	24.60	0.00	0.00	0.00
4.20	0.00	0.00	0.00	25.00	0.00	0.00	0.00
4.60	0.00	0.00	0.00	25.40	0.00	0.00	0.00
5.00	0.00	0.00	0.00	25.80	0.00	0.00	0.00
5.40	0.00	0.00	0.00	26.20	0.00	0.00	0.00
5.80	0.00	0.00	0.00	26.60	0.00	0.00	0.00
6.20	0.00	0.00	0.00	27.00	0.00	0.00	0.00
6.60	0.00	0.00	0.00	27.40	0.00	0.00	0.00
7.00	0.00	0.00	0.00	27.80	0.00	0.00	0.00
7.40	0.00	0.00	0.00	28.20	0.00	0.00	0.00
7.80	0.00	0.00	0.00	28.60	0.00	0.00	0.00
8.20	0.00	0.00	0.00	29.00	0.00	0.00	0.00
8.60	0.00	0.00	0.00	29.40	0.00	0.00	0.00
9.00	0.00	0.00	0.00	29.80	0.00	0.00	0.00
9.40	0.00	0.00	0.00				
9.80	0.00	0.00	0.00				
10.20	0.00	0.00	0.00				
10.60	0.00	0.00	0.00				
11.00	0.00	0.00	0.00				
11.40	0.00	0.00	0.00				
11.80	0.00	0.00	0.00				
12.20	0.00	0.00	0.00				
12.60	0.00	0.00	0.00				
13.00	0.00	0.00	0.00				
13.40	0.00	0.00	0.00				
13.80	0.00	0.00	0.00				
14.20	0.00	0.00	0.00				
14.60	0.00	0.00	0.00				
15.00	0.00	0.00	0.00				
15.40	0.00	0.00	0.00				
15.80	0.00	0.00	0.00				
16.20	0.00	0.00	0.00				
16.60	0.00	0.00	0.00				
17.00	0.00	0.00	0.00				
17.40	0.00	0.00	0.00				
17.80	0.00	0.00	0.00				
18.20	0.00	0.00	0.00				
18.60	0.00	0.00	0.00				
19.00	0.00	0.00	0.00				
19.40	0.00	0.00	0.00				
19.80	0.00	0.00	0.00				
20.20	0.00	0.00	0.00				
20.60	0.00	0.00	0.00				
21.00	0.00	0.00	0.00				
21.40	0.00	0.00	0.00				

Summary for Subcatchment 2S: Proposed Site to Design Point

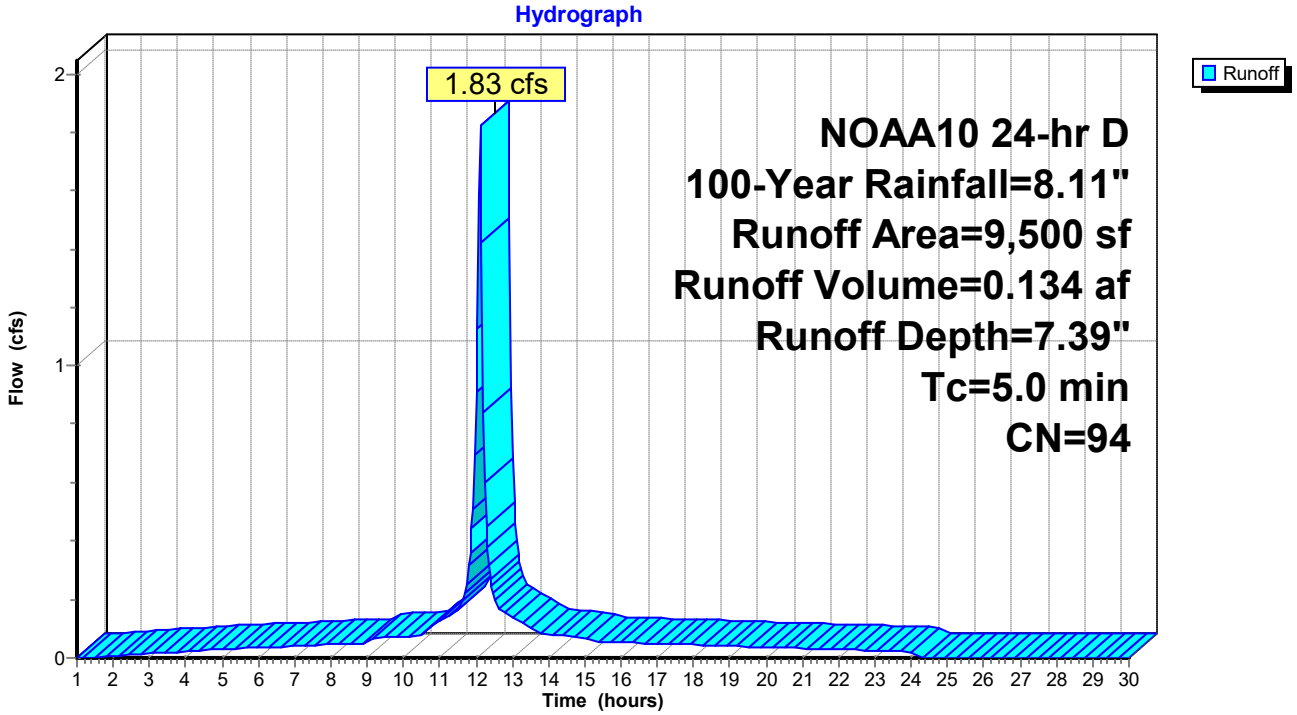
Runoff = 1.83 cfs @ 12.11 hrs, Volume= 0.134 af, Depth= 7.39"
Routed to Pond CB1 : Catch Basin #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
NOAA10 24-hr D 100-Year Rainfall=8.11"

Area (sf)	CN	Description
2,415	84	50-75% Grass cover, Fair, HSG D
7,085	98	Paved parking, HSG D
9,500	94	Weighted Average
2,415		25.42% Pervious Area
7,085		74.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Proposed Site to Design Point



Hydrograph for Subcatchment 2S: Proposed Site to Design Point

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
1.00	0.11	0.00	0.00
1.40	0.15	0.00	0.00
1.80	0.20	0.01	0.01
2.20	0.26	0.02	0.01
2.60	0.31	0.04	0.01
3.00	0.37	0.07	0.02
3.40	0.43	0.10	0.02
3.80	0.50	0.14	0.02
4.20	0.57	0.18	0.02
4.60	0.64	0.23	0.03
5.00	0.71	0.28	0.03
5.40	0.79	0.33	0.03
5.80	0.86	0.39	0.03
6.20	0.95	0.46	0.04
6.60	1.03	0.53	0.04
7.00	1.12	0.60	0.04
7.40	1.21	0.68	0.04
7.80	1.30	0.76	0.05
8.20	1.40	0.84	0.05
8.60	1.50	0.93	0.05
9.00	1.60	1.02	0.05
9.40	1.73	1.15	0.07
9.80	1.87	1.28	0.07
10.20	2.02	1.41	0.08
10.60	2.18	1.56	0.09
11.00	2.40	1.77	0.12
11.40	2.67	2.04	0.15
11.80	3.12	2.46	**0.32**
12.20	4.99	4.30	**0.84**
12.60	5.44	4.74	0.17
13.00	5.71	5.01	0.14
13.40	5.93	5.23	0.11
13.80	6.09	5.39	0.08
14.20	6.24	5.53	0.08
14.60	6.38	5.67	0.08
15.00	6.51	5.81	0.07
15.40	6.61	5.91	0.05
15.80	6.71	6.00	0.05
16.20	6.81	6.10	0.05
16.60	6.90	6.19	0.05
17.00	6.99	6.28	0.05
17.40	7.08	6.37	0.05
17.80	7.16	6.45	0.05
18.20	7.25	6.53	0.04
18.60	7.32	6.61	0.04
19.00	7.40	6.69	0.04
19.40	7.47	6.76	0.04
19.80	7.54	6.83	0.04
20.20	7.61	6.90	0.04
20.60	7.68	6.96	0.03
21.00	7.74	7.02	0.03
21.40	7.80	7.08	0.03
21.80	7.85	7.14	0.03
22.20	7.91	7.19	0.03
22.60	7.96	7.24	0.03
23.00	8.00	7.29	0.03
23.40	8.05	7.33	0.02
23.80	**8.09**	**7.37**	0.02
24.20	**8.11**	**7.39**	0.00
24.60	8.11	7.39	0.00
25.00	8.11	7.39	0.00
25.40	8.11	7.39	0.00
25.80	8.11	7.39	0.00
26.20	8.11	7.39	0.00
26.60	8.11	7.39	0.00
27.00	8.11	7.39	0.00
27.40	8.11	7.39	0.00
27.80	8.11	7.39	0.00
28.20	8.11	7.39	0.00
28.60	8.11	7.39	0.00
29.00	8.11	7.39	0.00
29.40	8.11	7.39	0.00
29.80	8.11	7.39	0.00

Summary for Pond 2P: Underground Storage

[42] Hint: Gap in defined storage above volume #1 at 180.54'
[81] Warning: Exceeded Pond CB1 by 0.71' @ 12.40 hrs

Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 7.39" for 100-Year event
Inflow = 1.83 cfs @ 12.11 hrs, Volume= 0.134 af
Outflow = 0.39 cfs @ 12.32 hrs, Volume= 0.134 af, Atten= 79%, Lag= 12.0 min
Discarded = 0.39 cfs @ 12.32 hrs, Volume= 0.134 af

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 179.61' @ 12.32 hrs Surf.Area= 1,030 sf Storage= 1,062 cf

Plug-Flow detention time= 13.0 min calculated for 0.134 af (100% of inflow)
Center-of-Mass det. time= 13.0 min (778.6 - 765.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	178.00'	747 cf	**30.75'W x 33.50'L x 2.54'H Field A** 2,618 cf Overall - 751 cf Embedded = 1,867 cf x 40.0% Voids
#2A	178.50'	751 cf	**Cultec R-150XLHD** x 27 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 9 rows
#3	182.00'	57 cf	**Above Ground Storage (Prismatic)** Listed below (Recalc)
		1,554 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
182.00	12	0	0
182.50	214	57	57

Device	Routing	Invert	Outlet Devices
#1	Discarded	178.00'	**9.000 in/hr Exfiltration over Horizontal area from 176.00' - 178.01'** Conductivity to Groundwater Elevation = 176.00' Excluded Horizontal area = 0 sf

Discarded OutFlow Max=0.39 cfs @ 12.32 hrs HW=179.61' (Free Discharge)
1=Exfiltration (Controls 0.39 cfs)



Pond 2P: Underground Storage - Chamber Wizard Field A

Chamber Model = Cultec R-150XLHD (Cultec Recharger® 150XLHD)
Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf
Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap
Row Length Adjustment= +0.75' x 2.65 sf x 9 rows

33.0" Wide + 6.0" Spacing = 39.0" C-C Row Spacing

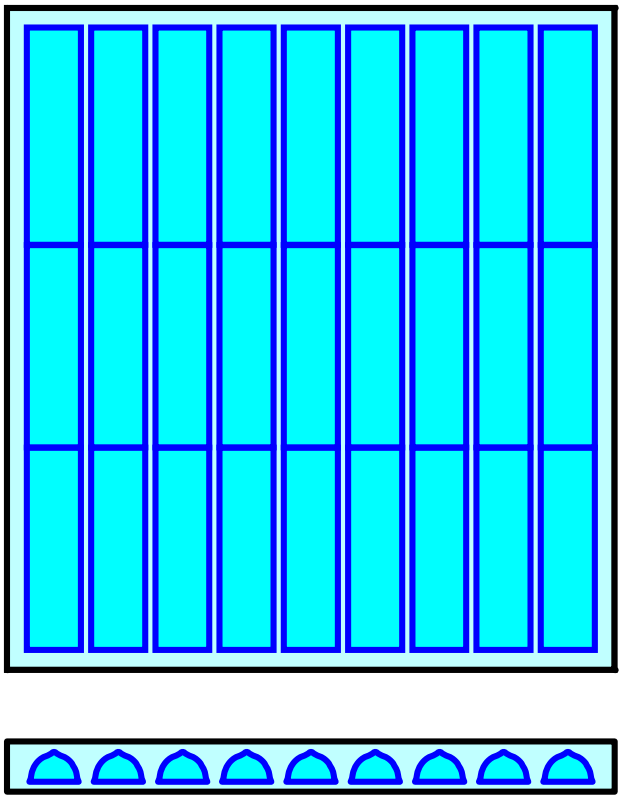
3 Chambers/Row x 10.25' Long +0.75' Row Adjustment = 31.50' Row Length +12.0" End Stone x 2 = 33.50' Base Length
9 Rows x 33.0" Wide + 6.0" Spacing x 8 + 12.0" Side Stone x 2 = 30.75' Base Width
6.0" Stone Base + 18.5" Chamber Height + 6.0" Stone Cover = 2.54' Field Height

27 Chambers x 27.2 cf +0.75' Row Adjustment x 2.65 sf x 9 Rows = 751.0 cf Chamber Storage

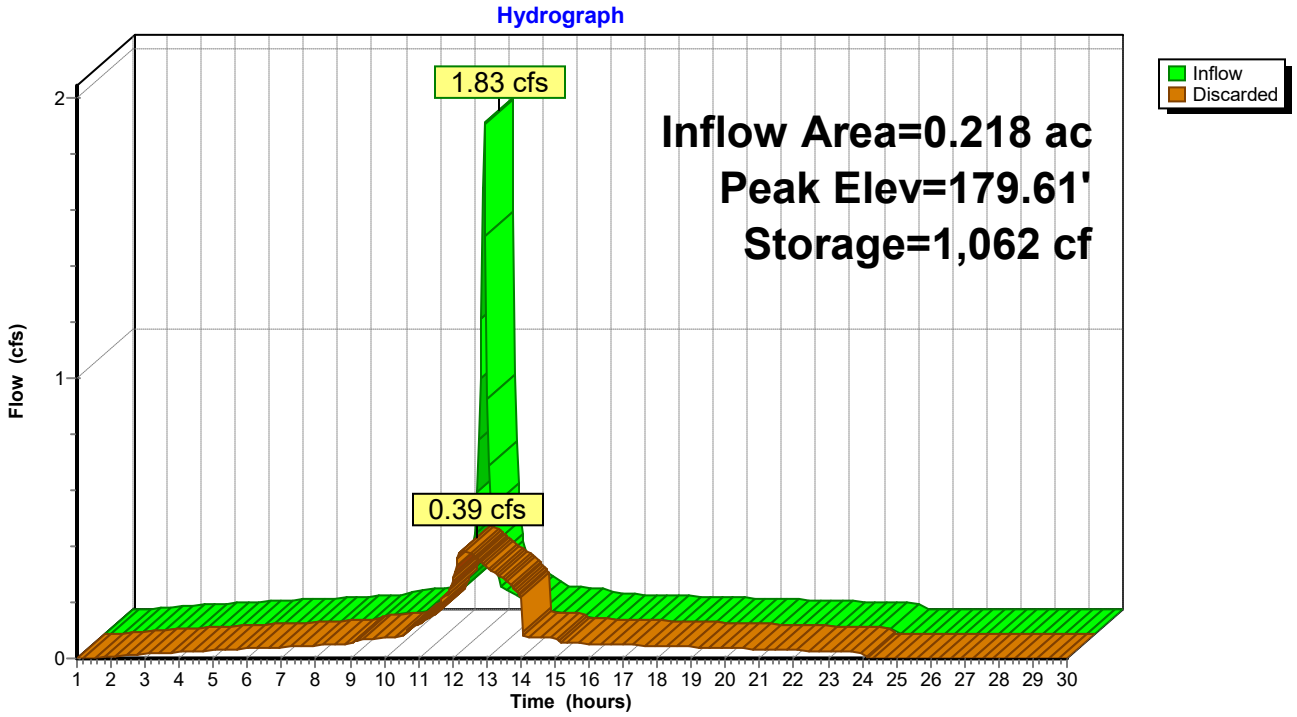
2,618.2 cf Field - 751.0 cf Chambers = 1,867.2 cf Stone x 40.0% Voids = 746.9 cf Stone Storage

Chamber Storage + Stone Storage = 1,497.9 cf = 0.034 af
Overall Storage Efficiency = 57.2%
Overall System Size = 33.50' x 30.75' x 2.54'

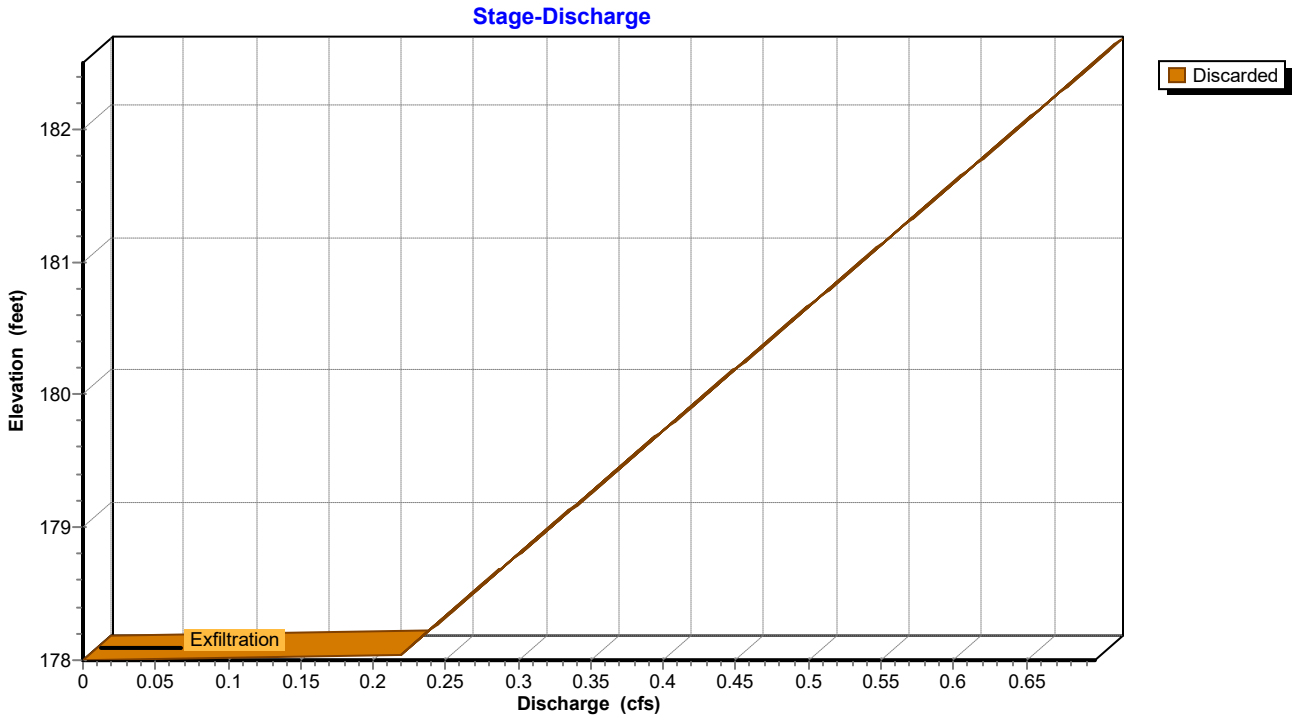
27 Chambers
97.0 cy Field
69.2 cy Stone



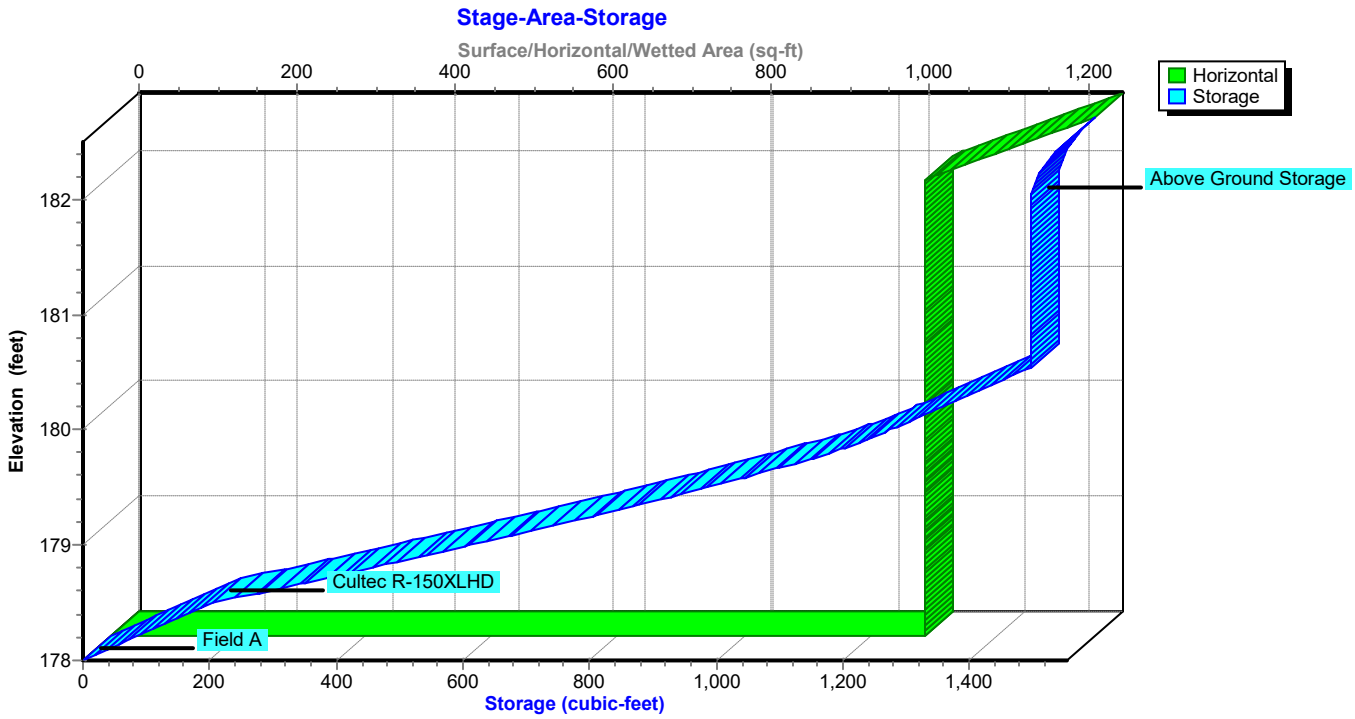
Pond 2P: Underground Storage



Pond 2P: Underground Storage



Pond 2P: Underground Storage



Hydrograph for Pond 2P: Underground Storage

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
1.00	0.00	0	178.00	0.00
1.80	0.01	0	178.00	0.00
2.60	0.01	1	178.00	0.01
3.40	0.02	2	178.00	0.02
4.20	0.02	2	178.00	0.02
5.00	0.03	2	178.01	0.03
5.80	0.03	3	178.01	0.03
6.60	0.04	3	178.01	0.04
7.40	0.04	4	178.01	0.04
8.20	0.05	4	178.01	0.05
9.00	0.05	4	178.01	0.05
9.80	0.07	6	178.01	0.07
10.60	0.09	8	178.02	0.09
11.40	**0.15**	13	178.03	0.15
12.20	**0.84**	**990**	**179.50**	**0.38**
13.00	0.14	**652**	**179.05**	**0.33**
13.80	0.08	129	178.31	0.25
14.60	0.08	6	178.02	0.08
15.40	0.05	5	178.01	0.05
16.20	0.05	4	178.01	0.05
17.00	0.05	4	178.01	0.05
17.80	0.05	4	178.01	0.05
18.60	0.04	4	178.01	0.04
19.40	0.04	3	178.01	0.04
20.20	0.04	3	178.01	0.04
21.00	0.03	3	178.01	0.03
21.80	0.03	3	178.01	0.03
22.60	0.03	2	178.01	0.03
23.40	0.02	2	178.00	0.02
24.20	0.00	0	178.00	0.00
25.00	0.00	0	178.00	0.00
25.80	0.00	0	178.00	0.00
26.60	0.00	0	178.00	0.00
27.40	0.00	0	178.00	0.00
28.20	0.00	0	178.00	0.00
29.00	0.00	0	178.00	0.00
29.80	0.00	0	178.00	0.00

Stage-Discharge for Pond 2P: Underground Storage

Elevation (feet)	Discarded (cfs)	Elevation (feet)	Discarded (cfs)
178.00	0.00	180.60	0.49
178.05	0.22	180.65	0.50
178.10	0.23	180.70	0.50
178.15	0.23	180.75	0.51
178.20	0.24	180.80	0.52
178.25	0.24	180.85	0.52
178.30	0.25	180.90	0.53
178.35	0.25	180.95	0.53
178.40	0.26	181.00	0.54
178.45	0.26	181.05	0.54
178.50	0.27	181.10	0.55
178.55	0.27	181.15	0.55
178.60	0.28	181.20	0.56
178.65	0.28	181.25	0.56
178.70	0.29	181.30	0.57
178.75	0.30	181.35	0.57
178.80	0.30	181.40	0.58
178.85	0.31	181.45	0.58
178.90	0.31	181.50	0.59
178.95	0.32	181.55	0.60
179.00	0.32	181.60	0.60
179.05	0.33	181.65	0.61
179.10	0.33	181.70	0.61
179.15	0.34	181.75	0.62
179.20	0.34	181.80	0.62
179.25	0.35	181.85	0.63
179.30	0.35	181.90	0.63
179.35	0.36	181.95	0.64
179.40	0.36	182.00	0.64
179.45	0.37	182.05	0.65
179.50	0.38	182.10	0.65
179.55	0.38	182.15	0.66
179.60	0.39	182.20	0.67
179.65	0.39	182.25	0.67
179.70	0.40	182.30	0.68
179.75	0.40	182.35	0.68
179.80	0.41	182.40	0.69
179.85	0.41	182.45	0.69
179.90	0.42	182.50	**0.70**
179.95	0.42		
180.00	0.43		
180.05	0.43		
180.10	0.44		
180.15	0.45		
180.20	0.45		
180.25	0.46		
180.30	0.46		
180.35	0.47		
180.40	0.47		
180.45	0.48		
180.50	0.48		
180.55	0.49		

Stage-Area-Storage for Pond 2P: Underground Storage

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
178.00	1,030	0	180.60	1,030	1,498
178.05	1,030	21	180.65	1,030	1,498
178.10	1,030	41	180.70	1,030	1,498
178.15	1,030	62	180.75	1,030	1,498
178.20	1,030	82	180.80	1,030	1,498
178.25	1,030	103	180.85	1,030	1,498
178.30	1,030	124	180.90	1,030	1,498
178.35	1,030	144	180.95	1,030	1,498
178.40	1,030	165	181.00	1,030	1,498
178.45	1,030	185	181.05	1,030	1,498
178.50	1,030	206	181.10	1,030	1,498
178.55	1,030	248	181.15	1,030	1,498
178.60	1,030	289	181.20	1,030	1,498
178.65	1,030	330	181.25	1,030	1,498
178.70	1,030	370	181.30	1,030	1,498
178.75	1,030	411	181.35	1,030	1,498
178.80	1,030	451	181.40	1,030	1,498
178.85	1,030	491	181.45	1,030	1,498
178.90	1,030	531	181.50	1,030	1,498
178.95	1,030	571	181.55	1,030	1,498
179.00	1,030	611	181.60	1,030	1,498
179.05	1,030	651	181.65	1,030	1,498
179.10	1,030	690	181.70	1,030	1,498
179.15	1,030	729	181.75	1,030	1,498
179.20	1,030	767	181.80	1,030	1,498
179.25	1,030	805	181.85	1,030	1,498
179.30	1,030	843	181.90	1,030	1,498
179.35	1,030	880	181.95	1,030	1,498
179.40	1,030	916	182.00	1,042	1,498
179.45	1,030	952	182.05	1,062	1,499
179.50	1,030	987	182.10	1,083	1,501
179.55	1,030	1,022	182.15	1,103	1,504
179.60	1,030	1,055	182.20	1,123	1,508
179.65	1,030	1,088	182.25	1,143	1,514
179.70	1,030	1,120	182.30	1,163	1,520
179.75	1,030	1,150	182.35	1,184	1,527
179.80	1,030	1,179	182.40	1,204	1,535
179.85	1,030	1,205	182.45	1,224	1,544
179.90	1,030	1,230	182.50	**1,244**	**1,554**
179.95	1,030	1,253			
180.00	1,030	1,275			
180.05	1,030	1,295			
180.10	1,030	1,316			
180.15	1,030	1,337			
180.20	1,030	1,357			
180.25	1,030	1,378			
180.30	1,030	1,398			
180.35	1,030	1,419			
180.40	1,030	1,440			
180.45	1,030	1,460			
180.50	1,030	1,481			
180.55	1,030	1,498			

Summary for Pond CB1: Catch Basin #1

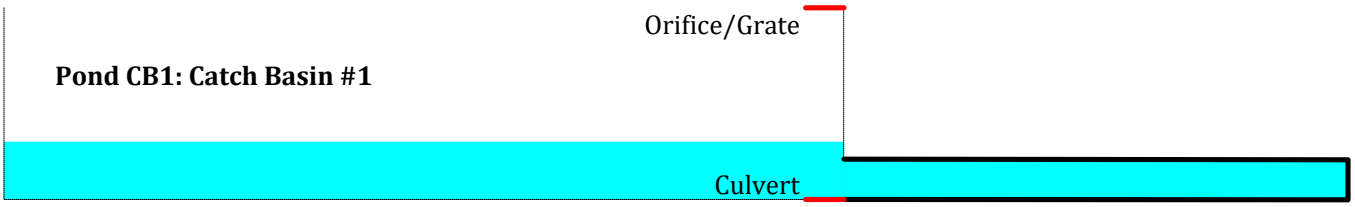
Inflow Area = 0.218 ac, 74.58% Impervious, Inflow Depth = 7.39" for 100-Year event
Inflow = 1.83 cfs @ 12.11 hrs, Volume= 0.134 af
Outflow = 1.83 cfs @ 12.11 hrs, Volume= 0.134 af, Atten= 0%, Lag= 0.0 min
Primary = 1.83 cfs @ 12.11 hrs, Volume= 0.134 af
Routed to Pond 2P : Underground Storage
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Routed to Link 1L : Above Ground Storage

Routing by Stor-Ind method, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs
Peak Elev= 179.70' @ 12.11 hrs
Flood Elev= 180.70'

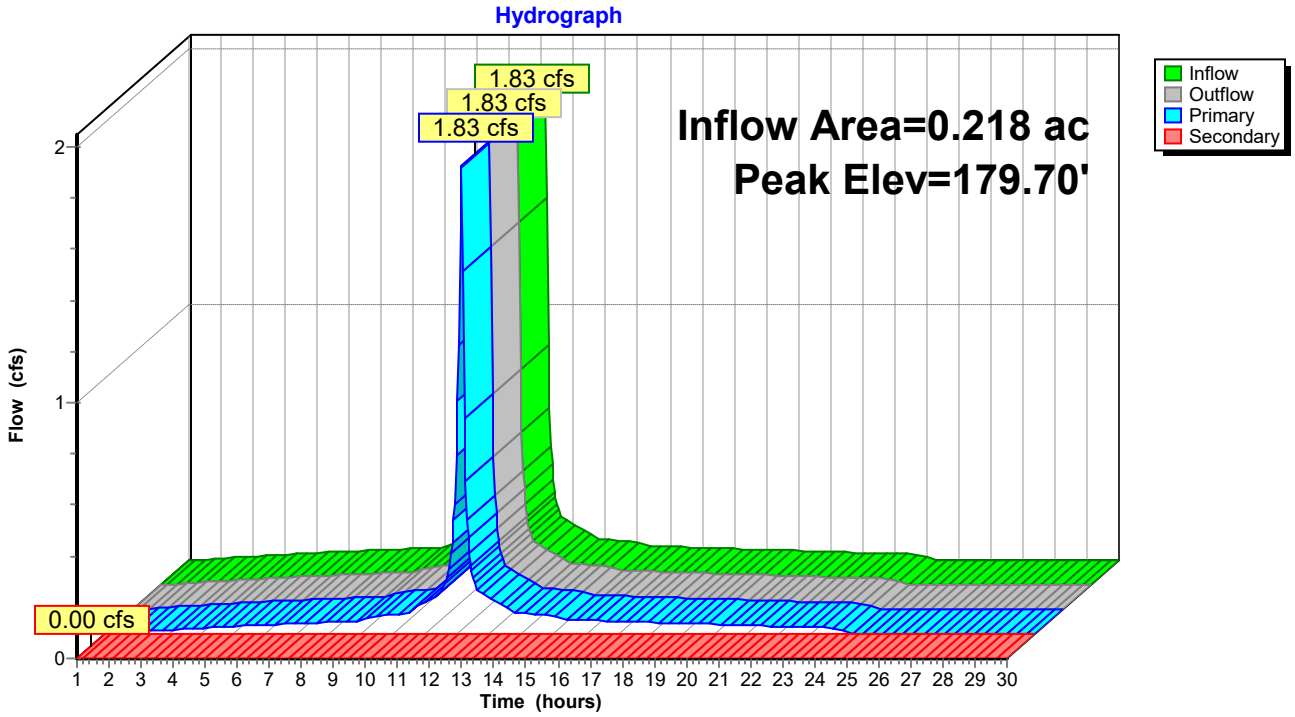
Device	Routing	Invert	Outlet Devices
#1	Primary	178.51'	**10.0" Round Culvert** L= 3.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.51' / 178.50' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Secondary	182.50'	**2.0" x 4.0" Horiz. Orifice/Grate X 5.00 columns** X 5 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.80 cfs @ 12.11 hrs HW=179.68' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.80 cfs @ 3.30 fps)

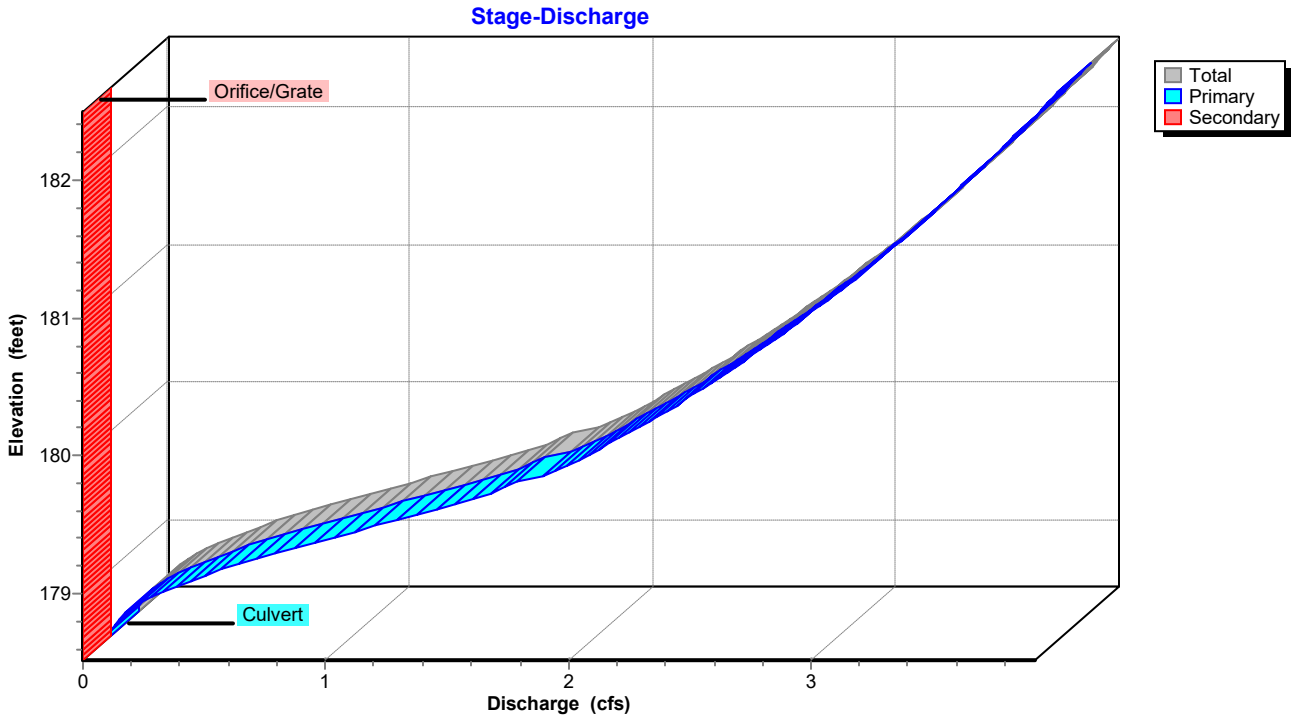
Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=178.51' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)



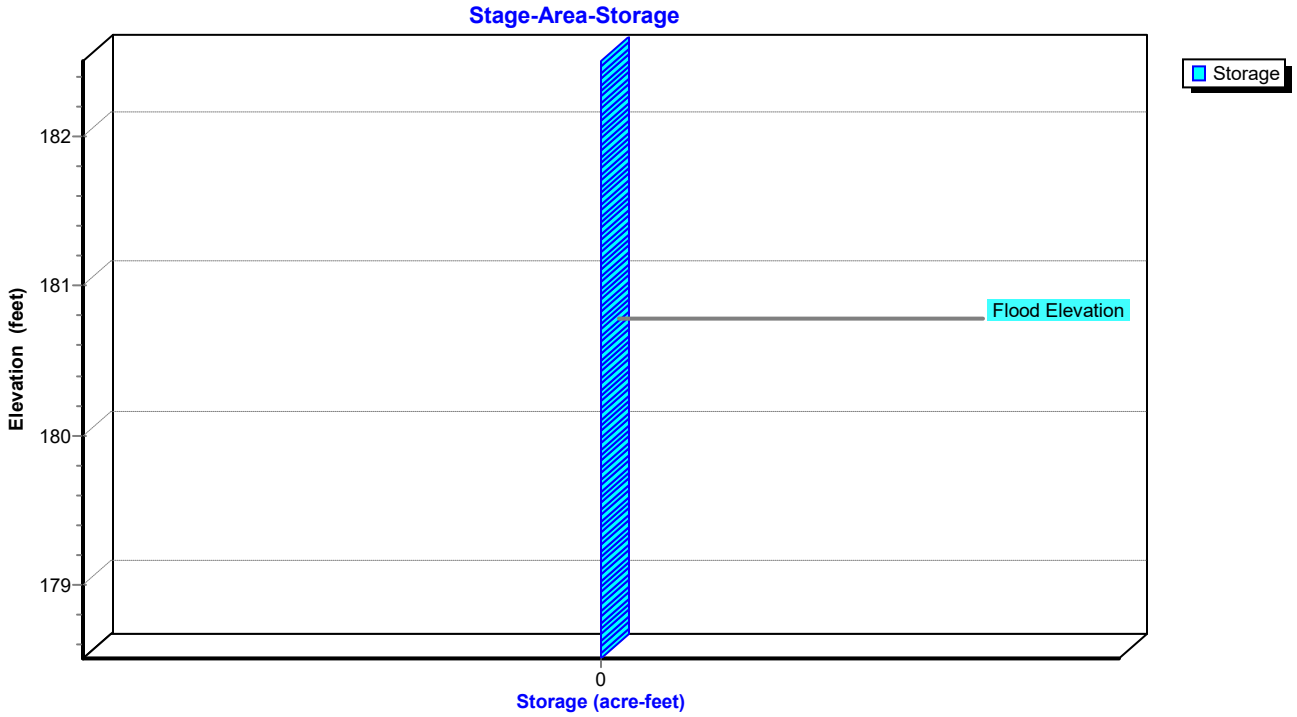
Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Pond CB1: Catch Basin #1



Hydrograph for Pond CB1: Catch Basin #1

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
1.00	0.00	178.51	0.00	0.00	**0.00**
1.80	0.01	178.56	0.01	0.01	0.00
2.60	0.01	178.58	0.01	0.01	0.00
3.40	0.02	178.60	0.02	0.02	0.00
4.20	0.02	178.61	0.02	0.02	0.00
5.00	0.03	178.62	0.03	0.03	0.00
5.80	0.03	178.63	0.03	0.03	0.00
6.60	0.04	178.64	0.04	0.04	0.00
7.40	0.04	178.65	0.04	0.04	0.00
8.20	0.05	178.66	0.05	0.05	0.00
9.00	0.05	178.66	0.05	0.05	0.00
9.80	0.07	178.69	0.07	0.07	0.00
10.60	0.09	178.72	0.09	0.09	0.00
11.40	**0.15**	**178.78**	**0.15**	**0.15**	0.00
12.20	**0.84**	**179.19**	**0.84**	**0.84**	0.00
13.00	0.14	178.76	0.14	0.14	0.00
13.80	0.08	178.70	0.08	0.08	0.00
14.60	0.08	178.69	0.08	0.08	0.00
15.40	0.05	178.67	0.05	0.05	0.00
16.20	0.05	178.66	0.05	0.05	0.00
17.00	0.05	178.66	0.05	0.05	0.00
17.80	0.05	178.65	0.05	0.05	0.00
18.60	0.04	178.65	0.04	0.04	0.00
19.40	0.04	178.64	0.04	0.04	0.00
20.20	0.04	178.64	0.04	0.04	0.00
21.00	0.03	178.63	0.03	0.03	0.00
21.80	0.03	178.63	0.03	0.03	0.00
22.60	0.03	178.62	0.03	0.03	0.00
23.40	0.02	178.61	0.02	0.02	0.00
24.20	0.00	178.51	0.00	0.00	0.00
25.00	0.00	178.51	0.00	0.00	0.00
25.80	0.00	178.51	0.00	0.00	0.00
26.60	0.00	178.51	0.00	0.00	0.00
27.40	0.00	178.51	0.00	0.00	0.00
28.20	0.00	178.51	0.00	0.00	0.00
29.00	0.00	178.51	0.00	0.00	0.00
29.80	0.00	178.51	0.00	0.00	0.00

Stage-Discharge for Pond CB1: Catch Basin #1

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
178.51	0.00	0.00	**0.00**
178.56	0.01	0.01	0.00
178.61	0.02	0.02	0.00
178.66	0.05	0.05	0.00
178.71	0.09	0.09	0.00
178.76	0.13	0.13	0.00
178.81	0.19	0.19	0.00
178.86	0.26	0.26	0.00
178.91	0.33	0.33	0.00
178.96	0.41	0.41	0.00
179.01	0.49	0.49	0.00
179.06	0.58	0.58	0.00
179.11	0.68	0.68	0.00
179.16	0.78	0.78	0.00
179.21	0.88	0.88	0.00
179.26	0.99	0.99	0.00
179.31	1.09	1.09	0.00
179.36	1.20	1.20	0.00
179.41	1.30	1.30	0.00
179.46	1.40	1.40	0.00
179.51	1.50	1.50	0.00
179.56	1.58	1.58	0.00
179.61	1.65	1.65	0.00
179.66	1.76	1.76	0.00
179.71	1.83	1.83	0.00
179.76	1.89	1.89	0.00
179.81	1.95	1.95	0.00
179.86	2.00	2.00	0.00
179.91	2.06	2.06	0.00
179.96	2.11	2.11	0.00
180.01	2.16	2.16	0.00
180.06	2.21	2.21	0.00
180.11	2.26	2.26	0.00
180.16	2.30	2.30	0.00
180.21	2.35	2.35	0.00
180.26	2.39	2.39	0.00
180.31	2.44	2.44	0.00
180.36	2.48	2.48	0.00
180.41	2.53	2.53	0.00
180.46	2.57	2.57	0.00
180.51	2.61	2.61	0.00
180.56	2.65	2.65	0.00
180.61	2.69	2.69	0.00
180.66	2.73	2.73	0.00
180.71	2.77	2.77	0.00
180.76	2.81	2.81	0.00
180.81	2.85	2.85	0.00
180.86	2.88	2.88	0.00
180.91	2.92	2.92	0.00
180.96	2.96	2.96	0.00
181.01	2.99	2.99	0.00
181.06	3.03	3.03	0.00
181.11	3.06	3.06	0.00
181.16	3.10	3.10	0.00
181.21	3.13	3.13	0.00
181.26	3.17	3.17	0.00
181.31	3.20	3.20	0.00
181.36	3.23	3.23	0.00
181.41	3.27	3.27	0.00
181.46	3.30	3.30	0.00
181.51	3.33	3.33	0.00
181.56	3.36	3.36	0.00
181.61	3.40	3.40	0.00
181.66	3.43	3.43	0.00
181.71	3.46	3.46	0.00
181.76	3.49	3.49	0.00
181.81	3.52	3.52	0.00
181.86	3.55	3.55	0.00
181.91	3.58	3.58	0.00
181.96	3.61	3.61	0.00
182.01	3.64	3.64	0.00
182.06	3.67	3.67	0.00
182.11	3.70	3.70	0.00
182.16	3.73	3.73	0.00
182.21	3.76	3.76	0.00
182.26	3.79	3.79	0.00
182.31	3.81	3.81	0.00
182.36	3.84	3.84	0.00
182.41	3.87	3.87	0.00
182.46	**3.90**	**3.90**	0.00

Stage-Area-Storage for Pond CB1: Catch Basin #1

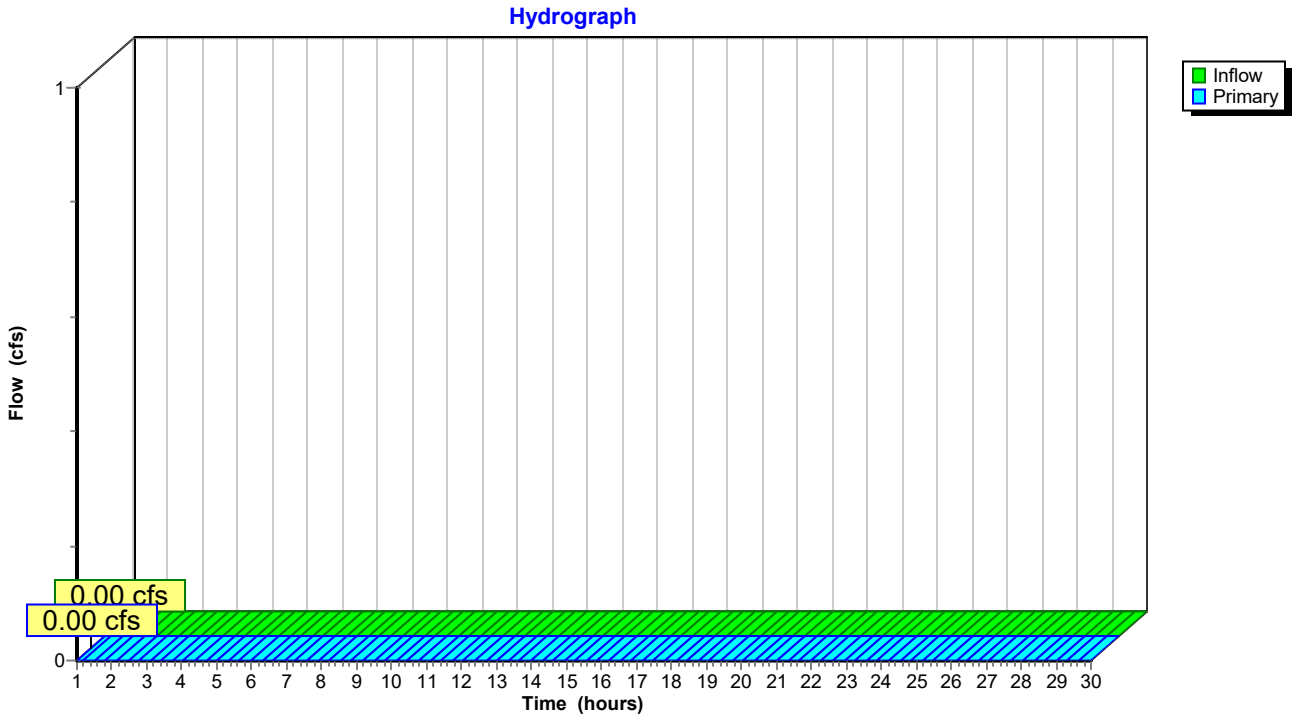
Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
178.51	**0.000**	179.55	0.000	180.59	0.000	181.63	0.000
178.53	0.000	179.57	0.000	180.61	0.000	181.65	0.000
178.55	0.000	179.59	0.000	180.63	0.000	181.67	0.000
178.57	0.000	179.61	0.000	180.65	0.000	181.69	0.000
178.59	0.000	179.63	0.000	180.67	0.000	181.71	0.000
178.61	0.000	179.65	0.000	180.69	0.000	181.73	0.000
178.63	0.000	179.67	0.000	180.71	0.000	181.75	0.000
178.65	0.000	179.69	0.000	180.73	0.000	181.77	0.000
178.67	0.000	179.71	0.000	180.75	0.000	181.79	0.000
178.69	0.000	179.73	0.000	180.77	0.000	181.81	0.000
178.71	0.000	179.75	0.000	180.79	0.000	181.83	0.000
178.73	0.000	179.77	0.000	180.81	0.000	181.85	0.000
178.75	0.000	179.79	0.000	180.83	0.000	181.87	0.000
178.77	0.000	179.81	0.000	180.85	0.000	181.89	0.000
178.79	0.000	179.83	0.000	180.87	0.000	181.91	0.000
178.81	0.000	179.85	0.000	180.89	0.000	181.93	0.000
178.83	0.000	179.87	0.000	180.91	0.000	181.95	0.000
178.85	0.000	179.89	0.000	180.93	0.000	181.97	0.000
178.87	0.000	179.91	0.000	180.95	0.000	181.99	0.000
178.89	0.000	179.93	0.000	180.97	0.000	182.01	0.000
178.91	0.000	179.95	0.000	180.99	0.000	182.03	0.000
178.93	0.000	179.97	0.000	181.01	0.000	182.05	0.000
178.95	0.000	179.99	0.000	181.03	0.000	182.07	0.000
178.97	0.000	180.01	0.000	181.05	0.000	182.09	0.000
178.99	0.000	180.03	0.000	181.07	0.000	182.11	0.000
179.01	0.000	180.05	0.000	181.09	0.000	182.13	0.000
179.03	0.000	180.07	0.000	181.11	0.000	182.15	0.000
179.05	0.000	180.09	0.000	181.13	0.000	182.17	0.000
179.07	0.000	180.11	0.000	181.15	0.000	182.19	0.000
179.09	0.000	180.13	0.000	181.17	0.000	182.21	0.000
179.11	0.000	180.15	0.000	181.19	0.000	182.23	0.000
179.13	0.000	180.17	0.000	181.21	0.000	182.25	0.000
179.15	0.000	180.19	0.000	181.23	0.000	182.27	0.000
179.17	0.000	180.21	0.000	181.25	0.000	182.29	0.000
179.19	0.000	180.23	0.000	181.27	0.000	182.31	0.000
179.21	0.000	180.25	0.000	181.29	0.000	182.33	0.000
179.23	0.000	180.27	0.000	181.31	0.000	182.35	0.000
179.25	0.000	180.29	0.000	181.33	0.000	182.37	0.000
179.27	0.000	180.31	0.000	181.35	0.000	182.39	0.000
179.29	0.000	180.33	0.000	181.37	0.000	182.41	0.000
179.31	0.000	180.35	0.000	181.39	0.000	182.43	0.000
179.33	0.000	180.37	0.000	181.41	0.000	182.45	0.000
179.35	0.000	180.39	0.000	181.43	0.000	182.47	0.000
179.37	0.000	180.41	0.000	181.45	0.000	182.49	0.000
179.39	0.000	180.43	0.000	181.47	0.000		
179.41	0.000	180.45	0.000	181.49	0.000		
179.43	0.000	180.47	0.000	181.51	0.000		
179.45	0.000	180.49	0.000	181.53	0.000		
179.47	0.000	180.51	0.000	181.55	0.000		
179.49	0.000	180.53	0.000	181.57	0.000		
179.51	0.000	180.55	0.000	181.59	0.000		
179.53	0.000	180.57	0.000	181.61	0.000		

Summary for Link 1L: Above Ground Storage

Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-30.00 hrs, dt= 0.04 hrs

Link 1L: Above Ground Storage



Hydrograph for Link 1L: Above Ground Storage

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
1.00	**0.00**	**0.00**	**0.00**	21.80	0.00	0.00	0.00
1.40	0.00	0.00	0.00	22.20	0.00	0.00	0.00
1.80	0.00	0.00	0.00	22.60	0.00	0.00	0.00
2.20	0.00	0.00	0.00	23.00	0.00	0.00	0.00
2.60	0.00	0.00	0.00	23.40	0.00	0.00	0.00
3.00	0.00	0.00	0.00	23.80	0.00	0.00	0.00
3.40	0.00	0.00	0.00	24.20	0.00	0.00	0.00
3.80	0.00	0.00	0.00	24.60	0.00	0.00	0.00
4.20	0.00	0.00	0.00	25.00	0.00	0.00	0.00
4.60	0.00	0.00	0.00	25.40	0.00	0.00	0.00
5.00	0.00	0.00	0.00	25.80	0.00	0.00	0.00
5.40	0.00	0.00	0.00	26.20	0.00	0.00	0.00
5.80	0.00	0.00	0.00	26.60	0.00	0.00	0.00
6.20	0.00	0.00	0.00	27.00	0.00	0.00	0.00
6.60	0.00	0.00	0.00	27.40	0.00	0.00	0.00
7.00	0.00	0.00	0.00	27.80	0.00	0.00	0.00
7.40	0.00	0.00	0.00	28.20	0.00	0.00	0.00
7.80	0.00	0.00	0.00	28.60	0.00	0.00	0.00
8.20	0.00	0.00	0.00	29.00	0.00	0.00	0.00
8.60	0.00	0.00	0.00	29.40	0.00	0.00	0.00
9.00	0.00	0.00	0.00	29.80	0.00	0.00	0.00
9.40	0.00	0.00	0.00				
9.80	0.00	0.00	0.00				
10.20	0.00	0.00	0.00				
10.60	0.00	0.00	0.00				
11.00	0.00	0.00	0.00				
11.40	0.00	0.00	0.00				
11.80	0.00	0.00	0.00				
12.20	0.00	0.00	0.00				
12.60	0.00	0.00	0.00				
13.00	0.00	0.00	0.00				
13.40	0.00	0.00	0.00				
13.80	0.00	0.00	0.00				
14.20	0.00	0.00	0.00				
14.60	0.00	0.00	0.00				
15.00	0.00	0.00	0.00				
15.40	0.00	0.00	0.00				
15.80	0.00	0.00	0.00				
16.20	0.00	0.00	0.00				
16.60	0.00	0.00	0.00				
17.00	0.00	0.00	0.00				
17.40	0.00	0.00	0.00				
17.80	0.00	0.00	0.00				
18.20	0.00	0.00	0.00				
18.60	0.00	0.00	0.00				
19.00	0.00	0.00	0.00				
19.40	0.00	0.00	0.00				
19.80	0.00	0.00	0.00				
20.20	0.00	0.00	0.00				
20.60	0.00	0.00	0.00				
21.00	0.00	0.00	0.00				
21.40	0.00	0.00	0.00				

Appendix D

Sample SWPPP Inspection Report

1. Construction Site Log Book (Blue Book Appendix F)
2. Corrective Action Log

I. **PRE-CONSTRUCTION MEETING DOCUMENTS**

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. **Preamble to Site Assessment and Inspections**

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

NYSDEC Documentation and SWPPP Forms

NYSDEC Issued Permit Identification Number: NYRXXXXXX

5-Acre Waiver: N/A (No 5-acre waiver for this project - Contractor not authorized to disturb >5 acres)

303d Status: Project does not directly discharge to a 303d impaired waterbody

Number of Inspections required: Monthly

Location of SWPPP and Site Log Book on-site:

YES	NO	N/A	CONTAINED IN SITE LOG BOOK?
☐	☐	☐	Preconstruction Assessment
☐	☐	☐	NOI Acknowledgement letter
☐	☐	☐	Copy of eNOI
☐	☐	☐	Owner / Operator Certification
☐	☐	☐	SWPPP Preparer Certification
☐	☐	☐	MS4 SWPPP Acceptance Form
☐	☐	☐	Contractor and Subcontractor Certifications
☐	☐	☐	SPDES General Permit
☐	☐	☐	5 Acre Waiver
☐	☐	☐	NOT

Comments:

Site Conditions

Approximate Disturbed Area at Time of Inspection: XX Acres			
Allowable Disturbed Area Per NOI and/or 5-acre waiver: XX Acres			
Current Status of Construction: Description			
Weather Conditions: Conditions		**Temperature:** XX °F	**Soil Conditions:** Choose an item.
Description of Discharge Point/Natural Surface Waterbody	**Condition of Runoff**	**Sediment Discharge Noted Y / N**	**Corrective Action**

Erosion and Sediment Control Deficiencies and Corrective Actions

SWPPP Component	Functional Y / N / NA	Deficiency (See Checklist and/or note)	Deficiency Location	Initial Date	Corrective Action	Corrected Y / N
General Site Conditions						
Silt Fence						
Stabilized Construction Access						
Compost Filter Sock						
Inlet Protection						
Soil Stockpiles						
Temporary Stabilization						
Permanent Stabilization						
Dewatering Operations						
Stone Check Dams						
Rock Outlet Protection						
Sediment Traps and Basins						
Temporary Stream Crossing						
Pavement Sweeping						
Concrete Washout						
Filter Strips						
Slope Protection Measures						
Temporary Swales and Berms						
Temporary Parking Areas						
Fiber Roll						
Permanent Turf Reinforcement						
Water Bars						
Flow Diffusers						
Other:						

Stormwater Management Practice Deficiencies and Corrective Actions

Practice	Sign Y / N	Current Phase of Construction	Items Not in Conformance with SWPPP	Deficiency Location	Initial Date	Corrective Action	Corrected Y / N
Practice 1:							
Practice 2:							
Practice 3:							
Practice 4:							
Practice 5:							
Practice 6:							

SWPPP Inspection Checklist and Deficiency Numbers

1	General Site Conditions
1A	Adjoining properties are not protected from erosion and sediment deposition
1B	Downstream waterways are not protected from erosion and sediment deposition
1C	All E&SC measures have not been constructed as detailed in the SWPPP
1D	Dust is not adequately controlled
1E	Storage areas contain spills, leaks, or harmful materials
1F	Garbage and waste building materials are not being managed properly
1G	Temporary control measures that are no longer needed have not been removed
1H	Permanent SWM practices not constructed per plans

2	Silt Fence
2A	Silt fence not installed on contour
2B	Silt fence not across conveyance channels
2C	Silt fence not at least 10 feet from toe of slope
2D	Silt fence not at appropriate spacing intervals based on slope
2E	Silt fence ends are not wrapped for continuous support
2F	Silt fence fabric is loose or contains rips or frayed areas
2G	Silt fence posts are unstable
2H	Silt fence is not buried 6 inches minimum
2I	Silt fence contains bulges or material buildup

3	Stabilized Construction Access
3A	Temporary construction access not installed or not per NYS standards
3B	Other access areas have not been stabilized immediately as work takes place
3C	Sediment has tracked onto public streets and is not being cleaned daily
3D	Stone is not clean enough to effectively remove mud from vehicles
3E	Adequate drainage not provided to prevent ponding

4	Compost Filter Sock
4A	Filter sock not installed on contour
4B	Filter sock terminal ends do not extended 8' upslope at 45˚ angle
4C	Inappropriate diameter based on slope steepness and slope length
4D	Filter sock not anchored at 10' intervals
4E	More than 50% sediment has built up

5	Inlet Protection
5A	Inlet protection not installed or installation is not per SWPPP or Blue Book specifications
5B	Incorrect type(s) of inlet control installed or is inappropriate for location
5C	Drainage area for inlet protection is greater than 1 acre
5D	Sediment has not been removed when 50% of storage volume has been achieved
5E	A 2" x 4" wood frame and wood posts has not been installed
5F	Filter fabric is not buried a minimum of 1 foot below ground or secured to frame/posts
5G	Posts are unstable, fabric is loose, and contains rips or frayed areas
5H	Post spacing exceeds maximum 3' spacing

6	Soil Stockpiles
6A	No sediment controls at downhill slope

7	Temporary Stabilization
7A	Areas inactive for 14 days or more have not been stabilized (If <5 acres disturbed)
7B	Areas inactive for 7 days or more have not been stabilized (If >5 acres disturbed or 303d)
7C	Soil preparation has not been applied as specified in the SWPPP or the Blue Book
7D	Rolled EC products specified for steep slopes or channels have not been installed

8	Permanent Stabilization
8A	Lawn in disturbed areas has not been established to 80% germination
8B	Soil preparation has not been applied as specified in the SWPPP or the Blue Book
8C	Rolled EC products specified for steep slopes or channels have not been installed

9	Dewatering Operations
9A	Upstream and downstream berms are not installed or functioning poorly
9B	Clean water from upstream pool is not being pumped to the downstream pool
9C	Sediment laden water from work area is not being discharged to a silt-trapping device
9D	Groundwater from excavations managed improperly (No sumps/sediment control)

10	Stone Check Dam
10A	Not installed per standards
10B	Channel is unstable (flow is eroding soil underneath or around the structure)
10C	Check dam in poor condition (rocks not in place or lack of geotextile fabric)
10D	Sediment needs to be removed

11	Rock Outlet Protection
11A	Rock outlet protection not installed per plan or Blue Book
11B	Rock outlet protection not installed concurrently with pipe installation

12	Sediment Traps and Basins
12A	Outlet structure constructed improperly
12B	Geotextile fabric has not been placed beneath rock fill
12C	Depth of sediment in basin has exceeded allowable threshold
12D	Basin and outlet structure not constructed per the approved plan
12E	Basin side slopes are not stabilized with seed/mulch
12F	More than 50% capacity has built up

13	Temporary Stream Crossing
13A	Construction crossings at concentrated flow areas have not been culverted

14	Pavement Sweeping
14A	Pavement has not been swept daily and sediment has traveled into road

Photo Log

Photo 1 *Date – Item in need of repair or maintenance:*	***Photo 1A*** *Date – Corrected Action:*
Photo 2 *Date – Item in need of repair or maintenance:*	***Photo 2A*** *Date – Corrected Action:*
Photo 3 *Date – Item in need of repair or maintenance:*	***Photo 3A*** *Date – Corrected Action:*

Photo Log (continued)

Photo 4	***Photo 4A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*
Photo 5	***Photo 5A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*
Photo 6	***Photo 6A***
Date – Item in need of repair or maintenance:	*Date – Corrected Action:*

Green Roof Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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: GREEN ROOF

Recommended Repairs and Required Skills	Triggers for Level 3 Inspection
Observed Condition: Unhealthy or Dying Vegetation	
☐ Condition 1: Large number of plants dying from wilt If this is a one-time occurrence, review weather and landscaping records to see whether the die off seems reasonable. If so, deeply water immediately, and plant reinforcements in the spring. ☐ Condition 2: Vegetation is dying and yellowing For yellowing vegetation, consider testing the media for pH, nutrient levels, and other factors that may affect growth. Problems identified would go to a Level 3 inspector (see note to right).	• More than 25% die off • Plants are unhealthy for a prolonged period of time or need to be replanted repeatedly, indicating that a new planting plan may be necessary, or the planting medium is not functioning properly. • pH or other media constituents are not conducive to plant growth, and the media needs to be amended (e.g., lime, fertilizer). This should be handled by a green roof vendor or green roof plant specialist. ☐ Level 3 inspection necessary
Observed Condition: Ponding Between Storm Events or Debris Accumulation	
☐ Condition 1: Further inspection shows debris is clogging the outflow drainpipe Remove debris by hand and revisit within 24 hours to see whether this action fixed the problem. ☐ Condition 2: Debris has backed up to include the underdrain Attempt to remove by hand or flush out with a hose.	• Ponding continues even after debris has been removed. This may indicate a problem with either the media or the underdrain system. ☐ Level 3 inspection necessary
Observed Condition: Structural Damage to Overflows	
☐ Condition: If the damage is minor, repair damage directly, per original design drawings	• Most instances of structural damage will need to be referred to the designer or a qualified green roof vendor. ☐ Level 3 inspection necessary
Observed Condition: Roof is Leaking or indication that the membrane has a leak	
☐ Condition: Roof is leaking	• Any leaks in the membrane trigger a Level 3 inspection or an inspection by the original installer or designer. ☐ 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: _____

Infiltration Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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: _____

Infiltration Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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			

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

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Inspector/Operator: _____ Date: _____

Permeable Pavement Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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			

PP Drainage Area

Look for areas that are uphill from the Permeable pavement.

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 establish vegetation. ☐ 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:

PP Drainage Area

Look for areas that are uphill from the Permeable pavement.

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.
	☐ 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:

PP Surface

Examine the entire permeable pavement surface.

Problem (Check if Present)	Follow-Up Actions
 ☐ Dirt and grit accumulating on pavement surface	☐ For small areas (e.g., driveways, patios), try a leaf blower or sweep the area to remove the dirt/grit from the Permeable pavement and properly dispose of the material. ☐ If dirt/grit remain in the joint areas between paver blocks, agitate with a rough brush and vacuum the surface with a wet/dry vac. ☐ Remove and replace clogged blocks in segmented pavers. ☐ For larger areas (e.g., parking lots, courtyards), hire a vacuum sweeper to restore the surface to a cleaner condition. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Grit is widespread and cannot be removed by manual sweeping.
 ☐ Grass and weeds are growing on the permeable pavement surface (applies only to pavement types that are not intended to be covered in vegetation).	☐ If paver type is not intended to be covered in vegetation, remove the grass/weeds either mechanically (pulling, by hand or with a flame weeder) or with a herbicide approved for use in or near water (consult your local Extension Office for suggestions). ☐ Follow the actions listed above for removing dirt/grit from the pavement surface. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Grass/weeds cover more than 25% of surface area.
 ☐ Slumping, sinking, cracking, or breaking of the pavement surface *(Source: CSN, 2013)*	☐ For small areas (e.g., patios, small driveway), it may be possible to remove the damaged pavers, check and fill in the underlying gravel, and replace with new materials. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Problem affects more than a small, isolated area. Will typically require a qualified contractor to fix it. ☐ Problem recurs or occurs in multiple small locations.
 ☐ Water stands on Permeable pavement for days after a rainstorm; the Permeable pavement is clogged and doesn't let water through. *(Source: CSN, 2013)*	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

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: _____

Tree Planting Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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			

TP Watering

Inspect the trees to determine whether they need watering.

Problem (Check if Present)	**Follow-Up Actions**
☐ Soil is not moist to the touch and/or it has not rained in a week, and leaves/needles are starting to appear wilted/dry.	☐ Water trees deeply and slowly near the base. Soaker hoses and drip irrigation work best for deep watering of trees and shrubs. ☐ Other:

TP Mulch

Mulch should be applied in the late spring and during leaf fall. Check the depth of mulch regularly. Rake the old mulch to break up any matted layers and to refresh the appearance.

Problem (Check if Present)	Follow-Up Actions
☐ Mulch is too thin or thick (should be approximately 3" deep) or does not extend to tree canopy (or 5' radius if tree has a larger than 10' canopy reach).	☐ Add or remove mulch around tree canopy to maximum 5' radius but not within 3" of the bark. ☐ If mulch is against the stems or tree trunks, pull it back several inches to expose the base of the trunk and root crown. ☐ Other:

TP Pruning

Examine the branches and tree shape.

Problem (Check if Present)	Follow-Up Actions
☐ Presence of suckers, dead or diseased branches, branches that interfere with pedestrian traffic	☐ Selective cutting ☐ Prune to make the tree more aesthetically pleasing and remove disease. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Use an arborist or landscaper for more extensive pruning jobs.

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: _____

Tree Planting Stormwater Management Practices
Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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: TREE PLANTING	
Recommended Repairs	**Triggers for Level 3 Inspection**
Observed Condition: Appearance of fungus or pest damage	
☐ Condition 1: Fungus, discoloration, browning leaves or holes in leaves Check with arborist or other tree professional about the best way to proceed. This requires a Level 3 inspection. ☐ Condition 2: Burrowing insects, holes Check with arborist or other tree professional about the best way to proceed. This requires a Level 3 inspection.	• Any concerns about how to address infestation or disease ☐ Level 3 inspection necessary

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

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Inspector/Operator: _____ Date: _____

Permeable Pavement Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

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: PERMEABLE PAVEMENT	
Recommended Repairs and Required Skills	**Triggers for Level 3 Inspection**
Observed Condition: Bare Soil or Erosion in the Drainage Area	
☐ Condition 1: Extensive problem spots, but no channels or rills forming Reseed problem areas. If problem persists or grass does not take, consider hiring a landscape contractor. ☐ Condition 2: Problem is extensive, and rills/channels are beginning to form May be necessary to divert or redirect water that is causing the erosion problem. If it appears that simple regrading—such as installing a berm or leveling a low spot–will fix the problem, make repairs and check to ensure that the problem is repaired after the next storm.	• Large rills or gullies are forming in the drainage area. • An attempt to regrade the drainage area has been unsuccessful • Fixing the problem would require major regrading (i.e., redirecting more than a 100-square-foot area. • It is not clear why the problem is occurring. ☐ Level 3 inspection necessary
Observed Condition: Dirt or Grit Accumulating, or Grass Growing on Pavement Surface	
☐ Condition 1: Grit beginning to form but is isolated to a small area or does not fill the joints between paver blocks Try to agitate and sweep by hand, or hire a contractor with a vacuum sweeper. Also investigate the drainage area for potential sediment sources. If no obvious sources are found, discuss winter sanding and salting operations with the property owner to identify whether this could be the source. ☐ Condition 2: Grit is forming and cannot be removed with agitation and hand sweeping Hire a vendor with a regenerative air vacuum sweeper, maximum power 2,500 rpm; avoid sweepers that use water.	• More than 2 inches of sand/dirt/grit are on some of the pavement surface. • More than 25% of the pavement surface is covered with sand/dirt/grit to the extent that joints between paver blocks are filled. • Regenerative air sweeper cannot remove grit. ☐ Level 3 inspection necessary

Level 2 Inspection: PERMEABLE PAVEMENT	
Recommended Repairs and Required Skills	**Triggers for Level 3 Inspection**
Observed Condition: Structural Damage	
☐ Condition 1: Portions of porous asphalt or permeable pavers are damaged, and the cause is known to be at the surface. If the damage is from a single event such as heavy equipment or heavy fallen objects, or the surface has been damaged by wear over time, hire a contractor experienced in permeable pavement installation to repair the damaged areas. ☐ Condition 2: Damage to other structures, such as drainage infrastructure If possible, repair or replace damaged items, or hire a contractor with permeable pavement experience if the damaged infrastructure is within the pavement surface.	• More than 25% of the surface needs to be repaired or replaced. • It appears that the underlying material has “caved in,” indicating an underlying water conveyance or soil stabilization issue. • Problem is repaired but recurs within less than five years. ☐ Level 3 inspection necessary
Observed Condition: Ponding on the Pavement Surface	
☐ Condition 1: Underdrains (if present) may be clogged Check to see whether underdrains are clogged by inspecting cleanouts (if present) or catch basins and looking for debris. If underdrains appear clogged, it may be necessary to hire a router service to ream out the underdrains. ☐ Condition 2: At time of Level 2 inspection, water is not ponded, and there is no obvious clogging of the surface. Conduct a flood test to determine whether the ponding is an ongoing problem.	• Water stands on the pavement surface more than 72 hours after a storm, and the problem cannot be resolved by unclogging underdrains. • More than 25% of the pavement surface is covered with sand/dirt/grit to the extent that joints between paver blocks are filled. ☐ 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: _____

June 20, 2025

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

cc: Lori Garcia
RE: 2025-019/020 53 N Clinton & 149 Cannon Streets Combined Architectural Review

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Dear City of Poughkeepsie Planning Board,

On Friday, June 6, 2025, Christopher Kroner of MASS conducted a preliminary architectural site visit to 53 N Clinton Street and 149 Cannon Street. He was joined by Lori Garcia, Richard Distel, and led by Natalie Quinn from KARC, along with Michael McCormack of LMV Architects and members of their respective teams.

We appreciate the effort to add much-needed housing to the City of Poughkeepsie and recognize the intent to use a prototype design to deliver four additional units across two very different lots. Since both applications involve a shared design approach by the same team, the following observations and questions address both sites together. Our aim is to clarify points raised during the visit and to offer preliminary comments and questions in support of the Planning Board's ongoing review as the proposals are further developed.

Historic Character Cues
We see both properties as valuable contributions to strengthening the character of the city and neighborhood. We encourage the incorporation of subtle design cues from surrounding buildings to help each proposal better reflect and enrich its context.

Bracketwork
Specifically for the 53 N Clinton Street property, as it occupies a prominent corner next to Mansion Square Park (also known as Earline Patrice Park), we hope the project will become a lasting and well-integrated part of the public realm. Given the inclusion of two notable porches in the design, we encourage the applicant to draw inspiration from the decorative bracketwork found on neighboring buildings—particularly for the cantilevered overhang. Adding distinctive details to the balustrades could further enhance the design and also help address the treatment of under-porch screening. (See photo below.)



Especially notable for 149 Cannon Street, we understand the material for the shake shingle to be cementitious board panels, but we do see an opportunity to pick up some neighborhood references of scalloped shingles (see photo below) instead of square cut, which is also often found throughout the southside of Poughkeepsie.



Elevations (Both Applications)

Windows
The window frames currently appear to have minimal sills and more pronounced heads. *We encourage the applicant to consider adjusting the proportions to create a more balanced frame—or to share any specific design reasoning behind the current detailing with the Planning Board.*

Door Color
The main entry door is shown in a dark color, while the side doors are light. *Please clarify the design intent behind this variation. We suggest considering a*

consistent approach by using dark tones for all entry doors to unify the façade.

Color

One of the unique and charming qualities of Poughkeepsie's housing stock is the expressive use of trim color. We understand that the proposal includes PVC Azek trim, which is available either prefinished or ready to paint. In a quick study (see comparison of proposal and test variation below), we tested a darker trim palette to match the window frames, and found it gave the massing a strong regional character. *We encourage the applicant to revisit and confirm the range of color options with their client, particularly those that reflect the architectural trends and traditions of the Northeast.*

Scheme as proposed:



Test Variation:



Shed Doors (Both Applications)

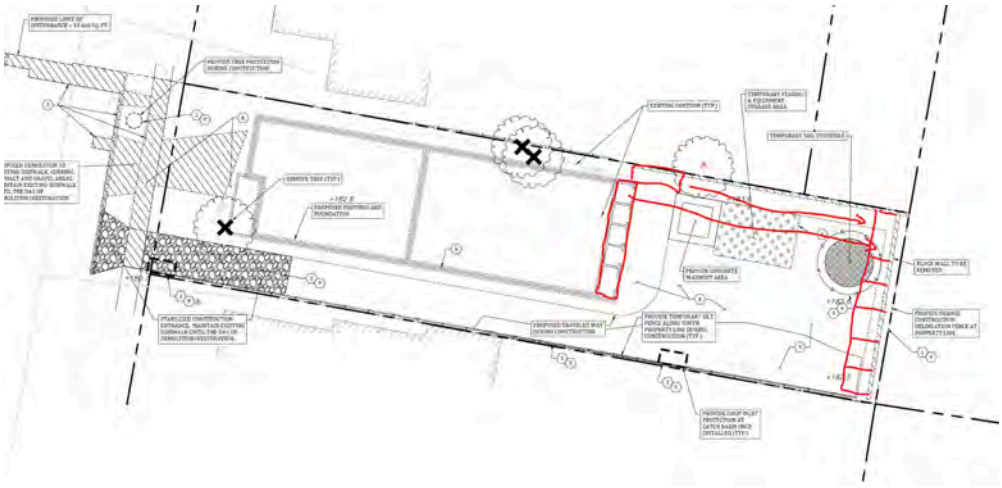
These are undetailed in the elevations but their appearance could support the architectural vocabulary of the proposals, either by frame, material, siding direction, color, etc.

Rear Yard Wall (53 North Clinton)

During the site visit, we observed a recently constructed concrete masonry unit (CMU) wall at the east end of the site. The current site plan proposes removing this wall and replacing it with a fence. However, there was discussion about the potential to repurpose the existing wall—given its durability and good condition—as a foundation or backdrop for the proposed storage shed units. This approach could result in cost savings by avoiding demolition and could also reference the backyard carriage houses commonly found on historic Poughkeepsie properties.

Recommendation: *We encourage the applicant to consider retaining and integrating the CMU wall into the shed (and potentially the trash enclosure) design.* (See photo and figure below.)





Arbor Vitae (Both Applications)

We notice that a row of arborvitae is proposed along the property edge. The Planning Board has often raised concerns about arborvitae, as they are non-native and frequently become misshapen—especially from deer browsing, resulting in a "lollipop" appearance (see example photo below). Other applicants in the City of Poughkeepsie have successfully proposed alternatives such as privet hedge or yew, and *we encourage the applicant to consider alternative options*.


Arbor Vitae, witnessed frequent condition

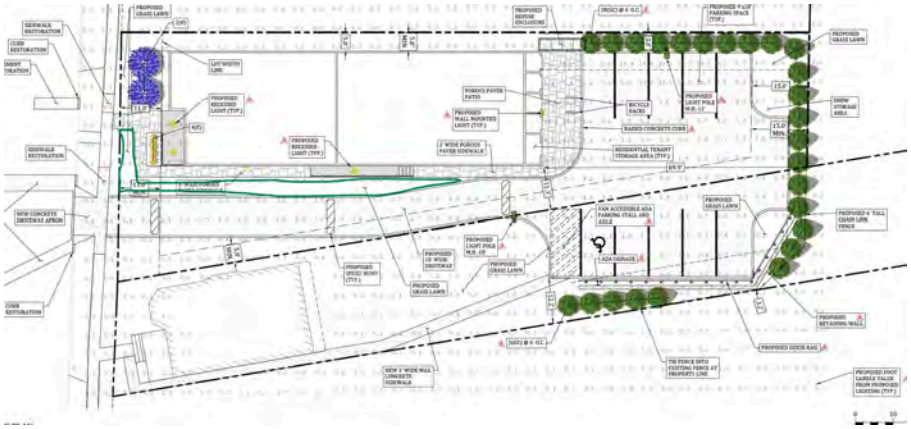
Additional Landscape Features – Streetscape Enhancements (Both Applications)

Could the small front lawn areas be enhanced to further contribute to the streetscape by incorporating larger flower beds? We suggest *expanding the use of hearty perennials*—such as additional Echinacea, which is already included in the proposal—or other suitable species. Daylilies were mentioned during the site visit, but we welcome consideration of other low-maintenance, visually appealing alternatives.

51 N Hamilton (See Figure Below)



149 Cannon Street (See Figure Below)



Side Porch Width (149 Cannon)
Please review the porch width, as it appears narrow—potentially making it difficult for residents to comfortably enter and exit, especially while carrying packages or groceries, or when multiple people are using the entry at the same time.

Parking Lot Material (Both Applications)
Given the proposed subsurface stormwater chamber system beneath the standard asphalt paving, we encourage the applicant to *evaluate and consider using permeable paving systems instead* (perhaps in part, much like those used at the Poughkeepsie Underwear Factory). These alternatives could offer both environmental benefits and potential cost savings.

No New Trees? (Both Applications)
We see that the applicant is proposing no new trees, and *we encourage any opportunity to support our city's reforestation, both to maintain City of Poughkeepsie's qualifications as a TreeCity USA, and to help offset urban heat island effects.*

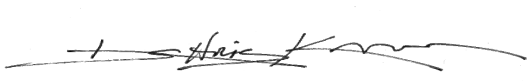
Site Lighting (Both Applications)
Please submit cut sheets, images or details about the lighting fixtures proposed, *with shields that are dark sky compliant.*
For the proposed parking lot pole, we encourage incorporating such vertical elements into the fence structure (ie at a corner of the fencing) instead of being standalone objects. For the building, please show visible light fixtures, and/or note how these are incorporated into your porches. *Please propose fixtures with shields that are dark sky compliant.*

Materials (Both Applications)
We find the material key helpful, but to assist in evaluating the proposed architectural improvements, *please provide the Planning Board with material samples or a comprehensive materials board showing all proposed materials, finishes, and colors at a larger scale, and please include the intended subporch screening and concrete finish for the board's consideration.*

Mechanical Systems (Both Applications)
Please clarify the locations and proposed treatments for all mechanical systems, especially those visible to the public. Also, indicate the locations of gas and electric meters on the drawings and describe how they will be screened or integrated into the design.

We hope the public remains engaged in this project, which contributes to the ongoing ambition to add housing for the city of Poughkeepsie. MASS looks forward to supporting the continued development of this ambitious project and is available to assist the applicant in addressing any outstanding design questions.

Sincerely,



Chris Kroner
Principal

PAID
24169
MAY 06 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: 6 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: 6 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: CIRONT@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

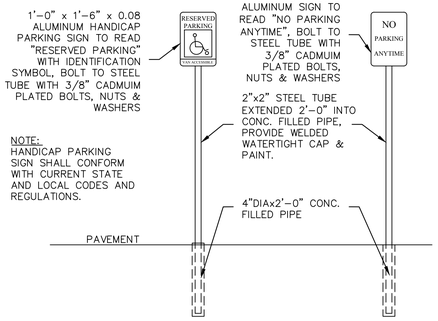
13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABLED USING CARDINAL DIRECTIONS.
14. EXISTING FIRE HYDRANT LOCATION HAS BEEN SHOWN. LOCATION OF KNOX BOXES.
15. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL 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

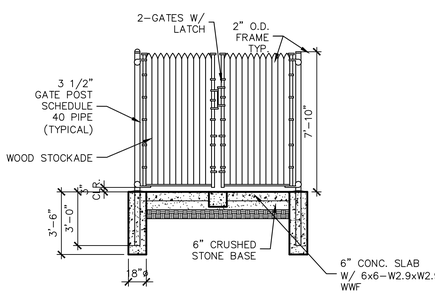
19. ENGINEERING TO REVIEW STORMWATER IMPROVEMENTS.
20. NO EXISTING TREES TO BE RETAINED.



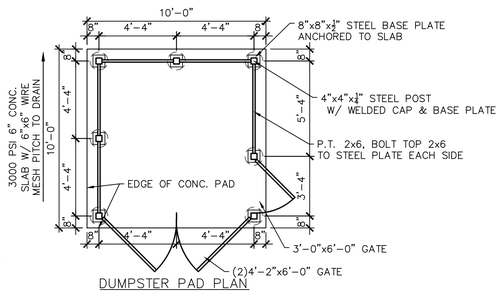
2 SP1 PARCEL MAP 24–26 PARKER AVENUE
SCALE: N.T.S.



8 SP1 HANDICAP PARKING SIGNS DETAIL
SCALE: 1/2" = 1'–0"

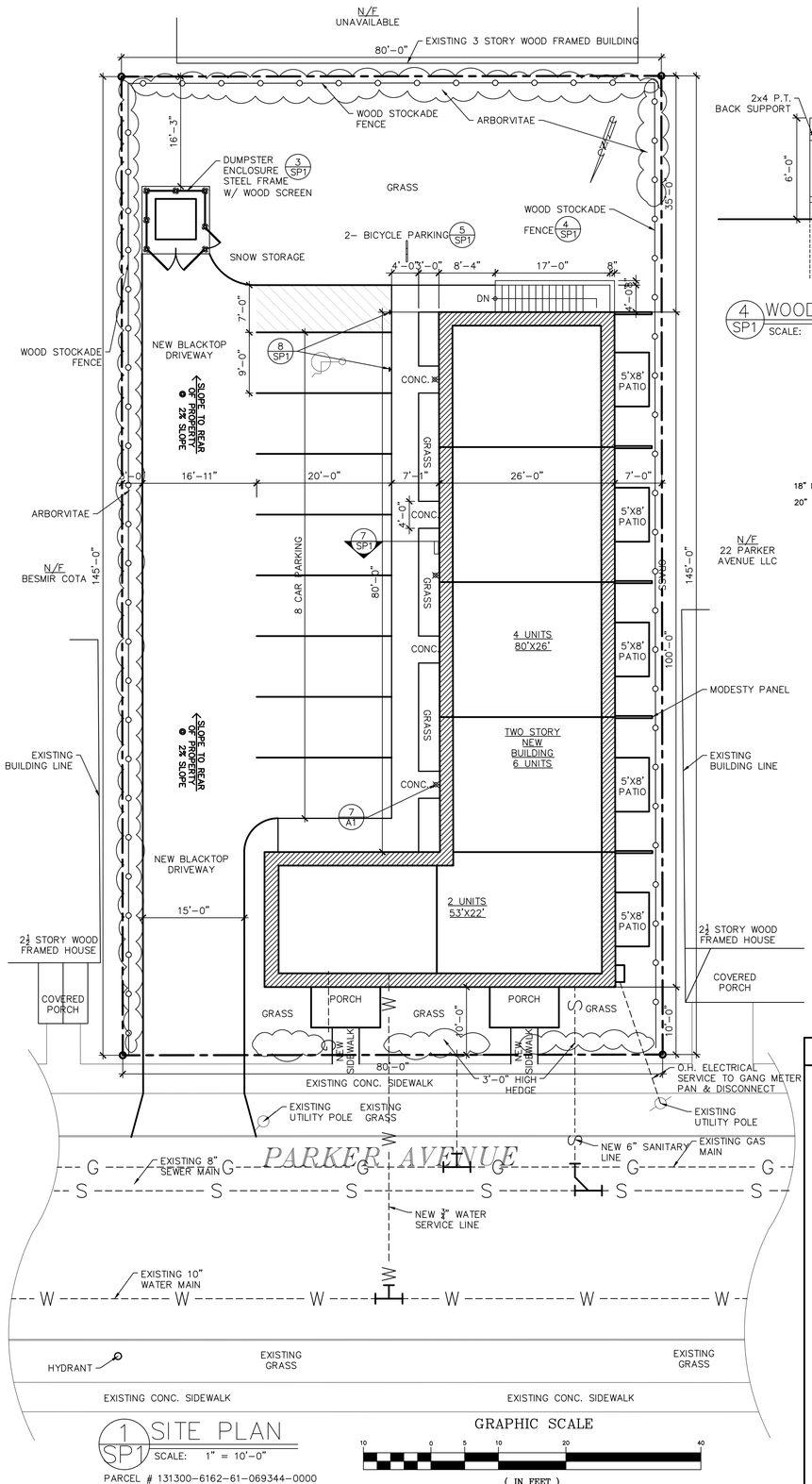


DUMPSTER PRIVACY SCREEN DETAIL



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

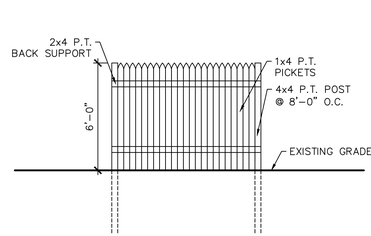
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

SURVEY INFORMATION

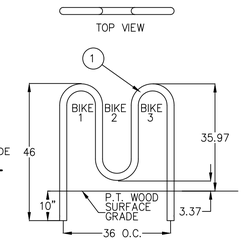
IMAGE OF SURVEY OBTAINED FROM PAPER COPY OF ORIGINAL SURVEY PREPARED BY ROBERT L. CAMPBELL, LS DATED 2–25–2021 AND TITLED MAP OF SURVEY FOR 24–26 PARKER AVENUE.

N/F 22 PARKER AVENUE LLC

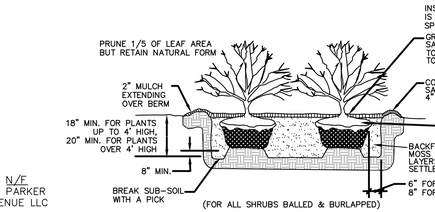
MATERIALS LIST
(1) Tubing Ø–2 3/8" x .154" Wall Steel Tubing



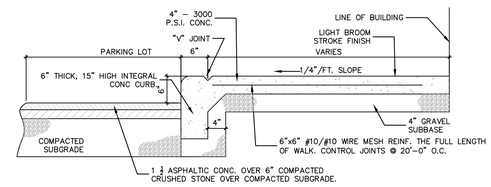
4 SP1 WOODEN FENCE DETAIL
SCALE: 1/4" = 1'–0"



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 STAFF 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: D.H., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 27 SEPT 2024

REGISTERED ARCHITECT — CIRO 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

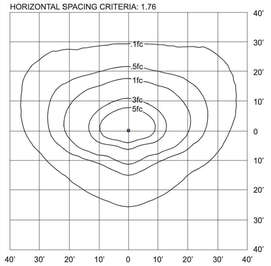
Project Number. 24–40

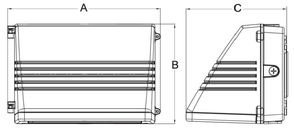
SHEET NO. 1
SP1
SITE PLAN

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

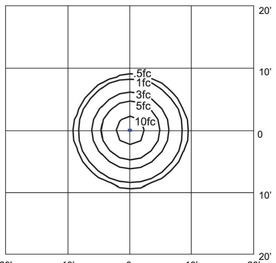
3 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.



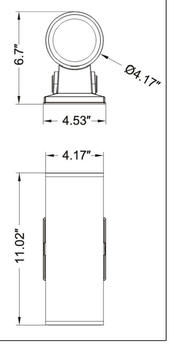
2 SP2 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

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



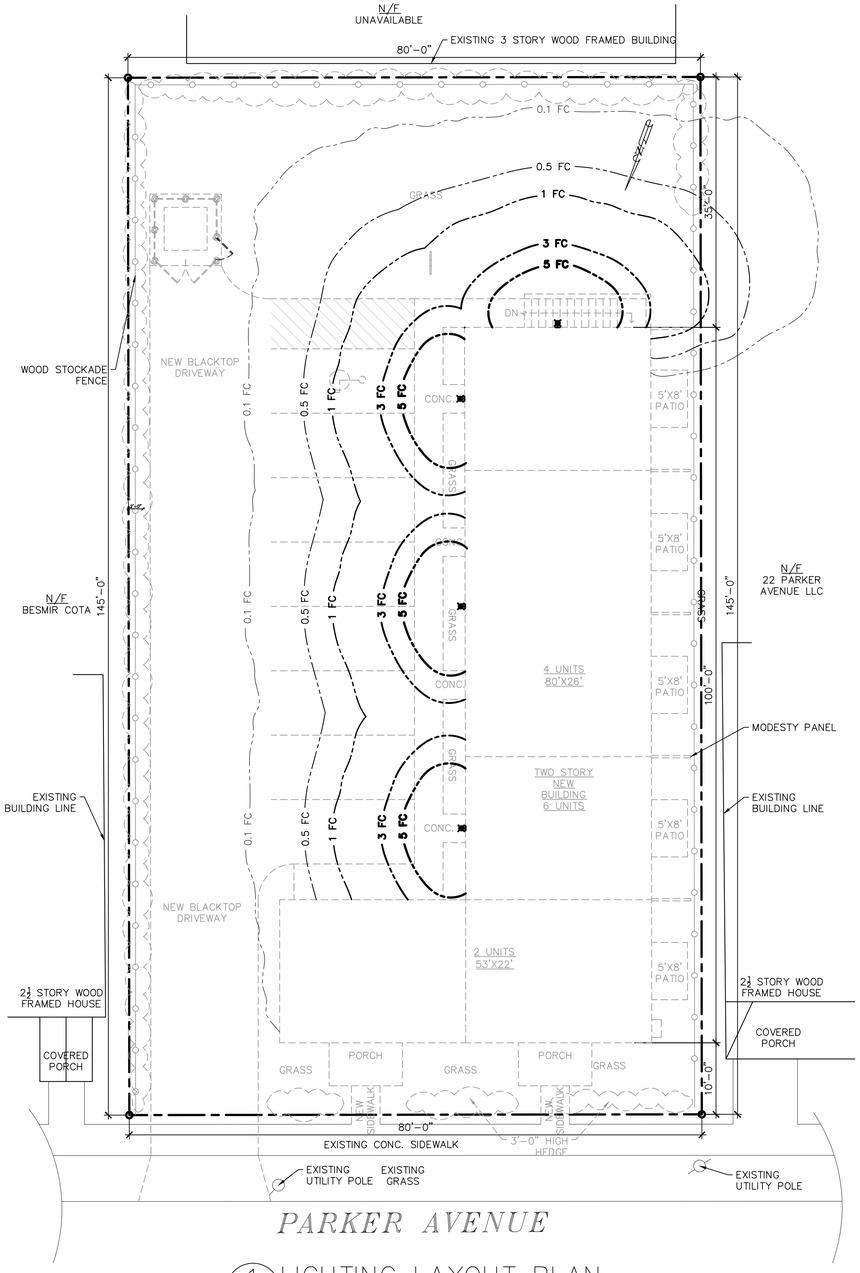
Dimensions



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			
No.	Date:	Description:	
No. 1	12-16-24	GENERAL REVISIONS	
No. 2	2-21-25	GENERAL REVISIONS	
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No. 5	5-5-25	PLANNING STAFF COMMENTS	
No. 6	5-9-25	PLANNING STAFF COMMENTS	

CIA
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25 MARKET STREET
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
24579
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

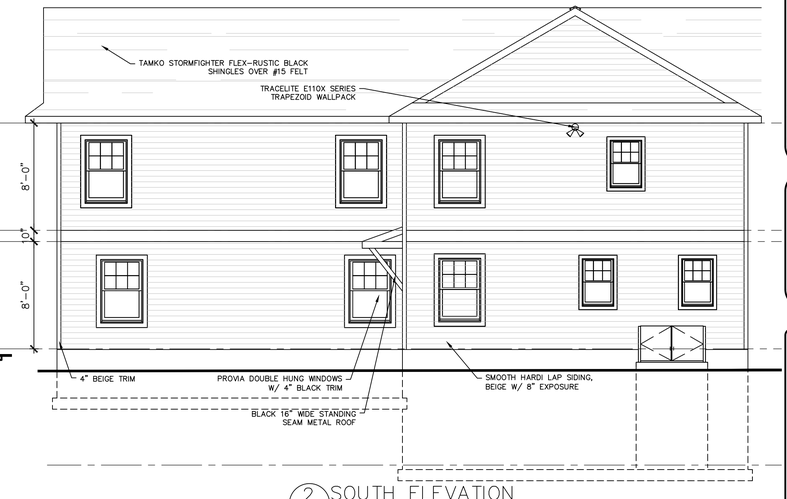
Project Number. 24-40

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



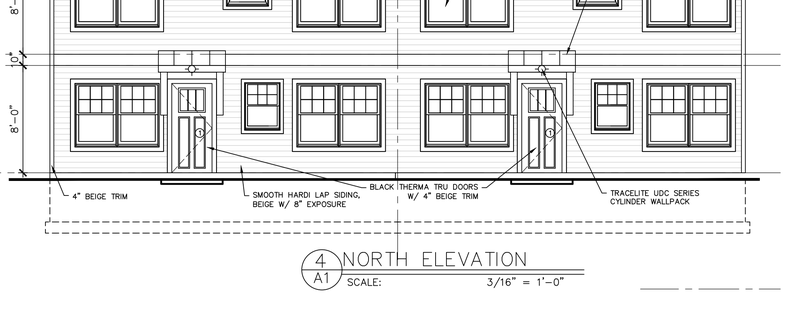
1 A1 EAST ELEVATION
SCALE: 3/16" = 1'–0"



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

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	5–5–25	PLANNING STAFF COMMENTS
No. 6	5–9–25	PLANNING STAFF COMMENTS

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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

J:\Volumes\share\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-40 SIEGRIEST PARKER AVENUE SIEGRIEST FROM 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

/Volumeshare/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

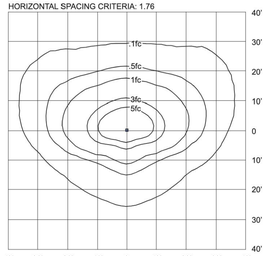
13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABLED USING CARDINAL DIRECTIONS.
14. EXISTING FIRE HYDRANT LOCATION HAS BEEN SHOWN.
15. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL BE SUBMITTED WITH SITE 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.

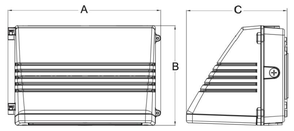

PARKER AV
BROOKSIDE AV
PARKER CPK LLC
6 ORCHARD PL
6 ORCHARD PL
6 ORCHARD PL

\\Volumeshare\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-40 SEGREST PARKER AVENUE SEGREST\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

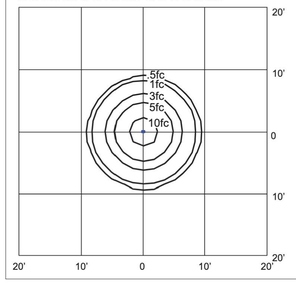
3 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.



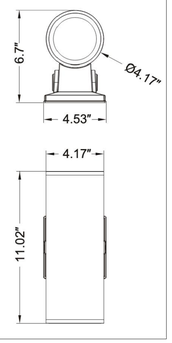
2 SP2 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

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



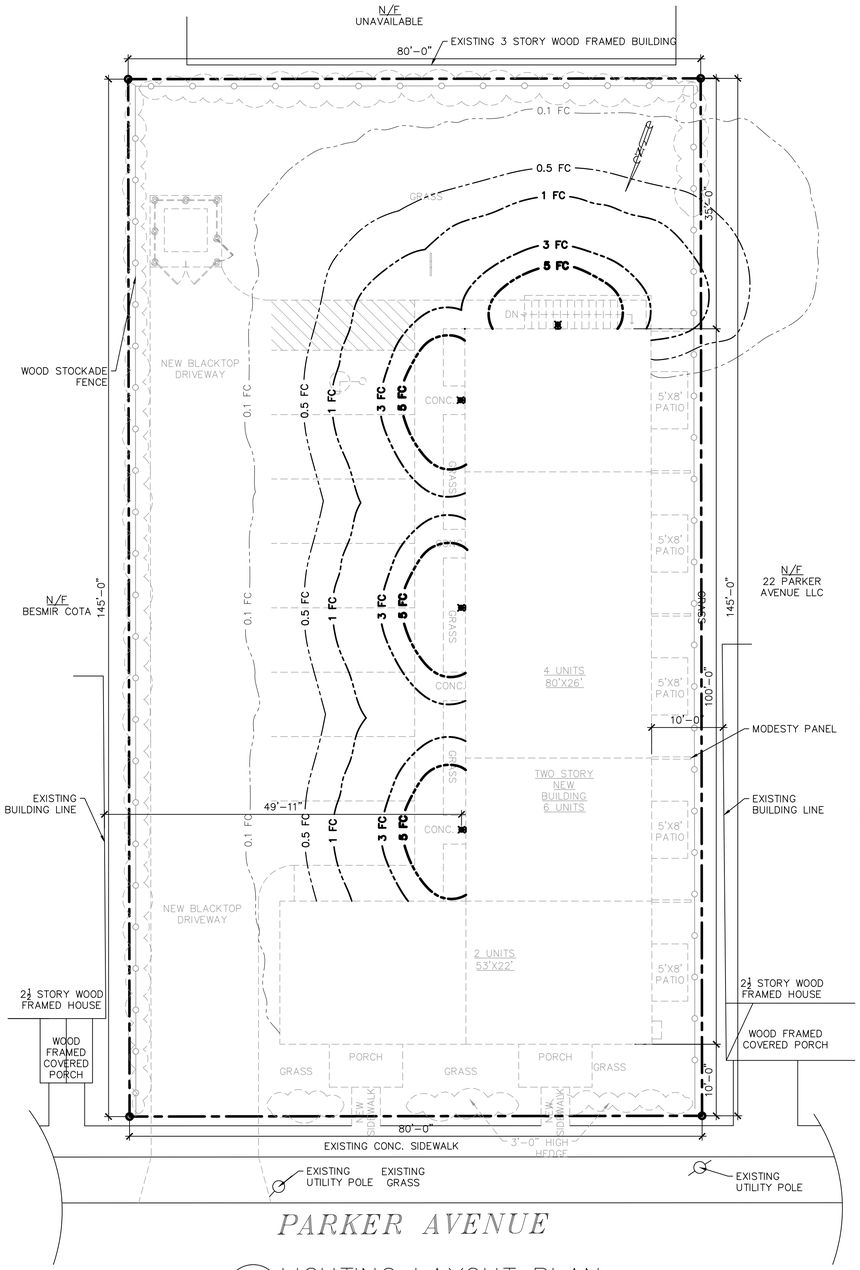
Dimensions



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:
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	5-5-25	PLANNING STAFF COMMENTS
No. 6	5-9-25	PLANNING STAFF COMMENTS
No. 7	6-16-25	PLANNING STAFF COMMENTS

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LIGHTING LAYOUT PLAN AND DETAILS

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6 ORCHARD PL POUGHKEEPSIE, N.Y. 12601
24-26 PARKER AVE POUGHKEEPSIE, NY. 12601

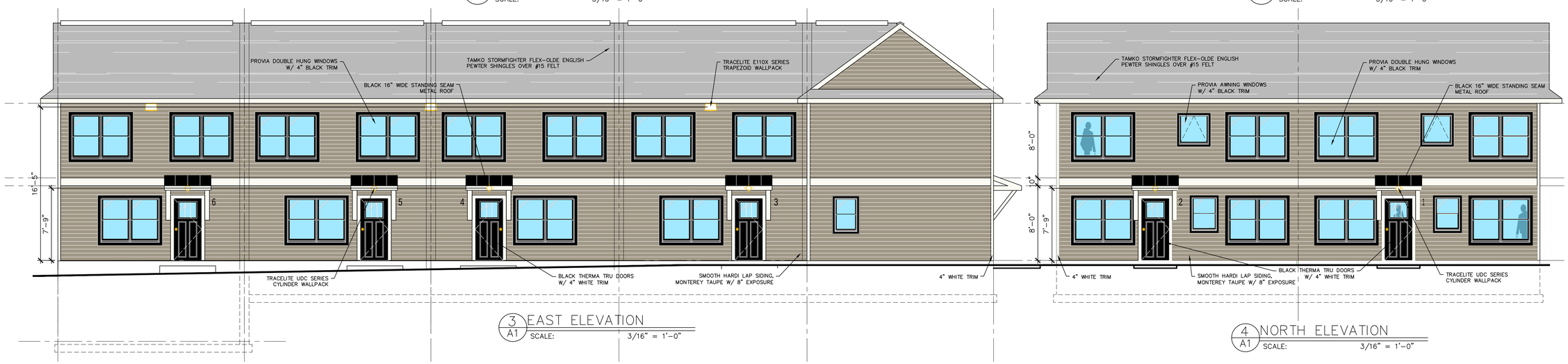
Project Number. 24-40

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

Revisions

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ELEVATIONS AND SURROUNDING BUILDINGS IMAGES

PROPOSED NEW DEVELOPMENT FOR:
PARKER CPK LLC
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POUGHKEEPSIE, NY. 12601

Project Number. 24-40

SHEET NO. 1
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/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.

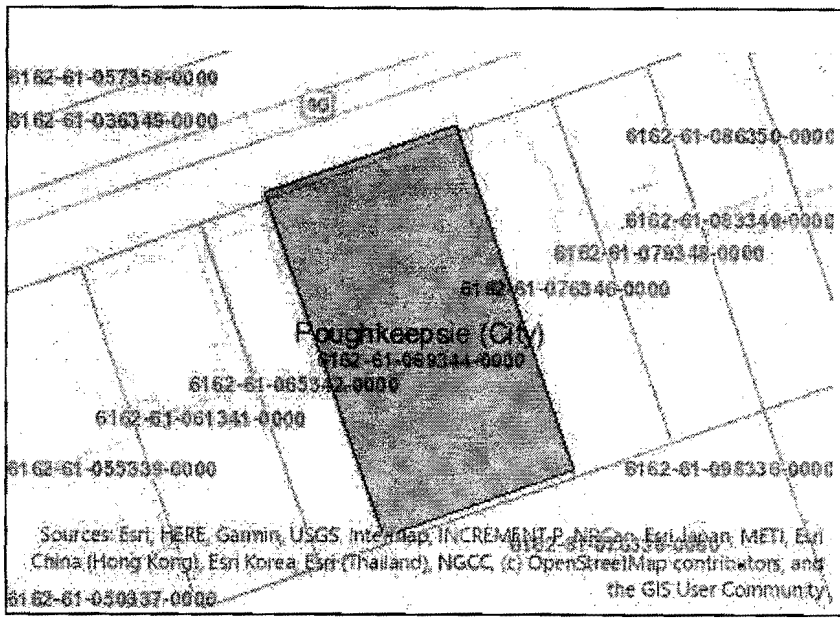
Applicant/Sponsor Name Ciro Interrante Date 6/12/25

Signature _____ Title Architect

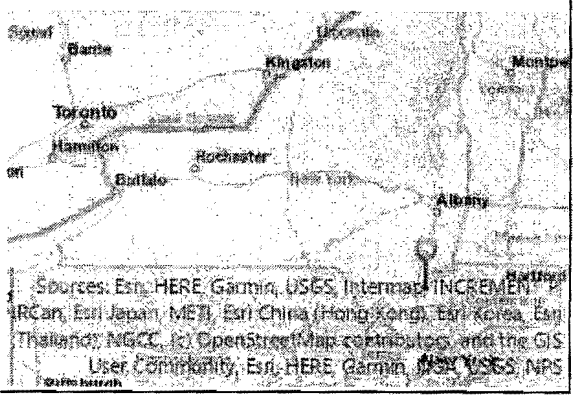
PRINT FORM

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

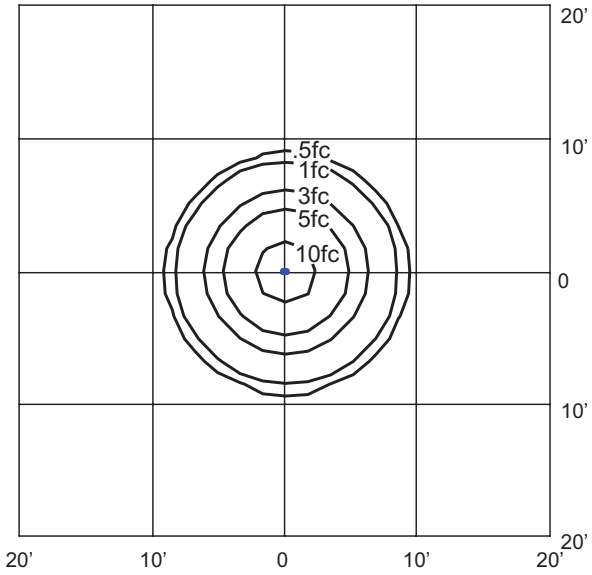
	Notes
Accessories[1] (Field Installed)	[1] Order as a separate line item
UDC-4-SQ-BR[2] = UDC Series, Rectangular Shroud for 4” Cylinder, Bronze Finish	[2] Consult factories for other finishes, longer lead time may apply

Performance Table

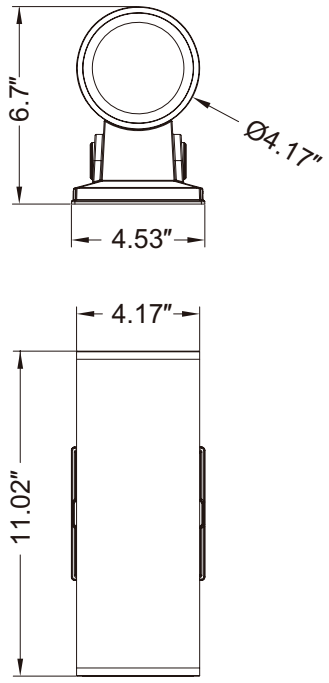
Model	Wattage	CCT	Lumens (Combined up & down output)	LPW
UDC-20-VS-CP-BR (20W, 3000K)	20W	3000K	1,900	95
UDC-20-VS-CP-BR (20W, 4000K)	20W	4000K	2,100	105
UDC-20-VS-CP-BR (20W, 5000K)	20W	5000K	2,100	105
UDC-20-VS-CP-BR (16W, 3000K)	16W	3000K	1,520	95
UDC-20-VS-CP-BR (16W, 4000K)	16W	4000K	1,680	105
UDC-20-VS-CP-BR (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

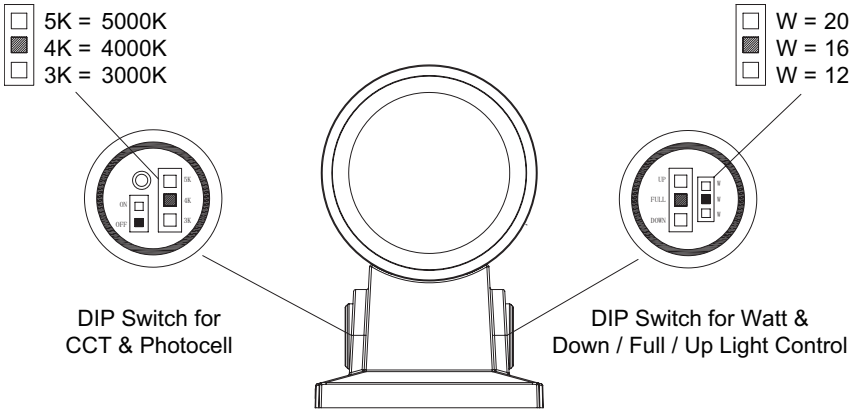
UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40



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

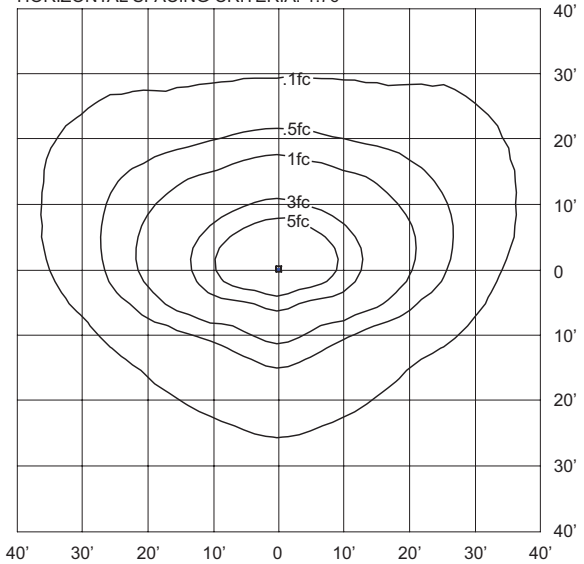
Notes	
[1] PC Option not required if ordering SC	[3] For 27W models only
[2] Order as a separate line item. Ships in separate box for final installation in the field	[4] For 45W and 90W models only

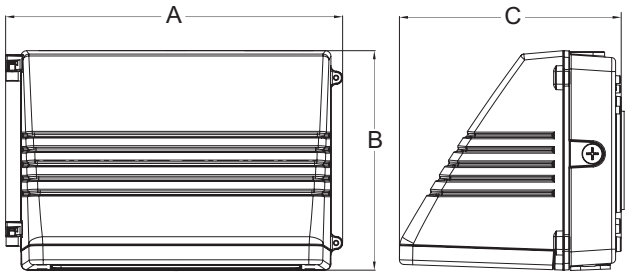
Performance Data

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

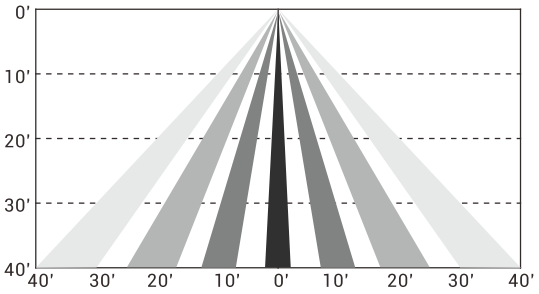


LE-C3 12V Adapter
(LE-MS3W-KIT-BL-12V-A-R Only)

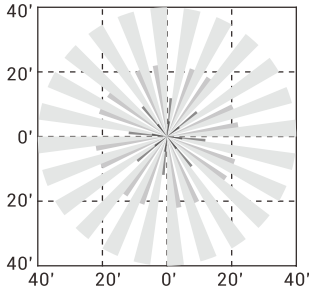


LE-ADAPTERW-BL-AUX

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

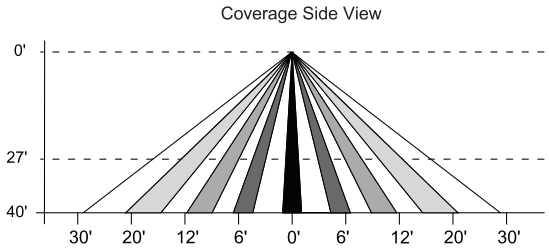
Get it from the **App Store**

Get it from **Google Play**

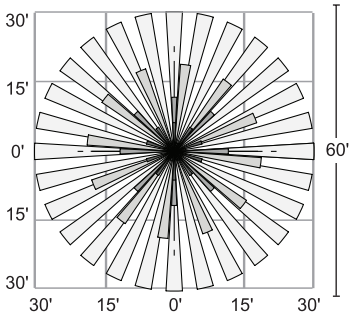
Motion Sensor Details - Option (SC) and Accessories (TL-MSSW and TL-MSSW-REMOTE)



Coverage Side View

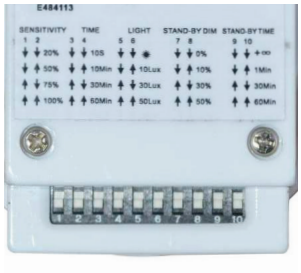


Coverage Top View



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.

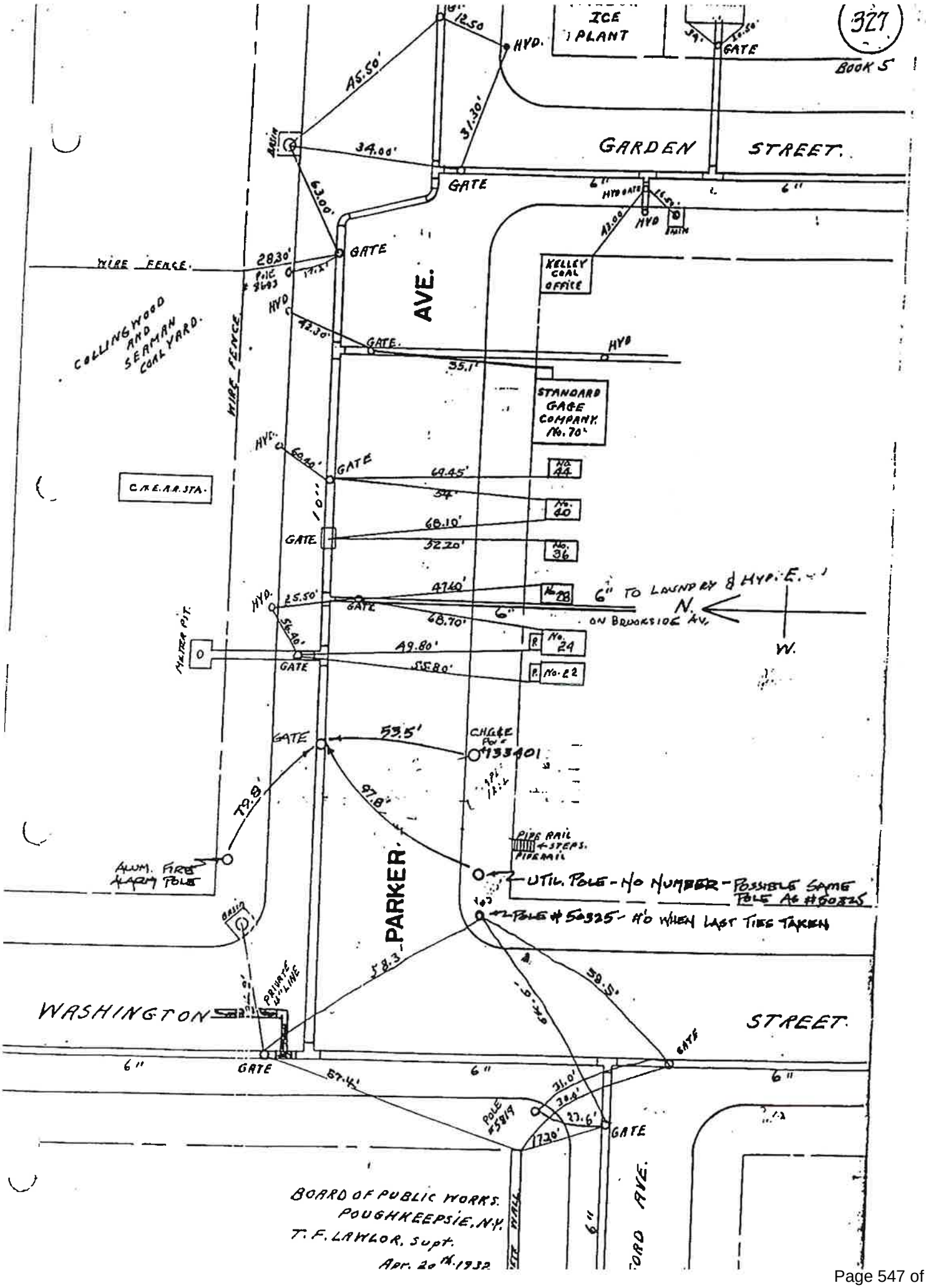
(d) *Penalties*. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this subchapter shall be guilty of a violation punishable by a fine not exceeding $350 or imprisonment for a period not to exceed 15 days, or both, for conviction of 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.

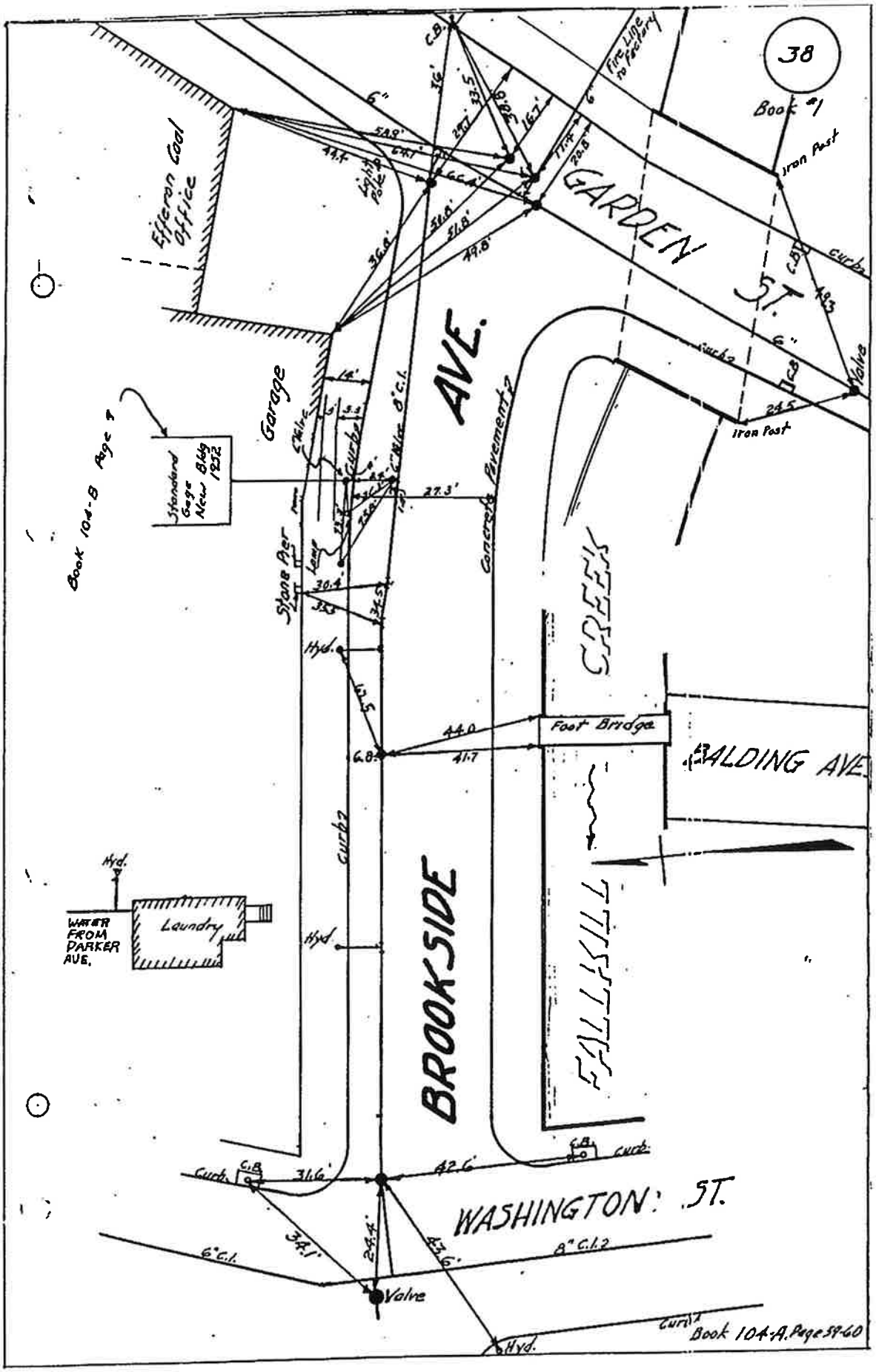
(e) *Withholding certificate of occupancy.* If any building or land development activity is installed or conducted in violation of this subchapter, the Stormwater Management Officer may prevent the occupancy of said building or land.

(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.


327
BOOK 5
ICE PLANT
GATE
HYD.
12.50
45.50'
31.30'
34.00'
GARDEN STREET.
GATE
6"
6"
HYD GATE
HYD
43.00'
63.00'
GATE
WIRE FENCE.
28.30'
POLE #8693
KELLEY COAL OFFICE
AVE.
HYD
42.30'
GATE.
HYD
35.1'
COLLINGWOOD AND SEAMAN COAL YARD.
WIRE FENCE
STANDARD GAGE COMPANY. No. 70
HYD.
60.40'
GATE
69.45'
No. 44
54'
No. 40
C.M.E.A.R.STA.
10"
68.10'
GATE
52.20'
No. 36
47.60'
No. 28
6" TO LAUNDRY & HYD. E.
N.
ON BROOKSIDE AV.
W.
HYD.
25.50'
GATE
6"
68.70'
56.40'
METER PIT.
49.80'
No. 24
GATE
55.80'
No. 22
GATE
53.5'
CH.G.&E. POLE #133401
79.8'
97.8'
PIPE RAIL
STEPS.
PIPE RAIL
ALUM. FIRE ALARM POLE
UTIL. POLE - NO NUMBER - POSSIBLE SAME POLE AS #50325
POLE #50325 - H'D WHEN LAST TIES TAKEN
PARKER.
58.3'
58.5'
PRIVATE 4" LINE
WASHINGTON
STREET.
GATE
6"
GATE
6"
6"
57.4'
31.0'
30.4'
27.6'
17.20'
POLE #5819
GATE
BOARD OF PUBLIC WORKS.
POUGHKEEPSIE, N.Y.
T. F. LAWLOR, Supt.
Apr. 20th 1932
6"
ORD AVE.


38
Book #1
Iron Post
Fire Line to Factory
GARDEN ST.
Efferon Coal Office
Garage
Standard Gage New Bldg 1952
Book 104-B Page 9
Stone Pier
Concrete Pavement
AVE.
CREEK
Foot Bridge
BALDING AVE.
FALLKILL
BROOKSIDE
Laundry
WATER FROM PARKER AVE.
Hyd.
Curb
WASHINGTON ST.
Valve
Book 104-A. Page 59-60

July 15, 2025

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

cc: Lori Garcia

RE: 2025-037 24-26 Parker Avenue Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

On Tuesday, June 24, 2025, Christopher Kroner of MASS Design Group conducted a preliminary architectural site visit to 24-26 Parker Avenue. He was joined by Tyler Maegerle, and was led through the site by the property owners, Siegrist Properties, led by George Siegrist and Joe, along with the project architect Ciro Interrante and his associate.

We appreciate the effort to provide much-needed housing to the City of Poughkeepsie and fill a missing tooth lot in the Northside. As Parker Avenue has recently seen some major investments, we ask the Planning Board and the applicant to pay particular attention to the character of the street, and look for opportunities to contribute to that revitalization. The purpose of this note is to clarify several points discussed during the visit and to offer initial comments and questions in support of the Planning Board's ongoing review, as the proposal continues to evolve. We are also happy to offer a design workshop to the applicant should additional guidance be helpful.

General Design Philosophy

The Planning Board seeks to support applicants in identifying nuanced design opportunities that can meaningfully strengthen their proposals. In this case, the discussion encouraged design choices that enhance and engage the character of the surrounding neighborhood—promoting a sense of residential belonging rather than a purely rental-oriented approach.

Historic Character and Neighborhood Cues

This rehabilitation is seen as a meaningful opportunity to strengthen the architectural character of Parker Avenue, which features a mix of building styles. We encouraged the applicant to draw on subtle design elements from nearby properties to ensure the proposal complements and enriches the surrounding context.

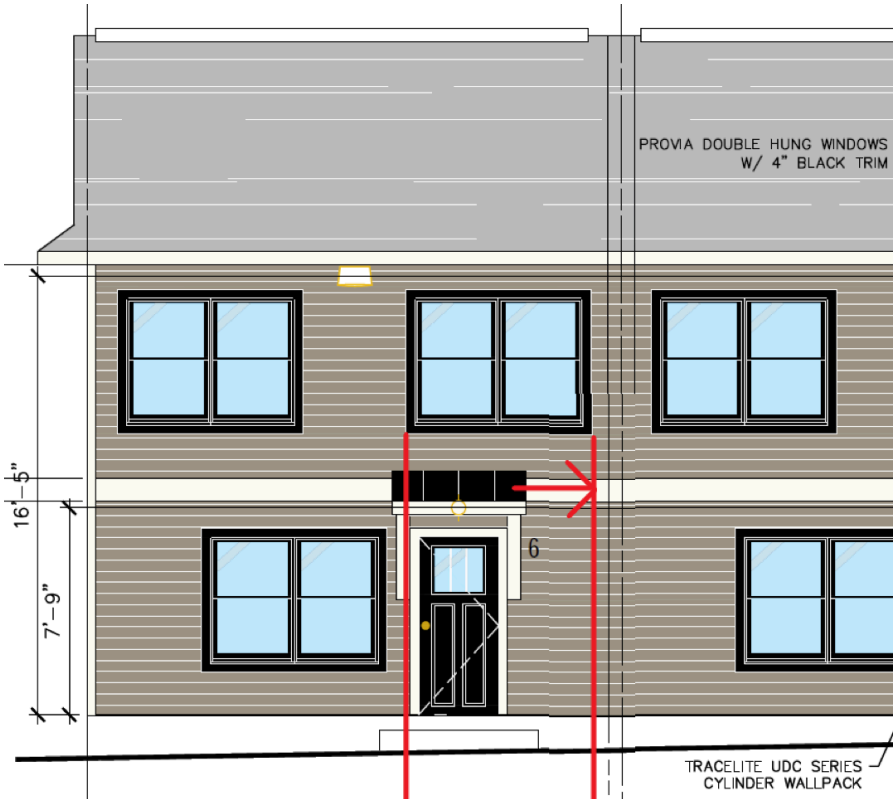
To support a more complete evaluation of the proposal, we recommend that the applicant provide a three-dimensional rendering of the building integrated into a street-level context view. This will help the Planning Board better understand the project's scale, massing, and relationship to its surroundings.

Materials
The submitted color schedule and patch images offer only a preliminary understanding of the proposed architectural components. To properly support the Planning Board's review, we request that you provide physical samples—or at the very least, a comprehensive and clearly labeled materials board—depicting all proposed materials, finishes, and colors at an appropriate, legible scale. Without this, the Board cannot adequately assess the quality or visual impact of the design.

Front Door Stoops
"Porch culture" is a defining element of Poughkeepsie's cityscape, fostering community interaction and a strong sense of neighborhood identity. In the current proposal, we're concerned that the front awnings appear primarily functional—designed to deflect weather—without creating space for residents to sit, socialize, or participate in street life.

While we understand this project is intended for a rental market, we strongly encourage design choices that reflect a sense of permanence, welcome, and community. To that end, we recommend reconfiguring the stoops so that they align with the windows above and offer sufficient space for a chair, encouraging use as a true front porch rather than a mere entry cover.

Markup on West Elevation:



Brackets
The current drawings depict very simple bracket forms. While we understand the desire

for a streamlined design suited to a rental property, the overall building composition is quite minimal, and this detail presents an opportunity to introduce character and refinement. We encourage the applicant to reconsider the bracket design as a chance to enhance the building's identity and contribute positively to the streetscape. Please submit detailed bracket drawings for further review.

Windows, Siding, and Trim
The Planning Board understands the applicant intends to use dark-framed windows and doors. This approach is generally supported, as it provides a contemporary appearance and tends to weather well over time.

While the proposal includes white trim, the material is not clearly specified. We encourage the applicant to consider more environmentally responsible alternatives to PVC-based products such as Azek. One such option is thermally modified pine, like the locally available "Solid Gold" boards, which offer a 50-year rot warranty and a reduced environmental footprint.

In addition, we recommend thinking of the trim color as an opportunity for creative expression. Poughkeepsie's historic housing stock is often distinguished by its vibrant and character-rich trim—a tradition that could be thoughtfully referenced here.

Trim and Siding
We'd also like to note that the horizontal trim line shown in the elevations feels underutilized. With more deliberate placement, this element could effectively break up large blank wall surfaces and serve as a natural point for transitioning between siding directions or textures (see additional comments on siding below).



The applicant has indicated an intention to use Monterey Taupe Hardiboard siding in a horizontal application. We commend the choice of a cementitious board for its durability and low maintenance. However, the current combination of color and direction may read as generic and overly neutral—conveying more of a rental feel than a lasting

residential character.

A siding color that offers greater contrast with the trim could bring more richness to the façade. If siding orientation is still open for discussion, we encourage looking at **Northpoint Commons at 110 Delafield Street**, a recent project that used vertical board-and-batten siding to strong visual effect and street presence.

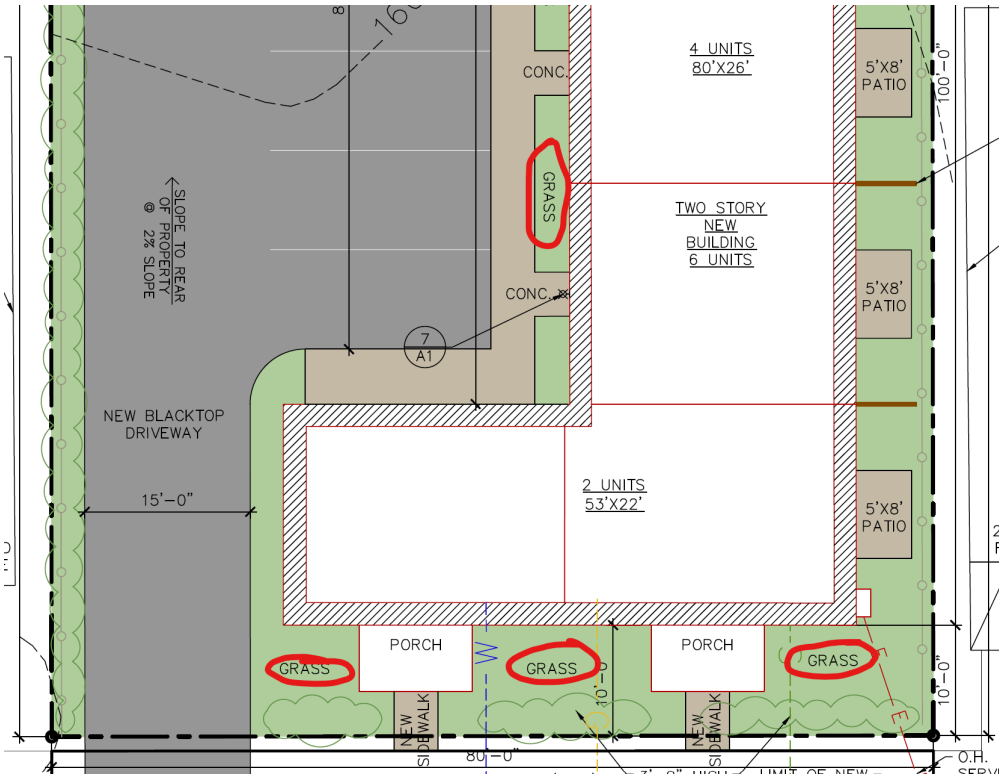
Landscape + Site Comments

Arborvitae
The proposed use of arborvitae along the southern property line raises some concerns. The Planning Board has frequently noted that arborvitae, while common, are non-native and highly susceptible to deer damage, often resulting in a misshapen or "lollipop" appearance (see example photo below). In similar cases, applicants have opted for more resilient species such as yew or privet hedges for screening, or Eastern Red Cedar, which offers greater height and is less appealing to deer due to its scent and natural oils. We encourage the applicant to explore these or other durable alternatives, in consultation with their landscape architect.


Example of Arborvitae Damage

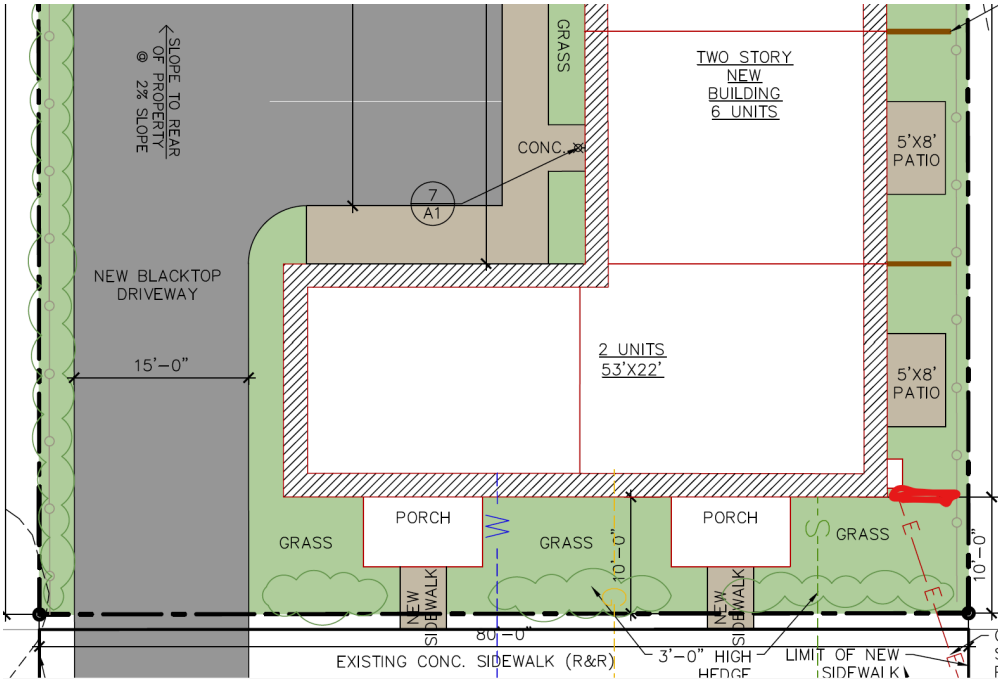
No New Trees
We also note that the current submission does not include any new tree plantings. We strongly encourage the applicant to identify opportunities to contribute to the City of Poughkeepsie's reforestation efforts—important for sustaining its Tree City USA designation and mitigating urban heat island effects. The south lawn could offer a promising location for new canopy trees. In addition, we recommend engaging in a conversation with immediate neighbors—particularly Grace Smith House—to explore species that would offer both privacy and visual interest through varied foliage and seasonal change.

Lawn Plantings
Rather than planting simple turf grass, we encourage the applicant to consider hardy perennial plantings in the lawn areas in front of the eastern unit entrances. Along the Parker Avenue entrances, we recommend using shade-tolerant perennial species that can provide year-round interest and require less maintenance over time, which would contribute to the streetscape appeal of the project.



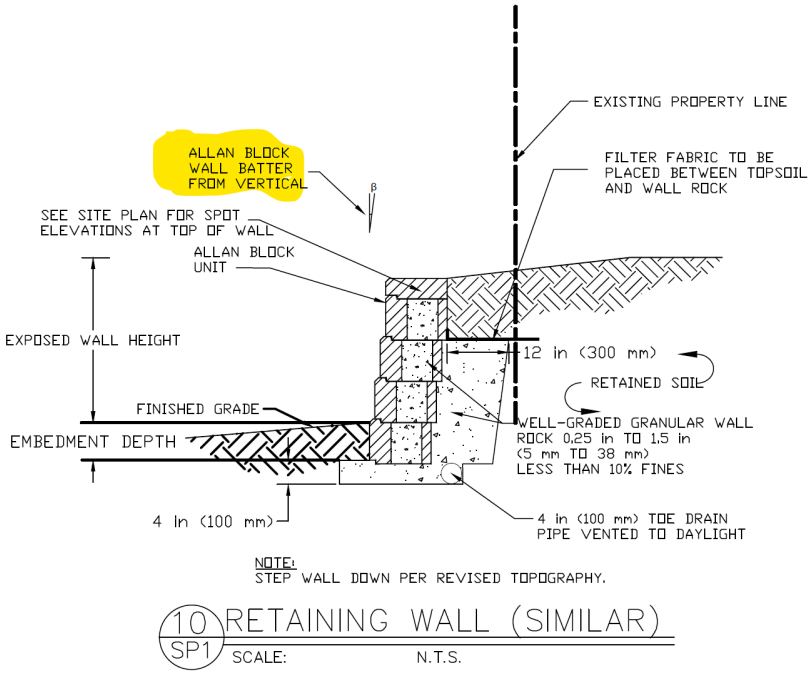
Patio Areas Separated by Modesty Panels

Please confirm the intended material and finish for the modesty panels between patios—are these to be constructed panels, or planted hedges? Additionally, the drawing shows no modesty panel for the first tenant unit, but is one planned (see figure below)? We also ask for clarification on how maintenance access will be managed in these areas, as the current drawings suggest that the fencing is tight to both the patios and the modesty panels.



Retaining Wall

Could you *please clarify the color and finish of the Allan Block retaining wall shown in the drawings?*



Parking Lot Material

We typically encourage applicants to consider evaluating permeable paving systems as an alternative—either fully or partially—similar to those used at the Poughkeepsie Underwear Factory. These options may provide environmental benefits as well as potential cost savings, to be confirmed by the applicant's consultants.

Site Lighting

Please confirm that the submitted luminaire cut sheets specify the warmest available color temperature option (3000K). Additionally, please clarify the fixture finish, as this should coordinate with the finalized siding and trim colors. We also note that the proposed TraceLite E110X Series wall pack appears quite utilitarian in appearance; we encourage the applicant to consider a fixture with a more residential character that better complements the scale and tone of the project.

Site Mechanicals

During our site visit, it was noted that the mechanical system selection has not yet been finalized, but mini-split HVAC systems are under strong consideration. To support the Planning Board's review, please indicate on the site plan and/or elevations the proposed locations where outdoor condensers, compressors, or other mechanical equipment may be installed or reserved.

Depending on equipment location, the applicant may need to include additional proposed screening strategies—such as fencing, landscaping, or architectural enclosures—to help minimize visual and acoustic impacts for adjacent residents and public spaces. If this is the case, screening should be coordinated with overall site

design to ensure it complements the building character and maintains a residential appearance.

We hope the public will become interested in this project, which supports the city of Poughkeepsie's ongoing goal to increase quality housing opportunities on the Northside. MASS looks forward to supporting the continued development of this application and is available to assist the applicant with any outstanding design questions.

Sincerely,



Chris Kroner
Principal

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6/6/23 290979

OFFICE USE ONLY
29720C
CODE: PLSF
ID # PB2025 048
FEE: $17,475
Total, from:
$500 plus
$ 12450
($150 per 1000 square feet of floor area), plus
$ 4025
($35 per number of required parking spaces), plus
$ 500
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 488 Main Street

II. **PROPERTY OWNER:** Hudson River Housing, Inc.
ADDRESS:
313 Mill Street
New York 12601 (state and zip code)
PHONE NUMBER: _____ (include area code)

III. **NAME OF APPLICANT:** Hudson River Housing, Inc.
ADDRESS: 313 Mill Street
Poughkeepsie
New York 12601 (state and zip code)
PHONE NUMBER: 845-454-5176 (include area code)
EMAIL ADDRESS: mlinge@hudsonriverhousing.org

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

RECEIVED
JUN 24 2025
By RC

IV. **CONSULTANT:** CPL, Architecture, Engineering, Planning
ADDRESS: 26 IBM Road
Poughkeepsie, NY 12601
_____ (state and zip code)
PHONE NUMBER: 845-686-2306 (include area code)
EMAIL ADDRESS: alearn@cplteam.com

PAID
612
JUN 24 2025
$17,475

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Affordable Housing

VI. **ZONING DISTRICT:** MU-5

(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: $ $27.0M - $33.2M

LOT AND BULK INFORMATION:

Lot area: 1.77± acres (acres) 77,101± sf (square feet)

Building Footprint: 20,700± sf (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

20,700± sf (total building footprint, square feet)

Lot Coverage: 27% (percentage, building coverage only)

Gross Floor Area: 82,800± sf (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

82,800± sf (total gross floor area, square feet)

Building Height: Four (4) (stories) _____ (feet)

Floor Area Ratio: 1.07:1 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 115 spc

B) Number of Off-Street Parking Spaces provided: 37 spc

C) Waiver Requested: 78 spc (Yes) _____ (No)

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Mixed-use Commercial + Multifamily Residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 20

Number of one (1) bedroom units: 42

Number of two (2) bedroom unit's 19

Number with three or more bedrooms: -none-

Total number of units: 81

C) Is funding public? X Yes _____ No

If yes, describe funding source: NYS Housing and Community Renewal

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

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): 20±

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

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

_____ 6/24/2025

Signature of Applicant Date

June 24, 2025

Planning Board
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Attn: Lori Garcia, Planning Board Administrative Assistant
Re: Windows On Main Site Plan, 488 Main Street
Tax Grid No: 131300-6161-23-290979

Dear Chairperson Saylor and Members of the Board:

On behalf of Hudson River Housing, Inc., CPL is pleased to present the proposed Windows on Main development, a proposed mixed-use project located at 488 Main Street in the City of Poughkeepsie. Situated on a 1.76 acre parcel with frontages on both Main Street and Cannon Street, the project entails the demolition of an existing laundromat and the construction of a new four-story building that will include a minimum of 81 residential units—comprising a mix of studio, one-bedroom, and two-bedroom apartments , and ground-floor commercial space along Main Street. A new laundromat, for which a lease has already been secured, will occupy a portion of the commercial space, ensuring continuity of service for the community. CPL attended a pre-application meeting with City departments on May 28th, 2025.

Enclosed with this cover letter are the following submission materials:

- Application for Site Plan Approval two (2) copies, dated 6/24/2025
- Letter of Authorization from Hudson River Housing, Inc. , dated 6/16/2025
- Environmental Assessment Form (Long), dated 6/24/2025
- Site Plan Set, 15 sheets six (6) copies, dated 6/24/2025
- Boundary and Topographic Survey Map, dated 12/01/2022
- Conceptual First Floor Plan and Front Building Elevation, dated 6/06/2025

The above materials have also been provided electronically on the enclosed flash drive.

The site is located within the MU-5 zoning district and has been designed utilizing the City's October 2024 Zoning and Land Use Regulations. Vehicular access to the site will be provided via Cannon Street, with a proposed driveway width of 26 feet to accommodate emergency vehicle access, as directed by the City's Fire Department, despite the Code's 20-foot maximum. The project includes an ADA-accessible playground located to the east of the building, which enhances the site's community-oriented amenities. A full-size fire

apparatus turnaround has been incorporated into the design near the dumpster enclosure area to ensure compliance with emergency access standards.

The development will require 102 parking spaces for residential use and 13 for the commercial component, totaling 115 required spaces. The current site plan accommodates 37 parking spaces, resulting in a shortfall of 78 spaces. This discrepancy will be addressed through further coordination with the City in developing potential mitigation strategies. A parking evaluation and study is underway and will be included with a future submission.

The site's utility connections for water and sewer service will be made from Main Street, and the project will require a full Stormwater Pollution Prevention Plan (SWPPP) due to the proposed area of disturbance exceeding one acre. Most of the site is currently covered by impervious surfaces, and redevelopment credit is anticipated under the NYSDEC SPDES General Construction Permit.

Stormwater runoff will be directed away from Main Street's combined sewer overflow (CSO) system and instead routed to the adjacent government services property to the North of the site and to the Fallkill Creek. This approach will reduce the risk of CSO events, which can discharge untreated sewage and stormwater into local waterways during heavy rainfall.

The applicant will be submitting this project to the NYS Department of Housing & Community Development for funding. In order to comply with funding application requirements, it is respectfully requested that the Planning Board undertake a Coordinated Review under SEQR regardless of the classification of the action (Type I, II, Unclassified). Please include the NYS Department of Housing & Community Renewal in the circulation for SEQR lead agency by sending the lead agency notice to the address below:

NYS Housing & Community Renewal
38-40 State Street
Albany, NY 12207

Windows on Main represents a significant opportunity to advance the City of Poughkeepsie's planning and development objectives. HRH looks forward to working collaboratively with the Planning Board, City Departmental staff, and community stakeholders to bring this vision to life. Should you have any questions or need additional information, please call me at (845) 686-2306 or by e-mail at alearn@cplteam.com.

Very truly yours,



Andrew L. Learn, P.E.
Principal

Enc.

Cc: File
Mary Linge, HRH

HUDSON RIVER HOUSING
WINDOWS ON MAIN
MIXED-USE SITE PLAN
DESIGN
JUNE 2025

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

Tax Parcels:		
APN: 131300-6161-23-209979	488 MAIN ST	1.765 AC
131300-6161-23-304986	MAIN ST.	0.090 AC
131300-6161-23-306985	MAIN ST.	0.140 AC
131300-6161-23-309983	510 MAIN ST.	0.098 AC
131300-6161-23-313982	512 MAIN ST.	0.120 AC
131300-6161-23-316981	MAIN ST.	0.080 AC

List of Adjoiners:	
131300-6161-23-307976	City of Poughkeepsie
131300-6161-23-321980	Tuthill Finance Limited
131300-6161-23-299954	Susan Cecchini
131300-6161-23-282992	MLQ Realty Management
131300-6161-23-280971	HV Realty Corp
131300-6161-23-292960	Poly Joyner
131300-6161-23-295959	Edward & Diane Ticcony
131300-6161-23-303958	Ivette Acevedo
131300-6161-23-313968	Sharon Smith-Brown

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C002	LEGEND & NOTES
C100	EXISITING CONDITIONS PLAN
C101	DEMO PLAN
C200	SITE PLAN
C201	TURNING PLAN - GARBAGE TRUCK
C202	TURNING PLAN - LADDER TRUCK
C203	UTILITY PLAN
C204	GRADING PLAN
C205	EROSION AND SEDIMENT CONTOL PLAN
C300	DETAILS 1
C301	DETAILS 2
C302	DETAILS 3
C303	DETAILS 4
C304	DETAILS 5

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 ___ 2025
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

OWNER CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH ALL PLANS LISTED ON THE DRAWING LIST, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAT IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS..

OWNER SIGNATURE DATE

FIRE CHIEF

POLICE CHIEF

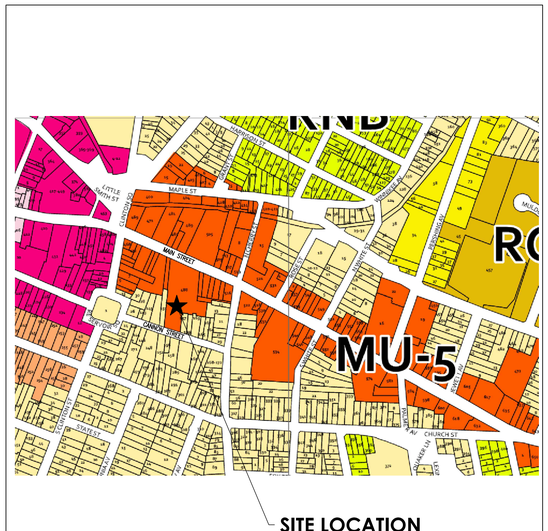
BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



Location Map: SCALE:1"=2000'



ZONING MAP SCALE 1" = 800'

City of Poughkeepsie

CIVIL ENGINEER:
CPL, ARCHITECTURE, ENGINEERING, PLANNING
26 IBM ROAD
POUGHKEEPSIE, NY 12601

ARCHITECT:
COPPOLA ASSOCIATES
6 OLD NORTH PLANK ROAD, SUITE 101
NEWBURGH, NY 12550

PROJECT LOCATION:
488 MAIN STREET
POUGHKEEPSIE, NY 12601
TAX GRID NO. 131300-6161-23-290979

APPLICANT:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

PROPERTY OWNER:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION
Project Number: 15066.00
Client Name: HUDSON RIVER HOUSING
Project Name: WINDOWS ON MAIN
Project Address: 488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE
No. Date Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title: TITLE SHEET

Drawing Number: WOM C001

DESIGN LINETYPE LEGEND

PROPOSED	PROJECT LIMIT LINE		
PROPOSED	ALIGNMENT CENTERLINE		
PROPOSED	DITCH		
PROPOSED	SILTFENCE		
PROPOSED	EASEMENTS		
PROPOSED	BARB WIRE FENCE		
PROPOSED	CHAIN LINK FENCE		
PROPOSED	STOCKADE FENCE		
PROPOSED	STONE WALL		
PROPOSED	PARCEL LINE		
PROPOSED	PARCEL SETBACK		
PROPOSED	RAILROAD TRACKS		
PROPOSED	ROADWAY GUIDERAIL		
PROPOSED	WATERBODY EDGE		
PROPOSED	WETLAND		
PROPOSED	OVERHEAD	CABLE TV	
PROPOSED	OVERHEAD	ELECTRIC	
PROPOSED	OVERHEAD	TELEPHONE	
PROPOSED	UNDERGROUND	CABLE TV	
PROPOSED	UNDERGROUND	ELECTRIC	
PROPOSED	UNDERGROUND	FUEL SYSTEMS	
PROPOSED	UNDERGROUND	NATURAG GAS	
PROPOSED	UNDERGROUND	SANITARY SEWER	
PROPOSED	UNDERGROUND	SANITARY FORCE MAIN	
PROPOSED	UNDERGROUND	STEAM TRANSMISSION	
PROPOSED	UNDERGROUND	STORM SEWER	
PROPOSED	UNDERGROUND	TELEPHONE	
PROPOSED	UNDERGROUND	WATER SUPPLY	

SURVEY SYMBOL LEGEND

- BASKETBALL HOOP
- BOULDER
- BASELINE STATION
- BENCHMARK
- BOLLARD
- BORING
- CATCH BASIN SQUARE
- CATCH BASIN ROUND
- CLEANOUT
- CURB STOP
- CATV BOX
- DROP INLET
- DRILL HOLE
- DRY HYDRANT
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FLARED END SECTION
- FIBER OPTIC BOX
- FILL CAP
- FLAGPOLE
- GAS METER
- GAS LINE MARKER
- GUY ANCHOR WIRE
- GUY ANCHOR POLE
- GAS VALVE
- HAND HOLE
- FIRE HYDRANT
- INLET MANHOLE
- IRON PIN
- LIGHT POLE 1
- LIGHT POLE 2
- LAMP POST
- MAIL BOX
- MONUMENT
- PULL BOX
- PEDESTRIAN SIGNAL POLE
- POST
- UTILITY POLE
- SANITARY MANHOLE
- SANITARY VALVE
- SATELLITE DISH
- SIGN POST
- DOUBLE SIGN POST
- SIGN DOUBLE POST
- DOUBLE SIGN AND POST
- STREET SIGN (4-WAY)
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- SPIGOT
- SPRINKLER HEAD
- DRAINAGE (STORM) MANHOLE
- STUMP
- TELEPHONE BOX
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST PIT
- UTILITY BOX
- WELL
- WETLAND FLAG
- WATER METER
- WATER MANHOLE
- WOOD POST SQUARE
- WOOD POST ROUND
- WATER VALVE
- YARD INLET SQUARE
- YARD INLET ROUND
- MANHOLE GENERIC
- MONITOR WELL

SURVEY LINETYPE LEGEND

EXISTING	DITCH	
EXISTING	EASEMENTS	
EXISTING	FENCE	
EXISTING	STONE WALL	
EXISTING	PARCEL LINE	
EXISTING	PARCEL BOUNDARY LOTS	
EXISTING	PARCEL SETBACK	
EXISTING	RAILROAD TRACKS	
EXISTING	ROADWAY CENTERLINE	
EXISTING	ROADWAY GUIDERAIL	
EXISTING	CONTOUR MAJOR	
EXISTING	CONTOUR MINOR	
EXISTING	WATERBODY EDGE	
EXISTING	WETLAND	
EXISTING	OVERHEAD	CABLE TV
EXISTING	OVERHEAD	ELECTRIC
EXISTING	OVERHEAD	TELEPHONE
EXISTING	UNDERGROUND	CABLE TV
EXISTING	UNDERGROUND	ELECTRIC
EXISTING	UNDERGROUND	FUEL SYSTEMS
EXISTING	UNDERGROUND	NATURAL GAS
EXISTING	UNDERGROUND	SANITARY SEWER
EXISTING	UNDERGROUND	SANITARY FORCE MAIN
EXISTING	UNDERGROUND	STEAM TRANSMISSION
EXISTING	UNDERGROUND	STORM SEWER
EXISTING	UNDERGROUND	TELEPHONE
EXISTING	UNDERGROUND	WATER SUPPLY
ABANDONED	UNDERGROUND	CABLE TV
ABANDONED	UNDERGROUND	ELECTRIC
ABANDONED	UNDERGROUND	FUEL SYSTEMS
ABANDONED	UNDERGROUND	NATURAL GAS
ABANDONED	UNDERGROUND	SANITARY SEWER
ABANDONED	UNDERGROUND	SANITARY FORCE MAIN
ABANDONED	UNDERGROUND	STORM SEWER
ABANDONED	UNDERGROUND	TELEPHONE
ABANDONED	UNDERGROUND	WATER SUPPLY

EXISTING CONDITION NOTES

THE LOCATION OF UNDERGROUND UTILITIES HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVEGROUND APPURTENANCES ONLY, PROVIDED TO THE SURVEYOR BY VARIOUS PUBLIC ENTITIES AND SUB TERRAIN MARK OUT PERFORMED BY EACH UTILITY COMPANY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF SUB TERRAIN USES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE JULY 12, 2021.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. THIS PLAN IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE NYS DEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-25-001 SHALL BE USED TO MINIMIZE SOIL EROSION DURING THE COURSE OF CONSTRUCTION.
2. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (2016). (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").
3. ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:
   - A) SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS./ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
     - IF: PRING, SUMMER OR EARLY FALL SEED WITH RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE.
     - IF: LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARUOSTOOK" WINTER RYE, AT 100 LBS. (CEREAL RYE) PER ACRE.
   - B) MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
   - A) STEEP OR EROSION SLOPES GREATER THAN 2"1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
   - B) RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES:
7. SLOPES STEEPER THAN THREE ON ONE (H:V) SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
8. PAVED ROADWAYS SHALL BE KEPT CLEAR AND CLEAN OF DEBRIS AT ALL TIMES.
9. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION OR SEDIMENT CONTROL FACILITIES, EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS. ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENTS BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
10. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A COMBINATION OF SILT FENCE AND A HAY BALE BARRIER IN ACCORDANCE WITH THE DETAIL.
11. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAIN BY THE TRAINED CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
12. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
14. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

PERMANENT SEEDING:

ALL AREAS NOT SPECIFIED WITH GRAVEL, CONCRETE OR ASPHALT COVER IS TO BE SEEDED WITH A PERMANENT SEED MIXTURE IN ACCORDANCE WITH THE FOLLOWING:

SEEDING:
A) SHALL BE DONE BETWEEN MARCH 15 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, EXCEPT OTHERWISE APPROVED IN WRITING BY THE ENGINEER.

FERTILIZER:
A) COMMERCIAL (5-10-5) INORGANIC, OR ORGANIC, CONTAINING NOT LESS THAN 5 PERCENT NITROGEN, 10 PERCENT AVAILABLE PHOSPHORIC ACID AND 5 PERCENT WATER SOLUBLE POTASH.
B) OTHER FERTILIZERS WITH A 1-2-1 RATIO SUCH AS 10-20-10 OR 6-12-6 MAY BE SUBSTITUTED FOR ABOVE.
C) APPLY 5-10-5 EVENLY AT A RATE OF 40 POUNDS PER 1000 SQ. FT. OR 2 POUNDS OF NITROGEN PER 1000 SQ. FT.

MULCH:
A) OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SEED:
A) APPLICATION RATE:
1.) STANDARD MIXTURE: 3 POUNDS PER 1000 SQ. FT.
2.) SPECIAL MIXTURE: 5 POUNDS PER 1000 SQ. FT.
B) HYDROSEEDING:
1.) APPLY SEEDING MATERIALS BY AN APPROVED HYDROSEEDER.
2.) DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ. FT.
C) DRY APPLICATION:
1.) SOW SEED EVENLY BY HAND OR SEED SPREADER ON DRY OR MODERATELY DRY SOIL.
D) PROVIDE THE FOLLOWING SEED MIXTURE:

AMOUNT BY WEIGHT IN MIXTURE	SPECIES	PERCENTAGE	
		PURITY	GERMINATION
55% MIN	KENTUCKY BLUEGRASS	95%	80%
25% MIN	RED FESCUE	97%	80%
20% MIN	PERENNIAL RYE	98%	85%

GENERAL CONSTRUCTION NOTES

1. LOCATION OF EXISTING SITE UTILITIES ARE BASED ON INFORMATION PROVIDED BY OWNER AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT 'DIG SAFELY NEW YORK' PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATIONS OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATIONS OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS (THE CONTRACTORS) RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. NO WARRANTY IS MADE OR IMPLIED REGARDING THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND/OR UTILITIES.
4. PRIOR TO THE INSTALLATION OF ALL NEW EQUIPMENT AND APPURTENANCES, THE CONTRACTOR IS DIRECTED TO LOCATE EXISTING STRUCTURES, PIPELINES OR EQUIPMENT TO ASCERTAIN IF SAID ITEM IS IN CONFLICT OR CONTRADICTION TO THE INTENT OF THE CONTRACT PLANS OR SPECIFICATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTATION TO THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH THE FULL SCOPE AND INTENT OF THE WORK.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE FIELD LAYOUT OF ALL IMPROVEMENTS.
8. THE CONTRACTOR SHALL PROTECT ALL PROPERTY LINE MONUMENTATION. ANY MONUMENT DISTURBED OR DESTROYED SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE BY A NEW YORK STATE LICENSED LAND SURVEYOR.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR, AT HIS OWN EXPENSE AND AS NEEDED, TO VERIFY EXISTING SUBSURFACE CONDITIONS.
10. ALL EXCAVATION AND ANY REQUIRED SHEETING, SHORING OR BRACING SHALL BE CONDUCTED IN FULL CONFORMANCE WITH THE LATEST REVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEETING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
11. THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, FULL ACCESS TO ALL ROADWAYS AND DRIVEWAYS IN AND AROUND THE SITE.
12. THE CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS OR CAUSE ANY MATERIALS TO BE PLACED ON ANY ROADWAYS OR PARKING AREAS THROUGHOUT THE SITE THAT IS NOT DESIGNATED AS A STAGING AREA.
13. CONTRACTOR IS TO GRADE ALL DISTURBED AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
15. THE CONTRACTOR SHALL PROVIDE BARRICADES, INCLUDING TEMPORARY FENCING TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING AND NEW FACILITIES FROM DAMAGE BY CONSTRUCTION OPERATIONS OR VANDALISM.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODOLOGY UNLESS OTHERWISE REQUIRED BY THESE PLANS AND SPECIFICATIONS.
17. ALL EXCAVATIONS SHALL BE BACK FILLED TO FINISHED GRADE. THE WORK ZONE SHALL BE PROTECTED WITH BARRELS SPACED NO MORE THAN 25 FEET APART AT THE END OF EACH WORKDAY.
18. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS, AND ROADSIDE FEATURES INCLUDING LAWNS, DRIVES, CULVERTS, DRAINAGE SWALES, FENCES, SIGNS,MAILBOXES AND OTHER PUBLIC OR PRIVATE PROPERTY TO ITS PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE REQUIRED BY THESE PLANS AND/OR SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF CONSTRUCTION.
20. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A DETAILED SET OF OF RECORDED DRAWINGS INDICATING THE EXACT LOCATIONS, INCLUDING ELEVATIONS, OF ALL IMPROVEMENTS. A MINIMUM OF TWO (2) TIE DISTANCES TO PROMINENT FEATURES SHALL BE PROVIDED TO ALL NEW STRUCTURES, CHANGES IN PIPE ALIGNMENT (HORIZONTAL AND VERTICAL) AND OTHER PERTINENT FEATURES, TO PERMIT THE LOCATION OF ANY BURIED COMPONENTS. UPON COMPLETION OF CONSTRUCTION, THESE PLANS SHALL BE PROVIDED TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS OR ADDITIONAL DATA, AS MAY BE REQUIRED, TO THE SATISFACTION OF THE OWNER AND PROJECT ENGINEER. FINAL APPROVAL OF THESE RECORD PLANS BY THE OWNER AND THE PROJECT ENGINEER WILL BE A REQUIREMENT PRIOR TO THE RELEASE OF FINAL PAYMENT.
21. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS AS REQUIRED TO PREVENT SOIL EROSION AND SEDIMENTATION, AT NO ADDITIONAL COST TO THE OWNER.
22. EROSION CONTROL MEASURES SHALL BE REMOVED AND THE DISTURBED AREAS RESTORED TO THEIR PRE-CONSTRUCTION CONDITION WHEN SUCH MEASURES ARE NO LONGER REQUIRED.
23. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AND SHRUBS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
24. CONTRACTOR SHALL RE-ESTABLISH ALL EXISTING DRAINAGE DITCHES/ SWALES INCLUDING STABILIZATION TO MAINTAIN EXISTING FLOW PATTERNS.
25. ALL TREE REMOVAL TO BE PERFORMED DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST. ALL CLEARING OUTSIDE THAT TIME FRAME WILL REQUIRE INSPECTION BY A CERTIFIED BIOLOGIST AND APPROVAL FROM THE NYSDEC.
26. IF ANY BATS ARE OBSERVED FLYING FROM A TREE, OR ON A TREE THAT HAS BEEN CUT, TREE MANAGEMENT ACTIVITIES IN THE AREA SHOULD BE SUSPENDED AND DEC WILDLIFE STAFF NOTIFIED AS SOON AS POSSIBLE. A PERMIT MAY BE REQUIRED TO CONTINUE WORK, OR YOU MAY HAVE TO WAIT UNTIL NOVEMBER 1 TO RESUME ACTIVITIES.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
2. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY OF ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
3. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT IN WRITING PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
4. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. CONTACTING 811 DIG SAFE FOR UTILITY MARKOUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH OWNER REGARDING WORKING DURING NON-SCHOOL HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE DURING THESE TIMES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
   - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
5. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SAFE AND SYSTEMATIC MANNER FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
6. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT (CREATED BY OTHERS). BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
9. BLASTING OR THE USE OF EXPLOSIVES IS PROHIBITED.
10. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
11. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
14. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
15. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH INCLUDES, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
16. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
17. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
18. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER UPON COMPLETION OF THE WORK.

PRESSURE - LEAKAGE TESTING WATER MAIN PIPE:

A. TESTING SHALL BE CONDUCTED BETWEEN EACH VALVED SECTION AND TESTING THROUGH VALVES WILL NOT BE PERMITTED.
B. GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600-05, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TES



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
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Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

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Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
WOM
C100

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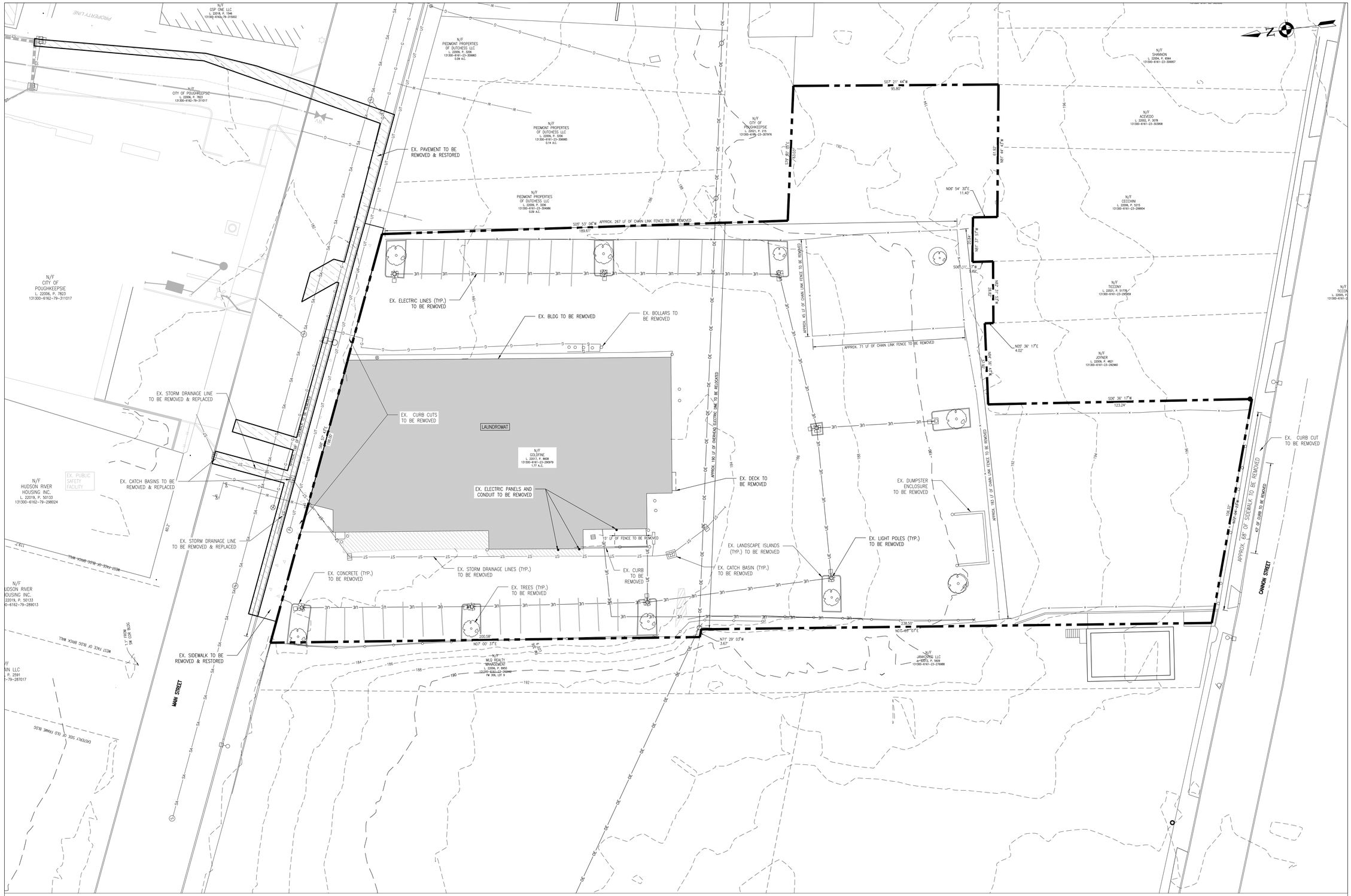

SCALE: 1" = 20'

DEMOLITION AND REMOVALS PLAN

SCALE: 1" = 20'

Plotted By: Anna Lamman
Date last plotted: 6/23/2025 11:08 AM
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Drawing Name: S:\Projects\HRH\Windows on Main\3D Design\ACAD\Civil\Site\WOM_819.15066.00_DM_C.dwg
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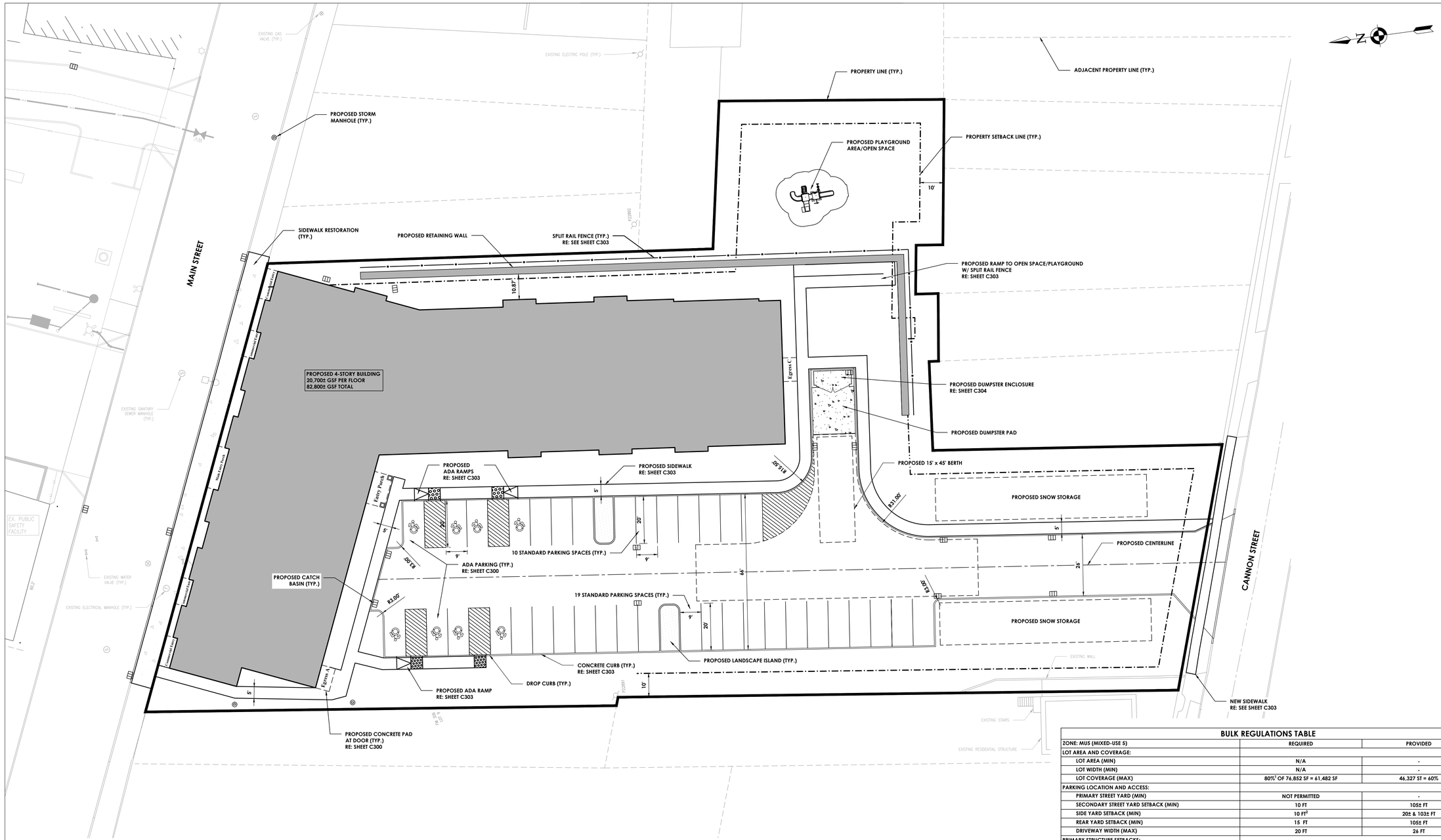
Drawing Title
DEMOLITION AND REMOVALS PLAN

Drawing Number
WOM C101



20 0 20 40 60

SCALE: 1" = 20'

SITE PLAN

SCALE: 1" = 20'

BASE MAP NOTES:

1. PARCEL BOUNDARY MAPPING SHOWN HEREON IS BASED ON A SURVEY PREPARED BY CPL ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP" PREPARED FOR HUDSON RIVER HOUSING, INC., DATED DEC 1ST, 2022. THE CONTOUR INTERVAL SHOWN HEREON IS 2' BASED ON NEW YORK STATE PLANE EAST ZONE, NAD 83, NAVD 88.

PARKING STALL TABLE

	REQUIRED		PROVIDED	
STALL TYPE:	DIMENSIONS	COUNT	DIMENSIONS	COUNT
STANDARD 90°	9 FT X 20 FT	1.25 SPACES PER DWELLING UNIT X 81 UNITS = 102	9 FT X 20 FT	29
STANDARD 90° ADA	9 FT X 20 FT	1 PER 25 SPACES = 2	9 FT X 20 FT	8
COMMERCIAL	9 FT X 20 FT	1 PER 300 UNITS X 3,800 UNITS = 13	-	-
TOTAL:		115		37

BULK REGULATIONS TABLE

ZONE: MU5 (MIXED-USE 5)	REQUIRED	PROVIDED
LOT AREA AND COVERAGE:		
LOT AREA (MIN)	N/A	-
LOT WIDTH (MIN)	N/A	-
LOT COVERAGE (MAX)	80%[1] OF 76,852 SF = 61,482 SF	46,327 ST = 60%
PARKING LOCATION AND ACCESS:		
PRIMARY STREET YARD (MIN)	NOT PERMITTED	-
SECONDARY STREET YARD SETBACK (MIN)	10 FT	105± FT
SIDE YARD SETBACK (MIN)	10 FT[2]	20± & 103± FT
REAR YARD SETBACK (MIN)	15 FT	105± FT
DRIVEWAY WIDTH (MAX)	20 FT	26 FT
PRIMARY STRUCTURE SETBACKS:		
PRIMARY STREET SETBACK (MIN/MAX)	0 / 15 FT	3± FT
BUILD-TO FRONTAGE (MIN)	60% OF 198 FT = 119 FT	175 FT = 88%
SECONDARY STREET SETBACK (MIN/MAX)	0 / 15 FT	N/A
BUILD-TO FRONTAGE (MIN)	40% OF 191 FT = 76 FT	N/A
SIDE SETBACK (MIN)	0 FT	3± & 9± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
REAR SETBACK (MIN)	15 FT	58± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
HEIGHT:		
BASE	5 STORIES / 68 FT	4 STORIES / 48 FT
BONUS	SECTION 19-6.7	-
10% AFFORDABLE UNITS	7 STORIES / 94 FT	-
MINIMUM	2 STORIES / 29 FT	4 STORIES / 48 FT
STEP-BACK DEPTH AFTER 5 STORIES (MIN)	5 FT	-
WIDTH:		
PRIMARY STREET FACING BUILDING (MAX)	225 FT	175 FT
GROUND STORY:		
STORY HEIGHT	14 FT	14 FT
ENTRANCE:		
DISTANCE BETWEEN STREET-FACING ENTRANCES (MAX)	50 FT	40± FT
TRANSPARENCY:		
GROUND STORY (MIN)	50%	
UPPER STORY (MIN)	25%	
[1]INCLUDES ALL IMPERVIOUS SURFACES.		
[2]SIDE YARD PARKING SHALL BE SETBACK AT LEAST 5 FEET FROM THE FRONT OF THE PRINCIPAL BUILDING ON THE SAME LOT.		

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SITE PLAN

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C200

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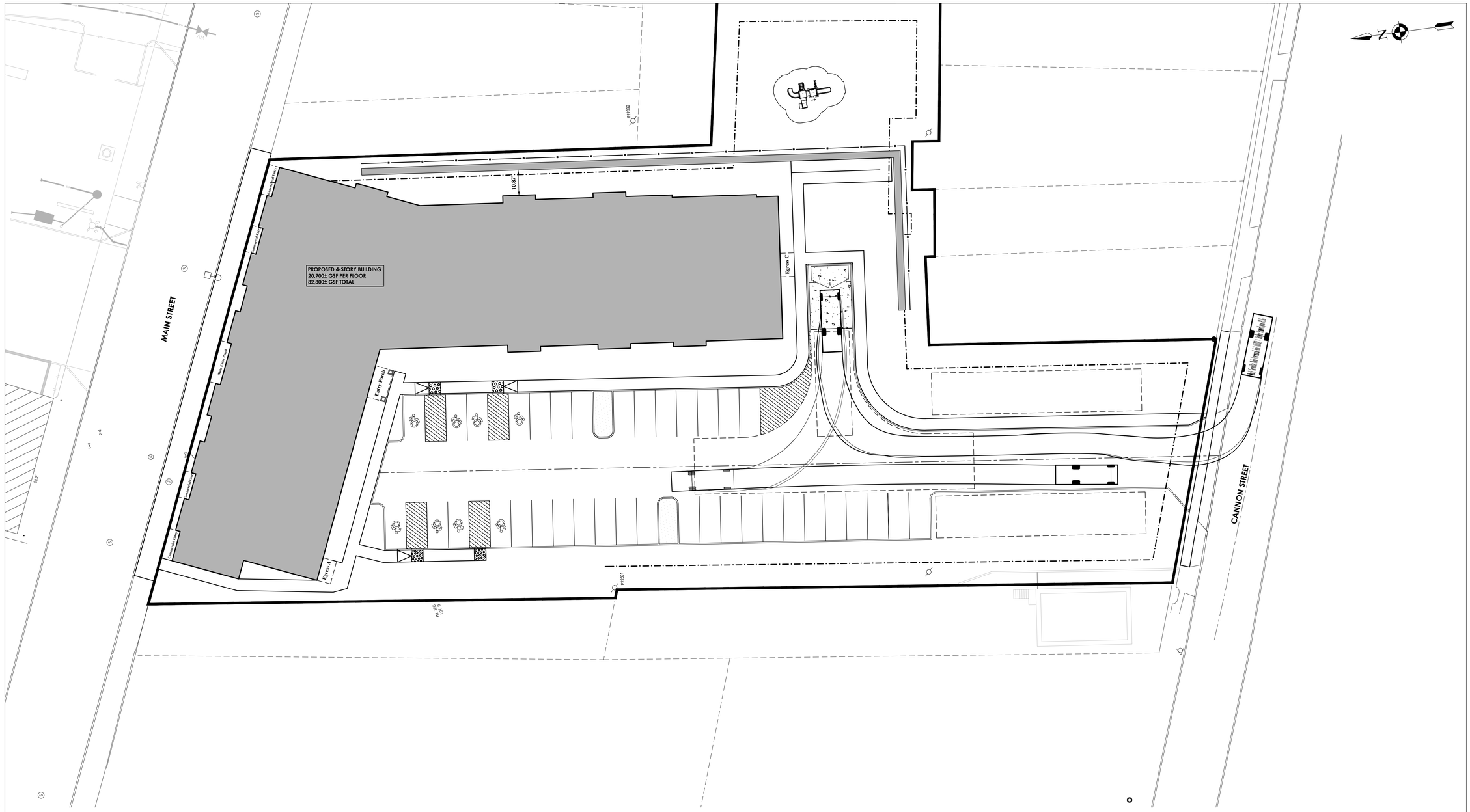
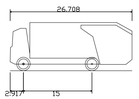


20 0 20 40 60
SCALE: 1" = 20'

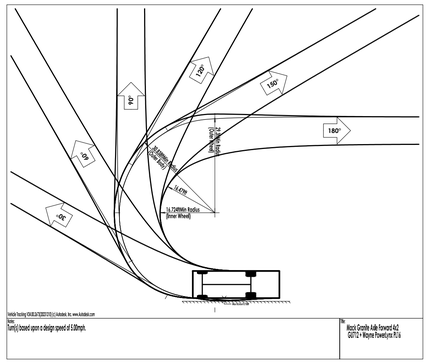
TURNING PLAN - GARBAGE TRUCK

SCALE: 1" = 20'



Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16

Overall Length	26.708ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.376ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



Vehicle Tracking CAD 2.0/2022/2022 (c) AutoSoft, Inc. www.AutoSoft.com
Name: Turning Exceed upon a design speed of 5.00mph.
Title: Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16

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TURNING PLAN - GARBAGE TRUCK

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C201

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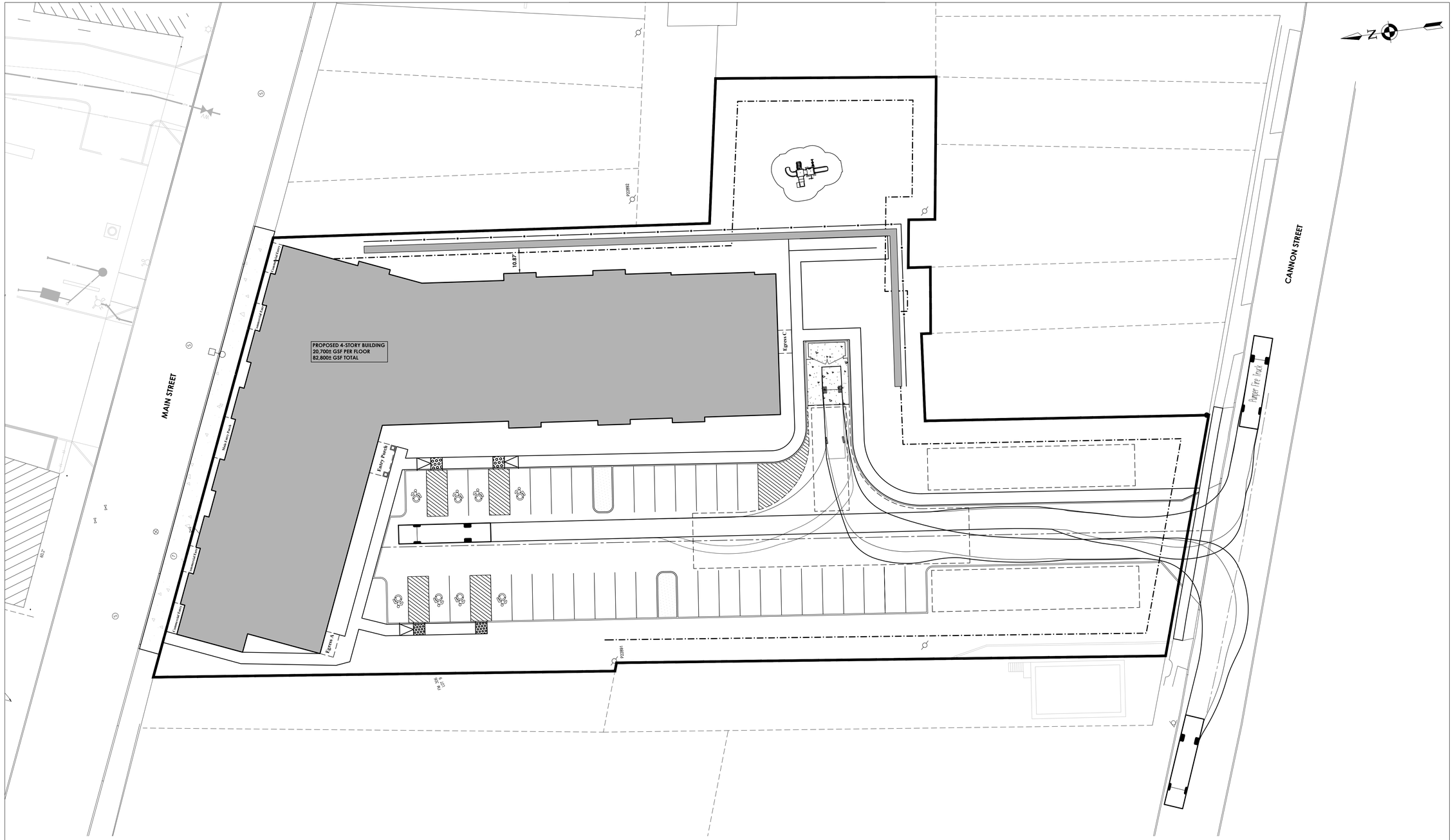
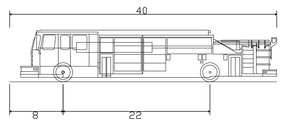
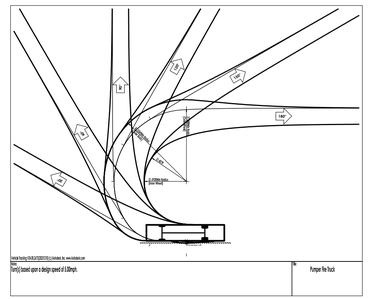


TURNING PLAN - LADDER TRUCK

SCALE: 1" = 20'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	----

Drawing Title
TURNING PLAN - LADDER TRUCK

Drawing Number
WOM
C202

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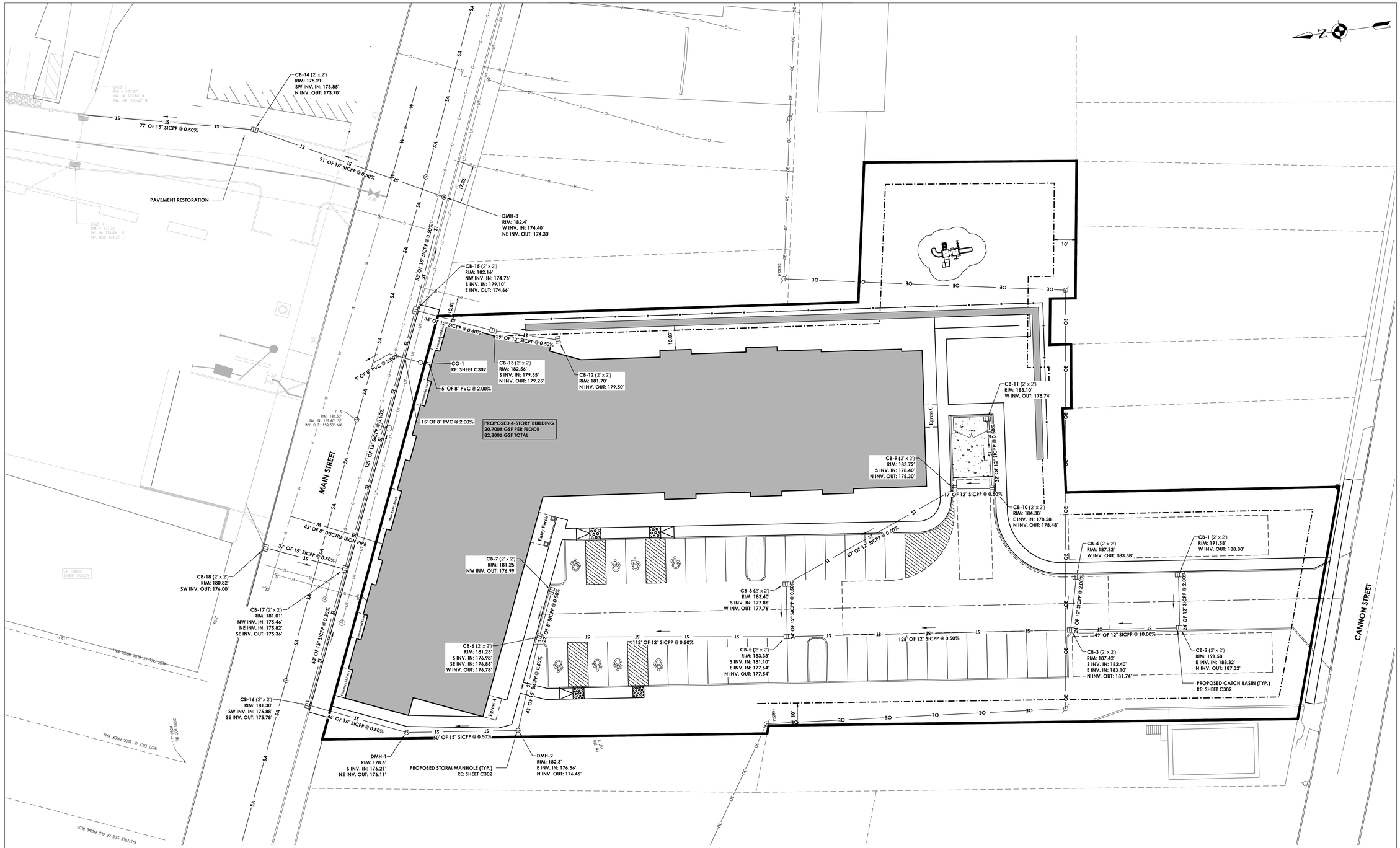

UTILITY PLAN

SCALE: 1" = 20'

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Hudson River Housing, Inc.

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SHEET INFORMATION

Issued: 06/24/25	Scale: AS NOTED
Project Status: DESIGN	Civil Revision Number: 0
Drawn By: KRS, ACL	Checked By: ALL

Drawing Title
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Drawing Number
WOM
C203

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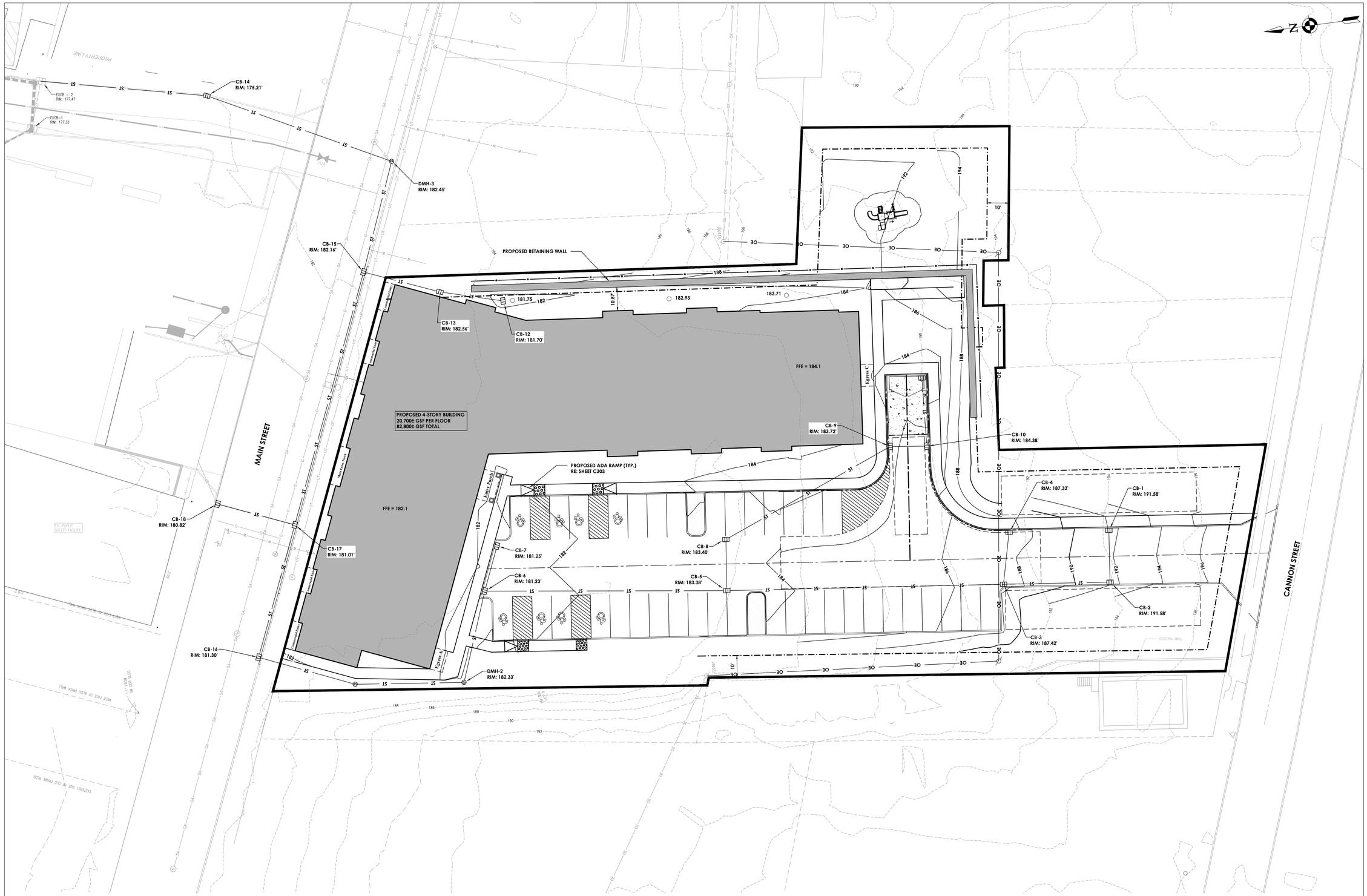

GRADING PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

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Hudson River Housing, Inc.

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Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
GRADING PLAN

Drawing Number
WOM
C204

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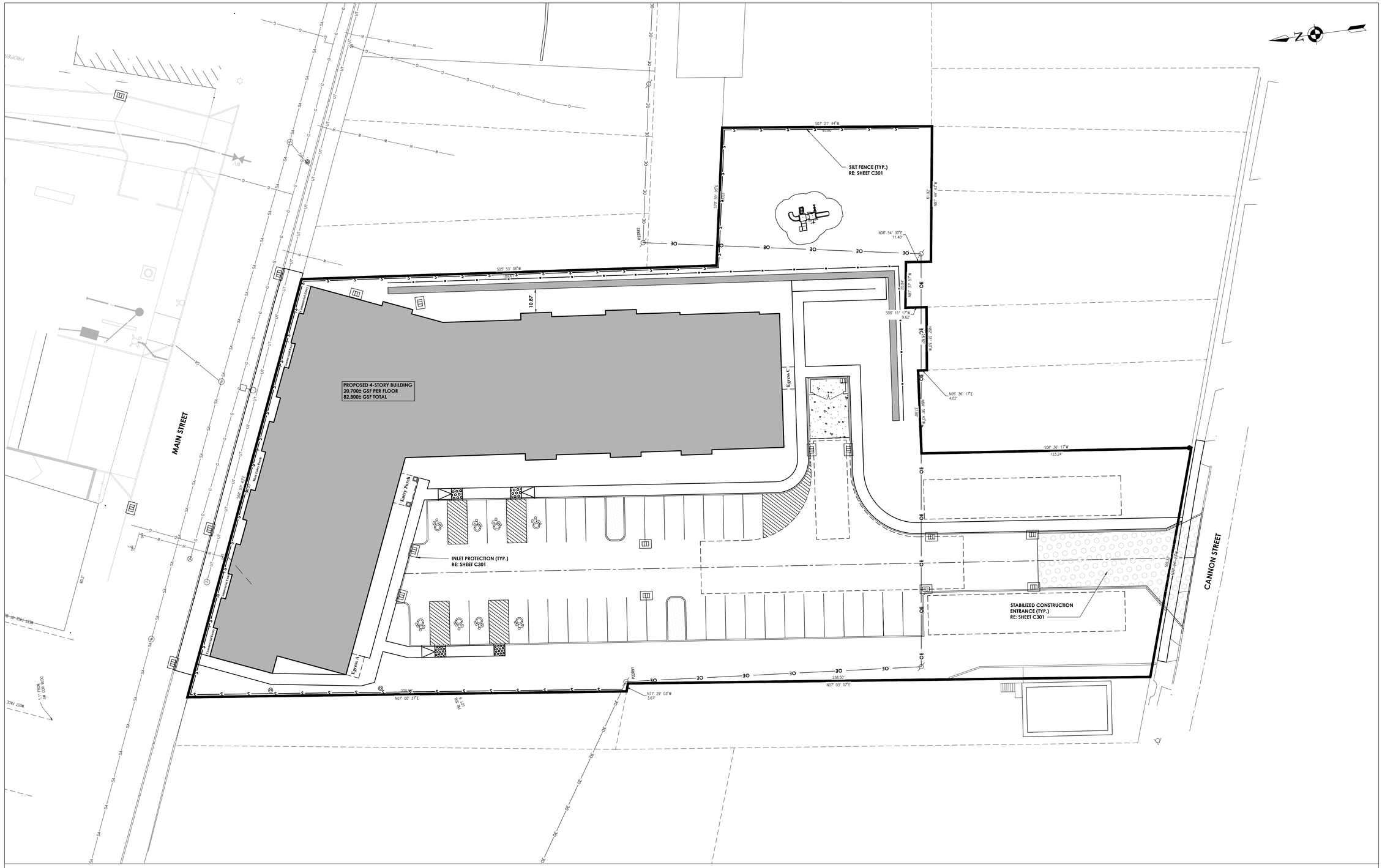

SCALE: 1" = 20'

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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Date last plotted: 6/23/2025 11:10 AM

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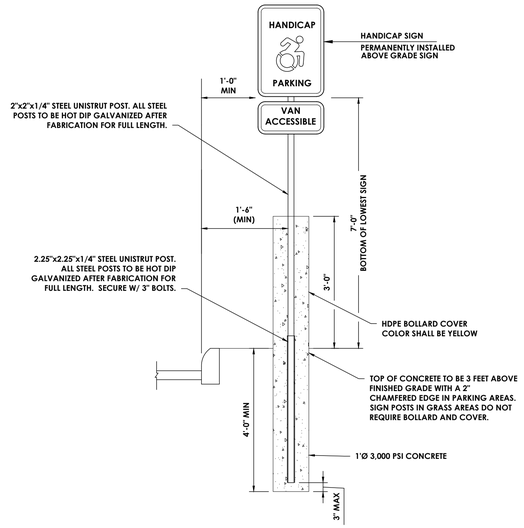
ACL	ALL

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawing Number
WOM
C205

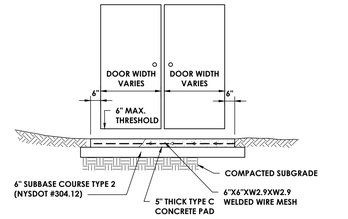
ASPHALT PAVEMENT & STRIPING NOTES:

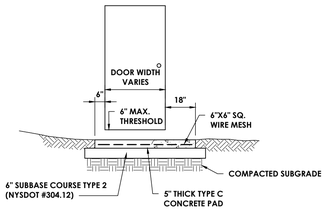
1. ALL TOP COURSE PAVEMENT AND FINAL STRIPING SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT MARKINGS ON TOP OF BINDER COURSE. ALL STRUCTURES, RIMS, AND GRATES SHALL BE PROTECTED WITH TEMPORARY ASPHALT BINDER.
2. CONTRACTOR SHALL FIELD VERIFY IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE DEPTH AND SUITABILITY OF EXISTING GRANULAR MATERIAL FOR REUSE AS GRANULAR MATERIAL IN PROPOSED ASPHALT SECTIONS. OWNER'S REPRESENTATIVE DETERMINATION SHALL BE FINAL AND BINDING.
3. ALL ASPHALT PAVING SHALL MEET THE LINES AND GRADES AS SHOWN ON THE CONTRACT PLANS.



TYPICAL ADA PARKING SIGN & POST

N.T.S.



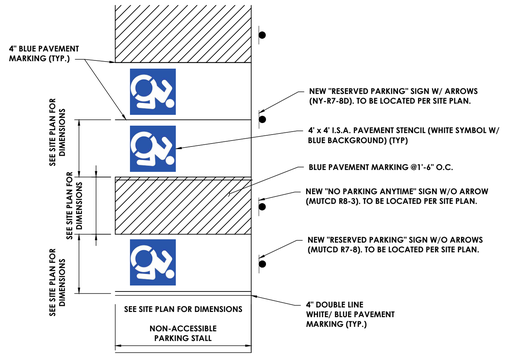


NOTES:

1. CONCRETE SLAB SHALL PROJECT 5'-0" OUT FROM BUILDING FACE.
2. MIN. 1% SLOPE DOWN AWAY FROM BUILDING.

CONCRETE PAD AT DOOR

N.T.S.



TYPICAL ACCESSIBLE PARKING STRIPING

N.T.S.

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Hudson River Housing, Inc.

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DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 1

Drawing Number
WOM
C300

Plotted By: Anna Lamman
Date last plotted: 6/23/2025 11:10 AM
Date last accessed: 6/23/2025 10:49 AM
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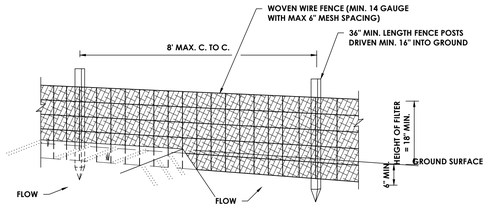
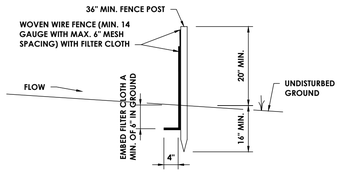


PERSPECTIVE VIEW



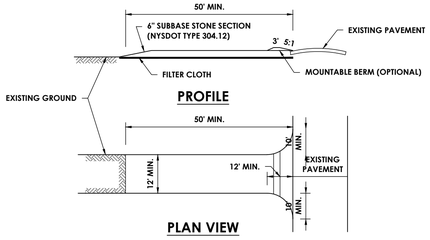
SECTION

CONSTRUCTION SPECIFICATIONS

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

SILT FENCE

N.T.S.



PROFILE

PLAN VIEW

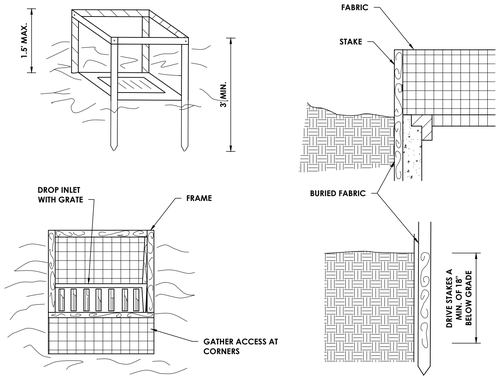
CONSTRUCTION NOTES:

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 - TWELEVE (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 TOWATD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTIVAL, A MOUNTABLE BERM WITH 5% 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 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/DRIVEWAY

N.T.S.

2"X4" WOOD FRAME



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

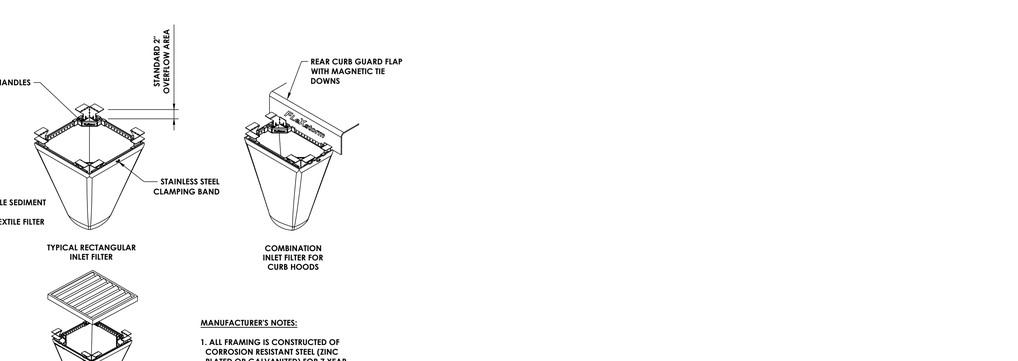
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

*MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.



MANUFACTURER'S NOTES:

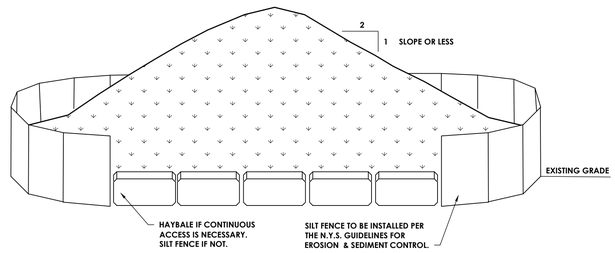
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.

2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.

3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM CATCH-IT CATCH BASIN INSERT

N.T.S.



NOTES:

1. AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE AND HAY BALES.
5. SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE SPECIFICATIONS.
6. INSTALL SILT FENCE AND OR HAY BALES A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.

SOIL STOCKPILE STABILIZATION DETAIL

N.T.S.

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Hudson River Housing, Inc.

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WINDOWS ON MAIN

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Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 2

Drawing Number
WOM
C301

Sheet size: 24x36
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Date last accessed: 6/23/2025 10:49 AM
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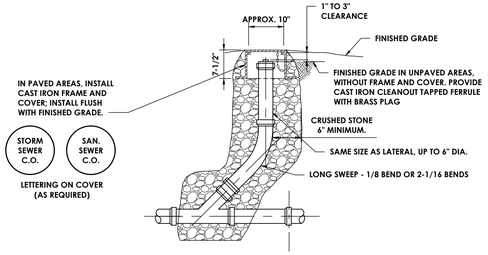
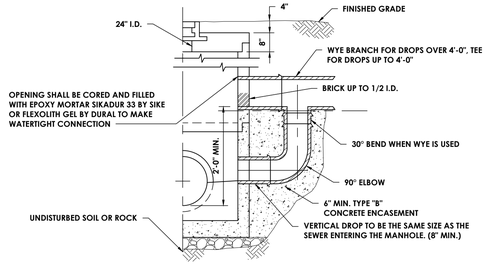


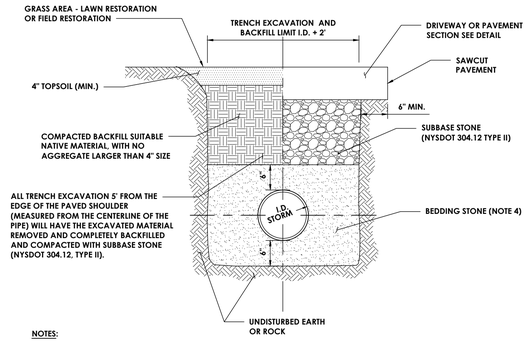
SEWER CLEAN-OUT

N.T.S.



EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

N.T.S.



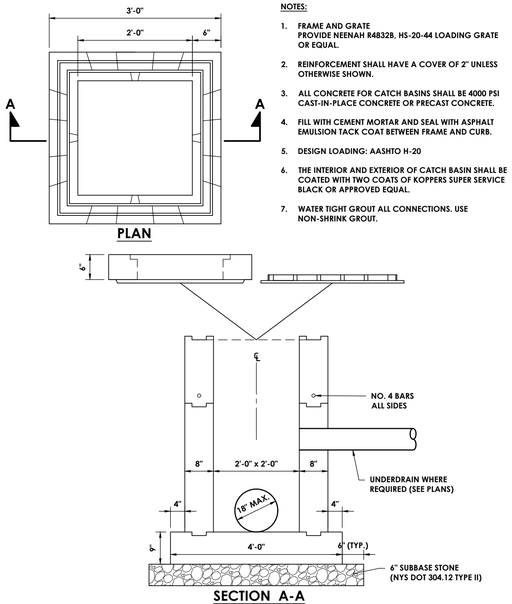
NOTES:

1. CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING & BRACING PER OSHA SPECIFICATIONS. TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OR PIPE BEFORE BACKFILLING ABOVE SPRING LINE.
2. PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
3. ALL WORK FOR STORM SEWER TRENCHING SHALL BE INCLUDED. THIS WORK INCLUDES, BUT IS NOT LIMITED TO TRENCHING, EXCAVATION AND ALL BACKFILL. NO ADDITIONAL PAYMENTS WILL BE MADE FOR BACKFILL.
4. PROVIDE BEDDING STONE MEETING NYSDOT 203.07 GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
1/4 INCH	35 TO 60
#40	10 TO 25
#200	5 TO 10

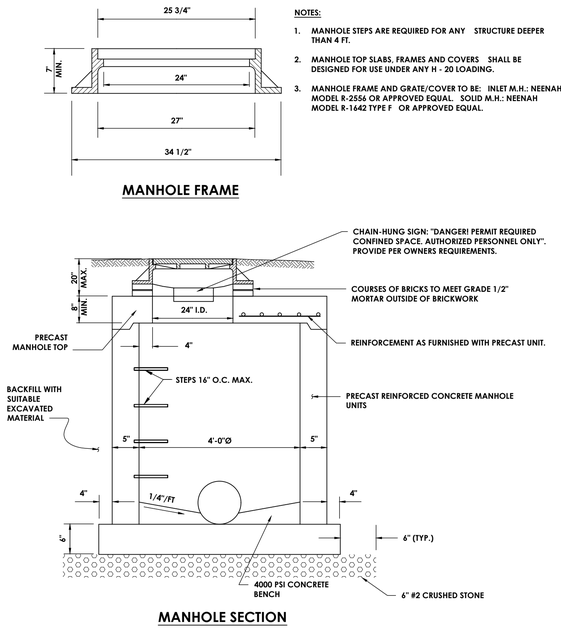
STORM SEWER TRENCH

N.T.S.



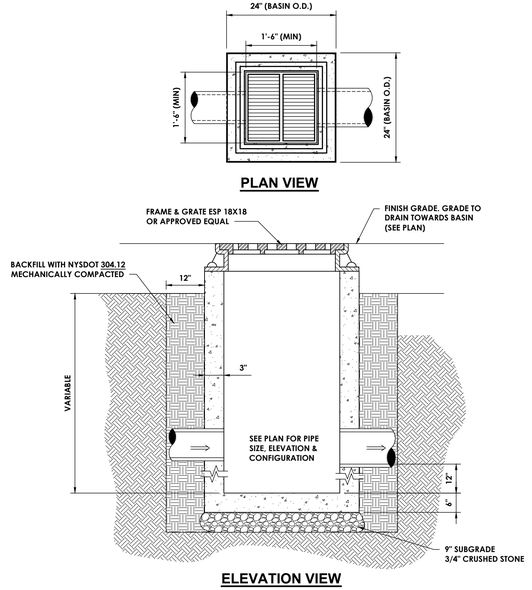
2'x2' CATCH BASIN

N.T.S.



STORM SEWER MANHOLE

N.T.S.



TYPICAL YARD DRAIN DETAIL

N.T.S.

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26 IBM Road
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Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

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SHEET INFORMATION

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06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 3

Drawing Number
WOM C302

Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil\Details\WOM_R19-15066.00_DET_C-dwg
Date last accessed: 6/23/2025 10:49 AM
Date last plotted: 6/23/2025 11:10 AM
Plotted By: Anna Lamman

SIDEWALK NOTES

GENERAL:

1. THE DIMENSIONS AND SLOPE PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND DOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT ADAAG.
2. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUALITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
3. CURB RAMPS, LANDINGS AND BLENDED TRANSITIONS MAT REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS. REFER TO CHAPTER 18 OF THE HIGHWAY DESIGN MANUAL FOR MORE INFORMATION.
4. THE CONFIGURATIONS SHOWN GENERICALLY REPRESENT THE MOST COMMON SITUATIONS ENCOUNTERED. THEY ARE INTENDED TO PRESENT CURB RAMP DESIGN CONCEPTS. SITE CONDITIONS AT INDIVIDUAL LOCATIONS REQUIRE SPECIFIC DESIGNS.
5. COORDINATE TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD.
6. USE TYPE B ONLY WHERE OTHER RAMPS ARE UNUSABLE. SINGLE DIAGONAL OR DEPRESSED CORNER CURB RAMPS SERVING TWO STREET CROSSING DIRECTIONS SHOULD BE AVOIDED IN NEW CONSTRUCTION AND SHOULD ONLY BE CONSIDERED WHERE CONDITIONS REQUIRE THEIR USE. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
7. GRATES SHALL NOT BE LOCATED ON CURB RAMPS, BLENDED TRANSITIONS OR LANDINGS. ACCESS TO COVERS OF SIMILAR SURFACES SHALL COMPLY WITH APPLICABLE SURFACE REQUIREMENTS.
8. UTILITIES, SIGNS AND OTHER FIXED OBJECTS MAY NOT BE PLACED ON A CURB, OR IN A MANNER THAT INTERFERES WITH THE USE OF THE CURB RAMP.
9. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
10. THERE SHALL BE A LANDING AT THE TOP OF EACH PERPENDICULAR CURB RAMP AND A LANDING AT THE BOTTOM OF RAMPS TYPE 6 & 9. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
11. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS.
12. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

CURB RAMP NOTES:

13. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0".
14. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
15. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33% THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP LENGTH EXCEED 15'-0".
16. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
17. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING THE FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP.
18. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (½"MAX).
19. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE, SHALL BE PROVIDED.

LANDING NOTES:

20. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5'-0" BY 5'-0"
21. THE RUNNING AND CROSS SLOPES ON LANDINGS AT INTERSECTIONS IS 1:50 (2%) MAXIMUM. THE RUNNING AND CROSS SLOPES AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.

DETECTABLE WARNING UNIT DIMENSIONS:

22. 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. EXCLUSIVE OF SIDE FLARES.

DETECTABLE WARNINGS LOCATIONS:

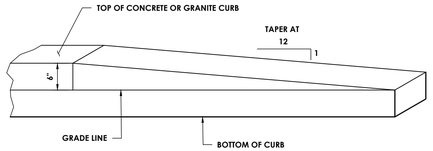
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DOME ALIGNMENT:

25. 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.
26. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

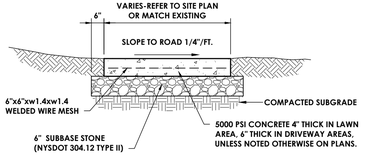
COLOR REQUIREMENTS:

27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

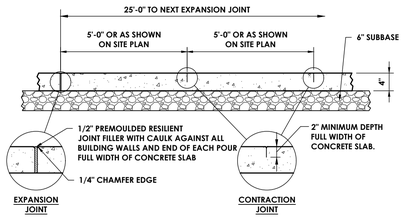


CURB TRANSITION / TERMINAL

N.T.S.



CROSS-SECTIONAL VIEW

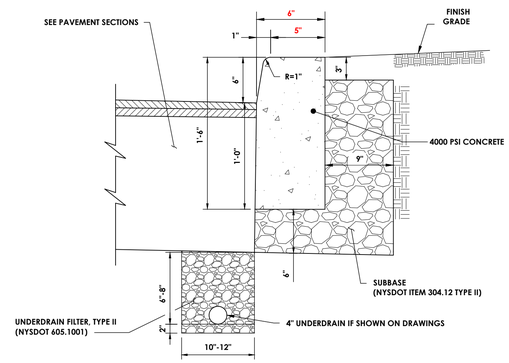


SIDE VIEW

TYPICAL CONCRETE SIDEWALK

N.T.S.

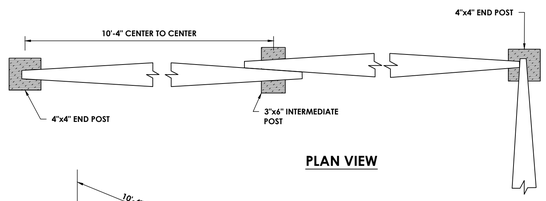
ENGINEER TO UPDATE DIMENSIONS TO REFLECT ACTUAL PLAN



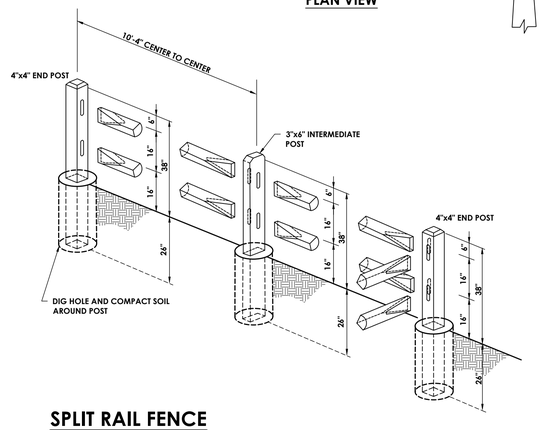
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS SECTION OF THE CURB.
3. EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
4. CONCRETE SEALING AGENT SHALL BE APPLIED THE SAME DAY THAT CURBS ARE CONSTRUCTED.

CONCRETE CURB

N.T.S.



PLAN VIEW



SPLIT RAIL FENCE

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

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Drawing Title
DETAILS 4

Drawing Number
WOM
C303

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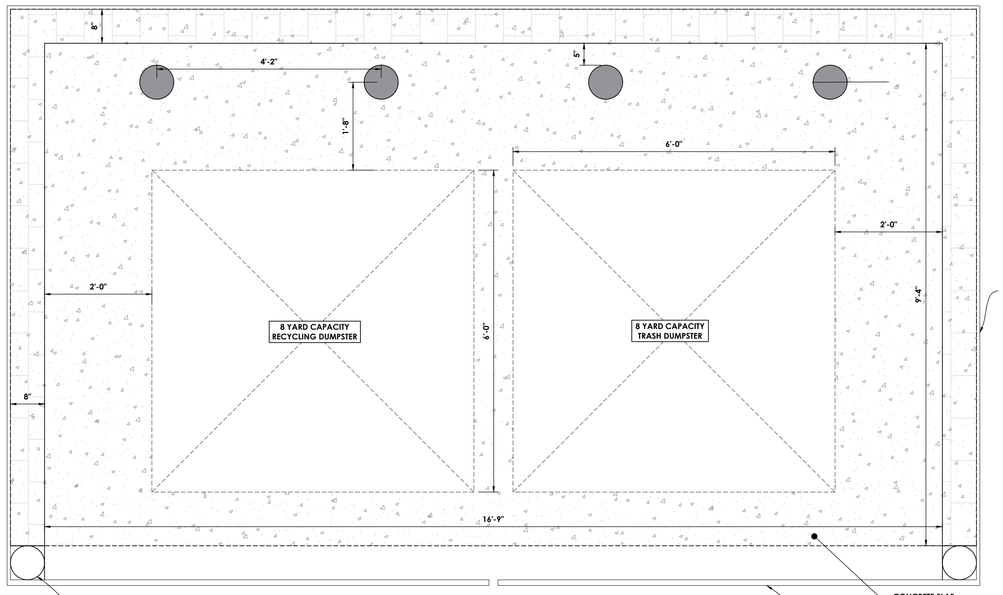
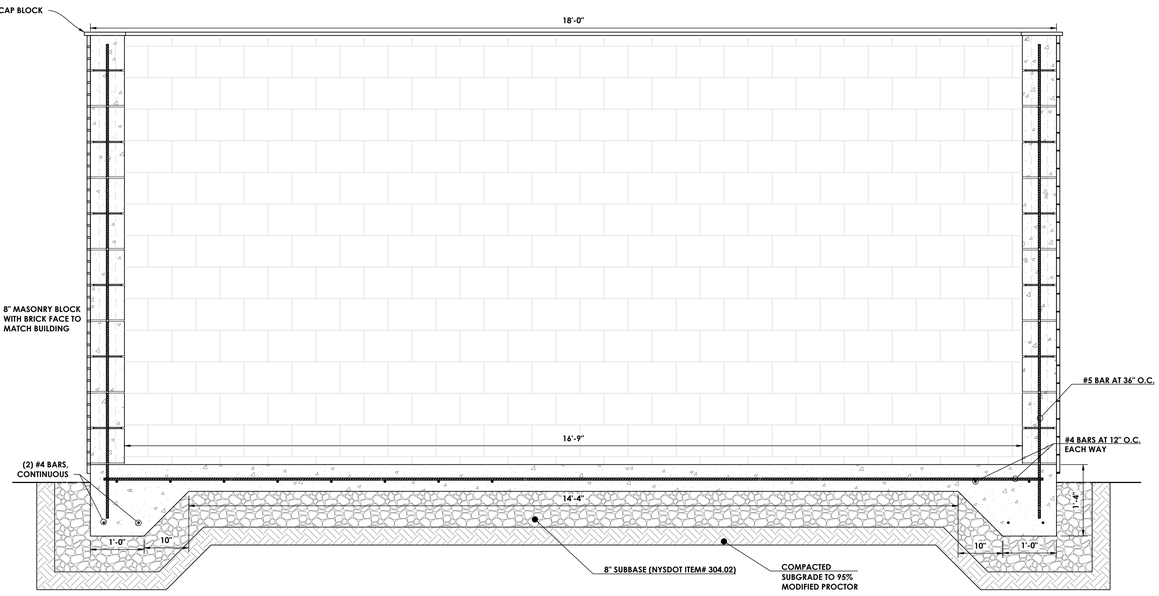
Date last plotted: 6/23/2025 11:10 AM
Plotted By: Anna Lamman



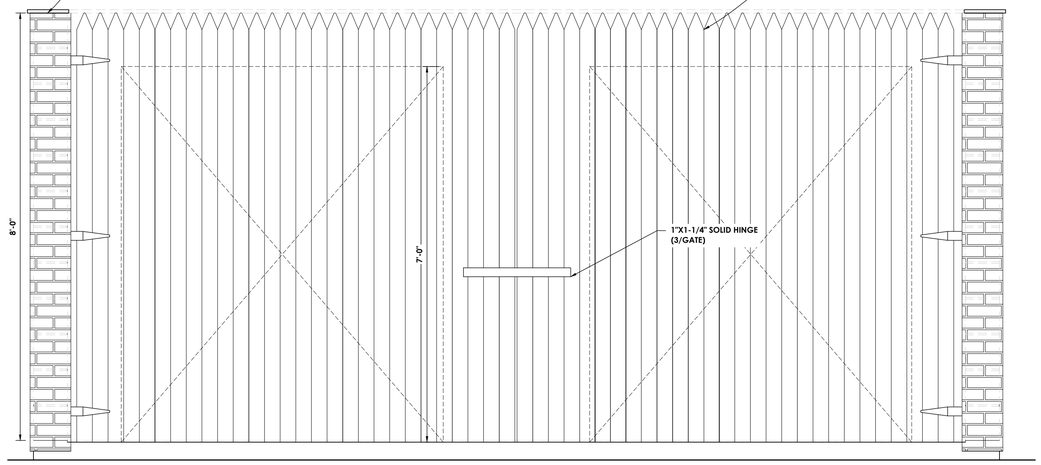
DUMPSTER ENCLOSURE PLAN



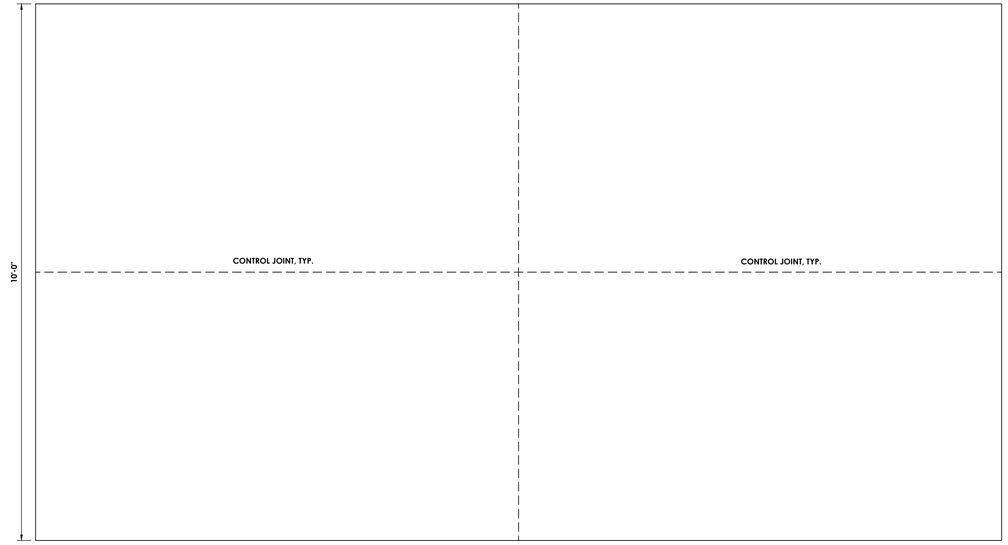
DUMPSTER ENCLOSURE TYPICAL SECTION

TS 8"X4"X¼" GALV. STEEL GATE POST W/ WELDED CAP & WHITE POWDER POLYESTER COATING, FILLED W/3000 PSI CONCRETE (TYP OF 2)

NATIONAL FENCE SYSTEMS INC. "THE IMPERIAL" BLACK VINYL GATE, ¾"x6" T&G SOLID INFILL PROVIDE STOP AND LATCH TO SECURE GATE IN OPEN AND CLOSED POSITIONS



DUMPSTER ENCLOSURE FRONT ELEVATION



DUMPSTER ENCLOSURE SLAB PLAN

DUMPSTER ENCLOSURE DETAILS

SCALE: 3/4" = 1'-0"

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

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ACL	ALL

Drawing Title
DETAILS 5

Drawing Number
WOM
C304

Plotted By: Anna Lammon
Date last accessed: 6/23/2025 10:49 AM
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Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil Details\WOM_#19-15066.00_DET_C.dwg



1 / A1 **Key Plan**
NTS

N

20,694 s.f.

2 / A1 **First Floor Plan**
Scale: 1/8"=1'-0"

COPPOLA ASSOCIATES

Design, Architecture & Planning

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY DWELLING FOR:
HUDSON RIVER HOUSING

The Windows on Main

City of Poughkeepsie, NY

First Floor Plan

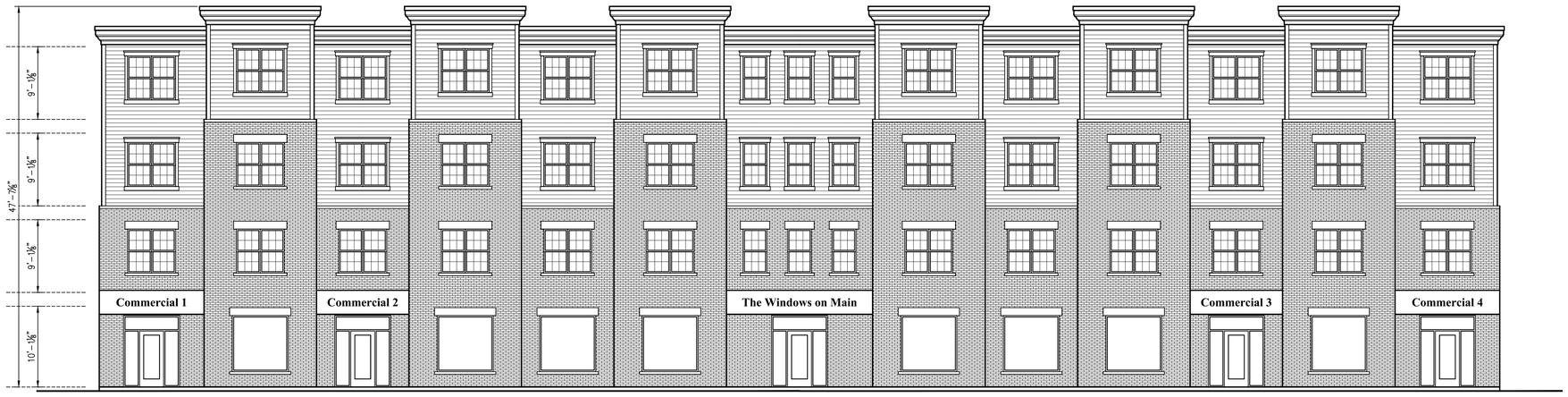
REVISIONS

DATE
6/6/25

PROJECT NUMBER
18-18

SHEET NUMBER
A1

Exterior Finishes:
4" Brick
Fiber Cement Siding
Energy Star Vinyl Windows
Precast concrete brick lintels



1 / A5 **North Elevation (Main St.)**
Scale: 1/8" = 1'-0"

COPPOLA ASSOCIATES
Design, Architecture & Planning
6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com
LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY DWELLING FOR:
HUDSON RIVER HOUSING

The Windows on Main

City of Poughkeepsie, NY

Elevation

REVISIONS

DATE
6/6/25

PROJECT NUMBER
18-18

SHEET NUMBER
A5

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: Windows on Main Site Plan		
Project Location (describe, and attach a general location map): 488 Main Street, Poughkeepsie, NY 12601 (Tax Grid No. 131300-6161-23-290979)		
Brief Description of Proposed Action (include purpose or need): Demolition and removal of an existing laundromat and paved/hardscaped surfaces to create a space for a mixed-use commercial / residential 4-story structure, complete with vehicular access from Cannon Street, on-site paved parking, closed drainage, lighting, landscaping, etc. The proposed structure is approximately 20,700± square feet per floor, for a total gross floor area of 82,800± square feet. It will contain 20 studio, 42 1-bedroom, and 19 2-bedroom units, for a total of 81 units and 100 bedrooms, and 3,800± square feet of commercial space on the first floor.		
Name of Applicant/Sponsor: Hudson River Housing, Inc.	Telephone: 845-454-5176 E-Mail:	
Address: 313 Mill Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Mary Linge	Telephone: 845-454-5176 x114 E-Mail: mlinge@hudsonriverhousing.org	
Address: -same-		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): -same-	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City Common Counsel	6/2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Board	6/2025
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board	6/2025
d. Other local agencies ☑Yes ☐No	City Water Dept, City Sewer Dept	6/2025
e. County agencies ☑Yes ☐No	DC Planning	6/2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC	6/2025
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?
MU-5

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department, Dutchess County Sheriff's Office, NY State Police

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

d. What parks serve the project site?
Reservoir Square

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 commercial and residential

b. a. Total acreage of the site of the proposed action? 1.76 acres
b. Total acreage to be physically disturbed? 1.6± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.76 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				81 units
At completion of all phases				81 units

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: 4-story height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 82,800 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: 11,000 + commercial demand 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: 11,000 + commercial gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

_____

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

_____

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

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 -0.2± acres (impervious surface) Reduction

_____ Square feet or 1.76 acres (parcel size)

ii. Describe types of new point sources. Runoff from building rooftops, paved parking, and hardscape. Will provide an overall reduction in impervious surface coverage.

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)?

Onsite closed drainage system of curbing, catchbasins and piping.

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

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

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

If Yes, identify:

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

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): TBD

iii. Parking spaces: Existing 60+ Proposed 37 Net increase/decrease -23

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: 130 KW / day, 47.5 MW/yr

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Electricity and natural gas to be provided by Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8AM - 5PM
- Saturday: none
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Res 24/7, Comm 8AM - 10PM
- Saturday: Res 24/7, Comm 8AM - 10PM
- Sunday: Res 24/7, Comm 8AM - 10PM
- Holidays: Res 24/7, Comm 8AM - 10PM

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 generation commensurate with demolition and removal activities, and building/construction activities for the new structure and paved parking / sidewalks.

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:

Standalone pole mounted and building mounted lighting fixtures. All fixtures to be Dark Sky compliant, fully backshielded, with no light trespass.

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: 20 tons per year (unit of time)
- Operation : 2 tons tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: Existing recycling measures provided by the City of Poughkeepsie.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Off-site disposal of construction and asphalt debris at an approved location in accordance with all applicable Federal, State, and Local regulations.
- Operation: Existing refuse / garbage services provided by the City of Poughkeepsie.

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:

79,000± sf of residential space in 81 units, 3,800±sf commercial space

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.56	1.36	-0.2
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.2	0.4	+0.2
• 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:

Warring Elem, Clinton Elem. Smith School, Humble Life Family Daycare, Vassar, Warner Home

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, C314130, C314126A, C314134

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? 2 - 4 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:

Dutchess-Cardigan-Urban, rocky	10 %
Urban	90 %
	%

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:	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:
Gray squirrel
Bat, Little Brown

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, Poughkeepsie Underwear Factory, Booth, O. H., Hose Company

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 Andrew L. Learn, PE Date 6/24/2025

Signature  Title Principal/Project Engineer

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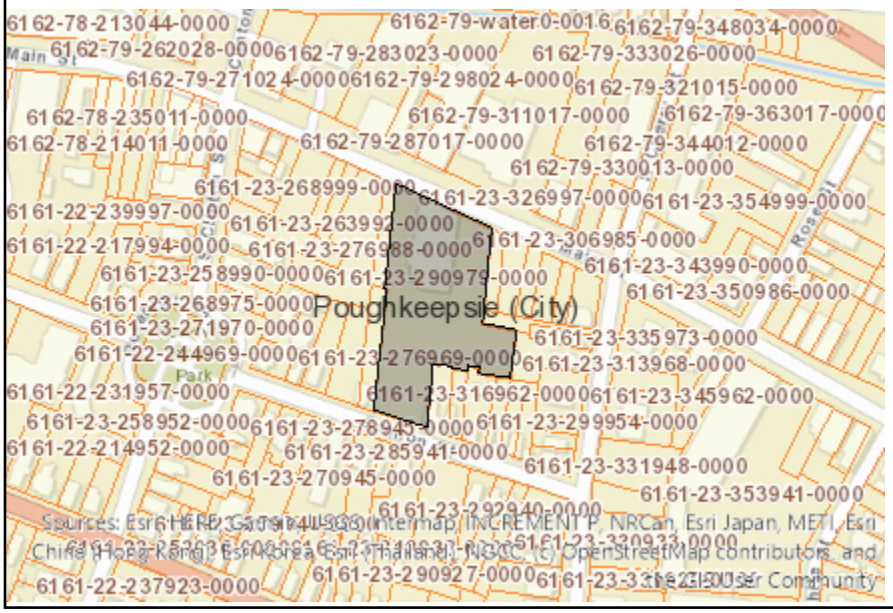

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

SURVEY NOTES

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5. The certifications herein are not transferable.

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

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

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

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

FILED MAP REFERENCE

Map entitled "Map of the City Lots of the Estate of Late Peter R. Maison" prepared by M.L. Cobb and filed in the Dutchess County Clerks office on July 5, 1880 as Map No. 306

Map entitled "Subdivision Plat & Site Plan for Regan Development, Corp." prepared by Ernst Martin Jr., LS and filed in the Dutchess County Clerks office on October 17, 1995 as Map No. 10142

DEED REFERENCE

Document #: 02-2017-8608
MLQ Realty Management LLC
To
Goldfine
November 18, 2017

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
131300-6161-23-290979

AREA

76,852 Square Feet
1.764 Acres

CERTIFICATIONS

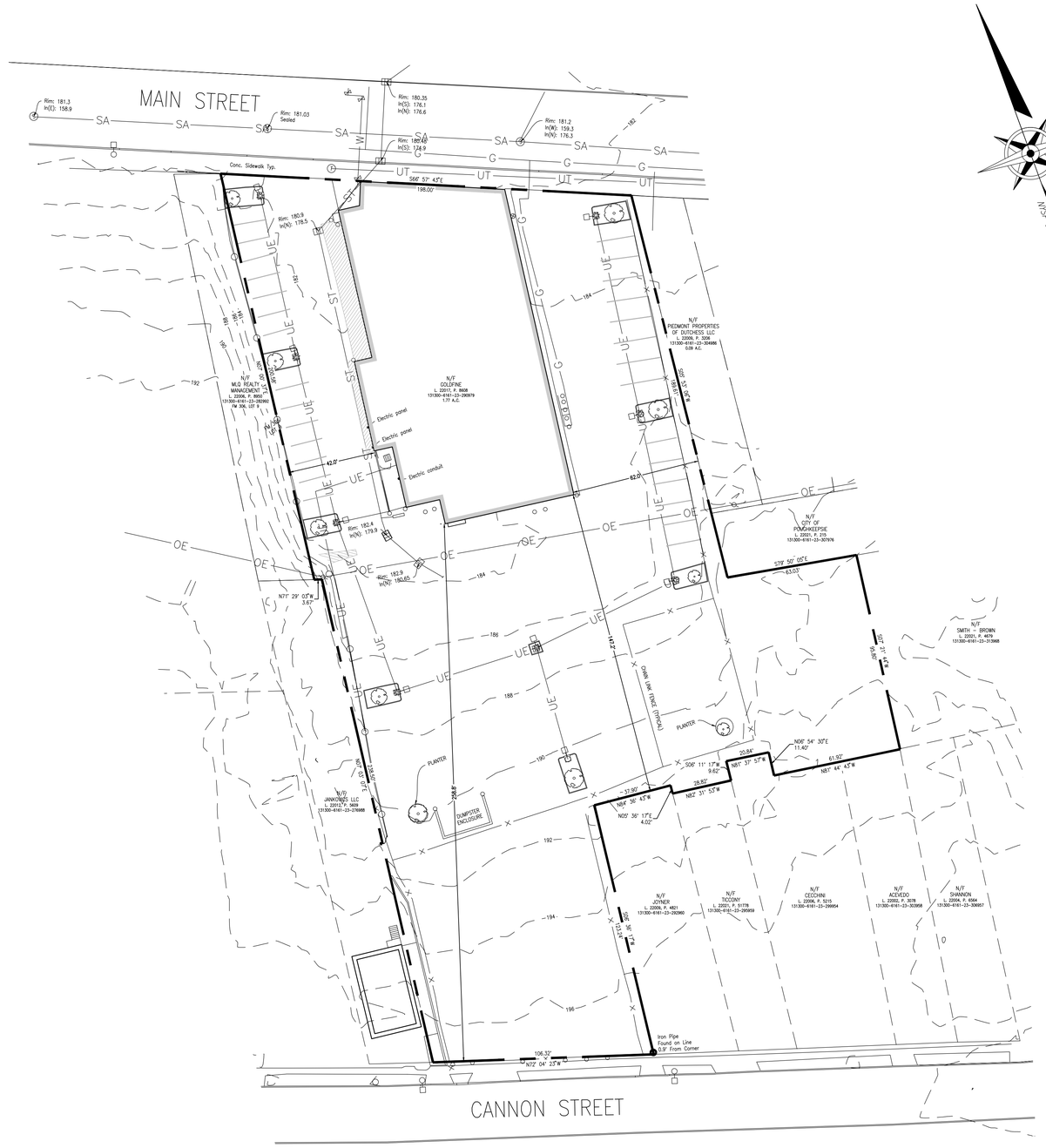
Hudson River Housing, Inc.
NeighborWorks Capital Corporation, its successors and assigns
Stewart Title Insurance Company

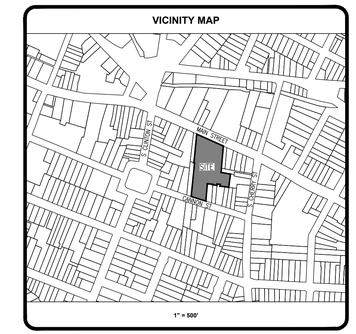
DATE OF SURVEY

Field Completion: July 12, 2021

LEGEND

- NO PHYSICAL BOUNDS
- CHAIN LINK FENCE
- IRON POST FENCE
- WATER MAIN
- STORM WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY POLE
- CATCH BASIN
- DROP INLET
- GUY
- HYDRANT
- GAS VALVE
- WATER VALVE
- MANHOLE
- BOLLARD
- LIGHT POLE





DESCRIPTION

All that certain plot, piece and parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York bounded and describes as follows:

Beginning at the point on the southerly line of Main Street, said point being the northeast corner of lands Now or Formerly of MLQ Realty management (Doc 02-2006-8950) and the northwest corner of lands herein described;

Thence along said road S 66° 57' 43" E for a distance of 198.00 feet to the northwest corner of lands Now or Formerly of Piedmont Properties of Dutchess LLC (Doc 02-2009-3206);

Thence S 05° 53' 06" W for a distance of 189.61 feet to the southwest corner of lands Now or Formerly of the City of Poughkeepsie (Doc 02-2021-215);

Thence S 79° 50' 05" E for a distance of 63.03 feet to the northwest corner of lands Now or Formerly of Smith, et al (Doc 02-2021-4679);

Thence S 07° 21' 44" W for a distance of 95.80 feet to the northwest corner of lands Now or Formerly of Shannon (Doc 02-2004-6564) and the northeast corner of lands Now or Formerly of Acevedo (Doc 02-2002-3078);

Thence N 81° 44' 43" W for a distance of 61.92 feet to a point on the north line of lands Now or Formerly of Cecchini (Doc 02-2006-5215);

Thence along said lands the following 3 courses:
1) N 06° 54' 30" E for a distance of 11.40 feet;
2) N 81° 37' 57" W for a distance of 20.84 feet;
3) S 06° 11' 17" W for a distance of 9.62 feet to the northeast corner of lands Now or Formerly of Ticcony (Doc 02-2021-51778);

Thence N 82° 31' 53" W for a distance of 28.82 feet to the eastern line of lands Now or Formerly of Joyner (Doc 02-2009-4821);

Thence along said lands the following 3 courses:
1) N 05° 36' 17" E for a distance of 4.02 feet;
2) N 84° 36' 43" W for a distance of 37.90 feet;
3) S 06° 36' 17" W for a distance of 123.24 feet to the northerly line of Cannon Street;

Thence along said road N 72° 04' 23" W for a distance of 106.32 feet to the southeast corner of lands Now or Formerly of Jankovics LLC (Doc 02-2012-5609);

Thence along said lands the following 2 courses:
1) N 07° 03' 07" E for a distance of 238.50 feet;
2) N 71° 29' 03" W for a distance of 3.67 feet to the southeast corner of said lands of MLQ Realty Management;

Thence N 07° 00' 37" E for a distance of 200.58 feet to the Point of Beginning.

ROBERT H. CAPUCILLI, L.S. # 051028

REVISIONS				
NO.	DATE	BY	CHKED	DESCRIPTION

26 IBM ROAD
POUGHKEEPSIE, NEW YORK 12601
TEL (845) 454-3411
FAX (845) 473-1962
CPLteam.com
ARCHITECTURE = ENGINEERING = PLANNING

STATE OF NEW YORK · ROBERT H. CAPUCILLI · 051028 · LICENSED LAND SURVEYOR
Digitally signed by Robert H. Capucilli, PLS
Date: 2023.02.17 14:22:51-05'00'

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

HUDSON RIVER HOUSING, INC.

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS STATE OF NEW YORK

DATE:	12/1/22
DRAWN:	RHC
DESIGNED:	
CHECKED:	RHC
SCALE:	1" = 30'

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

488 MAIN STREET

PROJECT NUMBER 15066.00

DRAWING NUMBER 1-1

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Plotted By: Bob Capucilli
Date last plotted: 2/17/2023 2:21 PM
Date last accessed: 2/17/2023 2:20 PM
Referenced Drawings: None
Drawing Name: S:\Projects\HRH\Las Ventanas on Main\D Design\Job Info\Survey\CAD\15066.00 HRH Las Ventanas svy-working.dwg

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 # 132025-015
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.

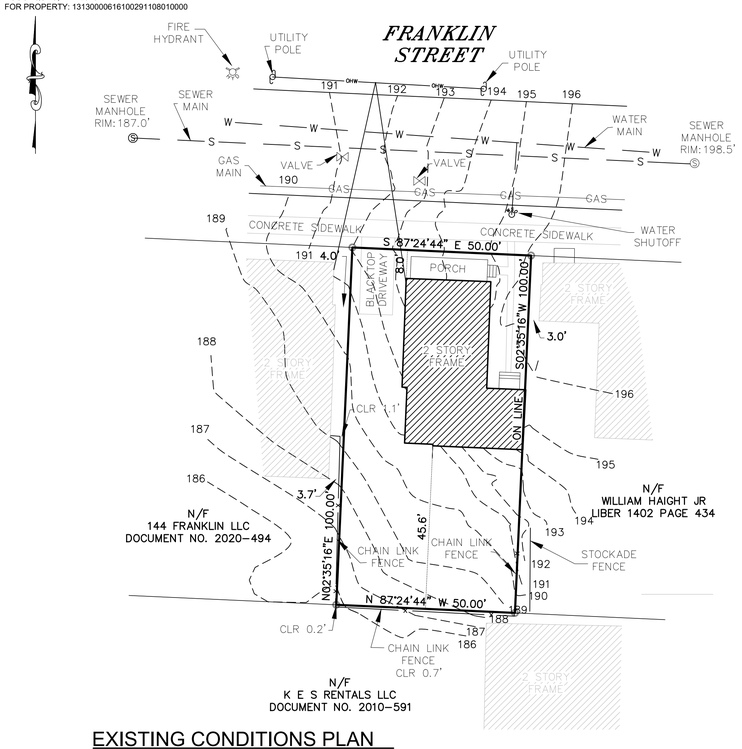
MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

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.

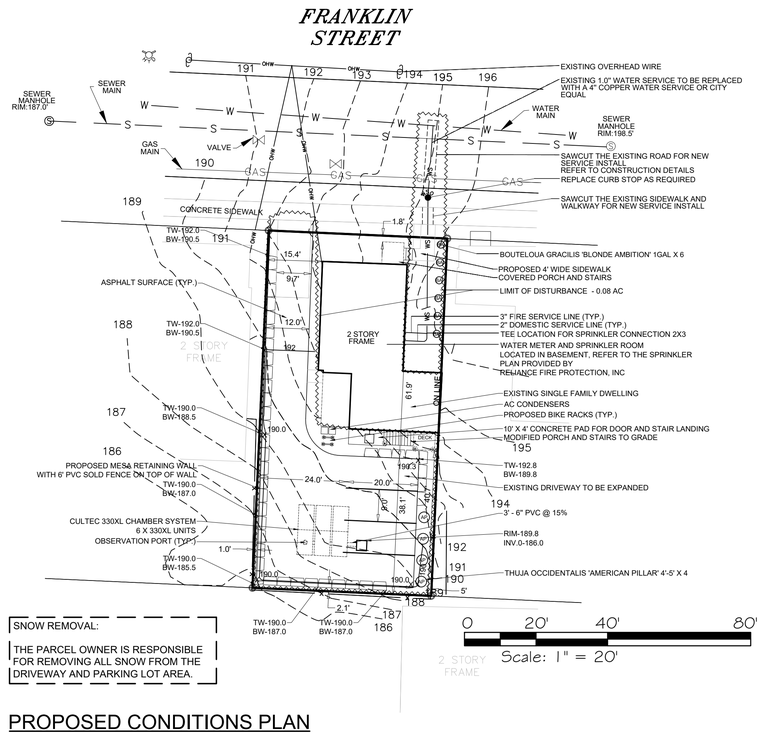
LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE TOWN IN ACCORDANCE WITH 155-47 OF THE TOWN CODE.

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

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.

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

Revisions	
	Brian J. Stokosa, PE
MAY 27, 2025	
MARCH 25, 2025	
FEBRUARY 25, 2025	
Project No. 2024:317	License No. 083970

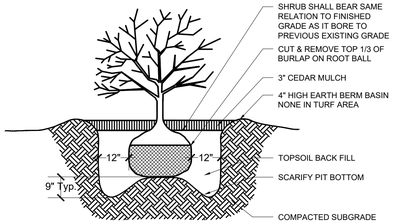
STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

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

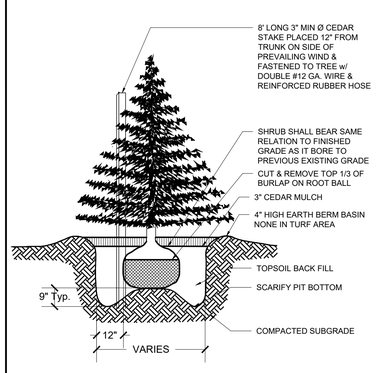
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	1 of 4
5-10-24	BJS	



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.

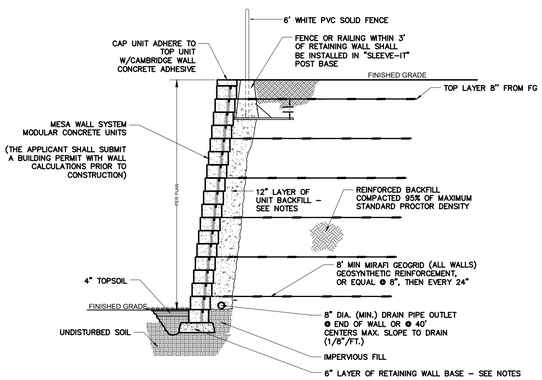
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



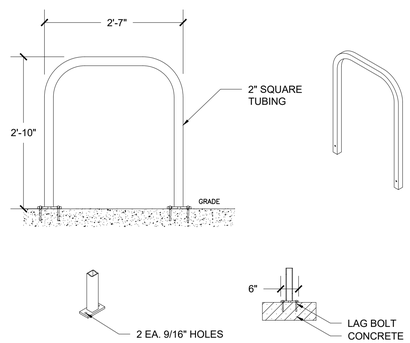
EVERGREEN TREE PLANTING DETAIL

SCALE: NOT TO SCALE



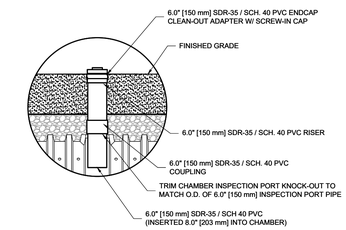
MESA RETAINING WALL WITH FENCE DETAIL

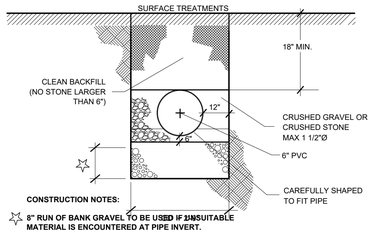
N.T.S.



BIKE RACK DETAIL

N.T.S.



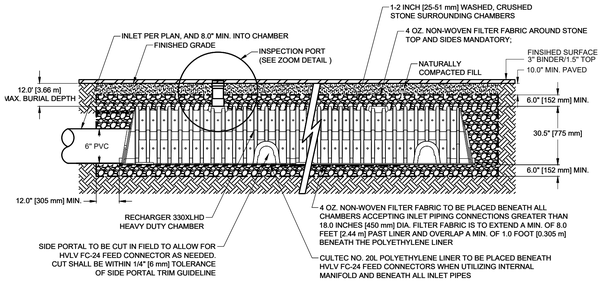


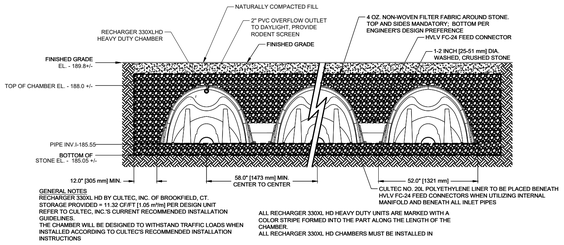
CONSTRUCTION NOTES:

☆ **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.



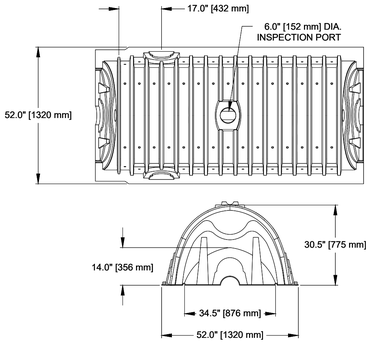


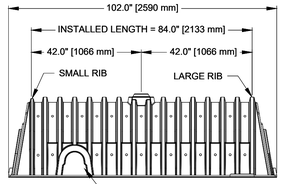
GENERAL NOTES:
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED 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

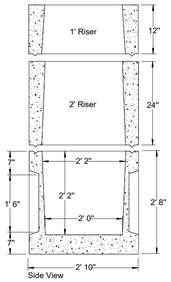
SCALE: NTS

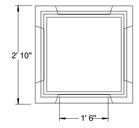




CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

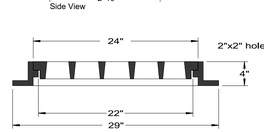
REFER TO THE MANUFACTURE WEBSITE FOR ADDITIONAL INFORMATION REGARDING INSTALLATION PROCEDURE AND MAINTENANCE REQUIREMENTS.





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



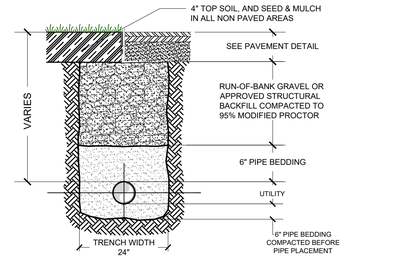
SPECIFICATIONS
Material: ASTM A48 Class 30B Load Rating: Heavy Duty, H20 Weight = 300 lbs Drainage Area = 324 square inches Campbell #2915 equivalent Reversible Frame



Woodard's Concrete Products, Inc.
CAST IRON FRAME & GRATE MODEL GRATE-24X24X4

TYPICAL YARD DRAIN DETAILS

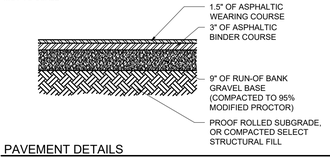
MOT TO SCALE



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.

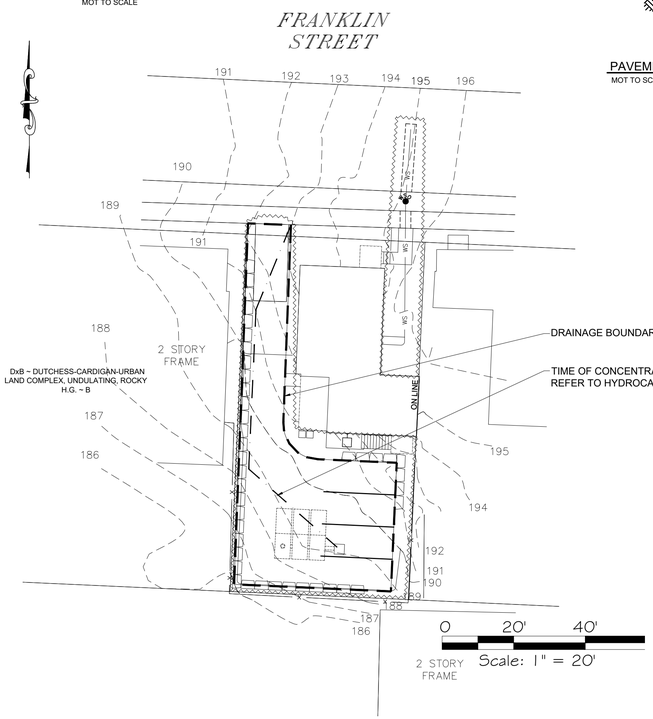
TYPICAL UTILITY TRENCH

MOT TO SCALE



PAVEMENT DETAILS

MOT TO SCALE



DRAINAGE BOUNDARY MAP

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
MAY 27, 2025	
MARCH 25, 2025	
FEBRUARY 25, 2025	
Revisions	
Project No. 2024:317	License No. 083970

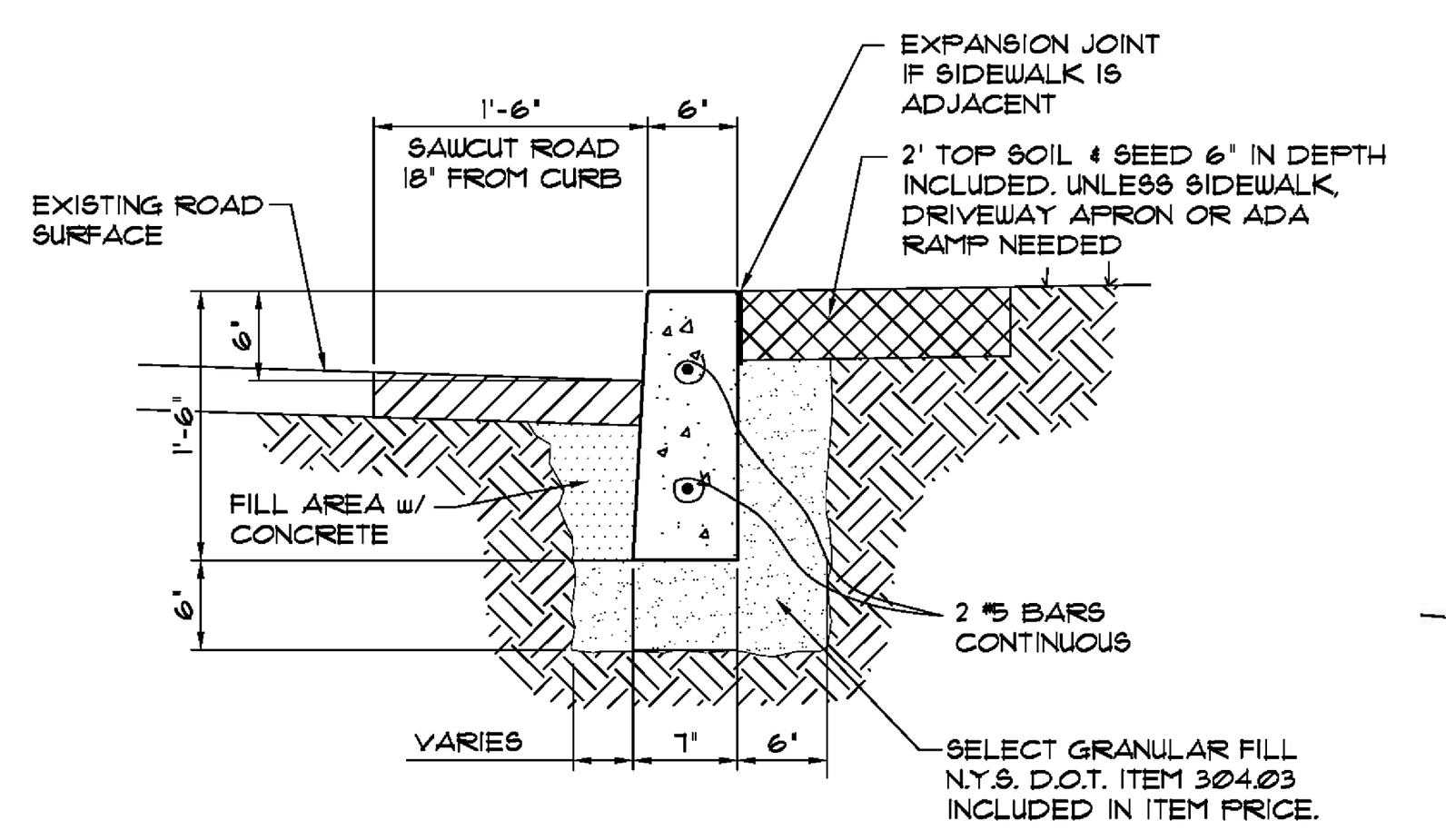
STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

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
DRAINAGE IMPROVEMENT PLAN

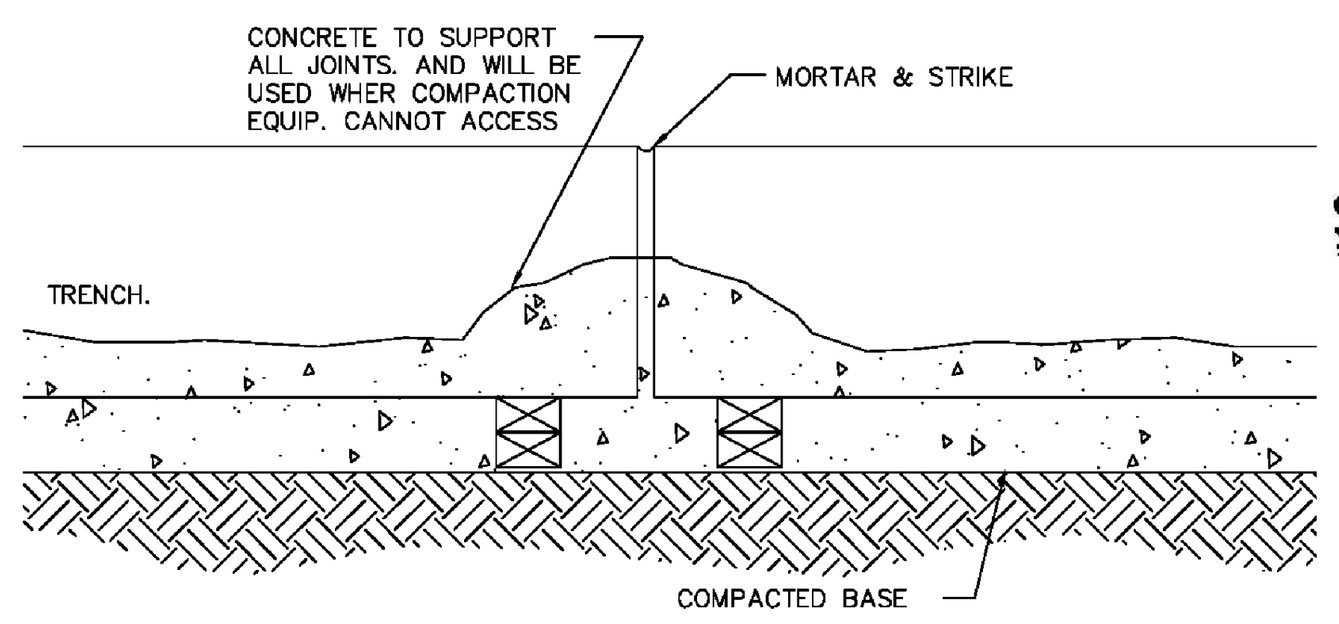
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	2 of 4
DATE: 5-10-24	CHECKED BY: BJS	

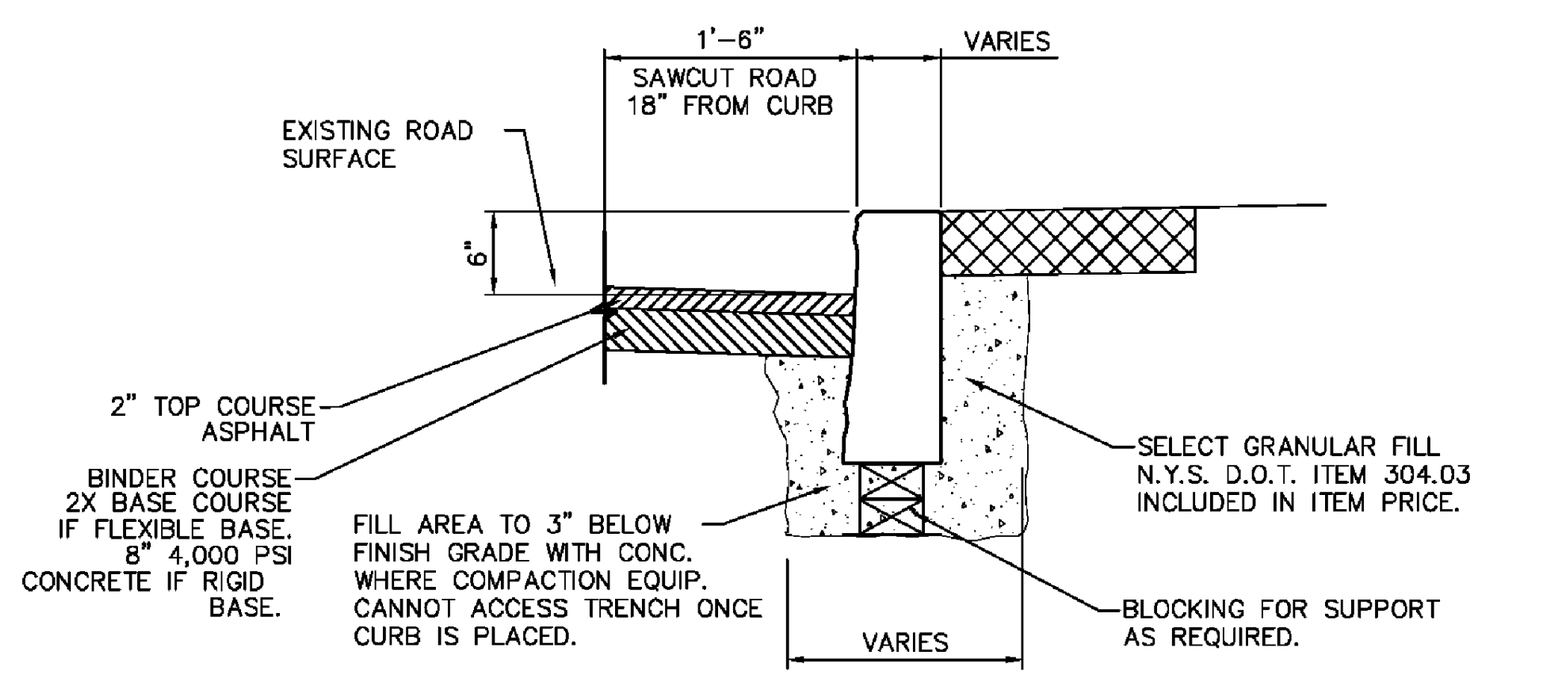


NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

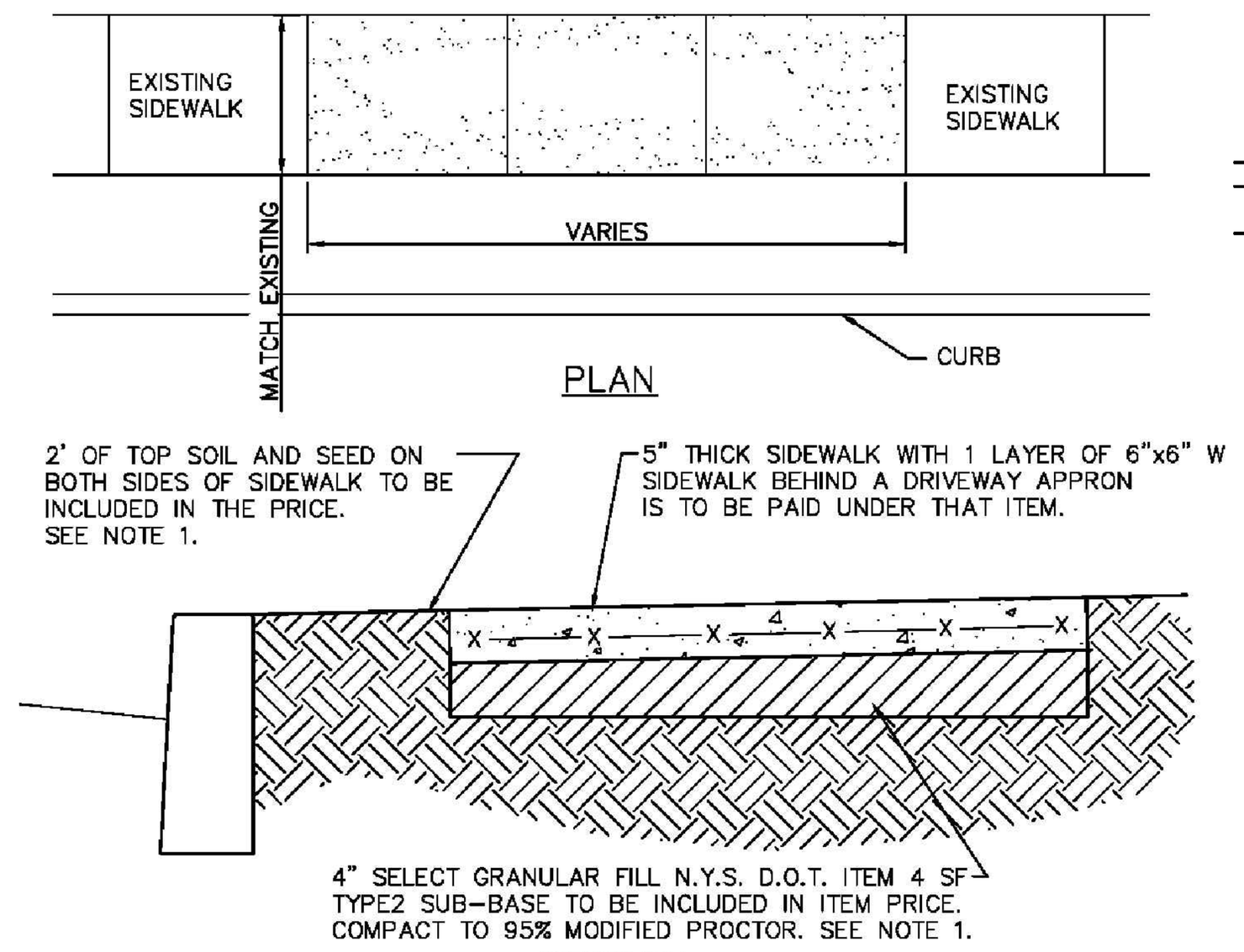




NOTE:
ASPHALT RESTORATION TO BE INCLUDED IN UNIT PRICE FOR RESETTING CURB.

RESET BLUESTONE/ GRANITE CURB DETAIL

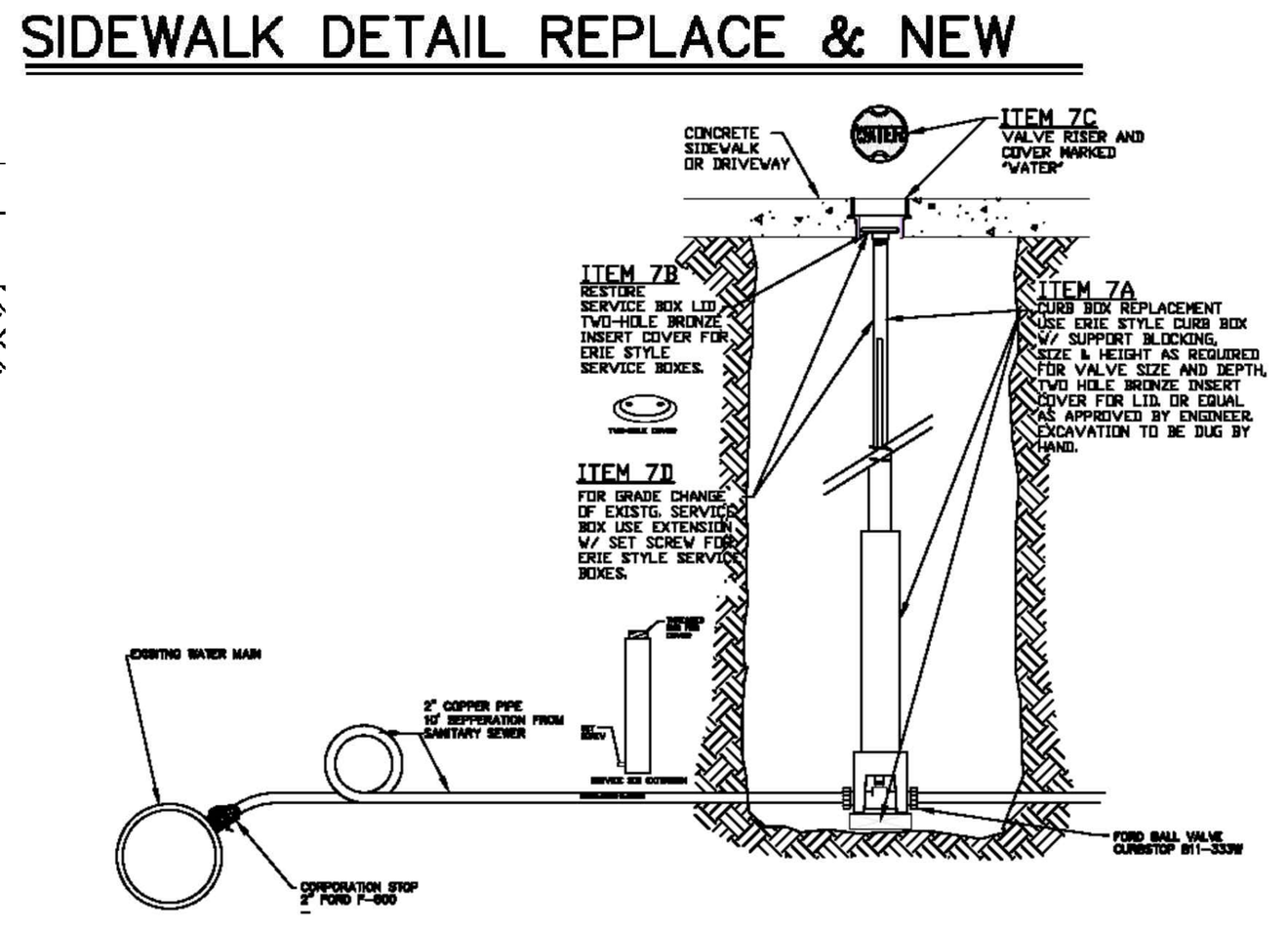
SCALE: NTS



NOTES:

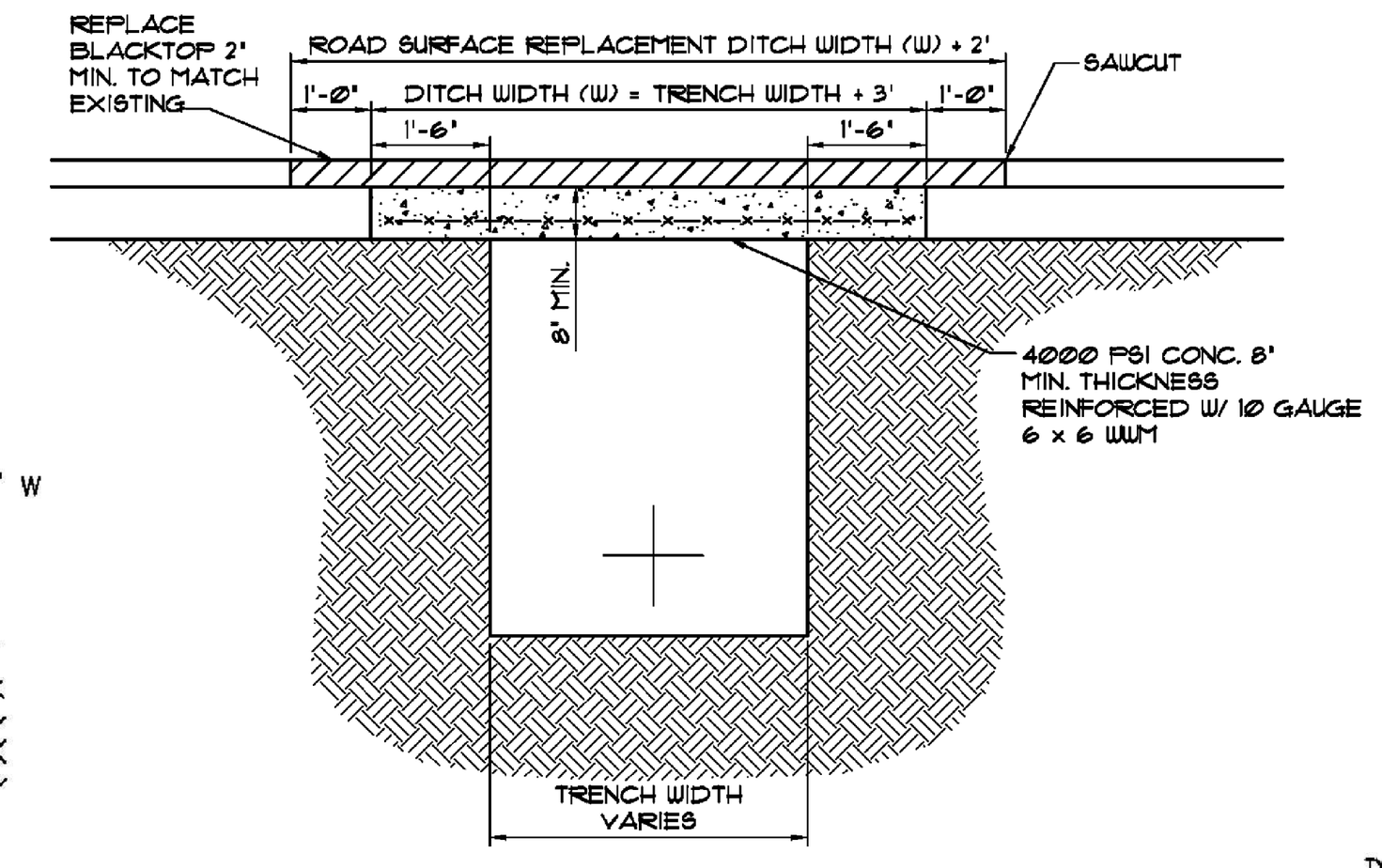
1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION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

SIDEWALK DETAIL REPLACE & NEW



CURB BOX AND SERVICE CONNECTION

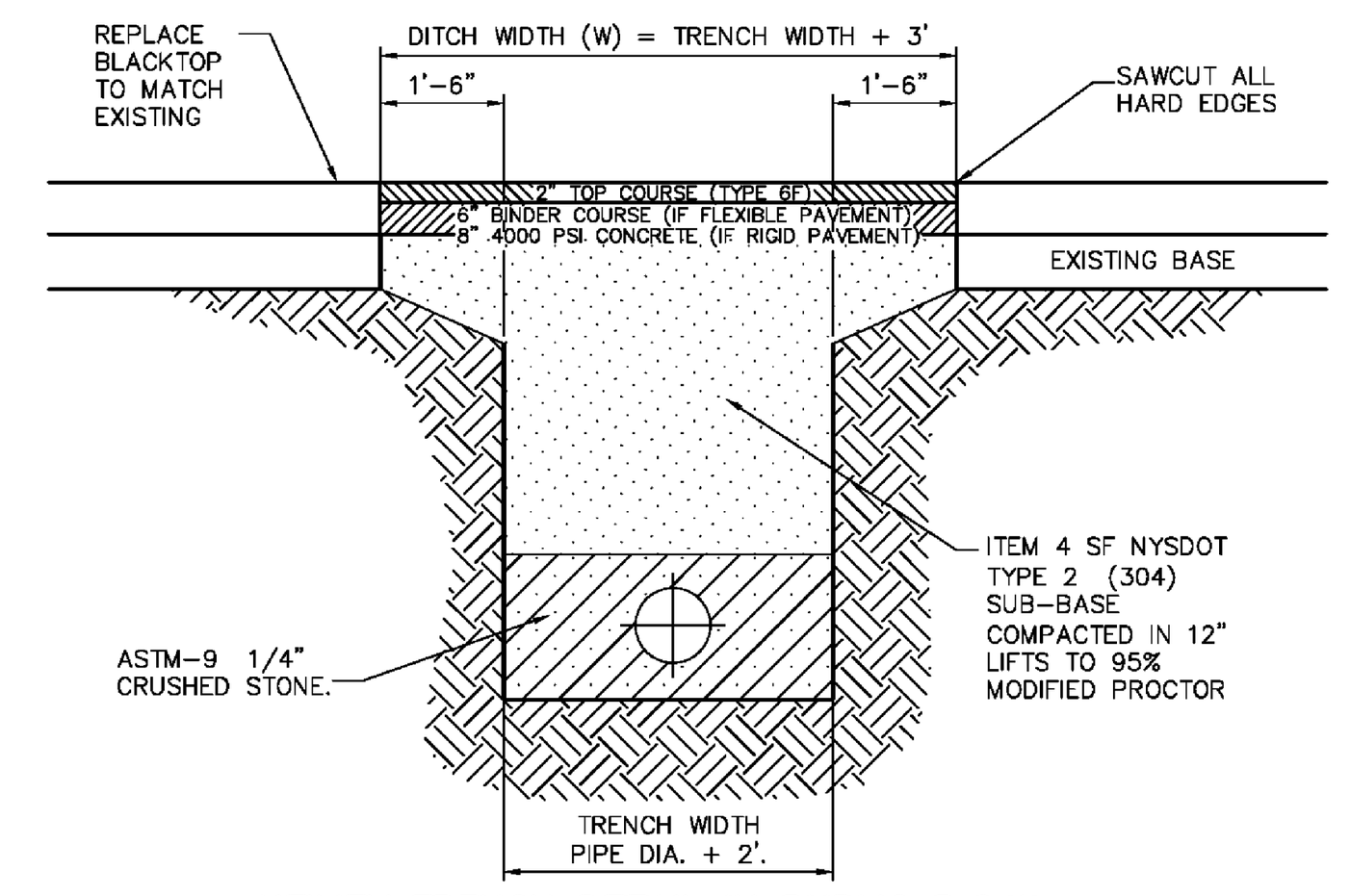
SCALE: N.T.S.



NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

RIGID PAVEMENT AND TRENCH LIMITS DETAIL

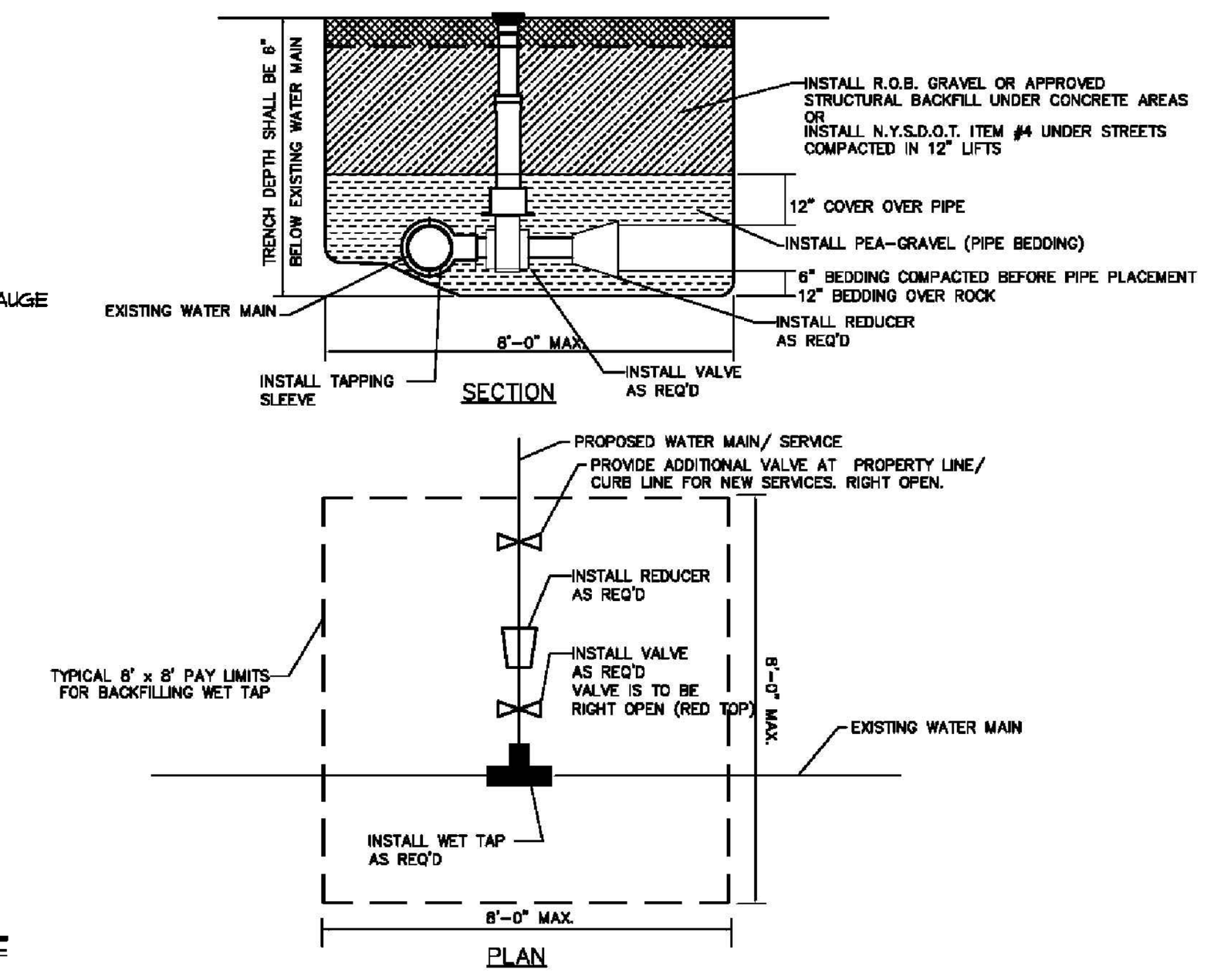


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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

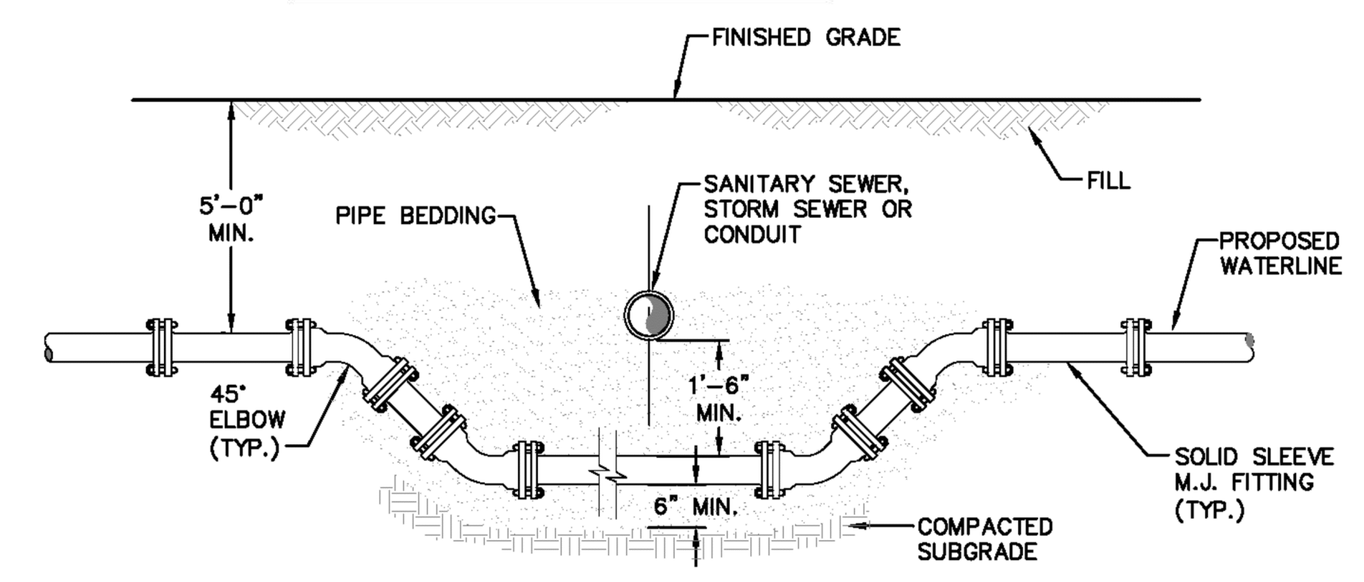
NOTES:

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 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

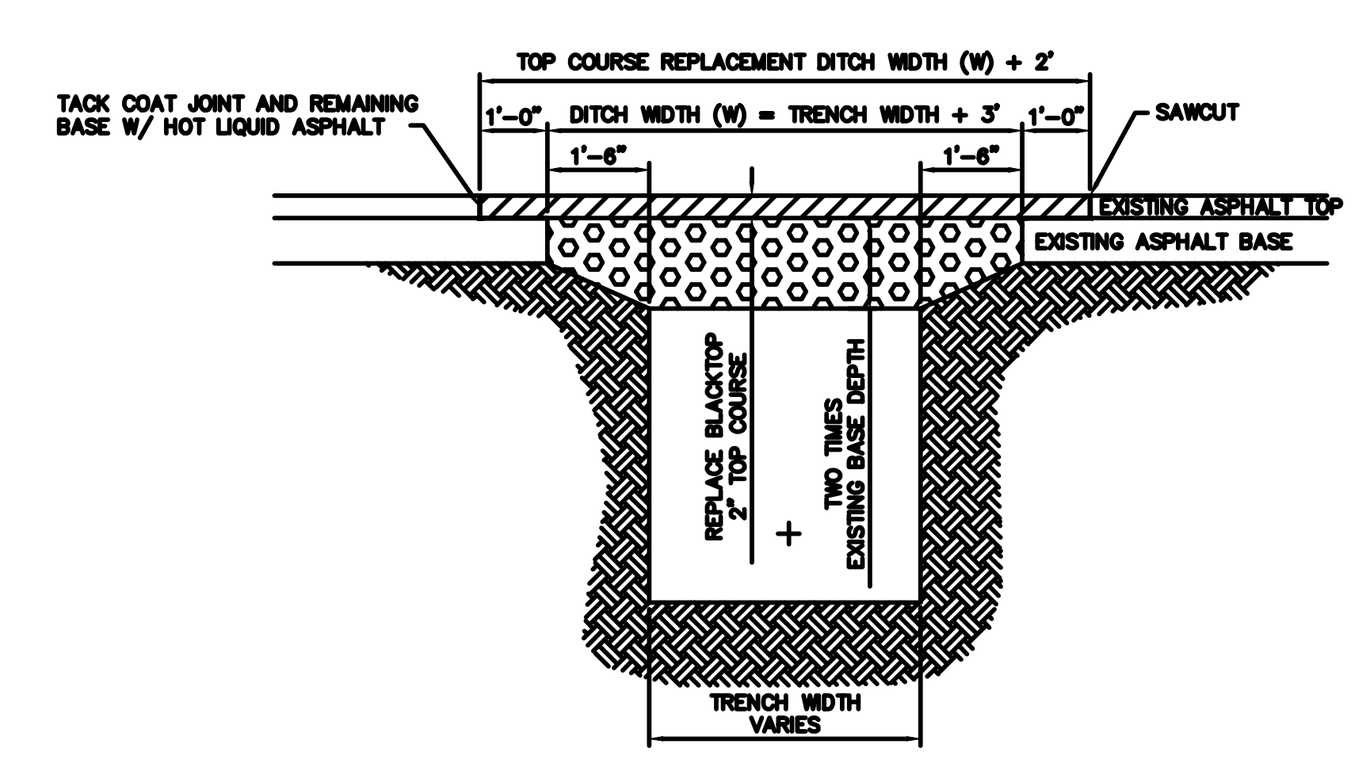


NOTES:

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 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.



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

d"series

Catalog Number | Notes | Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

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); 20C 20 LEDs (two engines)[1]	350 350 mA; 530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[1]	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium	MVOLT[2]; 120[3]; 208[3]; 240[3]; 277[3]; 347[3,4]; 480[3,4]	Shipped included: (blank) Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[5]	Shipped installed: PE Photoelectric cell, button type[6]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[1,7]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7]; ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant[8,9]

Other Options		Finish (required)		
Shipped installed: SF Single fuse (120, 277 or 347V)[3,10]; DF Double fuse (208, 240 or 480V)[3,10]; HS House-side shield[11]; SPD Separate surge protection[12]	Shipped separately[11]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.
DSXWHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXW1VG U 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 option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. 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 3.
8 Cold weather (-20C) 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

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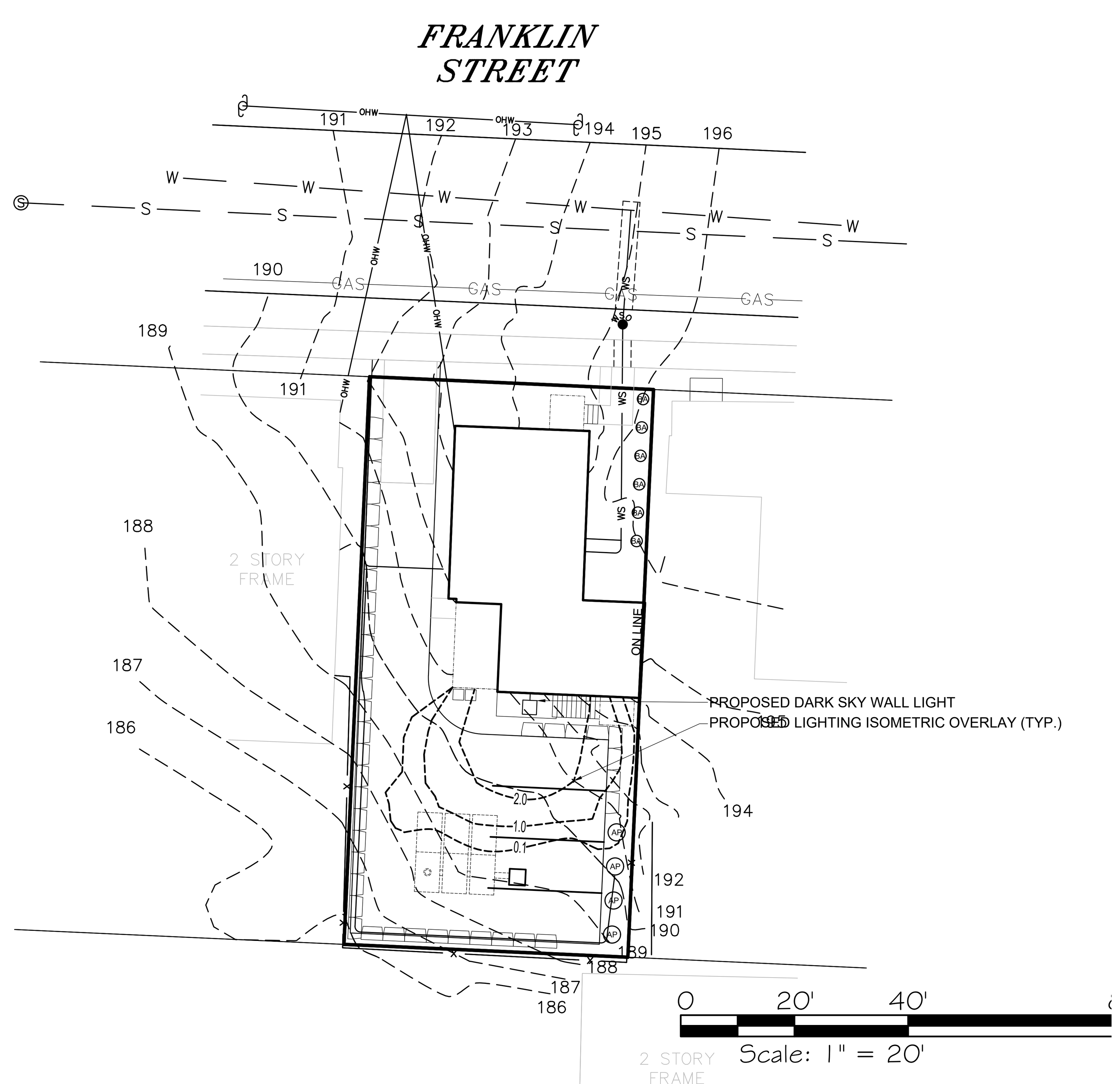
DSXW1-LED Rev. 1/14/21

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.

Revisions	Brian J. Stokosa, PE
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
DATE 5-10-24	CHECKED BY BJS	3 of 4

1YR STORM

Culvert *Type III 24-hr 1 yr Rainfall=2.61"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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Summary for Subcatchment A:

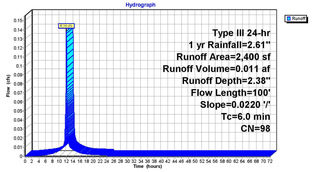
Runoff = 0.14 cfs @ 12.08 hrs, Volume= 0.011 af, Depth= 2.38"

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:



Culvert *Type III 24-hr 1 yr Rainfall=2.61"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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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)

Culvert *Type III 24-hr 1 yr Rainfall=2.61"*
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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

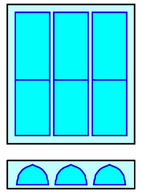
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

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



Culvert *Type III 24-hr 1 yr Rainfall=2.61"*
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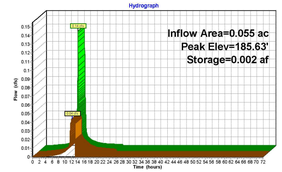
Pond SMP:



10YR STORM

Culvert *Type III 24-hr 10 yr Rainfall=4.67"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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Summary for Subcatchment A:

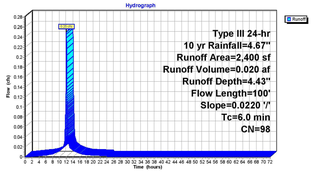
Runoff = 0.25 cfs @ 12.08 hrs, Volume= 0.020 af, Depth= 4.43"

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:



Culvert *Type III 24-hr 10 yr Rainfall=4.67"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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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)

Culvert *Type III 24-hr 10 yr Rainfall=4.67"*
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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

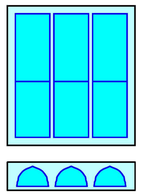
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

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



Culvert *Type III 24-hr 10 yr Rainfall=4.67"*
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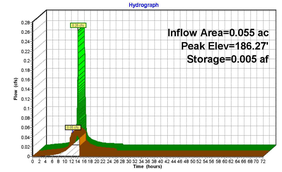
Pond SMP:



100YR STORM

Culvert *Type III 24-hr 100 yr Rainfall=8.21"*
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Summary for Subcatchment A:

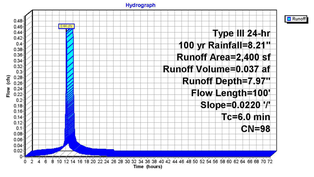
Runoff = 0.44 cfs @ 12.08 hrs, Volume= 0.037 af, Depth= 7.97"

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:



Culvert *Type III 24-hr 100 yr Rainfall=8.21"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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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 @ 12.56 hrs, Volume= 0.037 af, Atten= 86%, Lag= 29.9 min
Discarded = 0.06 cfs @ 12.56 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' @ 12.56 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 @ 12.56 hrs HW=187.62' (Free Discharge)
↳1=Exfiltration (Exfiltration Controls 0.06 cfs)

Culvert *Type III 24-hr 100 yr Rainfall=8.21"*
Prepared by Day & Stokosa Engineering PC Printed 5/10/2024
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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

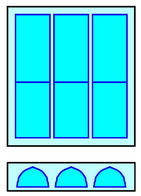
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

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



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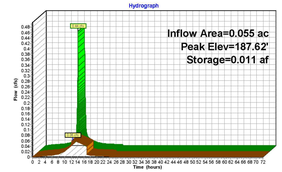
Pond SMP:



HYDROCAD ANALYSIS

N.T.S.

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Brian J. Stokosa, PE

MAY 27, 2025
MARCH 25, 2025
FEBRUARY 25, 2025
Revisions

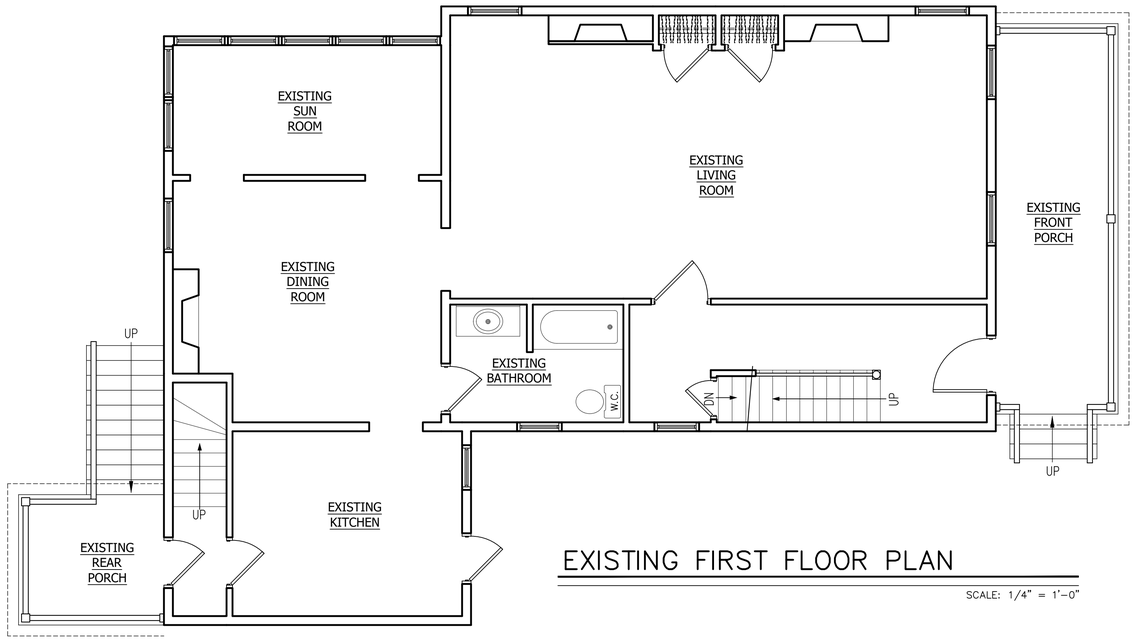
Project No. 2024:317
License No. 083970

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

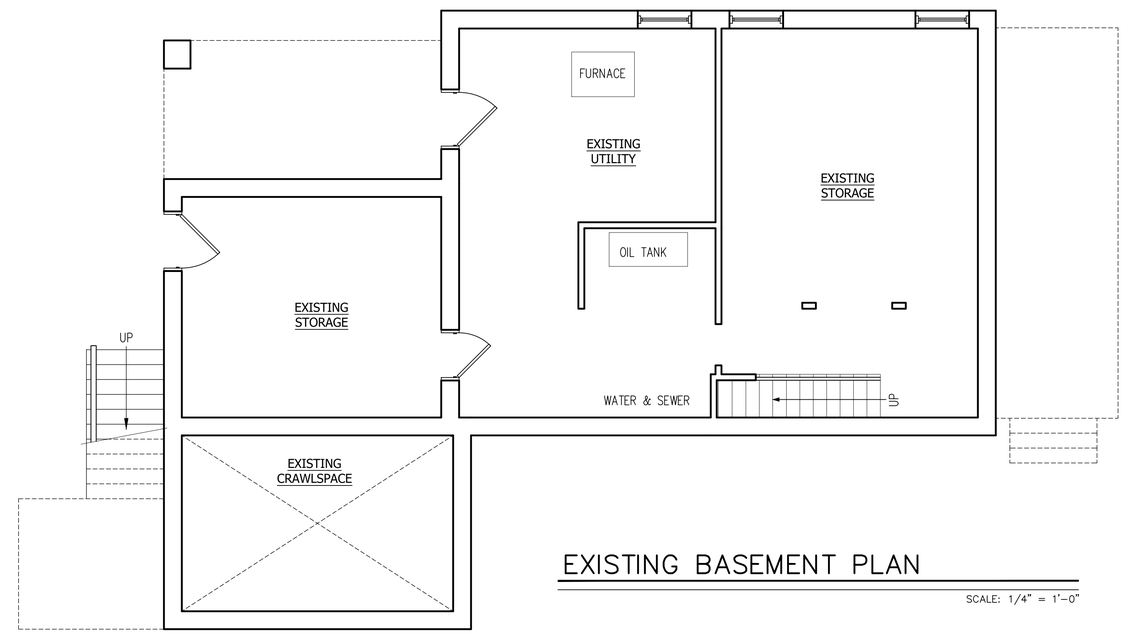
DRAWING
DRAINAGE IMPROVEMENT PLAN

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

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

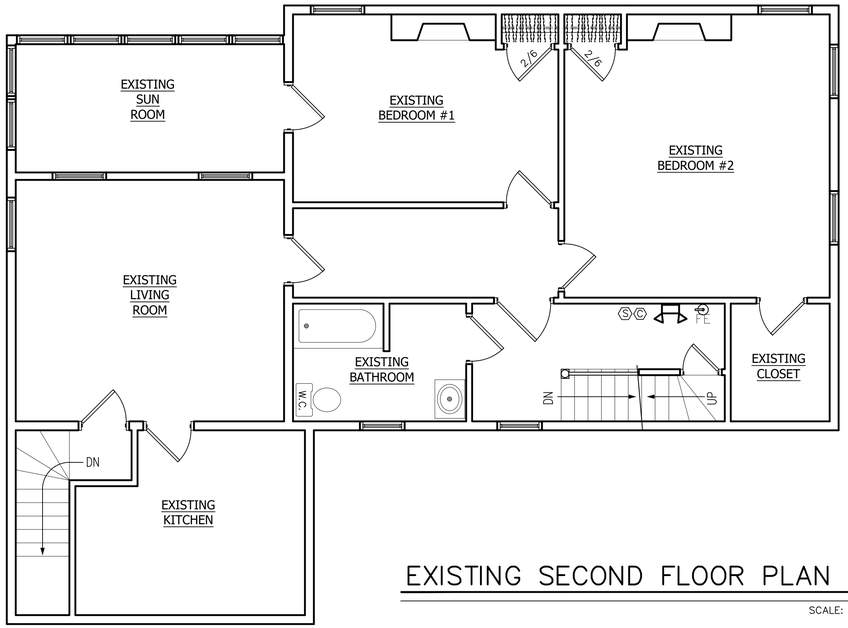
148 Franklin Street

City of Poughkeepsie — Dutchess County, New York

DRAWING

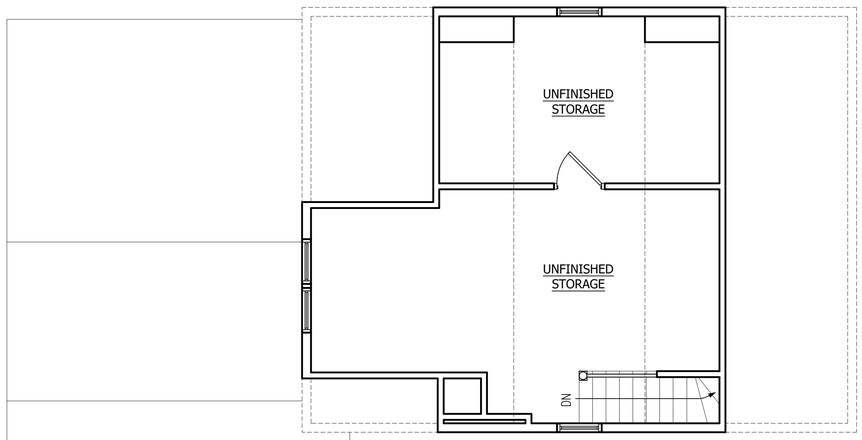
EXISTING FIRST &
SECOND FLOOR PLANS

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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PROJECT

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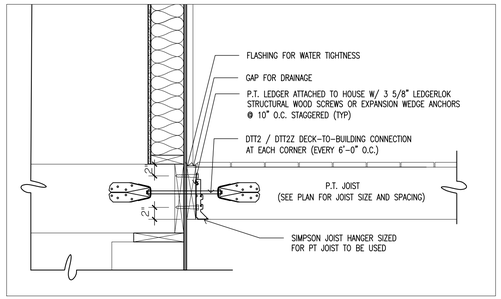
City of Poughkeepsie Dutchess County, New York

DRAWING

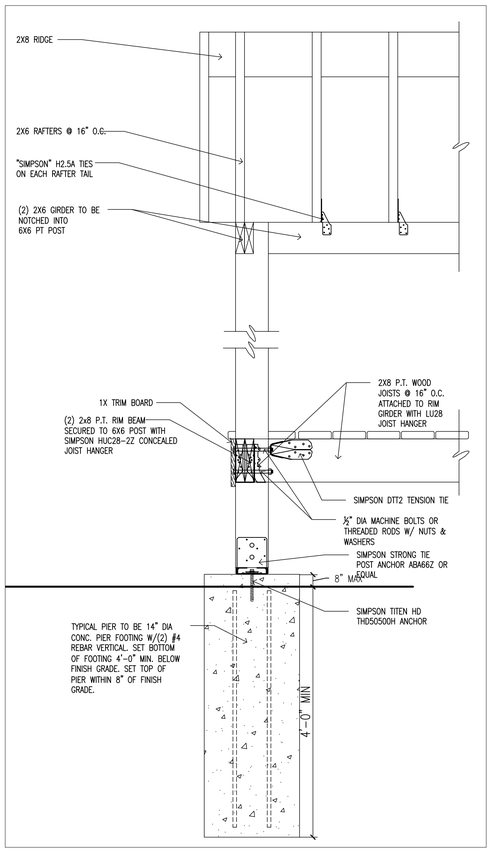
EXISTING FIRST & SECOND FLOOR PLANS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	EX101
DATE	CHECKED BY	
02-24-25	B.J.S.	



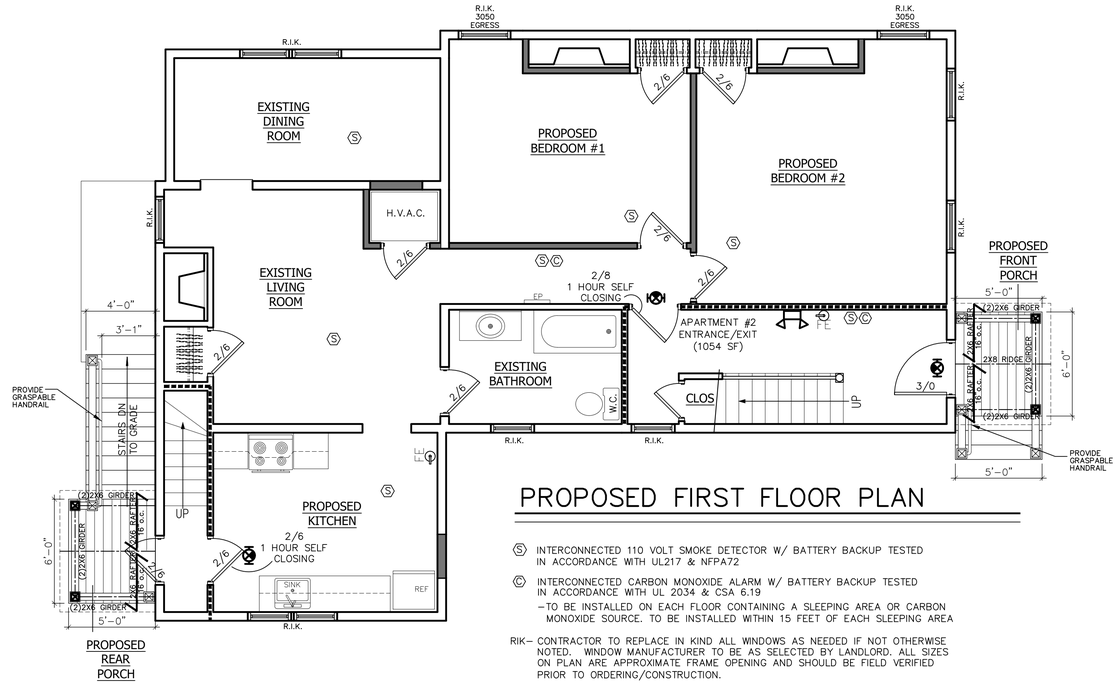
D1 / A100 **TYPCIAL HOUSE CONNECTION DETAIL**

SCALE: N.T.S.
ALL WOOD TO CONCRETE OR WOOD TO WOOD CONNECTORS TO BE SIMPSON BRAND OR EQUAL



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 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
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- PORTABLE FIRE EXTINGUISHER

THE REQUIRED PORTABLE FIRE EXTINGUISHERS ARE TO BE LOCATED IN PLAIN VIEW. THE EXTINGUISHERS ARE TO BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THE EXTINGUISHERS MAY BE HOUSED IN A CABINET, BUT MAY NOT BE LOCKED. EXTINGUISHER THAT WEIGHTS 40 POUNDS OR LESS CAN BE INSTALLED SO THAT THE TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. EXTINGUISHER THAT WEIGHTS MORE THAN 40 POUNDS SHALL BE INSTALLED SO THAT THE TOP IS NOT MORE THAN 3 1/2 FEET ABOVE THE FLOOR.

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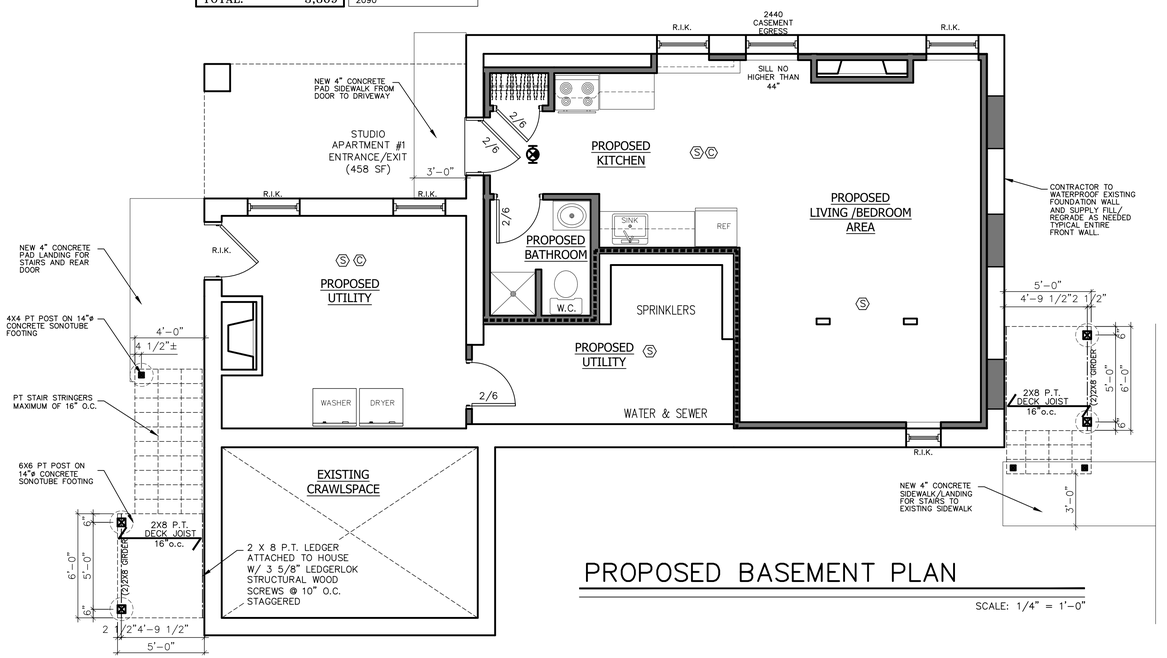


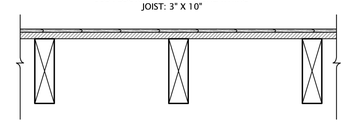
PROPOSED BASEMENT PLAN

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

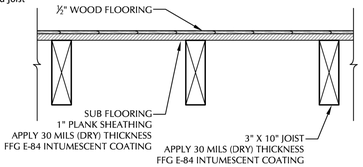
Shield Industries, Inc.

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

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May 20, 2025
Revisions: March 25, 2025
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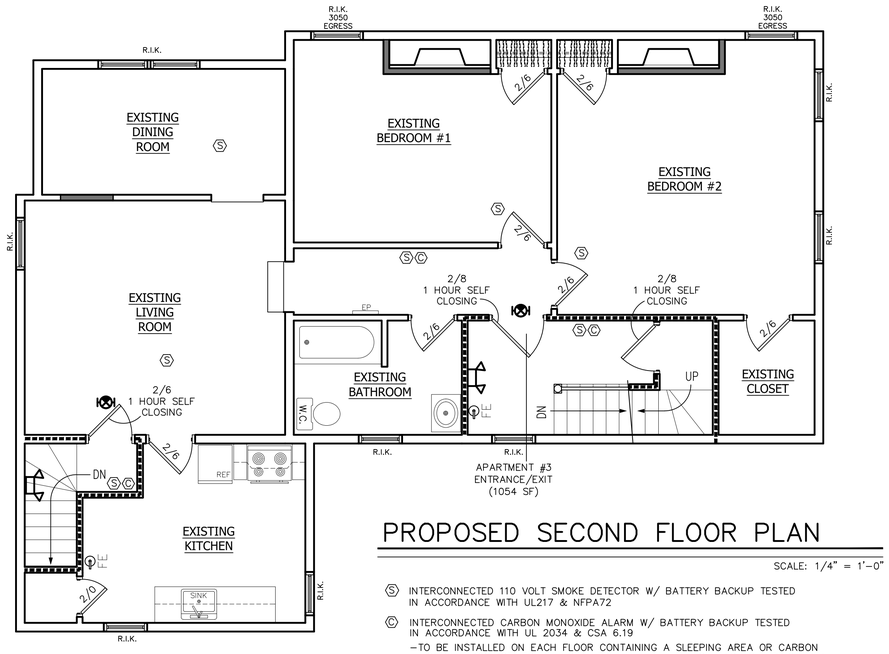
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

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.	



PROPOSED SECOND FLOOR PLAN

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

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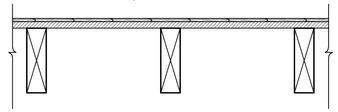

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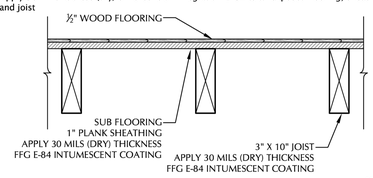

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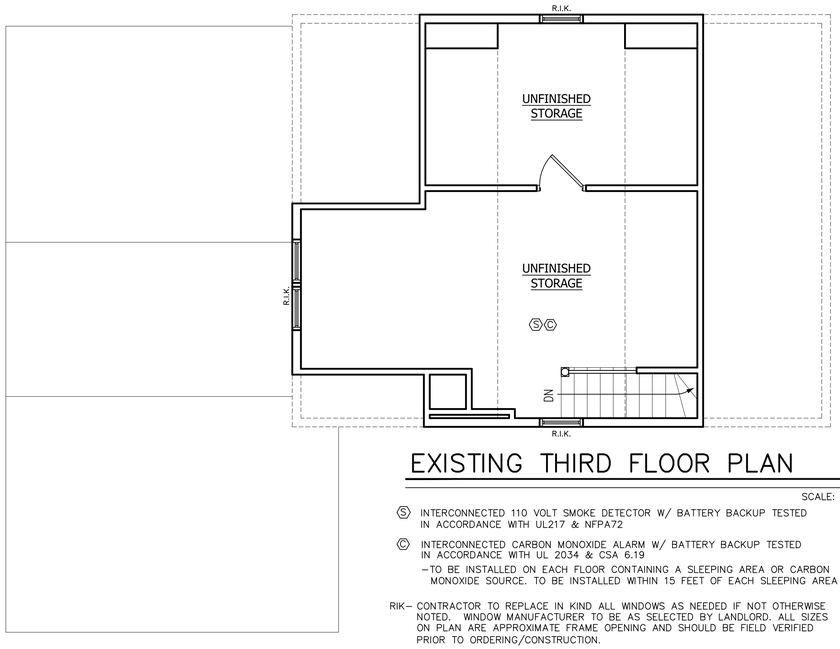

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PROJECT
148 Franklin Street
City of Poughkeepsie Dutchess County, New York

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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DRAWING

PROPOSED ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	G.P.L.	A102
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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

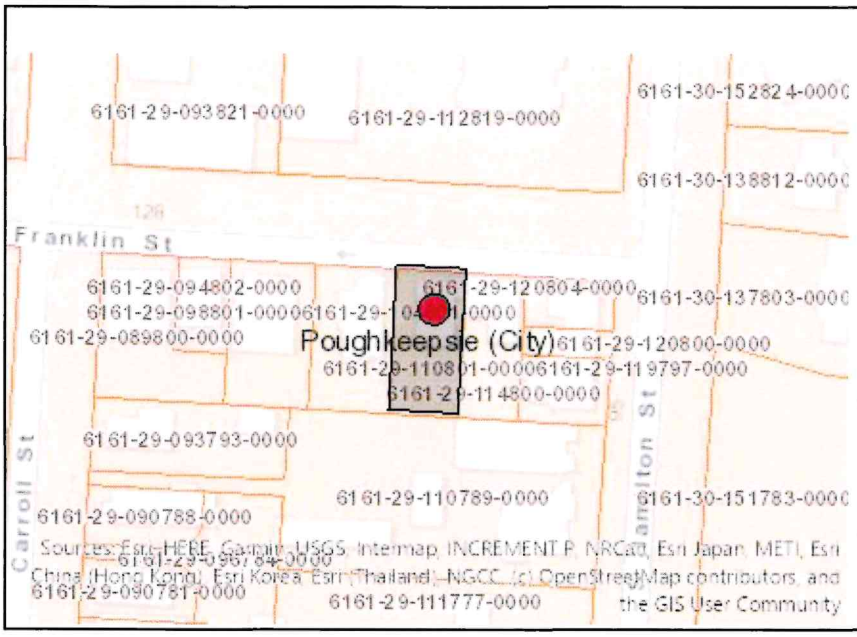
Applicant/sponsor/name: JOSEPH SALA Date: 5/22/25

Signature: Joseph Sala Title: OWNER

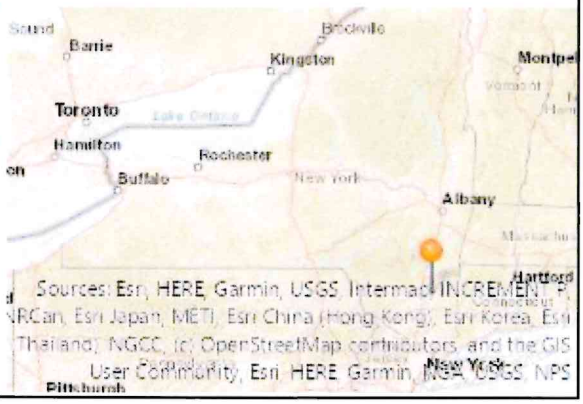
PRINT FORM

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.

July 3, 2025

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

cc: Lori Garcia

RE: 2025-015 148 Franklin Street Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

On Tuesday, July 1, 2025, Christopher Kroner of MASS Design Group conducted a preliminary architectural site visit to 148 Franklin Street. He was joined by Tyler Maegerle, Ann Saylor, and was led through the site by the property owner, Joe Sala, along with Garrett Leggett from Day Stoska Engineering.

We appreciate the effort to provide much-needed housing in the City of Poughkeepsie and recognize the intent to upgrade an existing structure in a way that contributes to the character of the surrounding street. The purpose of this note is to clarify several points discussed during the visit and to offer initial comments and questions in support of the Planning Board's ongoing review, as the proposal continues to evolve. We are also happy to offer a design workshop to the applicant should additional guidance be helpful.

General Design Philosophy

The Planning Board aims to help applicants recognize subtle design opportunities that can enhance their proposals. In this case, the conversation encouraged design decisions that absorb and inform the neighborhood's character and contribute to a more residential—rather than purely rental—feel. Ann noted that the Board is often flexible when a proposal demonstrates thoughtful, intentional design.

Historic Character and Neighborhood Cues

This rehabilitation is seen as a meaningful opportunity to strengthen the architectural character of Franklin Street, which features a mix of building styles. We encouraged the applicant to draw on subtle design elements from nearby properties to ensure the proposal complements and enriches the surrounding context.

Materials

The provided materials list (see image below) is helpful. To better support the Planning Board's evaluation of the proposed architectural improvements, please submit physical samples—or at minimum, a comprehensive materials board—showing all proposed materials, finishes, and colors at a larger scale. This should also include details for the sub-porch screening and the finish of the proposed retaining wall.

MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
Vinyl Siding: Royal- Sterling
Windows: Exterior cladding in White
Trim: White Vinyl
Entry Doors: Fiberglass & Glass

Front Porch and Stairs

During the site visit, we discussed how “porch culture” is a defining feature of Poughkeepsie’s Southside, contributing to the sense of community and neighborhood identity. In this context, we encourage design choices that help the porch feel welcoming, communal, and permanent.



Existing Porch

Porch Configuration and Materials
During the site visit, we discussed whether to maintain the existing side-entry stairs or shift to front-facing stairs to better align with neighborhood patterns. We find either option acceptable and *encourage the design team to propose their preferred approach*.

While the existing wooden stairs are permissible, *we recommend more durable, low-maintenance alternatives—such as cast-in-place or precast concrete—to better withstand weather and reduce long-term upkeep*.

We also reviewed the option of a full porch reconstruction versus a partial repair (as shown in earlier drawings). The group reached consensus *in support of rebuilding the full-width front porch*. To reinforce the historic and Victorian character of the Southside, *we suggested incorporating structural brackets (some are found on the adjacent western property) and adding skirting below the porch, both for visual improvement and to deter pests. The applicant was encouraged to submit bracket details for review.*


Neighboring property's bracketwork


Other bracket examples sent to applicants

Porch Balustrade
The existing porch balusters are standard, simple wood construction. Given the porch's visibility along the public right-of-way, upgrading the balustrade presents a strong opportunity to enhance the building's curb appeal. We encourage the applicant to consider more visually engaging options—such as mixing turned and square wood balusters, using metal balusters paired with a wood handrail, or installing a modern tension cable system—to elevate the overall appearance.

Windows, Siding, and Trim

We understand that some window replacements have already begun, with white-framed units installed. To maintain consistency, *we recommend that any remaining window replacements also use white frames*.

The proposal includes PVC Azek trim; however, we discussed more environmentally sensitive alternatives, such as thermally modified pine “Solid Gold” wood boards, which are locally available and carry a 50-year rot warranty. While Poughkeepsie’s housing stock is known for expressive trim colors, in this case, *using white trim to match the white windows may be appropriate*.

Regarding siding, we noted that aged vinyl often becomes brittle and prone to cracking. *If economically feasible, we recommend considering a cementitious board product for greater durability*. We also advised against white-on-white palettes, which can make the property appear more generic and rental-like. Instead, we encouraged the applicant to explore a three-color scheme common in Southside Victorian homes (base siding color, trim, and an accent) to lend more character and charm to the street. *A siding color that contrasts slightly with the white trim—particularly a darker or more vibrant hue—would be a welcome improvement*.

If the applicant chooses a cementitious board option, we recommend reviewing the available prefinished colors to select one that complements the building and surrounding context (see some prefinished option research below).



Doors

The main entry features beautiful sidelights and a transom window that are worth preserving, as they enhance the scale and character of the entrance. To maintain their quality and appearance, any existing acrylic panes should be replaced with glass. Additionally, painting the entry doors a distinct color could add personality and help distinguish the building within the neighborhood context.

Landscape + Site Comments

Arborvitae

The proposed planting of arborvitae (*Thuja Occidentalis 'American Pillar'*) along the southern property line raises some concerns. The Planning Board has often noted that arborvitae, being non-native, are particularly vulnerable to deer damage, which can leave them misshapen and result in a “lollipop” appearance (see example photo below). In similar situations, other applicants have proposed more resilient alternatives such as yew or privet hedge for screening, or Eastern Red Cedar for added height—its strong scent and natural oils make it less appealing to deer. We encourage the applicant to explore these or other suitable options that their landscape architect might suggest.


Example of Arborvitae

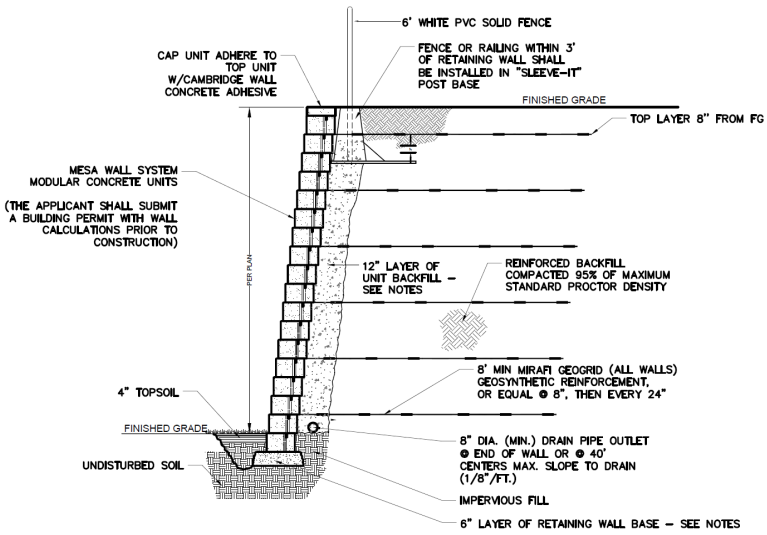
Lawn & Garden

We regret the decision to completely remove the backyard, as it currently serves as a pleasant space behind the building. Since the northern lawn will no longer be used as an ingress path, we encourage planting in the front yard to enhance the streetscape along Franklin Street. The proposed *Bouteloua gracilis* ‘Blonde Ambition’ offers a warm and inviting texture, and *we recommend expanding the use of hardy perennials to complement this planting row*.

Retaining Wall

Could you *please clarify the color and finish of the Mesa retaining wall shown in the drawings?*

While we understand the low-maintenance benefits of a PVC fence, we want to ensure it is not installed in locations where vehicles might strike it, as such damage can be unsightly. In those areas, *wood or metal fence alternatives are strongly preferred*.



Parking Lot Material
Since the proposed subsurface stormwater chamber system will be installed beneath standard asphalt paving, we encourage the applicant to consider evaluating permeable paving systems as an alternative—either fully or partially—similar to those used at the Poughkeepsie Underwear Factory. These options may provide environmental benefits as well as potential cost savings, to be confirmed by the applicant's consultants.

No New Trees
We note that the applicant is not proposing any new trees. We encourage exploring opportunities to support the City of Poughkeepsie's reforestation efforts, which help maintain its Tree City USA designation and mitigate urban heat island effects, perhaps at the northeast corner?

Site Lighting (Both Applications)
The submitted cut sheets indicate that the low-profile luminaire is available in various color temperatures. We recommend selecting the warmest option (3000K). Please confirm the fixture finish for the Planning Board, since the color of the siding and trims need to be finalized.

We hope the public continues to be enthusiastic about this project, which supports the city of Poughkeepsie's ongoing goal to increase housing, and rehabilitate existing buildings. MASS looks forward to supporting the continued development of this rehabilitation and is available to assist the applicant with any outstanding design questions.

Sincerely,

Chris Kroner
Principal

RECEIVED
MAR 26 2025
By LG

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6161-31-318779

OFFICE USE ONLY
CODE: PLSP Acct# 062130
ID # PB2053021
FEE: 1,240
Total, from:
$500, plus
$ 600
($150 per 1000 square feet of floor area), plus
$ 140
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

PAID
1080
MAR 26 2025
1240

I. **PROPERTY ADDRESS:** 171 SOUTH CHERRY STREET

II. **PROPERTY OWNER:** QUINCY WILLIAMS
ADDRESS: P.O. BOX 372, LAGRANGEVILLE
12540
N.Y. 12540 (state and zip code)

PHONE NUMBER: 845-453-5223 (include area code)

III. **NAME OF APPLICANT:** WILLIAMS ASSETS LLC
ADDRESS: P.O. BOX 372
LAGRANGEVILLE
N.Y. 12540 (state and zip code)

PHONE NUMBER: 845-453-5223 (include area code)

EMAIL ADDRESS: 382KCL@GMAIL.COM

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

IV. **CONSULTANT:** CIRO INTERRANTE, ARCHITECT
ADDRESS: 25 MARKET STREET SUITE 3
POUGHKEEPSIE
N.Y. 12601 (state and zip code)

PHONE NUMBER: 914-204-3744 CELL (include area code)

EMAIL ADDRESS: CIROINT@GMAIL.COM

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): CONSTRUCT NEW 3 UNIT APARTMENT BUILDING

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)

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: .19 (acres) 8276 (square feet)

Building Footprint: 1545 (proposed square feet for new construction)

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

N/A (additional proposed square feet for expansion)

1545 (total building footprint, square feet)

Lot Coverage: 18.669% (percentage, building coverage only)

Gross Floor Area: 3090 (proposed square feet for new construction)

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

N/A (additional proposed square feet for expansion)

3090 (total gross floor area, square feet)

Building Height: 2 (stories) 26' ± (feet)

Floor Area Ratio: 37.33% (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: 5

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) N/A (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: 0

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 3

Total number of units: 3

C) Is funding public?____Yes X No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental____Professional____Business)

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

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(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, QUINCY WILLIAMS, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

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

Signature of Applicant

5/25/25
Date

Revised January 2025: Previous Editions Obsolete

CIA
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601 (845) 473-7572

June 25, 2025

City of Poughkeepsie Planning Department
62 Civic Center Plaza, Second Floor
Poughkeepsie, New York 12601

RE: Williams Assets LLC
171 South Cherry Street
Poughkeepsie, N.Y. 12601
Tax Map # 131300-6161-31-318779-0000

Dear Planning Department,

The in house meeting comments with all involved city departments from the May 28, 2025 have been addressed in the current drawing submission package as follows: Existing conditions showing the following: contours, water line, sewer line, electrical line, light pole, and utility pole were added to the site plan. Lighting plan has been added. Materials, colors, and apartment numbers for exterior elevations have been added to A1. Adjoining building materials and property owners have been added to the site plan. Handicap parking and parking sign details have been added. More landscaping on the east side of the property has been added. The zoning data table has been removed and a note stating the zoning district has been added. Survey information has been added. Joint agreement note has been edited and a copy of the agreement will be attached.

Comments from the deputy zoning administrator dated 5-8-25 have been addressed in a reply letter dated 6-20-25 and on drawing SP1 under general notes. All the drawings show a revision date of 6-20-25.

Thank you for your cooperation regarding this project.

Very truly yours,

Nickole Papastavrou, Associate/CAD-Drafter

CIA
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601 (845) 473-7572

April 21, 2025

Ms. Judith Knauss
62 Civic Center Plaza, Second Floor
Poughkeepsie, New York 12601

RE: 171 South Cherry St
Tax Map # 131300-6161-31-318779-0000

Dear Ms. Knauss:

Reply to Judith Knauss's comments on proposed 3 family dwelling for 171 South Cherry St. These replies are numbered to correspond to your email dated April 3, 2025.

1. Section 19-2.3(2)(c) allows a maximum lot coverage, including all impervious surfaces, of 70%: while the lot coverage is noted at 19%, that appears to be based on the building footprint alone, and not the driveway, sidewalk and parking area. This figure must be updated;

    1. This has been corrected showing 51%.

2. Section 19-2.3(2)(f) requires minimum side yard set-backs for parking areas and access to parking areas of 10 feet: the driveway and parking area is located on the south property line, and 3 feet from the west and north property line;

    2. The applicant and the adjoining neighbor have a joint agreement for a shared driveway on the south property line, therefore the paved section of the driveway encroaches beyond or within the 10 foot setback. If necessary, a variance will be requested. A copy of the joint agreement is submitted for your review. As for the north property line, the setback has been adjusted to 10 feet.

3. Section 19-2.3(2) allows a maximum driveway width of 15 feet: the proposed driveway is 20 feet;

    3. This has been corrected to 5 feet.

4. Section 19-2.3(2)(g) requires a minimum rear yard set-back of 5 feet for parking areas: the parking area is 3 feet from the rear (west) property line;

    4. This has been corrected.

5. **Section 19-2.3(3)(a) requires that the front yard set-back be either 20 feet or within 2 foot of the average set-back of the two lots on each side of the subject lot (4 lots total): while 20 feet is shown to the main body of the dwelling, without elevations it is not possible to ascertain whether the porch is covered (as required), meaning the set-back would be to the porch;**

   5. The front of the porch has been corrected to a 20 foot setback and elevation of the porch has been provided.

6. **Section 19-6.2(1)(c) requires that access for parking areas with fewer that 20 spaces be 15 feet: the proposed driveway is 20 feet wide;**

   6. This section states it can be at least 15 feet indicating a larger width is allowed, however this width has been corrected to 15 feet per Section 19-2.3(2) as stated in comment 4.

7. **Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center be provided between the parking area and the property line: no such planting area is proposed along the west property line; and,**

   7. According to Section 19-6.2(4)(a) there is a choice of fencing, planting (get more info) to provide screening for parking. Our preferred choice is fencing that matches the adjoining properties existing fences. The fence would be 6 foot high, providing 3 more feet of coverage than the planting strip.

8. **Section 19-6.5(2)(a) requires that all portions of improved multifamily and nonresidential properties which are not used for buildings, structures, off street parking and loading, permitted outdoor storage, driveways, walkways or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and storm water runoff and to maintain or improve the aesthetics of such development: though some landscaping is indicated, there are areas labeled "open space" where landscaping is not indicated.**

   8. Grass areas have been labeled: previously labeled "open space".

My original stamp and signature are on the drawings with a revision date of 3-27-25. Please let me know if you need anything else from me and thank you 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. APPLICATION HAS BEEN EDITED TO COMPLY WITH ZONING ORDINANCE REQUIREMENTS.
3. NO WAIVERS ARE REQUESTED.
4. A TYPE 2 ACTION NOT REQUIRING SEQR IS NOT APPLICABLE TO THIS PROJECT.
5. 171 SOUTH CHERRY STREET IS LOCATED IN THE RESIDENTIAL NEIGHBORHOOD C ZONING DISTRICT (RNC).
6. NAMES OF OWNERS OF ADJOINING PROPERTIES HAS BEEN SHOWN.
7. THE APPLICANT, WILLIAMS ASSETS LLC, IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED DEVELOPMENT.

II) EXISTING SITE CONDITIONS

8. THERE IS A JOINT AGREEMENT BETWEEN NATASHA CHERRY AND WILLIAMS ASSETS LLC TO SHARE A DRIVEWAY ALONG THE SOUTH SIDE OF THE SITE PROPERTY LINE. COPY OF DOCUMENTATION WILL BE SUBMITTED WITH PLANS. SEE DRAWING SP1.
9. THERE ARE NO SCENIC VIEWS ON SOUTH CHERRY STREET.
10. PLAN VIEW SHOWS EXISTING PAVED AREAS, WALKWAYS, VEHICULAR ACCESS TO PUBLIC STREETS, INTERNAL DRIVES, SCREENING, FENCES, CONTOURS, AND OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES WITHIN 25' OF THE PROPERTY. MATERIALS OF EXISTING FEATURES ARE PROVIDED. EXISTING 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 SLOPES GRADUALLY TO THE FRONT OF THE PROPERTY.
11. LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND CONNECTIONS HAVE BEEN SHOWN FOR SANITARY, WATER, AND ELECTRIC.
12. 171 SOUTH CHERRY STREET IS NOT SUBJECT TO STORM WATER OVERFLOWS.

III) PROPOSED SITE IMPROVEMENTS

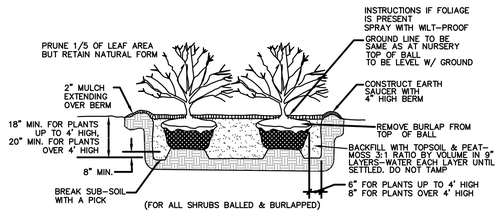
13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABELED USING CARDINAL DIRECTIONS.
14. NO EXISTING FIRE HYDRANT ON SITE.
15. LOCATION OF SNOW STORAGE HAS BEEN SHOWN.
16. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL BE SUBMITTED WITH SITE PLAN SHEETS.
17. NO NEW GRADES PROPOSED.
18. THERE IS A JOINT AGREEMENT BETWEEN NATASHA CHERRY AND WILLIAMS ASSETS LLC TO SHARE A DRIVEWAY ALONG THE SOUTH SIDE OF THE SITE PROPERTY LINE. COPY OF DOCUMENTATION WILL BE SUBMITTED WITH PLANS. SEE DRAWING SP1.
19. ENGINEERING TO REVIEW STORM WATER QUALITY REQUIREMENTS BASED ON NYDES PHASE II REQUIREMENTS.

IV) OTHER REQUIRED PLAN NOTES

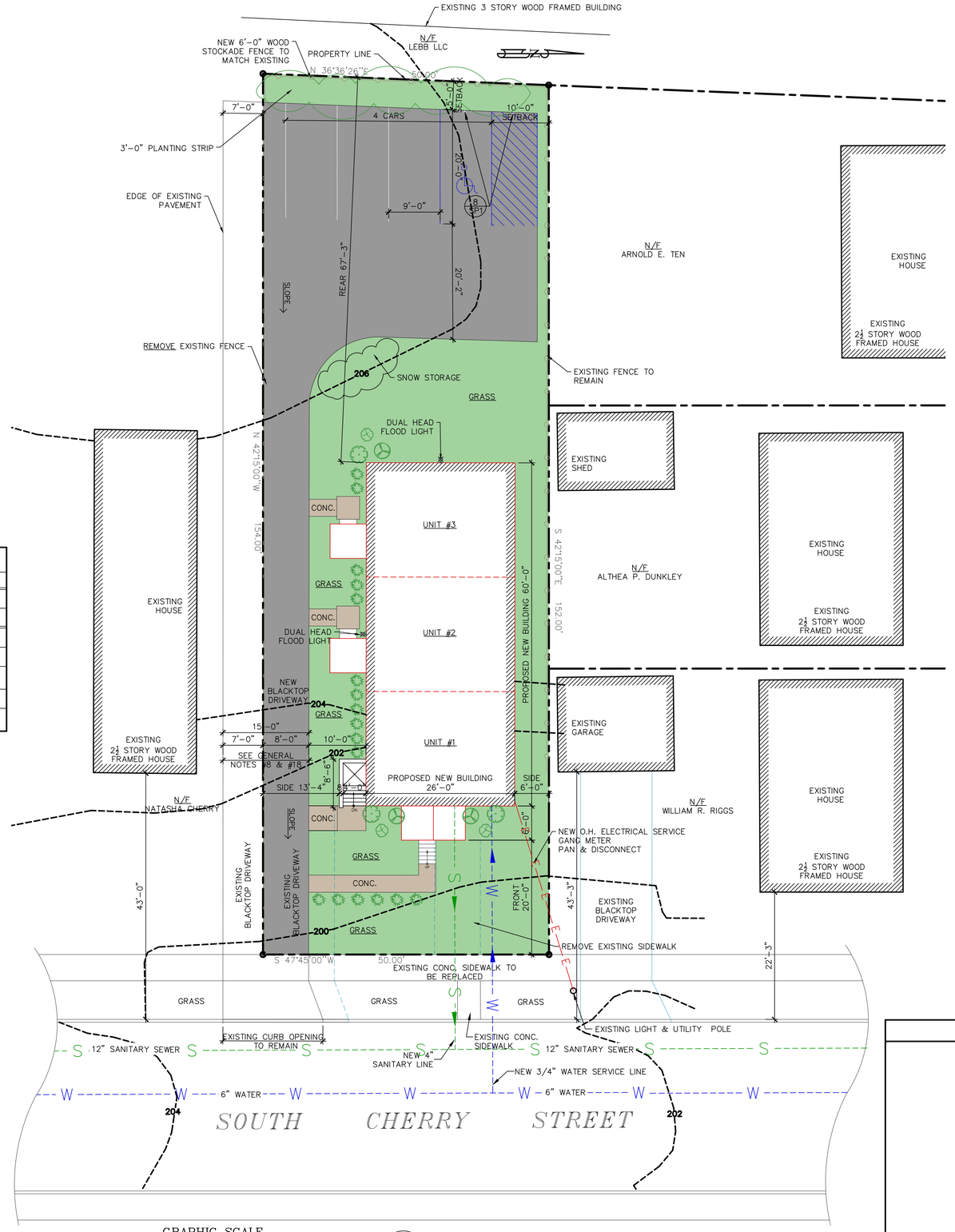
20. ENGINEERING TO REVIEW STORMWATER IMPROVEMENTS.
21. NO EXISTING TREES TO BE RETAINED.

LANDSCAPING SCHEDULE

TYPE	SYMBOL	QUANTITY	COMMON NAME	MATURE WIDTH	MATURE HEIGHT
GRASS/ FLOWER	DFG	17	DWARF FOUNTAIN GRASS (HAMELN)	2' – 3'	2' – 3'
SHRUBS	GFS	3	GOLD FLAME SPIREA	3' – 4'	3'
	RBB	3	ROYAL BURGUNDY BARBERRY (JAPANESE)	3'	2'
	MCS	3	MAGIC CARPET SPIREA	2' – 4'	1'-6"



5 SP1 SHRUB PLANTING DETAIL
SCALE: N.T.S.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

1 SP1 SITE PLAN
SCALE: 1" = 10'-0"

TAX MAP#: 131300-6161-31-318779-0000

SURVEY INFORMATION

IMAGE OF SURVEY OBTAINED FROM DUTCHESS COUNTY PARCEL VIEWER.



\\Volumeshare\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24 01 SOUTH CHERRY QUINCY\DWG\3-5 2524 01 171 SOUTH CHERRY STREET SP 6 11 25.dwg, Thu Jun 26 14:48:35 2025, AutoCAD PDF (General Documentation).pc3

SAMPLE PHOTOMETRICS

RWE-M-60-VS-CP: 60W, 4000K CCT
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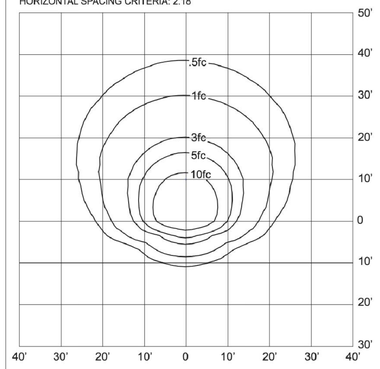
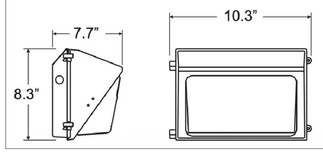
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.18



DIMENSIONS



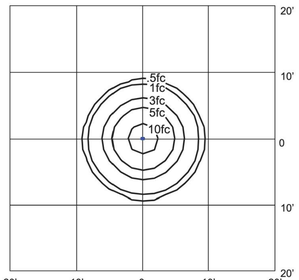
3 SP2 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.



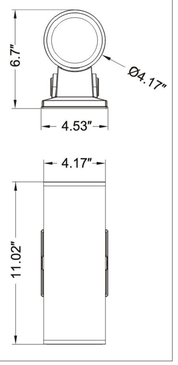
2 SP2 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

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



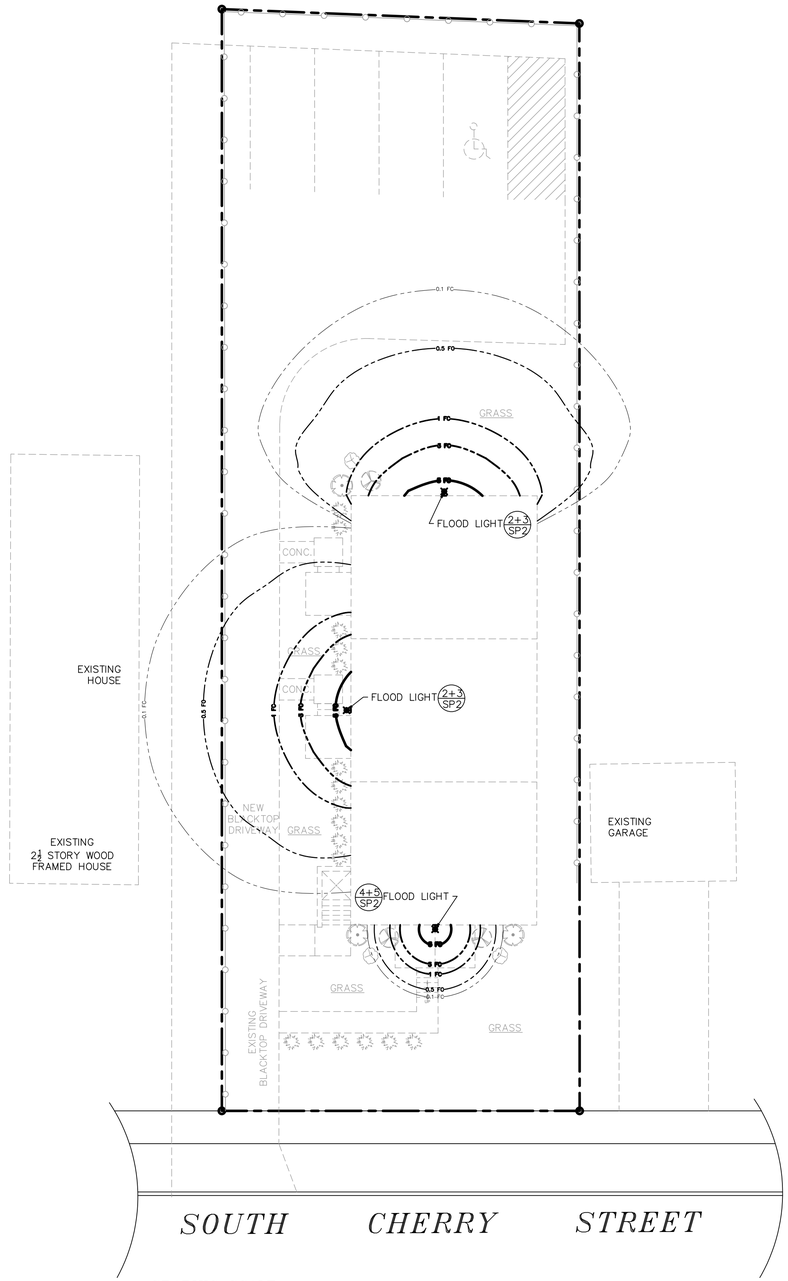
Dimensions



5 SP2 DOOR LIGHT FIXTURE SPECS
SCALE: N.T.S.



4 SP2 IMAGE OF DOOR LIGHT FIXTURE
SCALE: N.T.S.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

1 SP2 LIGHTING LAYOUT
SCALE: 1" = 10'-0"
TAX MAP#: 131300-6161-31-318779-0000

SURVEY INFORMATION

IMAGE OF SURVEY OBTAINED FROM DUTCHESS COUNTY PARCEL VIEWER.

Revisions

No.	Date:	Description:
No. 1	3-4-25	GENERAL REVISIONS
No. 2	3-23-25	PLANNING BOARD STAFF COMMENTS
No. 3	4-25-25	PLANNING BOARD STAFF COMMENTS
No. 4	5-9-25	PLANNING BOARD STAFF COMMENTS
No. 5	6-20-25	PLANNING BOARD STAFF COMMENTS

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET, 3rd FLOOR
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 28 FEB, 2024

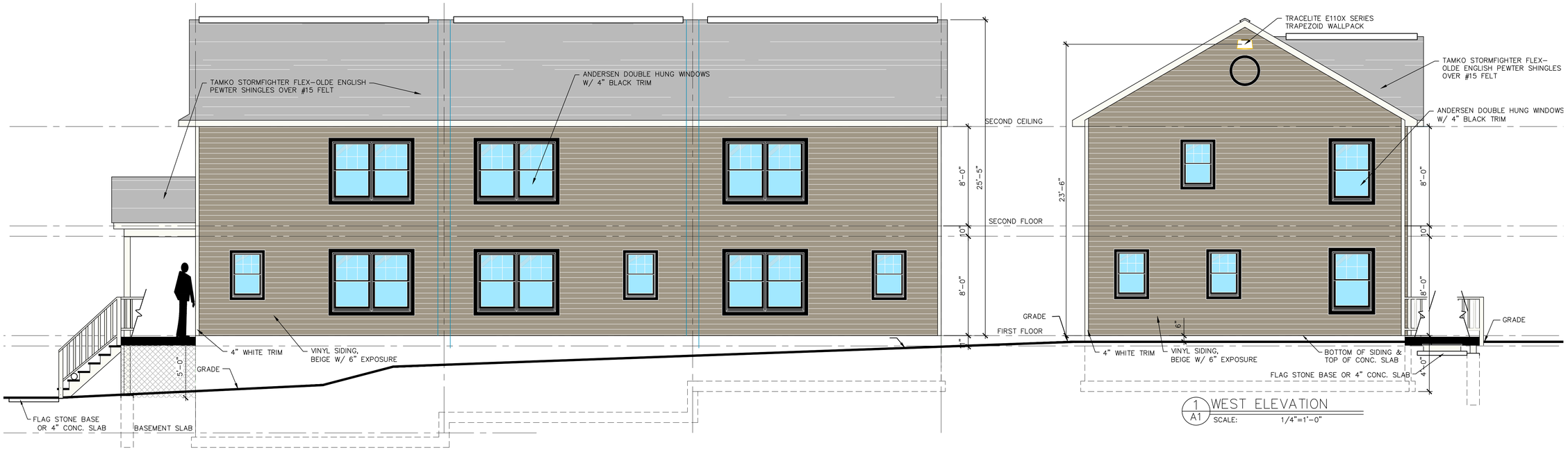
REGISTERED ARCHITECT OHIO INTERRANTE 27579 STATE OF NEW YORK

LIGHTING LAYOUT AND DETAILS

PROPOSED SITE PLAN FOR:
WILLIAMS ASSETS, LLC
171 SOUTH CHERRY STREET
POUGHKEEPSIE, NY. 12601

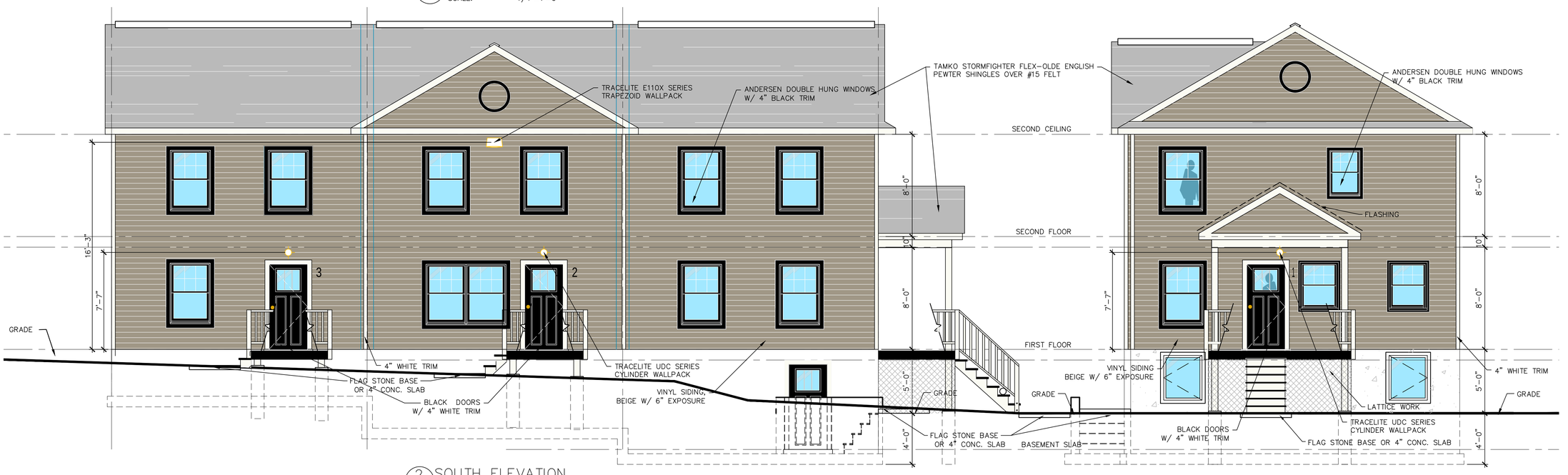
Project Number. 24-01

SHEET NO. SP2
SITE PLAN



1 A1 WEST ELEVATION
SCALE: 1/4"=1'-0"

2 A1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

1 A1 EAST ELEVATION
SCALE: 1/4"=1'-0"

COLOR SCHEDULE	
COLOR	DESTINATION
	ROOF SHINGLES
	SIDING
	CORNER, FASCIA, ENTRY DOOR, AND ENTRY ROOF SUPPORT
	ENTRY DOOR, WINDOW FRAME AND TRIM, AND PORCH FLOOR AND TREADS

Revisions

No.	Date:	Description:
No. 1	3-4-25	GENERAL REVISIONS
No. 2	3-25-25	GENERAL REVISIONS
No. 3	4-23-25	PLANNING BOARD STAFF COMMENTS
No. 4	5-9-25	PLANNING BOARD STAFF COMMENTS
No. 5	6-20-25	PLANNING BOARD STAFF COMMENTS

CIA
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POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 28 FEB, 2024

REGISTERED ARCHITECT CIRO INTERRANTE 14579 STATE OF NEW YORK

ELEVATIONS

PROPOSED SITE PLAN FOR:
WILLIAMS ASSETS, LLC
171 SOUTH CHERRY STREET
POUGHKEEPSIE, NY. 12601

Project Number. 24-01

SHEET NO. 1
A1
ARCHITECTURAL

\Volumes\share\CIA PPP ROJECTS FOLDER\2024 Drawings Folder\24-01 SOUTH CHERRY QUINCY\DWGS\3-25\24-01 ITI SOUTH CHERRY STREET SP-6 ll 25.dwg, Fri Jun 20 15:55:08 2025, AutoCAD PDF (General Documentation).pc3

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:
171 S. Cherry Street

Project Location (describe, and attach a location map):
171 South Cherry Street Poughkeepsie, N.Y. 12601

Brief Description of Proposed Action:
Construct a new 3 unit dwelling with parking on an empty lot.

Name of Applicant or Sponsor:	Telephone: (845)453-5223
Williams Assets LLC	E-Mail: 382kcc@gmail.com

Address:
P.O. Box 372

City/PO:	State:	Zip Code:
Lagrangeville	N.Y.	12540

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

3. a. Total acreage of the site of the proposed action? .19 acres
   b. Total acreage to be physically disturbed? .19 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .19 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

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

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

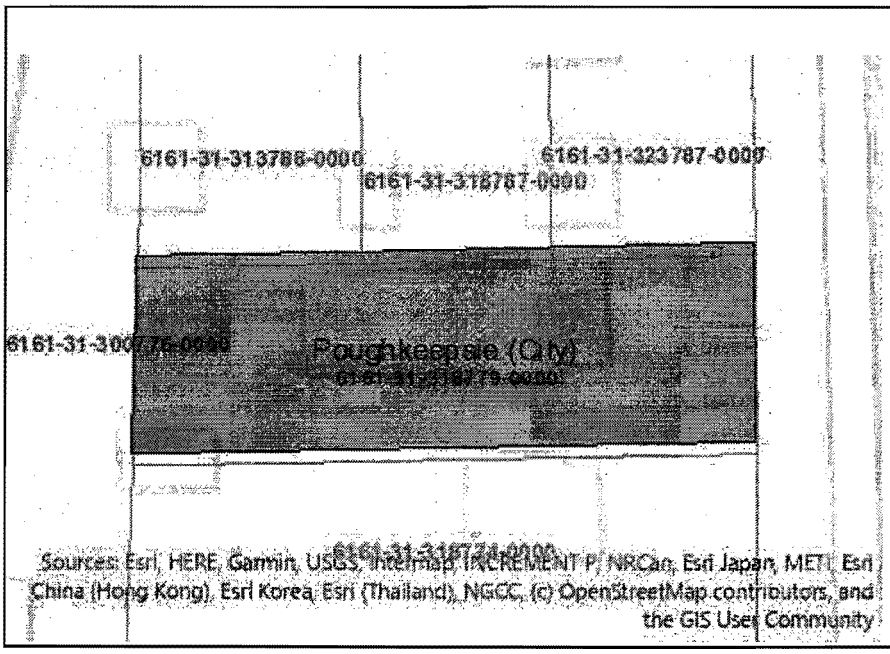
Applicant/sponsor name: Ciro Interrante Architect P.C. Date: 4-28-25

Signature: Title: Architect

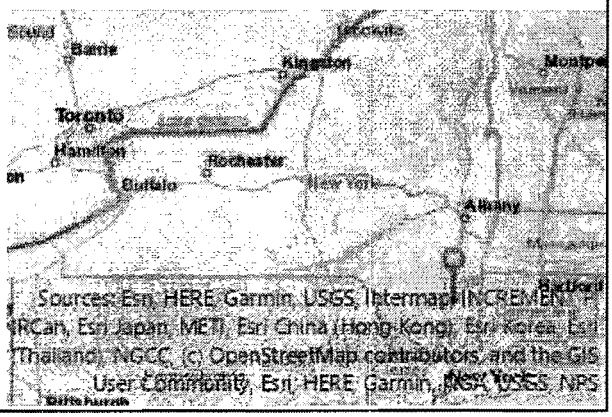
PRINT FORM

EAF Mapper Summary Report

Tuesday, March 18, 2025 2:44 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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

EQUITY LINE
TRACE LITE

RWE Series

LED Glass Refractor Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____



DESCRIPTION

The RWE Series wallpack features a glass refractor and an updated LED engine, offering higher efficacy lumen output and thermal management while still maintaining the design of our traditional housing. The RWE Series is offered in two sizes for project flexibility and features field-selectable power. The small and medium configurations can switch between 29W-40W-60W with outputs up to 8,016 lumens. The medium configuration is also available in 60W-100W-120W with a lumen output up to 16,218 lumens. All configurations feature field-selectable color temperature between 3000K, 4000K and 5000K CCT. The RWE Series housing is constructed of die-cast aluminum with a dark bronze finish that provides durable protection against environmental conditions and corrosion. RWE is the perfect combination of traditional looking design and industry defining selectable features, making it the ideal solution for commercial and residential applications.

CONSTRUCTION

- Die-cast aluminum housing, thermoset polyester powder coat with a dark bronze finish
- Small and medium enclosures, hinged for easy installation and maintenance as well as access to power selectable dial and CCT switch.
- ½" Conduit hubs on all four sides of the unit for installation flexibility

OPTICS/LEDS

- Provides a range of 3,900 – 8,100 lumens on the small housing and 8,000 – 17,000 lumens on the medium housing
- Prismatic borosilicate glass refractor
- Up to 148 LPW
- CCT switchable; 3000K, 4000K and 5000K CCT
- CRI ≥80
- L70 > 100, 000 hours
- L90 > 51,000 hours

ELECTRICAL

- 120-277VAC, 50/60Hz
- 0-10V Dimming driver, 4kVA surge protection
- Power Factor > 0.90
- Total harmonic distortion <20%
- Power Switchable between 29W-40W-60W (small & medium) and 60W-100W-120W (medium)
- Built in photocontrol – simply connect wires to put in use

INSTALLATION

- Ideal for mounting to any vertical surface and attaches to a 3" or 4" J-box
- Can be surface mounted using the 1/2" conduit entry points on all four sides of the housing
- Enclosure hinges open for easy installation and maintenance as well as access to power selectable dial and CCT switch

OPTIONS

- Integral photocontrol (standard) mounted to one of the hubs. Simply connect wires if needed.
- Integral battery backup option (-BB) offers up to 900 lumens of emergency powered illumination for 90 minutes for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F) Available in the RWE-M-60W- configuration only

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 is available for additional energy savings (TL-SC1H) can be controlled via DIP switches or remote control (sold separately). Sensor allows for two or three step/level dimming and has optional daylight harvesting capabilities.
- Remote control for sensor (TL-SC1H-REMOTE)

Specs At A Glance*

Model	Small	Medium	
Wattage (W)	29W-40W-60W (Switchable)	29W-40W-60W (Switchable)	60W-100W-120W (Switchable)
Lumens (lm)	3,900-8,016	4,000-8,200	8,000-16,218
Efficacy (LPW)	Up to 148	Up to 145	Up to 146
CCT	3000K-4000K-5000K (Switchable)		
CRI	> 80		
Input Voltage	120-277VAC, 50/60Hz		
Operating Temp	-20°C to 40°C (-4°F to 104°F)		
Certifications	cULus Listed for Wet Locations, IP65, DLC PREMIUM		
Warranty	5 Years		

*Nominal Wattage. Tested at 5000K CCT.
See performance table for more detailed lumen information.

TESTING & COMPLIANCE

- cULus Listed for Wet Locations
- IP65 Rated
- DesignLights Consortium® PREMIUM Qualified
- Operating temperatures: -20°C to 40°C (-4°F to 104°F)

WARRANTY

- Five year warranty (terms and conditions apply)

ORDERING INFORMATION

Example: RWE-M-60-VS-CP-BR

Series	**Description**	**Options** (Factory Installed)
RWE-S-60-VS-CP-BR	Small, 60W (Switchable; 29W-40W-60W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	BB[1] = Battery Backup
RWE-M-60-VS-CP-BR	Medium, 60W (Switchable; 29W-40W-60W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	
RWE-M-120-VS-CP-BR	Medium, 120W (Switchable; 60W-100W-120W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	

LiteLogic Accessories[2] (Field Installed)		**Accessories**[2] (Field Installed)
LE-MS3W-KIT-BL-A-R[3] = Bluetooth Enabled Dimming Occupancy Sensor, PIR, Black		WG-RWE-M = Wire Guard for RWE-M
LE-MS3W-KIT-BL-12V-A-R[4] = Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black		
TL-SC1H[5] = Dimming Occupancy Sensor		
TL-SC1H-REMOTE = Remote Control for TL-SC1H		

Notes

[1] Only compatible with RWE-M-60-VS-CP-BR

[2] Order as a separate line item; shipped in separate box for field installation

[3] For small and medium 60W models only

[4] For medium 120W models only

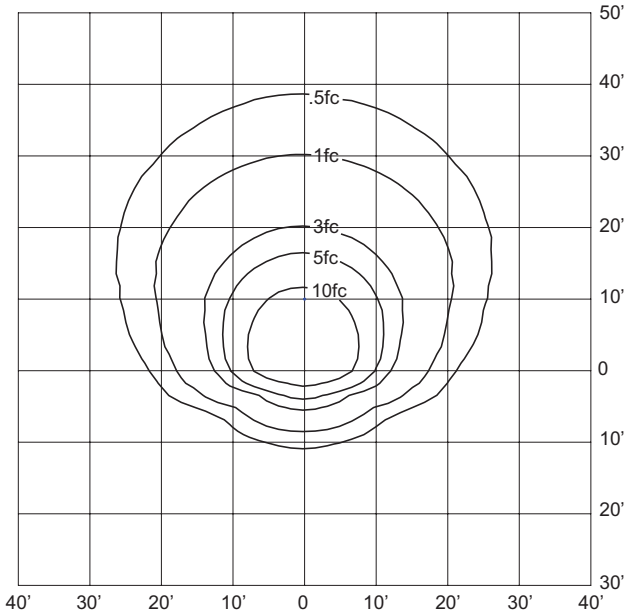
[5] Only compatible with RWE-M-120-VS-CP-BR

PERFORMANCE TABLE

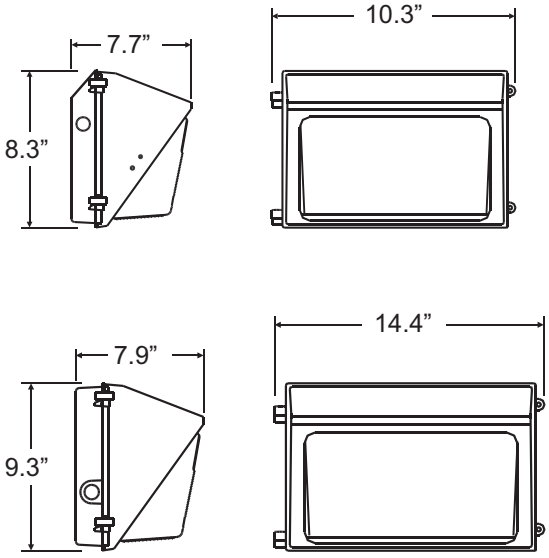
Model	Wattage	CCT	Lumens	LPW	CRI
RWE-S-60-VS-CP (29W, 3K)	29	3000K	3900	139	>80
RWE-S-60-VS-CP (29W, 4K)	29	4000K	4097	141	>80
RWE-S-60-VS-CP (29W, 5K)	29	5000K	4108	146	>80
RWE-S-60-VS-CP (40W, 3K)	40	3000K	5238	131	>80
RWE-S-60-VS-CP (40W, 4K)	40	4000K	5449	136	>80
RWE-S-60-VS-CP (40W, 5K)	40	5000K	5719	143	>80
RWE-S-60-VS-CP (60W, 3K)	60	3000K	7848	130	>80
RWE-S-60-VS-CP (60W, 4K)	60	4000K	7939	132	>80
RWE-S-60-VS-CP (60W, 5K)	60	5000K	8016	133	>80
RWE-M-60-VS-CP (29W, 3K)	29	3000K	4000	138	>80
RWE-M-60-VS-CP (29W, 4K)	29	4000K	4084	141	>80
RWE-M-60-VS-CP (29W, 5K)	29	5000K	4181	144	>80
RWE-M-60-VS-CP (40W, 3K)	40	3000K	5382	132	>80
RWE-M-60-VS-CP (40W, 4K)	40	4000K	5595	140	>80
RWE-M-60-VS-CP (40W, 5K)	40	5000K	5851	146	>80
RWE-M-60-VS-CP (60W, 3K)	60	3000K	8031	132	>80
RWE-M-60-VS-CP (60W, 4K)	60	4000K	8119	135	>80
RWE-M-60-VS-CP (60W, 5K)	60	5000K	8200	136	>80
RWE-M-120-VS-CP (60W, 3K)	60	3000K	8000	133	>80
RWE-M-120-VS-CP (60W, 4K)	60	4000K	8221	137	>80
RWE-M-120-VS-CP (60W, 5K)	60	5000K	8458	141	>80
RWE-M-120-VS-CP (100W, 3K)	100	3000K	14392	144	>80
RWE-M-120-VS-CP (100W, 4K)	100	4000K	14260	139	>80
RWE-M-120-VS-CP (100W, 5K)	100	5000K	14761	147	>80
RWE-M-120-VS-CP (120W, 3K)	120	3000K	16101	134	>80
RWE-M-120-VS-CP (120W, 4K)	120	4000K	16200	135	>80
RWE-M-120-VS-CP (120W, 5K)	120	5000K	16218	135	>80

SAMPLE PHOTOMETRICS

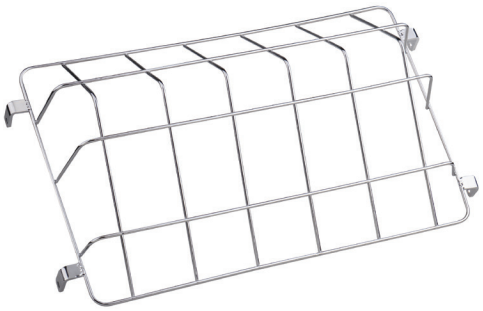
RWE-M-60-VS-CP: 60W, 4000K CCT
IES: TYPE IV Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.18



DIMENSIONS



OPTIONAL WIRE GUARD (WG-RWE-M)



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-C3 12V Adapter
(LE-RWE-BL-12V-KIT Only)

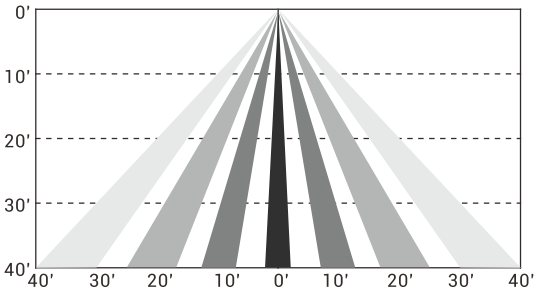


LE-RECEPTW-BL-AUX

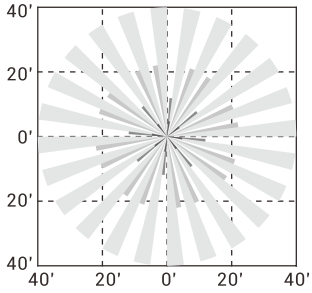


LE-ADAPTER-BL-AUX

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

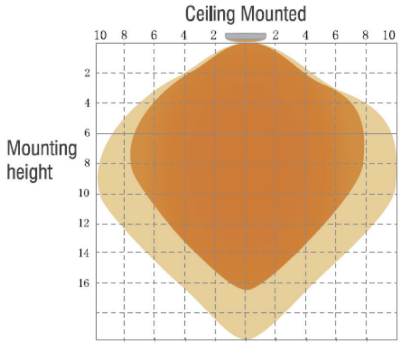
Get it from the **App Store**

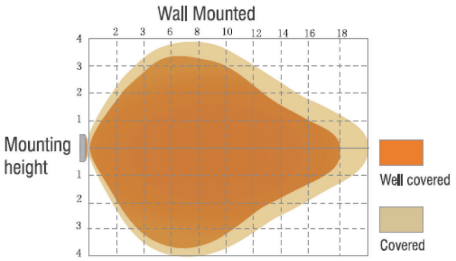
Get it from **Google Play**

Note: Bluetooth sensor controls do not allow for CCT selection using the app. CCT must be manually selected on the fixture.

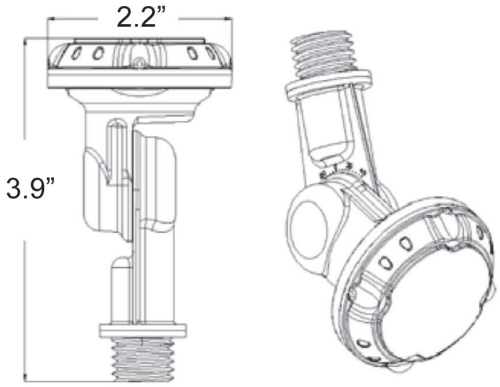
Sensor Details (Accessories TL-SC1H & TL-SC1H-REMOTE)



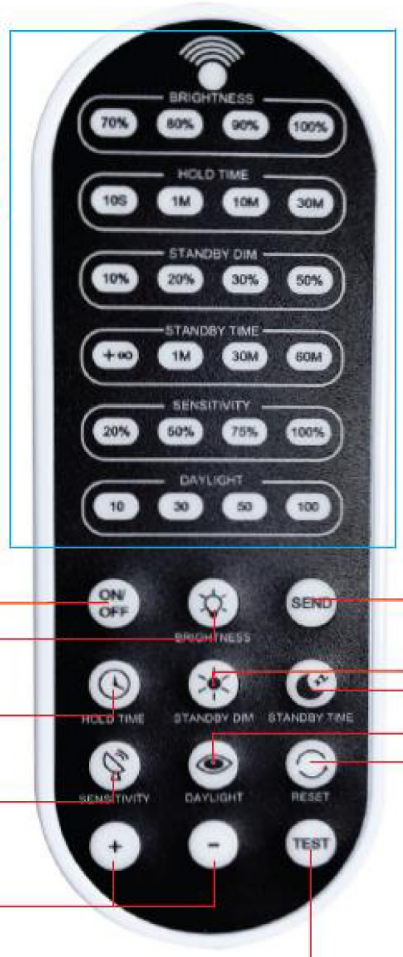




Operating Voltage	12 ± 2VDC
Operating Current	30mA
Output	DIM 0-10V
Stand-by Power	<0.5W
Brightness	0%-100%/Quick Setting: 70%/80%/90%100%
Sensitivity	20%/50%/75%/100%
Hold Time	10s/1min/10min/30min
Daylight Threshold	10Lux/30Lux/50Lux/100Lux/Disable
Stand-by Period	1min/30min/60min/+∞
Stand-by Dimming Level	10%/20%/30%/50%
Microwave Frequency	5.8GHz ± 75MHz
Microwave Power	<0.5W
Detection Angle	150° (Wall Mounted) 360° (Ceiling Mounted)
Control Line	Pink: +12V; Purple: DIM+; Gray: GND/DIM−
Mounting Height	Max 15m (Ceiling Mounted)
Detection Range	Max Ø15m (Ceiling Mounted) Max 20m (Wall Mounted)
Operating Temperature	-30°C~+60°C
IP Rating	IP65



Note: Default setting: Brightness:100%, Hold time:1 min, Stand-by dimming level:20%, Stand-by time:1 min, Sensnivity:100%, Daylight: Disabled



Main **ON/OFF** button
Press and hold until the brightness indicator light is on (First-row).
Press to turn on or turn off the fixture.

Press **BRIGHTNESS** to set brightness level: 70%, 80%, 90% or 100%.

Press **HOLD TIME** to set hold time period: 10s,1min,10min or 30min.

Press **SENSITIVITY** to set sensitivity level: 20%, 50%, 75% or 100%.

+ (MODE 1) or - (MODE 2)
To set the mode, save all other settings first, then press and hold either + or - to remember the saved settings. To program additional sensors, press + or -, and then press "SEND" to program that sensor.

Press **SEND** to save settings after each change. The indicator light confirms the save setting.

Press **STANDBY DIM** to set standby dim level: 10%, 20%, 30% or 50%.

Press **STANDBY TIME** to set stand-by period: +∞, 1min, 30min or 60min. Note: "+∞" means the light will remain at the standby dim level until motion is detected. When a time is selected, the fixture will turn off after the set time.

Long press **DAYLIGHT** to activate the daylight control. Short press to set daylight threshold: 10Lux, 30Lux, 50Lux or 100Lux. By default, the daylight control disabled.

Press **RESET** to restore to default settings (Brightness 70%, hold time 10s, daylight threshold disabled, sensitivity 20%, stand-by dimming level 10%, and stand-by time +∞). Note: Products with DIP switches will be controlled by DIP switches.

The "**TEST**" button is for testing purposes. Pressing this button, the sensor goes to test mode (Hold time is only 3s if motion detected).

NOTES:

- Indicator lights will automatically turn off if not in use for more than 10 seconds
- When using the "On/Off" button: "On/Off", "Brightness", and "Send" buttons remain working. Other settings will be disabled.
- When using the "Test" button: "Test", "Sensitivity", and "Send" remain working. Other settings will be disabled.
- You must press the "Send" button to save your settings after each adjustment. The red indicator light means you have successfully saved your settings.

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

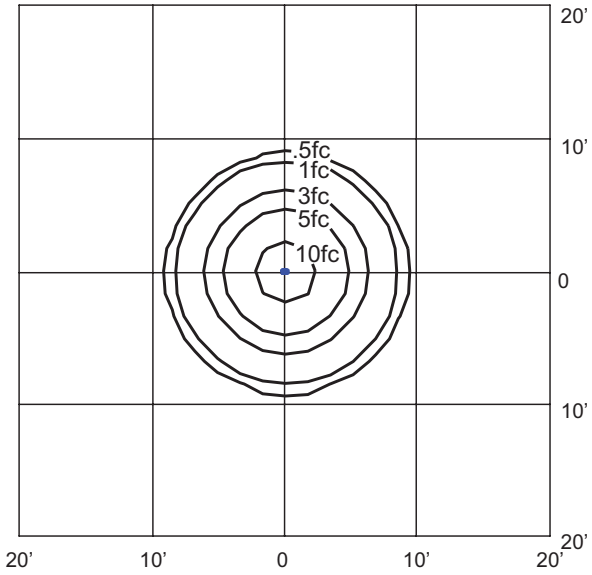
	Notes
Accessories[1] (Field Installed)	[1] Order as a separate line item
UDC-4-SQ-BR[2] = UDC Series, Rectangular Shroud for 4” Cylinder, Bronze Finish	[2] Consult factories for other finishes, longer lead time may apply

Performance Table

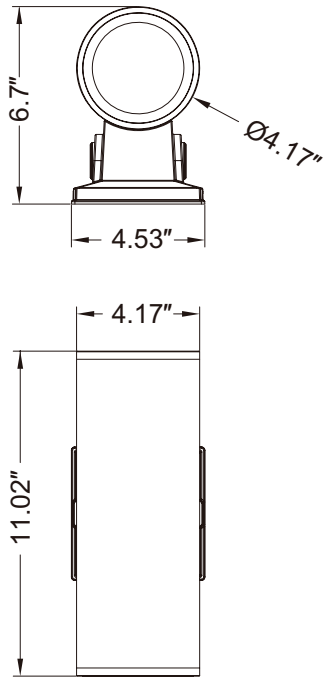
Model	Wattage	CCT	Lumens (Combined up & down output)	LPW
UDC-20-VS-CP-BR (20W, 3000K)	20W	3000K	1,900	95
UDC-20-VS-CP-BR (20W, 4000K)	20W	4000K	2,100	105
UDC-20-VS-CP-BR (20W, 5000K)	20W	5000K	2,100	105
UDC-20-VS-CP-BR (16W, 3000K)	16W	3000K	1,520	95
UDC-20-VS-CP-BR (16W, 4000K)	16W	4000K	1,680	105
UDC-20-VS-CP-BR (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

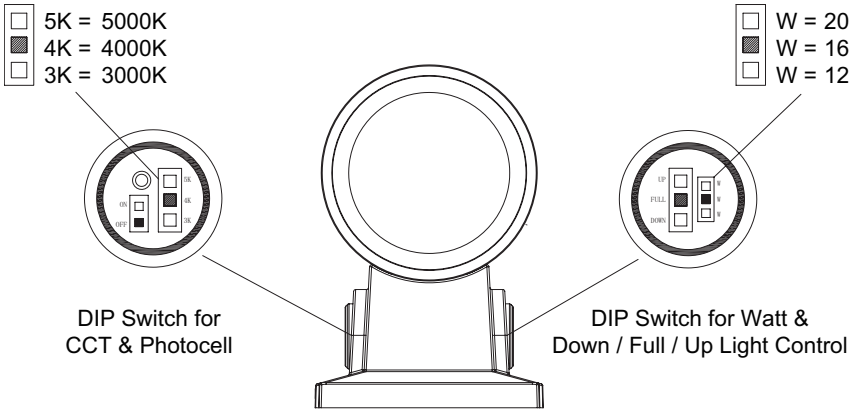
UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40



Dimensions



Switch Settings



Accessory (Sold separately for field installation)



UDC-4-SQ-BR Rectangular Shroud

PAID
#1122
MAY 22 2025
$500

RECEIVED
MAY 22 2025
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

Amendment

OFFICE USE ONLY
CODE: PLSF
ID # PB2025-42
FEE: 500
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:** 357 HOOKER AVE

II. **PROPERTY OWNER:** HIGHWAY DISPLAYS INC.
ADDRESS: 404 MAPLE STREET
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (845) 452-2121 (include area code)

III. **NAME OF APPLICANT:** TERRICIENA A. BROWN
ADDRESS: 4 BALDING AVENUE
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (845) 416-3921 (include area code) OR (845) 264-8686
EMAIL ADDRESS: TERRICIENA1466@YAHOO.COM

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

IV. **CONSULTANT:** CIRO INTERRANTE
ADDRESS: 25 MARKET STREET
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (914) 204-3744 (include area code)
EMAIL ADDRESS: CIROINT@GMAIL.COM

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): AMENDMENTS TO PREVIOUSLY APPROVED SITE PLAN

VI. **ZONING DISTRICT:** MU3

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

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

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

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 1.07 (acres) 46,609 (square feet)

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

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

_____ (additional proposed square feet for expansion)

2362.27 (total building footprint, square feet)

Lot Coverage: 5 (percentage, building coverage only)

Gross Floor Area: _____(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: 1 (stories) 21 (feet)

Floor Area Ratio: 0.05 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 38

B) Number of Off-Street Parking Spaces provided: 46

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) (No) N/A

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

N/A

IX. RESIDENTIAL PROPOSALS N/A

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) N/A

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

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____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

A) Specify Use: BBQ RESTAURANT

B) Number of seats (excluding bar stools and outdoor seating); 82 INSIDE + 32 OUTSIDE

C) Meals served (i.e., breakfast, lunch, dinner): LUNCH & DINNER

D) Type of Menu: BBQ

E) Days/Hours of Operation: SEE DRAWING SP1

F) Entertainment (live and/or recorded): SEE DRAWING SP1

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

H) If yes, how many seats at the bar? 12

I) Is a drive-through window proposed? NO

J) Is a walk-up window proposed? NO

K) Is an outdoor seating area proposed? YES

L) If yes, how many seats are proposed? 32

M) If yes, is outdoor cooking proposed? YES

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.)

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, TERRICIENA A. BROWN, 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.

Terricien A. Brown

Signature of Applicant

5/22/25

Date

CIRO INTERRANTE ARCHITECT, P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601

May 15, 2025

Planning Board
City of Poughkeepsie
PO Box 300
Poughkeepsie, NY 12602

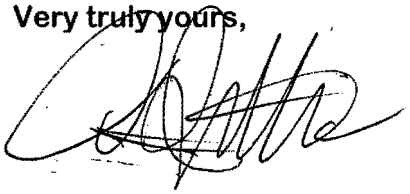
RE: Site Plan Revisions
357 Hooker Avenue
Poughkeepsie, New York 12601

Dear Planning Board:

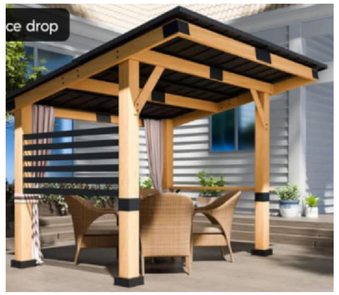
This letter lists the scope of revisions relating to the previously approved site plan for 357 Hooker Avenue.

1. Increase the size of storage container to 8' x 20' and move the location of the storage container to the east side of the parking lot.
2. Increase the size of the pavilion to 15' x 20' and adjust the location on the site to maintain 6' clearance from property line.
3. Install a 9' x15' roof structure over the cooking area.

Very truly yours,



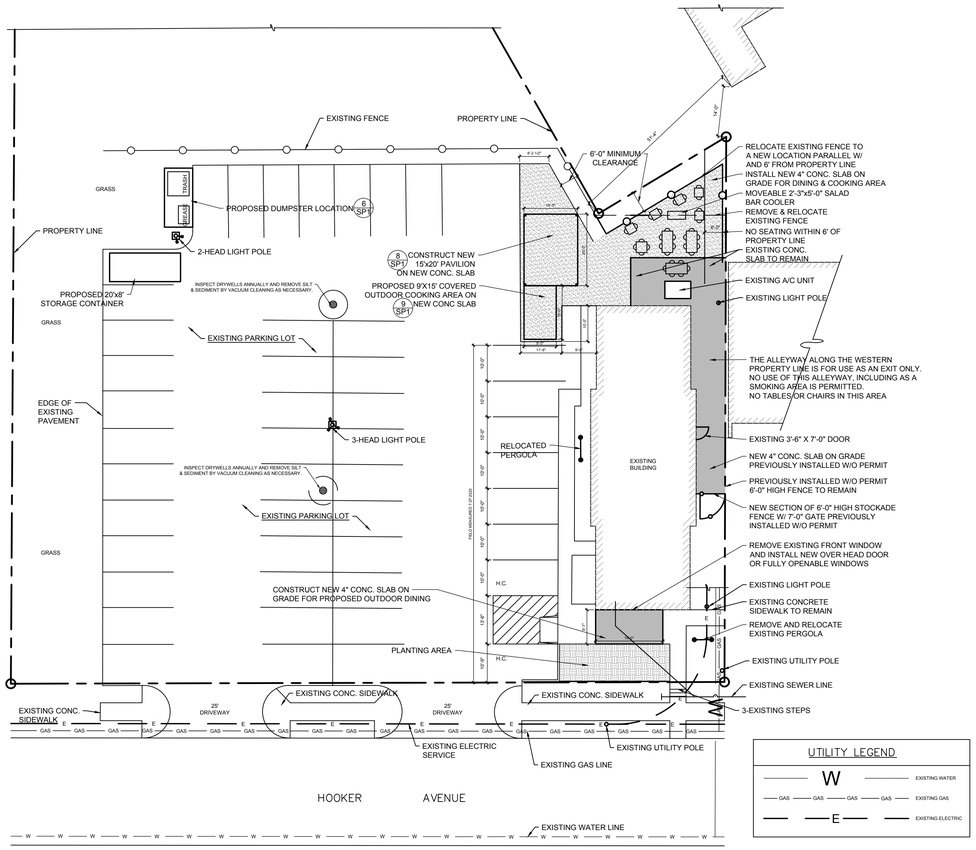
Ciro Interrante, Architect



9 SP1 PROPOSED COOKING AREA
SCALE: N.T.S.



8 SP1 PROPOSED PAVILION
SCALE: N.T.S.



1 SP1 SITE PLAN
SCALE: 1" = 20'-0"

UTILITY LEGEND
W — EXISTING WATER
GAS GAS GAS GAS — EXISTING GAS
E — EXISTING ELECTRIC

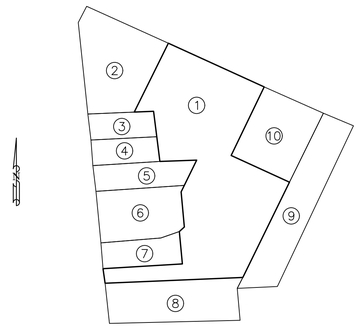
3 SP1 PARCEL MAP
SCALE: N.T.S.



4 SP1 GOOGLE MAP
SCALE: N.T.S.



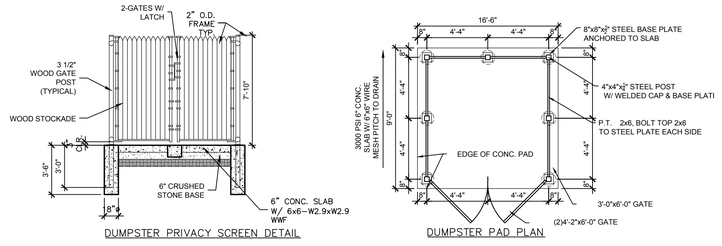
5 SP1 GOOGLE STREET VIEW
SCALE: N.T.S.



7 SP1 ADJOINING PROPERTIES MAP
SCALE: N.T.S.

LIST OF ADJOINING PROPERTY OWNERS

1.	HIGHWAY DISPLAYS INC. 357 HOOKER AVE.
2.	GEMMATI BROHERS INC. 347 HOOKER AVE.
3.	MARY J. CARLON & BRIAN A. CARLON 7 CEDAR AVE.
4.	MARCIA ROBERTS 9 CEDAR AVE.
5.	GERARD J. SIEGRIST & TERESA L. DALE 11 CEDAR AVE.
6.	KANJI ISHII & SHIHO NAGASHIMA 13 CEDAR AVE.
7.	IVY C. WILLIAMS 17 CEDAR AVE.
8.	BITA MAYEL 19 CEDAR AVE.
9.	V J M LLC 369 HOOKER AVE.
10.	WINNIKEE 218 LLC. 381 HOOKER AVE.



6 SP1 DUMPSTER ENCLOSURE DETAILS
SCALE: N.T.S.

PLANNING BOARD REQUIRED NOTES

1. LANDSCAPING/ FLOWER POTS WILL BE DISPLAYED SEASONAL PER THE RESTAURANT OPERATORS DISCRETION.
2. ALL MUSIC WILL BE PERFORMED INSIDE THE RESTAURANT BUILDING. MUSIC WILL BE IN ACCORDANCE WITH SECTION 13 1/2-6 & 13 1/2-11 OF THE CITY OF POUGHKEEPSIE ZONING ORDINANCE.
3. A STRING OF OUTDOOR LED LIGHTS WILL BE ATTACHED TO THE TOP OF THE FENCE BORDERING THE OUTDOOR COOKING AND SEATING AREA AT THE REAR OF THE BUILDING. WILL CREATE MINIMUM GLARE ALONG FENCE (SEE 6/S1).
4. NO OUTDOOR FOOD SERVICE WILL BE PROVIDED AFTER 11PM. NO OUTDOOR COOKING WILL TAKE PLACE AFTER 10PM.

5. ENGINEERING NOTES FOR MAINTENANCE OF STORM WATER MANAGEMENT.
   1. THE PARKING LOT SHALL BE VACUUM SWEPT YEARLY.
   2. THE PARKING LOT DRYWALLS SHALL BE INSPECTED ANNUALLY AND VACUUM CLEANED AS NECESSARY.
   3 . MAINTENANCE RECORDS ARE TO BE SENT TO THE CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT ANNUALLY. (engineering department at cityofpoughkeepsie.com.)

PLANNING BOARD CONDITIONS OF APPROVAL

THE APPLICANT MAINTAINS THEIR STORM WATER MANAGEMENT SYSTEMS PER THE ENGINEERING DEPARTMENTS COMMENTS,

THE OUTDOOR SEATING AREA BE SET BACK 6 FEET FROM THE PROPERTY LINE PER SECTION 19-4.13 OF THE ZONING ORDINANCE PROHIBITING ANY ACCESSORY USE WITHIN SIX FEET OF A PROPERTY LINE,

THE ALLEYWAY ALONG THE WESTERN PROPERTY LINE IS FOR USE AS AN EXIT ONLY: NO USE OF THIS ALLEYWAY, INCLUDING AS A SMOKING AREA, IS PERMITTED.

COPY OF LIQUOR LICENSE TO BE SUBMITTED AND KEPT IN THE FILE AT THE CITY OF POUGHKEEPSIE.

HOURS OF OPERATION

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
CLOSED	11-10	11-10	11-12	11-1AM	11-1AM	11-10
				LIVE MUSIC - BLUES MUSIC		

SEATING CAPACITY

INTERIOR: 70 CHAIRS & TABLES (INCLUDING 12 @ BAR)

EXTERIOR: 32 CHAIRS & TABLES

GREASE

AN EXISTING 70 LB. GREASE RECEPTOR IN THE EXISTING KITCHEN WILL BE EMPTIED, CLEANED AND MAINTAINED

AT 3 MONTH INTERVALS.

THE OUTDOOR BARBEQUE GRILL HAS A 6" DEEP DRIP PAN THE FULL AREA OF THE GRILL THAT WILL BE EMPTIED & MAINTAINED

AFTER EVERY 3rd GRILLING EVENT. ALL GREASE WILL BE DEPOSITED IN A GREASE CONTAINER NEXT TO THE TRASH DUMPSTER

AND WILL PICKED UP BY A GREASE CARTING COMPANY.

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

FILE NO: **PB 2023-082**
PROJECT NAME: **357 Hooker Avenue**
PROJECT LOCATION: **357 Hooker Avenue**
APPLICANT: **Terriciena A. Brown**
OFFICIALLY APPROVED at the Planning Board meeting held the **21st** day of **February, 2024**
PLANNING CHAIRPERSON: Anne Saylor
DESIGNEE:
DATE SIGNED:
CONDITION(S):
-The applicant maintains their storm water management systems per the engineering departments comments.
-The outdoor seating area be set back 6 feet from the property line per Section 19-4.13 of the Zoning Ordinance prohibiting any accessory use within six feet of a property line.
-The alleyway along the western property line is for use as an exit only: no use of this alleyway, including as a smoking area, is permitted.
-Copy of liquor license to be submitted and kept in the file at the City of Poughkeepsie.

DEPARTMENT HEAD SIGNATURES

FIRE CHIEF	**DATE**
POLICE CHIEF	**DATE**
BUILDING INSPECTOR	**DATE**
CITY ENGINEER	**DATE**
COMMISSIONER OF PUBLIC WORKS	**DATE**

Revisions

No.	Date:	Description:
NO. 1	08/01/23	ZONING REPLY
NO. 2	09/19/23	PLANNING COMMENTS
NO. 3	10/11/23	ZONING COMMENTS
NO. 4	11/20/23	REMOVE LANDSCAPING
NO. 5	02/07/24	PLANNING COMMENTS
NO. 6	02/21/24	ENGINEERS COMMENTS
NO. 7	10/7/24	PLANNING COMMENTS
NO. 8	10/21/24	PB CONDITIONS
NO. 9	11/15/24	APPLICANT REVISIONS
NO. 11	5/15/25	PLANNING BOARD
NO. 12	6/17/25	COMMENT REVISIONS
NO. 13	7/7/25	PLANNING BOARD COMMENT REVISIONS

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY:	CHECKED BY:	ISSUED DATE:
S.T.T.	C.I.	06-09-2023

REGISTERED ARCHITECT CIRO INTERRANTE STATE OF NEW YORK 14579

AMENDED SITE PLAN

PROPOSED AMENDED SITE PLAN FOR:
GENEVA'S BLUES HOUSE
SOUTHERN BARBEQUE
357 HOOKER AVENUE
POUGHKEEPSIE, NY 12601

Project Number. 23-16

SHEET NO.
SP1
SITE PLAN

\Volumes\share\CIA PPP ROJECTS FOLDER\2023 Drawings Folder\23-16 357 HOOKER AVE\SITE PLAN\6-17-25\23-16_357 Hooker Ave Site Plan_6-17-25.dwg, Mon Jul 7 14:21:53 2025, AutoCAD PDF (General Documentation).pc3

/Volumes/share/CIA PPP ROJECTS FOLDER/2023 Drawings Folder/23-16 357 HOOKER AVENUE/SITE PLAN/6-17-25/23-16_357 Hooker Ave Site Plan_6-17-25.dwg, Mon Jul 7 14:28:36 2025, AutoCAD PDF (General Documentation).pc3

Chapter 4. Accessible Routes

401 General

401.1 Scope. Accessible routes required by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 4.

402 Accessible Routes

402.1 General. Accessible routes shall comply with Section 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portions of this standard.

402.3 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 403.

403.2 Floor Surface. Floor surfaces shall comply with Section 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with Section 303.

403.5 Clear Width. The clear width of an accessible route shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced width segments are separated by segments that are 48 inches (1220 mm) minimum in length and 36 inches (915 mm) minimum in width.

403.5.1 Clear Width at 180 Degree Turn. Where an accessible route makes a 180 degree turn around an object that is less than 48 inches (1220 mm) in width, clear widths shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum during the turn, and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Section 403.5.1 shall not apply where the clear width during the turn is 60 inches (1525 mm) minimum.

403.5.2 Passing Space. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either a 60-inch (1525 mm) minimum by 60-inch (1525 mm) minimum space, or an intersection of two walking surfaces that provide a T-shaped turning space complying with Section 304.3.2, provided the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are required at the side of a corridor they shall comply with Sections 505.4 through 505.9.

404 Doors and Doorways

404.1 General. Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors. Manual doors and doorways, and manual gates, including ticket gates, shall comply with Section 404.2.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 404.2.6, 404.2.7, and 404.2.8.

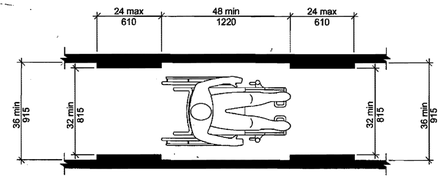
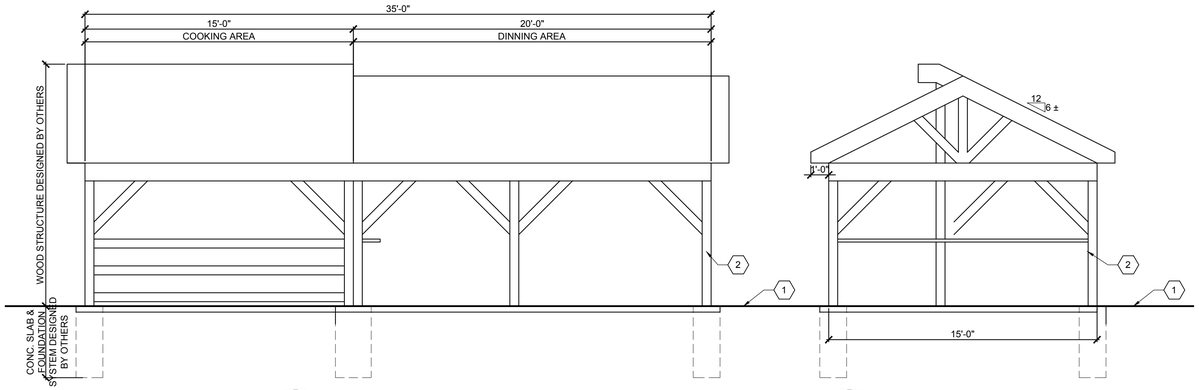
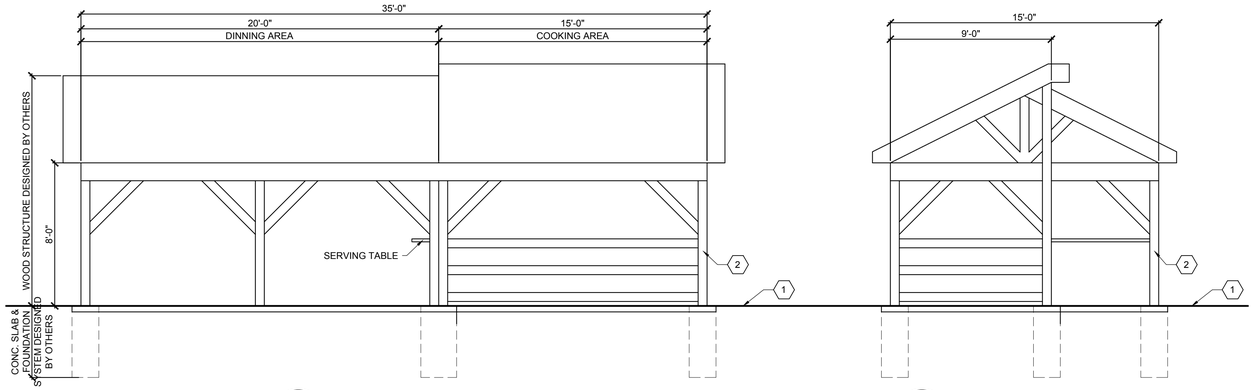


FIG. 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE



2 S1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 S1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 S1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 S1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Transforming Timbers -Transcending Expectations

Timber Frame Solutions LLC is Now Offering 20 Standard Pavilion Kit Options!

Pavilion Kit includes:

- 6/12 Pitch and 1' Overhang on all sides
- Fully Assembled Trusses with Black A36 Mild Steel Connector Plates (Powder Coated)
- Posts & Post Bases w/ Risers (Powder Coated)
- Headers (4" Decorative Chamfer)
- Ridge Beam (Welded Gusset Saddles)
- Rafters (Matches Top Chords)
- 2x8 Pine Tongue and Groove Decking(#1 Finish -1.5" Thick & 6.75" Face Width)
- Lumber is Pre cut, Pre drilled, and Pre Fit
- Package is numbered and Palletizing for Shipment
- All Lags/Fasteners included except 5/8" Redhead Anchor Bolts and T25 Decking Screws

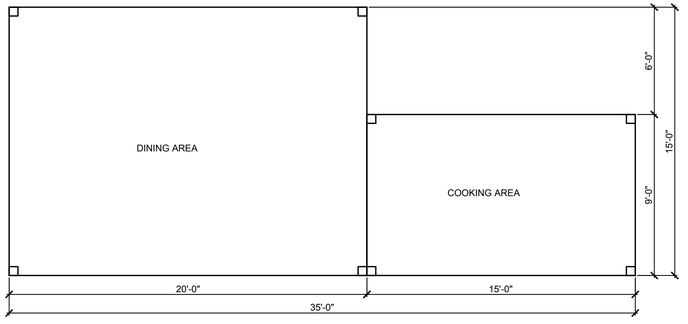
*Stain not included but can be added!:

https://www.ppgpaints.com/flood-wood-finishes/colors



6 S1 PROPOSED STRING LIGHTS
SCALE: N.T.S.

NOTE:
1. STRING LIGHTS WILL BE ON THE REAR FENCE ON 6x6 P.T. FENCE POSTS ON 14"x48" CONC PIERS. WILL CAUSE MINIMAL GLARE ON ADJACENT PROPERTIES



5 S1 DINING AND COOKING AREA PLAN
SCALE: 1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES

1. CONC. HAUNCH SLAB FLUSH W/ EXISTING BLACKTOP. SURFACE OF POURED CONC. SLAB SHOULD NOT HAVE MORE THAN A 1/4" / FOOT CROSS SLOPE IN ANY DIRECTION & SHALL BE FLUSH W/ EXISTING BLACKTOP AND SIDEWALK FOR HANDICAP ACCESS
2. 6x6 P.T. COLUMNS ANCHORED TO FOOTING PIERS W/ SIMPSON POST BASE HARDWARE

Revisions

No.	Date:	Description:
NO. 1	08/01/23	ZONING REPLY
NO. 2	09/19/23	PLANNING COMMENTS
NO. 3	10/11/23	ZONING COMMENTS
NO. 4	11/20/23	REMOVE LANDSCAPING
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NO. 7	02/21/24	ENGINEERS COMMENTS
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CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: S.T.T. | CHECKED BY: C.I. | ISSUED DATE: 06-09-2023

REGISTERED ARCHITECT CIRO INTERRANTE 014579 STATE OF NEW YORK

PAVILION AND COOKING AREA ELEVATIONS, NOTES, PLAN, AND STRING LIGHT DETAIL

PROPOSED AMENDED SITE PLAN FOR:
GENEVA'S BLUES HOUSE
SOUTHERN BARBEQUE
357 HOOKER AVENUE
POUGHKEEPSIE, NY 12601

Project Number. 23-16

SHEET NO.
S1
STRUCTURAL

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:
357 Hooker Ave

Project Location (describe, and attach a location map):
2/10 mile west of Raymond Ave on south side of Hooker Ave.

Brief Description of Proposed Action:
Amendments to previously apporoved site plan.

Name of Applicant or Sponsor:	Telephone: (845)416-3921 or (845)264-8686
Terriciena A. Brown-Genevas Blues Houe Souhtern BBQ	E-Mail: terriciena146@yahoo.com

Address:
4 Balding Avenue

City/PO:	State:	Zip Code:
Poughkeepsie	N.Y.	12601

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

3. a. Total acreage of the site of the proposed action? 1.07 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.07 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

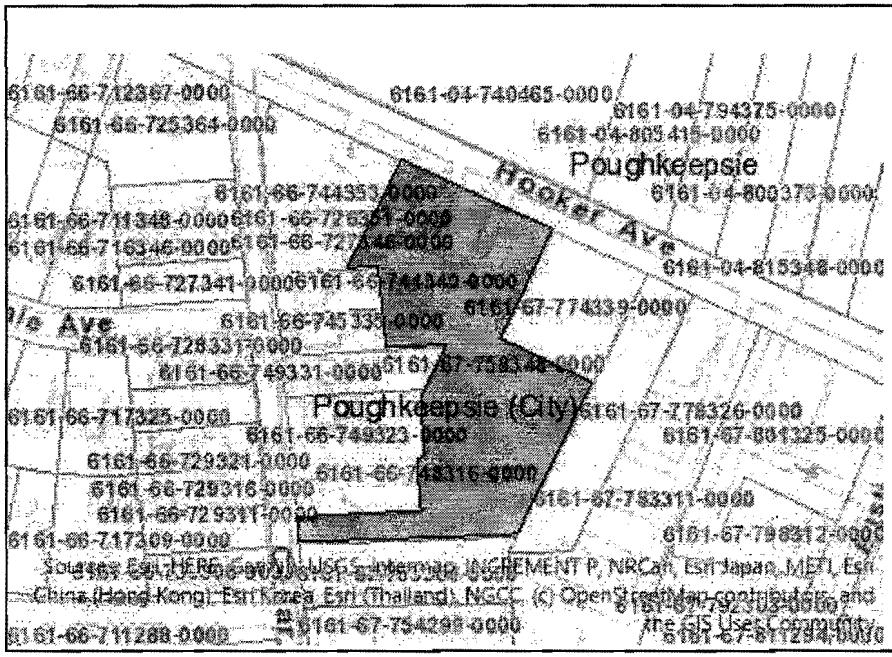
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water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

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

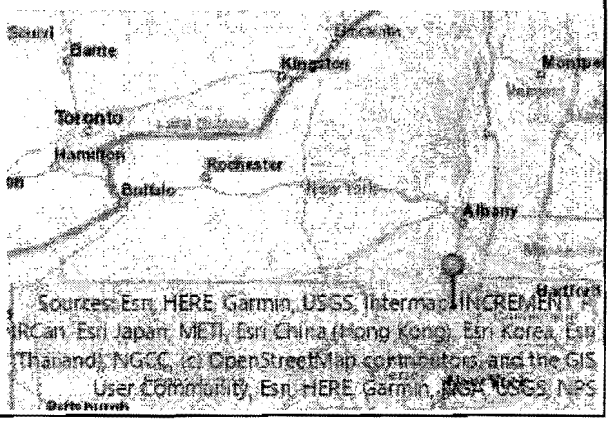
Applicant/sponsor name: Ciro Interrante, Architect Date: 5-21-25

Signature: _____ Title: Architect

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT

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

Office Use Only
Fee: $350
Code: PLSF
ID #_____

APPLICATION FOR FAÇADE REVIEW

I. PROPERTY ADDRESS: 396 main st Poughkeepsie NY 12601

II. PROPERTY OWNER: Munged T ALRowhani

III. APPLICANT: 99 N Fostertown Dr
ADDRESS: Newburgh NY 12550
(state and zip code)
PHONE NUMBER: 347-320-7355 (include area code)
EMAIL ADDRESS: Munged863@gmail.com

RECEIVED JUN 05 2025 By

PAID JUN 05 2025

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

IV. CONSULTANT: MICHAEL AIELLO, SR., P.E.
ADDRESS: 462 HILL AVENUE
MONTGOMERY, NY 12549
(state and zip code)
PHONE NUMBER: 845-742-5763 (include area code)
EMAIL ADDRESS: INFO@UNLIMITEDHOUSEDESIGN.COM

V. FAÇADE CHANGES (Describe in detail):
CREATE NEW STOREFRONT TO MATCH OTHERS ON STREET

VI. REQUIRED ATTACHMENTS:
1. Three (3) full size copies of elevations or color photographs illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, or other acceptable survey or site plan, indicating the precise location of the building; and,
4. Electronic version of all of the above;
5. Short Environmental Assessment Form

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

Signature
Print Name: Munged ALRowhani

6/4/2025
Date

Revised March 2025: Previous Editions Obsolete

ALTERATION - LEVEL 2:

396 MAIN STREET

396 MAIN STREET POUGHKEEPSIE, NY 12603

MINIMUM SPECIFICATIONS

GENERAL NOTES

1. NO DRAWINGS ARE TO BE SCALED, USE DIMENSIONS ONLY. THE OWNER IS TO OBTAIN AND PAY FOR ALL LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
2. THE OWNER OR SITE ENGINEER MUST VERIFY THAT THIS DWELLING IS NOT LOCATED IN A FLOODWAY AS DEPICTED IN THE LATEST TOWN F.I.R.M. MAP.
3. THE CONTRACTOR IS TO VISIT THE SITE AND TO THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS, TO CHECK AND VERIFY ALL CONDITIONS PERTAINING TO THE PROJECT.
4. THE CONTRACTOR SHALL REVIEW THE PLANS AND VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY ERRORS, OMISSIONS, VARIATIONS, DIFFERENCES OR DISCREPANCIES FROM INTENT OF THE PLANS TO THE ARCHITECT PRIOR TO THE START OF WORK.
5. ALL CHANGES OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
6. ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ARCHITECT OR ENGINEER AND OWNER.
7. THE WORK TO BE PROVIDED ON THIS PROJECT SHALL INCLUDE ALL NECESSARY COMPONENTS EVEN THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN; AND THE
8. CONTRACTOR SHALL NOT AVAIL HIMSELF OF ANY UNINTENTIONAL OMISSIONS, SHOULD THEY EXIST.
9. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE, SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
10. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADE. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
11. CONTRACTOR IS TO PROTECT THE PUBLIC AND PREMISE DURING THE PERIOD OF THE CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, ETC. CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROCESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
12. THE ARCHITECT / ENGINEER CERTIFIES THESE DRAWINGS TO BE IN COMPLIANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE FOR USE GROUP R AND R-3. IN THE EVENT OF CONFLICTS OF PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
13. STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE.
14. ALL CONSTRUCTION IS TO CONFORM WITH APPLICABLE CODES, ORDINANCES, ETC., INCLUDING THE 2020 BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERAL ACCEPTED STANDARDS.
15. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE, NOR SHALL THEY BE IN EXCESS OF DESIGN LOADING INDICATED ON DRAWINGS.
16. ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION AND THE SAFETY PROCEDURES EMPLOYED BY HIM.
17. THE PROPERTY OWNER SHALL BE THE FINAL JUDGE OF THE QUALITY OF WORKMANSHIP, AND RESERVES THE RIGHT TO REJECT ANY WORK HE CONSIDERS INFERIOR.
18. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR GENERIC EQUALS, WHICH MEET ACCEPTABLE STANDARDS AND SPECIFICATIONS, MAY BE USED.
19. ALL PLUMBING AND MECHANICAL WORK SHALL CONFORM WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND LOCAL BUILDING CODES APPLICABLE TO PLUMBING AND MECHANICAL WORK. ALL PLUMBING AND MECHANICAL WORK SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
20. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST NATIONAL ELECTRICAL CODE AND ANY OTHER LOCAL CODES OR ORDINANCES HAVING JURISDICTION. A COMPETENT ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK AND ALL PERMITS REQUIRED.
21. THE CONTRACTORS SCHEDULE OF WORK SHALL BE ESTABLISHED IN COOPERATION WITH AND APPROVAL OF THE OWNER.
22. THE CONTRACTOR SHALL CARRY A MINIMUM OF $1,000,000.00 (ONE MILLION DOLLARS) LIABILITY INSURANCE AND PROVIDE WORKER'S COMPENSATION TO HIS EMPLOYEES.
23. BUILDING, STRUCTURES, AND ALL PARTS THEREOF SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD, LIVE, ROOF, SNOW, WIND, & SEISMIC LOADS AS PRESCRIBED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
24. BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID ...
    A. IF ALTERED
    B. IF NOT STAMPED BY A NEW YORK STATE REGISTERED ARCHITECT OR ENGINEER WHOSE SEAL MUST BE EITHER IMPRESSED OR ORIGINALLY STAMPED
    C. IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES
25. ARCHITECT / ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THIS CONSTRUCTION OR INSTALLATION.

CRAWL-SPACE VENTILATION

- R408.1 OF THE 2020 BUILDING CODE OF NEW YORK STATE REQUIRES VENTILATION OPENINGS THROUGH THE FOUNDATION WALLS. THE VENTILATION AREA SHALL NOT BE LESS THAN ONE SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA, ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

SEE RESCHECK COMPLIANCE REPORT (INCLUDED WITH PLAN SUBMISSION) FOR MINIMUM U-FACTOR. REQUIREMENTS FOR WINDOWS AND DOORS.

FOUNDATION

- ALL EXTERIOR WALL FOOTINGS SHALL EXTEND TO VIRGIN UNDISTURBED SOIL, AND IN ALL CASES SHALL BE A MINIMUM OF 5'-6" BELOW THE ADJACENT GRADE.
- NO TRUCKS OR HEAVY MACHINERY SHALL BE PERMITTED CLOSER THAN 6'-0" FROM ANY FOUNDATION WALL.
- THE SAFE SLOPE FROM 1 VERTICAL TO 3 HORIZONTAL SHALL BE MAINTAINED BETWEEN THE EDGE OF FOOTING TO ANY EXCAVATION LEVEL LOWER THEN THE FOOTING.
- COORDINATE THE LAYOUT AND ELEVATIONS OF ALL UNDERGROUND UTILITIES BEFORE PLACEMENT OF THE FOOTING.
- CONTINUOUS FOOTINGS WHERE SHOWN, MAY BE STEPPED AS REQUIRED, BUT NOT MORE THAN 1'-0" VERTICALLY TO 4'-0" HORIZONTALLY.
- SITE SOIL BEARING CAPACITY AND OTHER CONDITIONS HAVE NOT BEEN INVESTIGATED. ALL FOUNDATION DETAILS ASSUME A MINIMUM OF 3,000 PSF BEARING CAPACITY.

CONCRETE

- CONCRETE SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS.

SLAB ON GRADE	3,500 PSI
FOOTINGS	3,000 PSI
FOUNDATION	3,500 PSI
MASONRY MORTAR	5,000 PSI TYPE 'M'

- ALL CONCRETE WORK AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE "BUILDING CODE" REQUIREMENTS FOR CONCRETE OF THE AMERICAN CONCRETE INSTITUTION (A.C.I. 318-77).
- ALL FOUNDATION WALLS AND SLABS IN CONTACT WITH THE EARTH TO BE FURNISHED WITH AN "ANTI-HYDRO" ADMIXTURE AS PER MANUFACTURE'S SPECIFICATIONS. MINIMUM CONCRETE PROTECTION OF REINFORCING SHALL BE 3/ 4" IN SLABS, 1 1/ 2" IN WALLS, 3" IN FOOTINGS AND 2" FOR CONCRETE WORK EXPOSED TO EARTH, FILL OR WEATHER. CONCRETE FOR SIDEWALKS, INTERIOR PADS, STAIRS, ETC. SHALL BE 3,500 PSI
- STONE CONCRETE ENTRAINED WITH 4% AIR MINIMUM. NO ADMIXTURES ARE PERMITTED IN CONCRETE IF NOT PART OF THE MIX DESIGN. ALL SLABS ON GRADE ARE TO BE POURED IN PANELS NOT TO EXCEED 1,200 SQUARE FEET IN AREA.

REINFORCING

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL, CONFORMING TO THE REQUIREMENTS ASTM A-615, Grade 60.
- ALL WELDED WIRE MESH SHALL BE FABRICATED IN ACCORDANCE WITH ASTM A-82 AND A-185.
- WHERE OPENINGS OCCUR IN WALLS OR SLABS, UNLESS SHOWN OTHERWISE, PROVIDE TWO (2) NO. 6 BARS, BOTH FACES ON ALL SIDES OF OPENING AND EXTEND 2'-0" BEYOND THE FACE OF THE OPENING.

CONCRETE MASONRY UNITS

- ALL CONCRETE BLOCK IS TO BE REINFORCED WITH DUR-O WALL TRUSS TYPE STANDARD WEIGHT MASONRY REINFORCING AS FOLLOWS: BELOW GRADE EVERY OTHER COURSE, TOP TWO (2) COURSES, ABOVE GRADE EVERY 3RD AND TOP TWO (2) COURSES. PROVIDE PREFABRICATED CORNERS AND TEES, OVERLAP A MINIMUM OF 24". MORTAR: ASTM C-270 TYPE 'M' CONCRETE BLOCK: HOLLOW CORE, LOADED BEARING UNIT MASONRY ASTM C-90, TYPE 'H' CEMENT GROUT: ASTM C-476
- FILL ALL BEAM POCKETS SOLID AFTER STEEL IS PLACED AND ANCHORED.
- ALL CONCRETE BLOCK CORES WITH VERTICAL REINFORCING ARE TO BE GROUTED SOLID FROM FOOTING TO TOP OF WALL. OVERLAP ALL REINFORCING A MINIMUM OF 12".

WOOD AND TRUSSES

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE TO NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTINING BY THE APPA. USE CONSTRUCTION DETAILS AND MINIMUM NAILING SEQUENCE AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS: BEAMS, JOISTS AND WALL PLATES FB=1,200 PSI, E=1.4 x 10(6) PSI, STUDS AND POSTS FC=925 PSI, FV= 75 PSI, E=1.2 x 10(6) PSI.
- ALL PLYWOOD FOR FLOOR AND ROOF SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH APA SPECIFICATIONS, LATEST EDITION (GLUE, NAIL ALL FLOOR AND ROOF SHEATHING TO FLOOR AND ROOF TRUSSES).
- ALL ENGINEERED BEAMS/ GIRDERS AND TRUSSES ARE DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF + PA) WOOD FRAME CONSTRUCTION MANUAL (WFCM).
- ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER.
- FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACED AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
     1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
     1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

SEE SECTION R302.11 OF THE 2020 BUILDING CODE OF NEW YORK STATE FOR OTHER LOCATIONS AND FIREBLOCKING REQUIREMENTS.

THERMAL & MOISTURE PROTECTION

- ASPHALT ROOF SHINGLES SHALL BE SELF STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR 3462. SHINGLES SHALL BE SECURED TO ROOF WITH NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE, UNLESS IN A SPECIAL WIND ZONE AS NOTED IN THE CLIMATIC & GEOGRAPHIC DESIGN CHART ON DWG. A-2. SPECIAL WIND ZONES REQUIRE 6 FASTENERS PER STRIP SHINGLE. FASTENERS SHALL BE GAL. STEEL MINIMUM 12 GA. SHANK WITH A MINIMUM 3/ 8" DIAMETER HEAD, UNLESS THE SHINGLE MANUFACTURER SPECIFIES MORE WHERE THE ROOF SLOPE EXCEEDS 20. 12 SPECIAL METHODS OF FASTENING ARE REQUIRED, CONSULT WITH SHINGLE MANUFACTURER.
- ALL ROOFS, VALLEYS AND WALL TO ROOF INTERSECTIONS SHALL BE FLASHED AND CAULKED WATERTIGHT. WHERE ROOFS SLOPE FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE 2 LAYERS OF FELT APPLIED WITH A 19" STRIP PARRALEL WITH AND STARTING AT THE EAVES FASTENED TO HOLD IN PLACE. THEN STARTING AT EAVE APPLY 36" WIDE SHEET AND OVERLAPPING SUCCESSIVE SHEETS 19" AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT FELTS SHALL BE APPLIED SHINGLE FASHION STARTING FROM AND PARRALEL TO THE EAVE AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
- EXCEPT WHERE REQUIRED TO BE WATERPROOFED, EXTERIOR BELOW GRADE DAMPROOFING ON CONCRETE WALLS SHALL EXTEND FROM TOP OF FOOTING TO FINISHED GRADE DAMPROOFING SHALL BE AN APPROVED BITUMINOUS COATING.
- INSTALL ALL INSULATIONS AND VAPOR BARRIERS IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE, EXCEPT WHERE OTHERWISE SPECIFIED. INSTALL ALL BATT INSULATION IN ACCORDANCE WITH MFG'RS. SPECIFICATIONS. INSULATE BUILDING TO COMPLETELY SEPARATE HEATED SPACES FROM UNHEATED SPACES. SEAL ALL JOINTS AROUND EXTERIOR WINDOWS, DOORS, AND OTHER PENETRATIONS. INSULATION MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450.

PLUMBING & HEATING

- ALL PLUMBING & HEATING WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- ALL APPLIANCES SHALL HAVE PERMANENT FACTORY APPLIED NAMEPLATES AFFIXED TO EA. APPLIANCE ON WHICH SHALL APPEAR MANUFACTURE'S NAME OR TRADEMARK, THE MODEL NUMBER, SERIAL NUMBER, AND THE SEAL OR MARK OF THE TESTING AGENCY.
- ALL PLUMBING WORK SHALL BE INSPECTED BY ANY LOCAL OR STATE BUILDING OFFICIAL HAVING JURISDICTION.
- DO NOT RUN PIPES IN UNHEATED SPACES, KEEP ALL PIPES ON HEATED SIDE OF INSULATION.
- AIR ADMITTANCE VALVES SHALL NOT BE USED UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE ALL SCALD PROTECTION VALVES, RELIEF VALVES, PRESSURE RELIEF VALVES, AND TEMPERATURE RELIEF VALVES AS PER THE 2020 BUILDING CODE OF NEW YORK STATE.

ELECTRIC

- ALL ELECTRIC WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF OF THE NATIONAL ELECTRIC CODE AND THE 2020 BUILDING CODE OF NEW YORK STATE CHAPTER 34 - 41 FOR GENERAL EQUIPMENT REQUIREMENTS.
- ALL ELECTRIC WORK SHALL BE INSPECTED AND APPROVED BY A LICENSED UNDERWRITER OFFICIAL.

PROTECTION AGAINST DECAY AND TERMITES

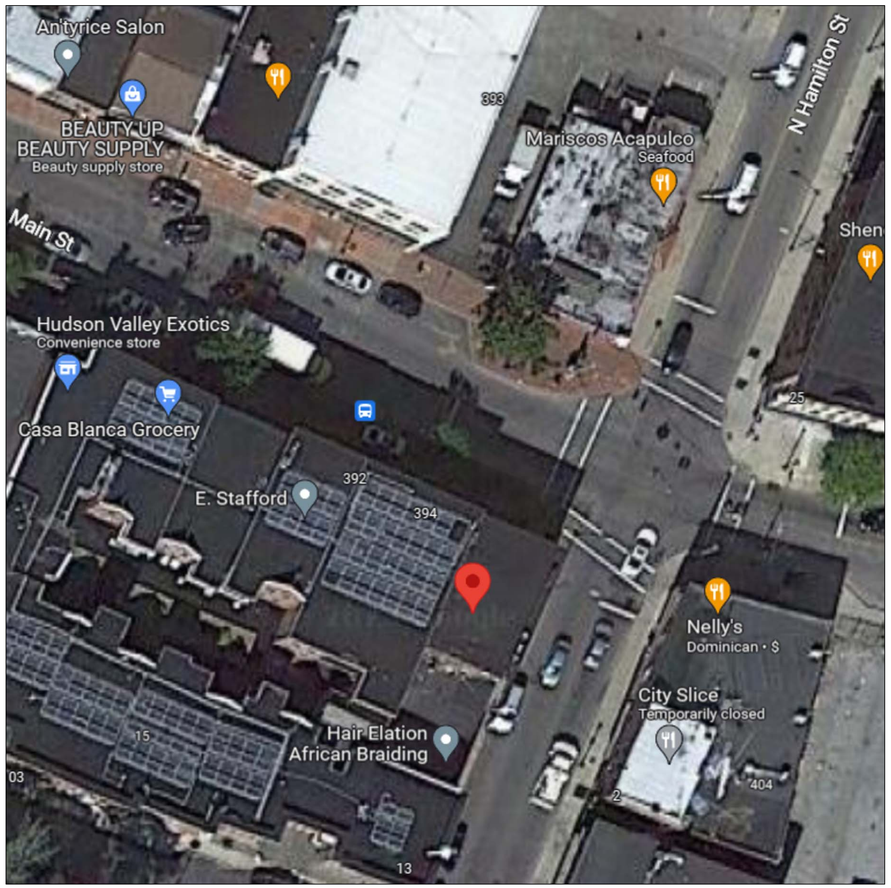
- ALL WOOD USED IN AREAS SPECIFIED BELOW SHALL BE APPROVED PRESSURE PRESERVATIVELY TREATED SUCH AS WOOD IN CONTACT WITH GROUND SUPPORTING PERMANENT STRUCTURES, JOISTS CLOSER THAN 18" TO GROUND, SILL PLATES CLOSER THAN 8" TO GROUND, PLATES FASTENED TO CONCRETE IN CONTACT WITH GROUND, EXTERIOR WOOD SIDING, SHEATHING OR WALL FRAMING LESS THAN 6" FROM GROUND, WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER OR WOOD ATTACHED TO MASONRY OR CONCRETE WITHOUT ANY APPROVED VAPOR BARRIER.
- TERMITE PROTECTION SHALL BE PROVIDED USE OF PRESSURE PRESERVATIVELY TREATED WOOD AS MENTIONED ABOVE, AND THE USE OF METAL OR PLASTIC TERMITE SHIELDS.

FINISHES

- ALL WALL AND CEILING FINISHED SHALL HAVE A FLAME SPREAD CLASS OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- ALL GYPSUM BOARD TO BE OF TYPE AND THICKNESS SHOWN IN DRAWINGS, TAPED, SPACKLED (3 COATS), PRIMED AND PAINTED 2 COATS TO FORM A SMOOTH, UNIFORM WALL FINISH. GYPSUM BOARD SHALL BE SCREW APPLIED, FOLLOWING THE SPECIFICATIONS OF UNITED STATES GYPSUM PRODUCTS.
- ALL CERAMIC TILE SHALL BE PROPERLY INSTALLED USING THICK OR THIN SET METHOD FOLLOWING THE SPECIFICATIONS OF THE NATIONAL TILE COUNCIL OF AMERICA.
- ALL VINYL FLOOR SYSTEMS SHALL BE INSTALLED OVER AN APPROVED UNDERLAYMENT MATERIAL AS APPROVED BY THE TILE MANUFACTURER INSTALL VINYL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

DESIGN LOADS

- FLOOR: 40 POUNDS PER SQUARE FEET LIVE LOAD. 10 POUNDS PER SQUARE FEET DEAD LOAD.
- BEDROOM: 30 POUNDS PER SQUARE FEET LIVE LOAD. 10 POUNDS PER SQUARE FEET DEAD LOAD.
- CEILING: 20 POUNDS PER SQUARE FEET LIVE LOAD. 10 POUNDS PER SQUARE FEET DEAD LOAD.
- ROOF: 35 POUNDS PER SQUARE FEET LIVE LOAD. 15 POUNDS PER SQUARE FEET DEAD LOAD.



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GENERAL NOTES

LOCATION: 396 MAIN STREET POUGHKEEPSIE, NY 12603

SITE INFORMATION BASED ON GOOGLE MAPS. REFER TO ORIGINAL ENGINEERING DRAWINGS FOR SITE INFORMATION.

1 / A-1 SITE PLAN N.T.S.

LIST OF DRAWINGS

1 OF 5	SPECIFICATIONS, LEGEND, DRAWING LIST & SITE PLAN
2 OF 5	TYPICAL SCHEDULES, NOTES & DETAILS
3 OF 5	EXISTING FOUNDATION AND 1st FLOOR PLANS AND ELEVATIONS
4 OF 5	PROPOSED FOUNDATION AND 1st FLOOR PLANS AND ELEVATIONS
5 OF 5	PROPOSED SECTION AND ELECTRICAL PLAN

SYMBOL LEGEND

EARTH	RIGID INSULATION
GRANULAR FILL	FIBERGLASS BATT INSULATION
CONCRETE	DIMENSIONAL LUMBER
CONCRETE MASONRY UNITS (CMU)	FINISH WOOD
FIELDSTONE / BLUESTONE	PLYWOOD
BRICK	GYPSUM BOARD (GWB)
CRITICAL ELEVATION	METAL FLASHING
WINDOW KEY	
DOOR KEY	
DETAIL NO./ WALL SECTION NO. SHEET NO.	
BUILDING SECTION NO. SHEET NO.	

2668 DOOR SIZE:
2068 = 2'-0" x 6'-8"
2468 = 2'-4" x 6'-8"
2668 = 2'-6" x 6'-8"
2868 = 2'-8" x 6'-8"
3068 = 3'-0" x 6'-8"

PROJECT NAME:
ALTERATION - LEVEL 2
396 MAIN STREET
POUGHKEEPSIE, NY 12603

CLIENT:
NEWBURGH BROADWAY
99 N FOSTERTOWN DRIVE
NEWBURGH, NY 12550

ARCHITECT:
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No.	SUBMISSION / REVISION	DATE
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1	BLDG DEPT/PB SUBMISSION	2023-07-26

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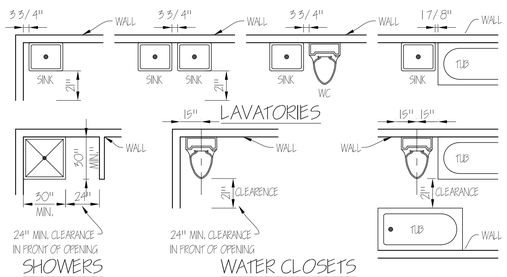
JOB NUMBER: 1607/2023

DRAWING TITLE: SPECS, NOTES & SITE PLAN

DRAWING NO.

SHEET NO: 1 of 5

DATE: NOVEMBER 22, 2022
SCALE: AS NOTED
DRAWN BY: KDS
CHECKED BY: JCC



MINIMUM PLUMBING FIXTURE CLEARANCES

A. FOR A CONTINUOUS OR SEMI-CONTINUOUS FLOW INTO A DRAINAGE SYSTEM, SUCH AS FROM A PUMP OR SIMILAR DEVICE, 1.5 FIXTURE UNITS SHALL BE ALLOWED PER GPM OF FLOW. FOR A FIXTURE NOT LISTED USE THE HIGHEST D.F.U. VALUE FOR A SIMILAR LISTED FIXTURE.

B. A FLOOR DRAIN ITSELF ADDS NO HYDRAULIC LOAD, HOWEVER, WHERE USED AS A RECEPTOR, THE FIXTURE UNIT VALUE OF THE FIXTURE DISCHARGE INTO RECEPTOR SHALL BE APPLICABLE.

C. ADD 2 D.F.U. FOR EACH ADDITIONAL FILL BATH.

WATER-SUPPLY FIXTURE-UNIT FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

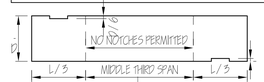
TYPES OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (W.S.F.U.)		
	HOT	COLD	COMBINED
BATHTUB (W/ -W/ O OVERHEAD SHOWER HEAD)	1.0	1.0	1.4
CLOTHES WASHER	1.0	1.0	1.4
DISHWASHER	1.4	---	1.4
HOSE BIBB (SILL COCK)	---	2.5	2.5
KITCHEN SINK	1.0	1.0	1.4
LAVATORY	0.5	0.5	0.7
LAUNDRY TUB	1.0	1.0	1.4
SHOWER STALL	1.0	1.0	1.4
WATER CLOSET (TANK TYPE)	---	2.2	2.2
FULL-BATH GROUP W/ BATHTUB (W/ -W/ O SHOWER HEAD) OR SHOWER STALL	1.5	2.7	3.6
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0.5	2.5	2.6
KITCHEN GROUP (DISHWASHER AND SINK W/ -W/ O GARBAGE GRINDER)	1.9	1.0	2.5
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1.8	1.8	2.5

MINIMUM PIPE INSULATIONS

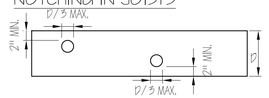
PIPE SYSTEM TYPE	FLUID TEMPERATURE RANGE, °F	PIPE SIZES: RUNOUTS UP TO 2"	1" AND LESS	1.25 TO 2"	2.5 TO 4"	5 TO 6"	8" & LARGER
HEATING SYSTEMS:							
STEAM & HOT WATER							
LOW TEMPERATURE	106-200	1/2	1	1	1 1/2	1 1/2	1 1/2
COOLING SYSTEMS							
CHILLED WATER, REFRIGERANT & BRINE	40-55	1/2	1/2	3/4	1 1/2	1 1/2	1 1/2
	BELOW 40	1	1	1 1/2	1 1/2	1 1/2	1 1/2

PLUMBING & MISCELLANEOUS PIPING NOTES:

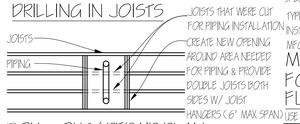
RUN PLUMBING & MISCELLANEOUS PIPING PARALLEL TO JOISTS WHENEVER POSSIBLE. IF NOT POSSIBLE, AND IF THE SHOWN DIAGRAMS FOR NOTCHING & HOLES CANNOT BE MET, FOLLOW TYPICAL BOX - OUT / REPAIR PLAN SHOWN ON THIS DRAWING.



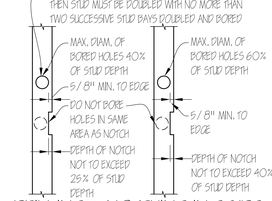
NOTCHING IN JOISTS



DRILLING IN JOISTS



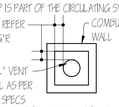
BOX - OUT/ REPAIR PLAN



DRILLING & NOTCHING IN STUDS

SERVICE WATER HEATING

WATER HEATERS WITH VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE HEATER UNLESS AN INTEGRAL HEAT TRAP IS PART OF THE CIRCULATING SYSTEM.

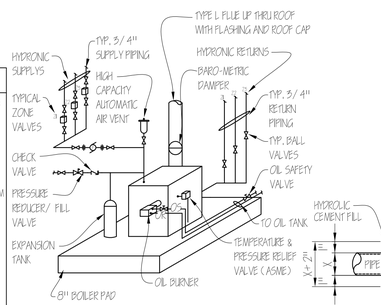


MIN. VENT CLEARANCE FOR OIL OR SOLID FUEL APPLIANCE

USE TYPE B VENTS FOR GAS APPLIANCES

BOILERS

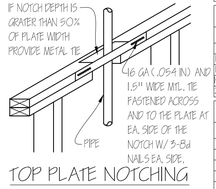
IF A BOILER IS USED IT SHALL BE OIL OR GAS FIRED HAVING AN AFUE EFFICIENCY RATING OF 80% OR GREATER. THE INSTALLATION OF THE BOILERS SHALL CONFORM TO THE MANUFACTURES INSTRUCTIONS. THE MFGR'S RATING DATA, THE NAMEPLATE AND OPERATING INSTRUCTIONS OF A PERMANENT TYPE SHALL BE ATTACHED TO THE BOILER. BOILERS SHALL HAVE ALL CONTROLS SET, ADJUSTED AND TESTED BY THE INSTALLER. A COMPLETE CONTROL DIAGRAM TOGETHER WITH COMPLETE BOILER OPERATING INSTRUCTIONS SHALL BE FURNISHED BY THE INSTALLER. SOLID AND LIQUID-FUEL-BURNING BOILERS SHALL BE PROVIDED WITH COMBUSTION AIR, BOILERS AND THEIR CONTROL SYSTEMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 726. BOILER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASME CSD-1 AND AS APPLICABLE, THE ASME BOILER AND PRESSURE VESSEL CODE.



BOILER DETAIL

VENT NOTES

ALL BATHROOMS & LAVS. NOT HAVING OPPERABLE WINDWS OR HAVING LESS THAN 1.5 SQ. FT. OF WINDOW VENT SPACE SHALL BE MECHANICALLY VENTED TO THE EXTERIOR AND TERMINATE USING WEATHERPROOF BAFFLE DEVICE.
DUCT VENTS FROM CLOTHES DRYERS SHALL BE VENTED TO THE EXTERIOR IN ACCORDANCE WITH THE DRYER MANUFACTURES'S INSTRUCTIONS. TERMINATE VENT ON EXTERIOR OF BUILDING EQUIPPED WITH A BACKDRAFT DAMPER.



TOP PLATE NOTCHING

FLUE GAS NOTES:

ALL FLUE GAS EQUIPMENT USED IN THIS DWELLING, THE CONTRACTOR IS REQUIRED TO MEET THE REQUIREMENTS OF CHAPTER 44 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE FOR USE, LOCATION, AND INSTALLATION OF EQUIPMENT

DUCT INSULATION

FOR HOUSES BEING CONSTRUCTED W/ IN ANNUAL HEATING DEGREE DAYS OF 3,501 AND 7,800 MINIMUM DUCT INSULATION WILL BE AS FOLLOWS:

INSULATION R-VALUES			
DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE BUILDING		DUCTS IN UNCONDITIONED BASEMENTS, CRAWL SPACES, GARAGES, AND OTHER UNCONDITIONED SPACES	
SUPPLY	RETURN	SUPPLY	RETURN
8	4	8	2

FIREBLOCKING NOTES:

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL STORIES AND BETWEEN TOP STORY AND ROOF SPACE. IN ADDITION PROVIDE FIRE BLOCKING AS FOLLOWS:

1) IN STUD SPACES NOT TO EXCEED 10 FEET, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS USING PARALLEL ROWS OF STUDS.
2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/ 2"HK. GYPSUM BOARD.
4) AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5) CHIMNEYS AND FIREPLACES SHALL BE FIRE BLOCKING AS PER DETAIL AND NOTES ON THIS DRAWING.

FIRESTOPPING NOTES:

PIPE & DUCT PENETRATIONS THROUGH FLOORS SHALL BE FIRE STOPPED WITH CALK MEETING ASTM RATING E86 OR SHALL BE FILLED WITH NON COMBUSTIBLE THERMEBER SAFING INSULATION

PLUMBING DRAINAGE FIXTURE UNIT VALUES

DESCRIPTION OF BUILDING ELEMENTS	D.F.U. (N) UNIT VALUE
BAR SINK	1
BATH TUB WITH OR WITHOUT SHOWER HEAD AND / OR WHIRLPOOL ATTACHMENTS	2
BIDET	1
CLOTHES WASHER STANDPIPE	2
DISHWASHER	2
FLOOR DRAIN (3)	0
KITCHEN SINK	2
LAVATORY	1
LAUNDRY TUB	2
SHOWER STALL	2
WATER CLOSET (1.6 GAL. FLUSH)	3
WATER CLOSET (GREATER THAN 1.6 GAL. FLUSH)	4
FULL BATH GROUP W/ BASHTUB W/ 1.6 GAL. FLUSH WATER CLOSET, AND WITH OR WITHOUT SHOWER HEAD AND / OR WHIRLPOOL ATTACHMENTS ON THE TUB OR SHOWER STALL	5
FULL BATH GROUP W/ BASHTUB W/ GREATER THAN 1.6 GAL. FLUSH WATER CLOSET, AND WITH OR WITHOUT SHOWER HEAD AND / OR WHIRLPOOL ATTACHMENTS ON THE TUB OR SHOWER STALL	6
HALF BATH GROUP W/ 1.6 GAL. PER FLUSH WATER CLOSET PLUS LAVATORY	4
HALF BATH GROUP W/ GREATER THAN 1.6 GAL. PER FLUSH WATER CLOSET PLUS LAVATORY	5
KITCHEN GROUP W/ DISHWASHER AND SINK W/ OR W/ O GARBAGE GRINDER	5
LAUNDRY GROUP W/ CLOTHES WASHER STANDPIPE AND LAUNDRY TUB	5
MULTIPLE BATH GROUPS (C)	1.5 BATHS: 7 2 BATHS: 8 2.5 BATHS: 9 3 BATHS: 10 3.5 BATHS: 11

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

FLOOR JOIST SPAN TABLE (SLEEPING AREAS, NO ATTIC LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R 502.3.1 (1)

	MAX. JOIST SPANS 10 PSF DEAD LOAD			
SPACING	SPECIES & GRADE	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE / PINE / FIR # 2	11'-5"	14'-11"	19'-0"
16" O.C.	SPRUCE / PINE / FIR # 2	10'-5"	13'-7"	17'-3"
19.2" O.C.	SPRUCE / PINE / FIR # 2	9'-11"	12'-11"	16'-5"
24" O.C.	SPRUCE / PINE / FIR # 2	9'-1"	11'-9"	14'-11"

FLOOR JOIST SPAN TABLE (LIVING AREAS 40 PSF LIVE LOAD) 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R 502.3.1 (2)

	MAX. JOIST SPANS 10 PSF DEAD LOAD			
SPACING	SPECIES & GRADE	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE / PINE / FIR # 2	10'-5"	13'-6"	17'-2"
16" O.C.	SPRUCE / PINE / FIR # 2	9'-4"	12'-3"	15'-7"
19.2" O.C.	SPRUCE / PINE / FIR # 2	8'-9"	11'-6"	14'-7"
24" O.C.	SPRUCE / PINE / FIR # 2	8'-1"	10'-5"	13'-3"

CEILING JOIST SPAN TABLE (ATTICS WITHOUT STORAGE) 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R 502.3.1 (1)

	MAX. JOIST SPANS 5 PSF DEAD LOAD			
SPACING	SPECIES & GRADE	2 X 4	2 X 6	2 X 10
12" O.C.	SPRUCE / PINE / FIR # 2	9'-5"	14'-5"	19'-0"
16" O.C.	SPRUCE / PINE / FIR # 2	8'-7"	13'-1"	17'-3"
19.2" O.C.	SPRUCE / PINE / FIR # 2	8'-0"	12'-3"	16'-1"
24" O.C.	SPRUCE / PINE / FIR # 2	7'-3"	11'-2"	14'-8"

A. CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THEN 20'

CEILING JOIST SPAN TABLE (ATTICS WITH LIMITED STORAGE) 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R 502.3.1 (2)

	MAX. JOIST SPANS 10 PSF DEAD LOAD			
SPACING	SPECIES & GRADE	2 X 4	2 X 6	2 X 10
12" O.C.	SPRUCE / PINE / FIR # 2	9'-5"	14'-5"	19'-0"
16" O.C.	SPRUCE / PINE / FIR # 2	8'-7"	13'-1"	17'-3"
19.2" O.C.	SPRUCE / PINE / FIR # 2	8'-0"	12'-3"	16'-1"
24" O.C.	SPRUCE / PINE / FIR # 2	7'-3"	11'-2"	14'-8"

RAFTER SPAN TABLE (GROUND SNOW LOAD = 30 PSF) 2020 RIDGID TABLE R 802.4.1 (6) (CEILING ATTACHED TO RAFTERS

	MAX. RAFTER SPANS 10 PSF DEAD LOAD			
SPACING	SPECIES & GRADE	2 X 4	2 X 6	2 X 10
12" O.C.	SPRUCE / PINE / FIR # 2	6'-4"	10'-4"	13'-7"
16" O.C.	SPRUCE / PINE / FIR # 2	5'-7"	9'-1"	12'-0"
19.2" O.C.	SPRUCE / PINE / FIR # 2	5'-1"	8'-3"	10'-11"
24" O.C.	SPRUCE / PINE / FIR # 2	4'-7"	7'-6"	9'-11"

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE OR GARDE	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

5/16" - 1/ 2"	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6" @ 12"
19/ 32" - 1"	8d COMMON NAIL	6" @ 12"
11/ 8" - 11/ 4"	10d COMMON NAIL OR 8d GROOVED NAIL	6" @ 12"

1/ 2" DIAMETER CELLULOSE FIBERBOARD SHEATHING

1/ 2"	11/ 2" GALVANIZED WALLBOARD NAIL (0.086" SHANK, 0.281" HEAD)	3" @ 6"
1/ 2"	16 GA STAPLE WITH MIN. CROWN WIDTH OF 7/16"	3" @ 6"

25/ 32" DIAMETER CELLULOSE FIBERBOARD SHEATHING

25/ 32"	11/ 2" GALVANIZED WALLBOARD NAIL (0.086" SHANK, 0.281" HEAD)	3" @ 6"
25/ 32"	16 GA STAPLE WITH MIN. CROWN WIDTH OF 7/16"	3" @ 6"

1/ 2" GYPSUM SHEATHING

1/ 2"	11/ 2" GALVANIZED WALLBOARD NAIL (0.086" SHANK, 0.281" HEAD)	4" @ 8"
1/ 2"	16 GA STAPLE WITH MIN. CROWN WIDTH OF 7/16"	4" @ 8"

5/ 8" GYPSUM SHEATHING

5/ 8"	11/ 2" GALVANIZED WALLBOARD NAIL (0.086" SHANK, 0.281" HEAD)	4" @ 8"
5/ 8"	16 GA STAPLE WITH MIN. CROWN WIDTH OF 7/16"	4" @ 8"

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR, UNDERLAYMENT TO FRAMING

3/ 4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6" @ 12"
7/ 8" - 1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6" @ 12"
11/ 8" - 11/ 4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6" @ 12"

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

GIRDER SPANS & HEADER SPANS FOR EXTERIOR BEARING WALLS 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R502.5 (2) MINIMUM HEADER SPANS FOR SOUTHERLAND, HEAVY SNOW, SOUTHERN PINE, AND SPRUCE-PINE-FIR

		BUILDING WIDTH (FEET)			
		28		36	
HEADERS & GIRDERS SUPPORTING	SIZE	SPAN	NJ	SPAN	NJ
ONE FLOOR ONLY	2 - 2 X 4	3-1	1	2-8	1
	2 - 2 X 6	4-6	1	3-11	1
	2 - 2 X 8	5-9	1	5-0	2
	2 - 2 X 10	7-0	2	6-1	2
	2 - 2 X 12	8-1	2	7-0	2
	3 - 2 X 4	3-2	1	2-9	1
	3 - 2 X 6	4-8	1	4-1	1
	3 - 2 X 8	6-0	2	5-2	2
	3 - 2 X 10	7-4	2	6-4	2
	3 - 2 X 12	8-7	2	7-5	2
	4 - 2 X 4	3-3	1	2-10	1
	4 - 2 X 6	4-10	2	4-2	2
	4 - 2 X 8	6-2	2	5-4	2
	4 - 2 X 10	7-7	2	6-7	2
	4 - 2 X 12	8-10	2	7-8	2
TWO FLOORS	2 - 2 X 4	2-2	1	1-10	1
	2 - 2 X 6	3-2	1	2-9	1
	2 - 2 X 8	4-1	2	3-6	2
	2 - 2 X 10	4-11	2	4-3	2
	2 - 2 X 12	5-9	2	5-0	3
	3 - 2 X 4	2-7	1	2-1	1
	3 - 2 X 6	3-7	2	3-1	2
	3 - 2 X 8	4-8	2	4-0	2
	3 - 2 X 10	5-7	2	4-10	2
	3 - 2 X 12	6-7	2	5-9	3
	4 - 2 X 4	2-8	1	2-2	1
	4 - 2 X 6	3-8	2	3-2	2
	4 - 2 X 8	4-10	2	4-1	2
	4 - 2 X 10	5-10	2	5-0	3
	4 - 2 X 12	6-11	3	5-11	3

NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. SPANS ARE GIVEN IN FEET & INCHES
*TABULATED VALUES ASSUME #2 GRADE LUMBER

GIRDER SPANS & HEADER SPANS FOR INTERIOR BEARING WALLS 2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R502.5 (2) MINIMUM HEADER SPANS FOR SOUTHERLAND, HEAVY SNOW, SOUTHERN PINE, AND SPRUCE-PINE-FIR

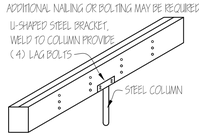
		BUILDING WIDTH (FEET)			
		28		36	
HEADERS & GIRDERS SUPPORTING	SIZE	SPAN	NJ	SPAN	NJ
ONE FLOOR ONLY	2 - 2 X 4	2-1	1	2-0	1
	2 - 2 X 6	3-5	1	3-1	1
	2 - 2 X 8	4-5	1	4-0	2
	2 - 2 X 10	5-5	2	4-11	2
	2 - 2 X 12	6-4	2	5-9	2
	3 - 2 X 4	2-5	1	2-0	1
	3 - 2 X 6	3-6	1	3-2	1
	3 - 2 X 8	4-7	2	4-2	2
	3 - 2 X 10	5-8	2	5-1	2
	3 - 2 X 12	6-8	2	6-0	2
	4 - 2 X 4	2-6	1	2-0	1
	4 - 2 X 6	3-7	1	3-3	1
	4 - 2 X 8	4-9	2	4-3	2
	4 - 2 X 10	5-10	2	5-2	2
	4 - 2 X 12	6-11	2	6-1	2
TWO FLOORS	2 - 2 X 4	2-0	1	1-7	1
	2 - 2 X 6	2-11	1	2-7	1
	2 - 2 X 8	3-10	2	3-5	2
	2 - 2 X 10	4-8	2	4-2	2
	2 - 2 X 12	5-5	2	4-10	3
	3 - 2 X 4	2-3	1	1-10	1
	3 - 2 X 6	3-3	2	2-11	2
	3 - 2 X 8	4-4	2	3-10	2
	3 - 2 X 10	5-3	2	4-8	3
	3 - 2 X 12	6-2	3	5-4	3
	4 - 2 X 4	2-4	1	1-11	1
	4 - 2 X 6	3-4	2	3-0	2
	4 - 2 X 8	4-5	2	3-11	2
	4 - 2 X 10	5-4	2	4-9	3
	4 - 2 X 12	6-3	3	5-5	3

NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. SPANS ARE GIVEN IN FEET & INCHES
*TABULATED VALUES ASSUME #2 GRADE LUMBER

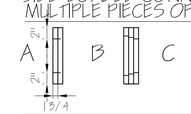
TOP-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

1 3/ 4" WIDTH PIECES
- MINIMUM OF 2 ROWS OF 16D NAILS @ 12" O.C.
- MINIMUM OF 3 ROWS OF 16D NAILS @ 12" O.C.
FOR 14", 16" AND 18" BEAMS

NOTE: FOR SIDE LOADED MULTIPLE MEMBER BEAMS, ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED

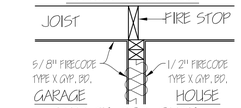


SIDE-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS



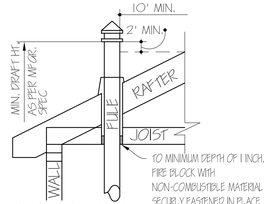
NAILING SCHEDULE APPLIED TO EATHER OUTSIDE MEMBER			
NAILED CONNECTION		THROUGH BOLTED CONNECTION	
2 ROWS 16D COMMON WIRE @ 12" O.C.	3 ROWS 16D COMMON WIRE @ 12" O.C.	2 ROWS 1/ 2" BOLTS @ 24" O.C.	2 ROWS 1/ 2" BOLTS @ 12" O.C.
A, B	A, B	C	C

HOUSE OR ATTIC



GARAGE TO HOUSE 3/ 4 HOUR FIRE SEPARATION

ALL HVAC DUCTS, PLASTIC DRAIN AND VENT PIPES THAT ARE IN THE GARAGE OR PASS THRU GARAGE SHALL BE ENCLOSED WITH FRAMING AND FIRE CODE GYPSUM



FIREBLOCKING & CHIMNEY CLEARENCE

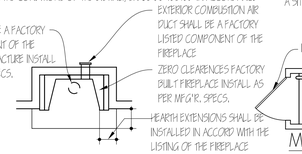
FIREPLACE NOTES

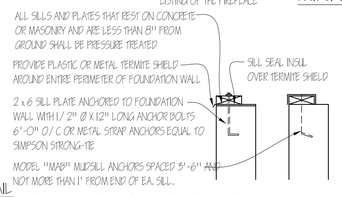
1) INSTALL NON-COMBUSTIBLE FIRE STOPS AT EACH FLOOR, WALL, OR CEILING THAT THE CHIMNEY PENETRATES.
2) REFER TO MANUFACTURERS SPECS FOR ALL METAL SHIELDS AND HEARTH REQUIREMENTS.
3) ALL FIREPLACES TO BE U.L. LISTED.
4) FIREPLACE AND FLUE SHALL BE OF TYPE AS LISTED WITH AND APPROVED BY N.F.P.A.
5) EXTEND F.P. FLUE THRU ROOF AS NEEDED FOR PROPER DRAFT. THE FLUE SHALL EXTEND AT LEAST 2 FOOT HIGHER THAN ANY COMBUSTIBLE WITHIN 10 FEET ON HORIZONTAL PLANE.

FACTORY BUILT FIREPLACES

FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, SHALL BE TESTED IN ACCORDANCE WITH U.L.127.

F.P. FLUE SHALL BE A FACTORY LISTED COMPONENT OF THE FIREPLACE MANUFACTURE INSTALL AS PER MFG'R. SPECS.



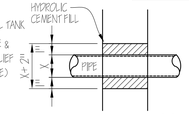


TYPICAL FOUNDATION SILL PLATE



TYPICAL BEAM POCKET DETAIL

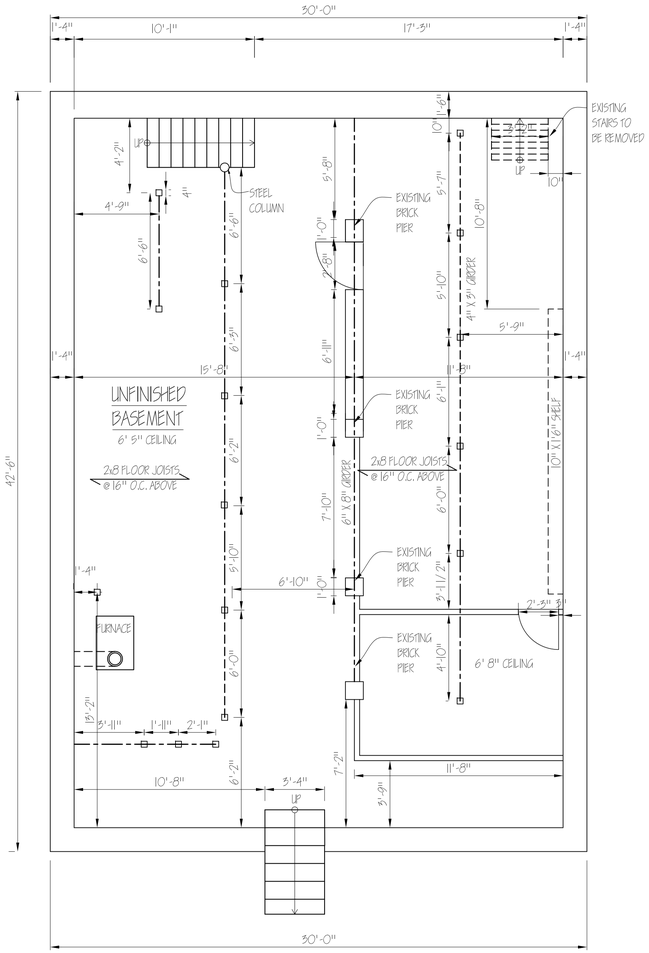
COLONIAL STYLE RAIL



TYPICAL WALL SLEEVE

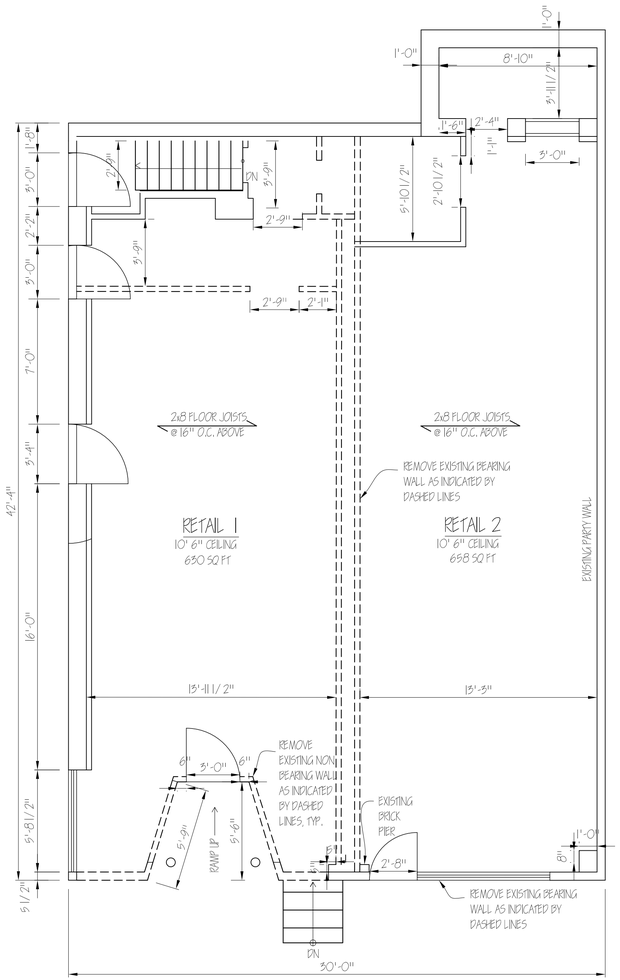
2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R 602.3 (1) FASTENER SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS (A.S.P.S.)	SPACING & LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2" X 0.113") OR 3-8d COMMON (2 1/2" X 0.131") OR 4-3" X 0.099" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" X 0.113") OR 3-8d COMMON (2 1/2" X 0.131") OR 4-3" X 0.099" NAILS	PER JOIST TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTIONS R802.3.1, R802.5.2 AND TABLE R802.5.1(9))	3-16d BOX (3 1/2" X 0.135") OR 3-10d COMMON (3" X 0.148") OR 4-8d BOX (2 1/2" X 0.113") OR 4-8d COMMON (2 1/2" X 0.131") OR 4-3" X 0.099" NAILS	FACE NAIL
4	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, CEIL. JOINT (SEE SECTIONS R802.3.1, R802.5.2 AND TABL



1 A-3 EXISTING FOUNDATION FLOOR PLAN

SCALE 1/4" = 1'-0"



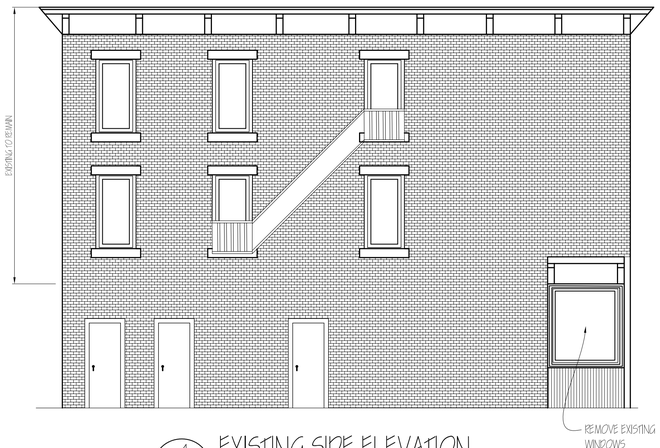
2 A-3 EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



3 A-3 EXISTING FRONT ELEVATION

SCALE 3/16" = 1'-0"



4 A-3 EXISTING SIDE ELEVATION

SCALE 3/16" = 1'-0"

WALL KEY

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL W/ 2 x 4 OR 2 x 6 WOOD STUDS @ 16" O.C. AND G.W.B.
- EXISTING 2 x 4 WOOD STUD WALL TO BE INSULATED W/ R21 CLOSED CELL SPRAY FOAM

PROJECT NAME:

ALTERATION - LEVEL 2
396 MAIN STREET
POUGHKEEPSIE, NY 12603

CLIENT:

NEWBURGH BROADWAY
99 N FOSTERTOWN DRIVE
NEWBURGH, NY 12550

ARCHITECT:

calderón architecture
& design studio p.c.

5 CLIFF STREET
BEACON, NY 12508
(212) 369-2766
info@calderonarchitecture.com
NJ license #21A10705200

DRAFTED BY:

UNLIMITED HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NY 10940
(845) 820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

No.	SUBMISSION / REVISION	DATE
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3		
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1	BLDG DEPT/PB SUBMISSION	2023-07-26

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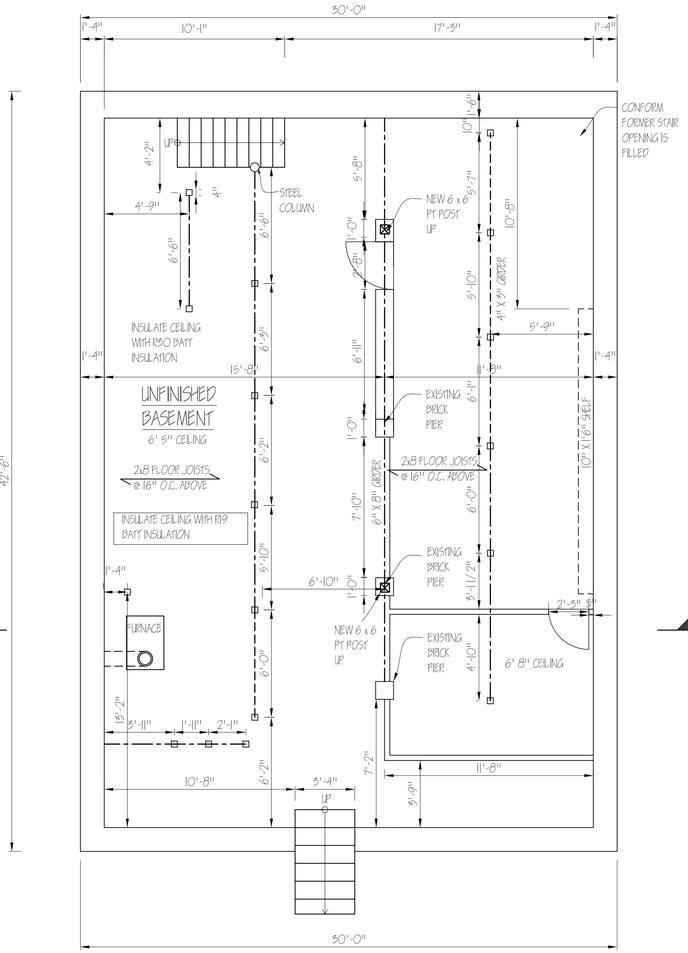
JOB NUMBER: 1607/2023

DRAWING TITLE: EXISTING FOUNDATION & 1st FLOOR PLANS, ELEVATIONS

DRAWING NO.

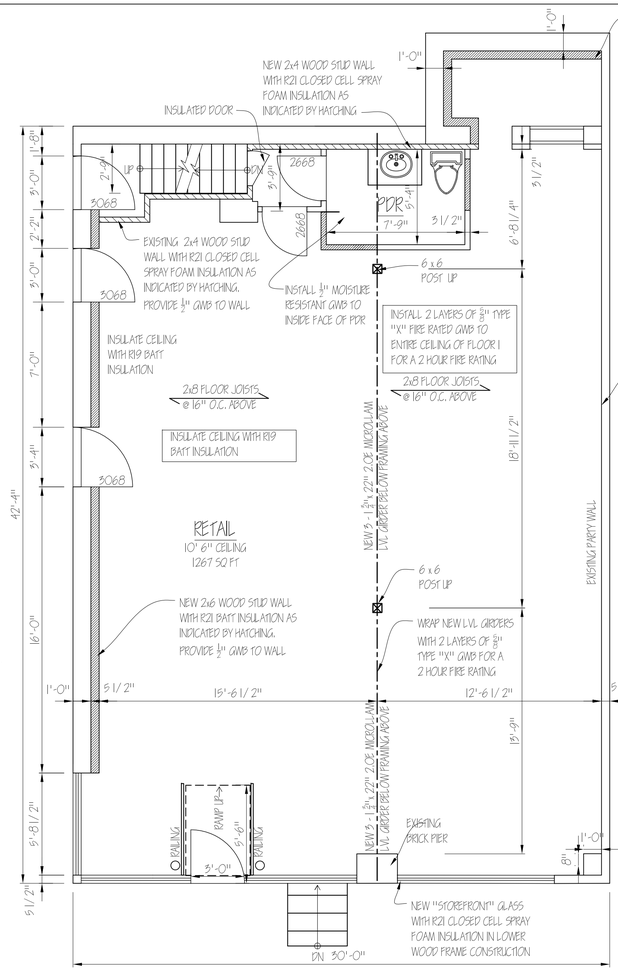
SHEET NO: 3 of 5

DATE:	NOVEMBER 22, 2022
SCALE:	AS NOTED
DRAWN BY:	KDS
CHECKED BY:	JCC



1 A-4 PROPOSED FOUNDATION FLOOR PLAN

SCALE 1/4" = 1'-0"



2 A-4 PROPOSED FIRST FLOOR PLAN

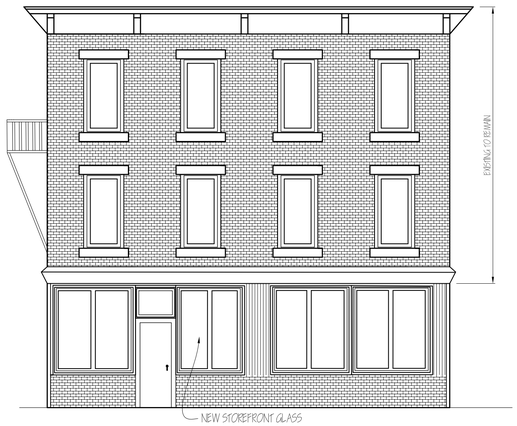
SCALE 1/4" = 1'-0"

WALL KEY

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL W/ 2 x 4 OR 2 x 6 WOOD STUDS @ 16" O.C. AND G.W.B.
- EXISTING 2 x 4 WOOD STUD WALL TO BE INSULATED W/ R21 CLOSED CELL SPRAY FOAM

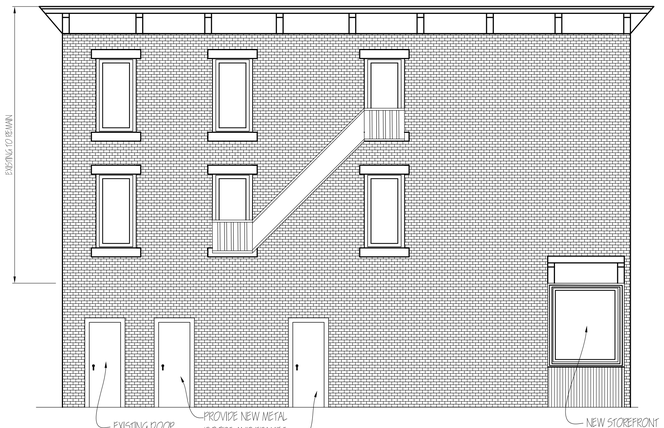
SQUARE FOOTAGE

FIRST FLOOR	1,118 SQ.FT.
BASEMENT	1,082 SQ. FT.



3 A-4 PROPOSED FRONT ELEVATION

SCALE 3/16" = 1'-0"



4 A-4 PROPOSED SIDE ELEVATION

SCALE 3/16" = 1'-0"

PROJECT NAME:

ALTERATION - LEVEL 2
396 MAIN STREET
POUGHKEEPSIE, NY 12603

CLIENT:

NEWBURGH BROADWAY
99 N FOSTERTOWN DRIVE
NEWBURGH, NY 12550

ARCHITECT:

calderón architecture
& design studio p.c.
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JOB NUMBER:

1607/2023

DRAWING TITLE:

PROPOSED FOUNDATION & FLOOR PLANS, ELEVATIONS

DRAWING NO.

SHEET NO:

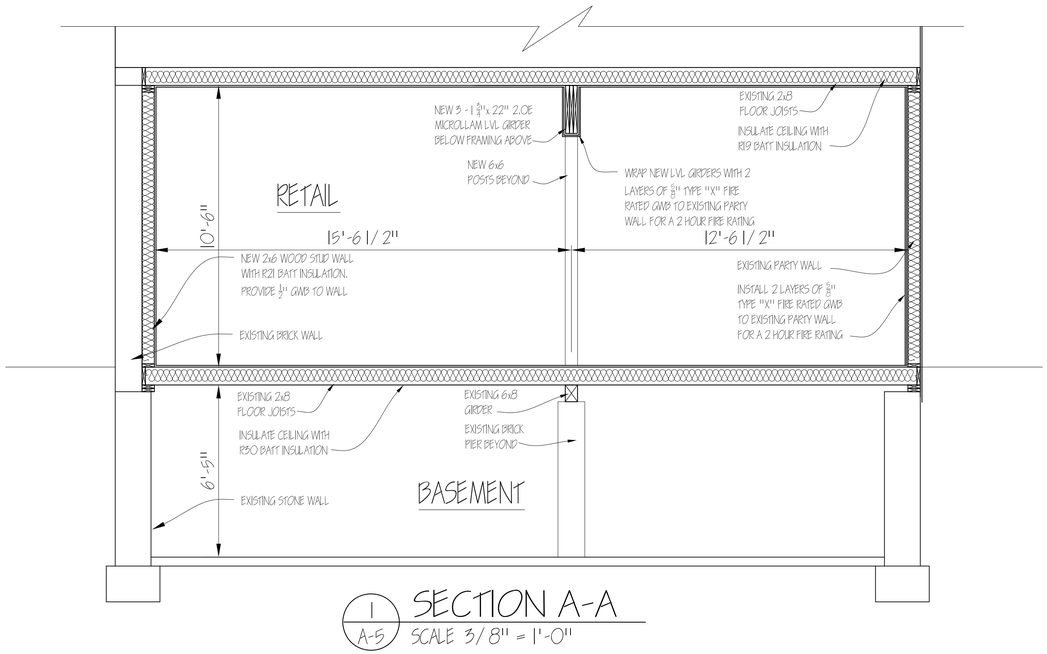
4 of 5

DATE: NOVEMBER 22, 2022

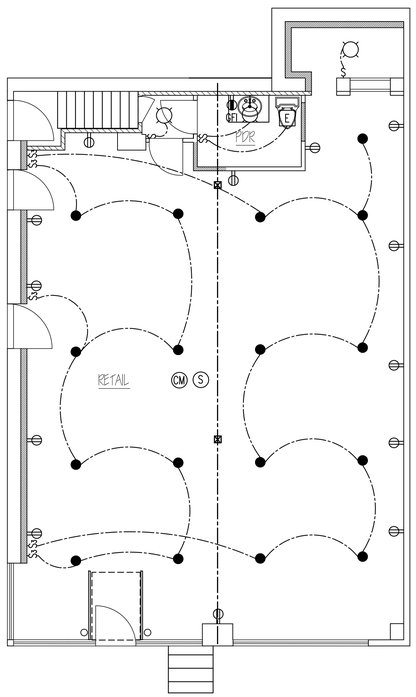
SCALE: AS NOTED

DRAWN BY: KDS

CHECKED BY: JCC



1 / A-5 SECTION A-A
SCALE 3/8" = 1'-0"



2 / A-5 1st FL. ELECTRICAL PLAN
SCALE 3/16" = 1'-0"

ELECTRICAL SYMBOLS

DUPLEX OUTLET	T THERMOSTAT	LIGHT FIXTURE REFERENCE NUMBER
SPLIT-WIRED SWITCHED OUTLET	F CEILING FAN	CEILING MOUNTED LIGHT FIXTURE
DEDICATED APPLIANCE OUTLET	C SPEAKER VOLUME CONTROL	WALL MOUNTED LIGHT FIXTURE
ABOVE COUNTER G.F.I. OUTLET	SP STEREO SPEAKER OUTLET	PENDANT LIGHT FIXTURE
QUADRUPLEX OUTLET	EX EXHAUST FAN / LIGHT	RECESSED LIGHT FIXTURE (HIGH-HAT)
FO RECESSED FLOOR OUTLET	E EXHAUST FAN	WP RECESSED LIGHT FIXTURE WATER PROOF
GFI GROUND-FORCE-CIRCUIT INTERRUPTER	PHONE JACK	RECESSED WALL-WASHER FIXTURE(EYEBALL)
WP WEATHER PROOF BOX (G.F.I. OUTLET)	PUBLIC PAY PHONE JACK	WALL MOUNTED UP-LIGHT FIXTURE
P SURGE PROTECTED OUTLET	$ SINGLE - POLE TOGGLE SWITCH	TRACK LIGHTING
S SMOKE DETECTOR	D DIMMER SWITCH	FLOOD LIGHT W/ MOTION DETECTOR
H HEAT DETECTOR	3$ THREE- WAY SWITCH	1-BULB 2'-0" x 2'-0" FLUORESCENT CEILING MOUNTED FIXTURE
CM CARBON MONOXIDE DETECTOR	4$ FOUR -WAY SWITCH	2-BULB 4'-0" x 4'-0" FLUORESCENT CEILING MOUNTED FIXTURE
TV CABLE T.V. OUTLET	EM$ EMERGENCY FURNACE SWITCH	HVAC AIR DIFFUSER
V CENTRAL VACUUM OUTLET	C AUTOMATIC CLOSET DOOR LIGHT SWITCH	SPRINKLER HEAD | HB HOSE BIB
B DOOR BELL	F CEILING FAN SWITCH	

ELECTRICAL NOTES

1) ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE - YEAR OF LATEST REVISION AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS. ANY LABOR, MATERIALS AND EQUIPMENT NECESSARY DUE TO NON-CONFORMANCE WITH THE ABOVE SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2) ALL LIGHTING FIXTURES SHALL BE COMPLETELY LAMPED AND OPERABLE.

3) ALL EQUIPMENT SHALL BE U.L. LISTED AND LABELED.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES & INSPECTIONS. BEFORE POWER IS APPLIED, THE CONTRACTOR SHALL OBTAIN APPROVAL OF ALL REGULATORY AGENCIES HAVING JURISDICTION AND SHALL FURNISH WRITTEN PROOF OF SAME TO THE OWNER.

5) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTACTS AND COORDINATION WITH THE ELECTRIC UTILITY COMPANY. ANY AND ALL FEES REQUIRED BY THE ELECTRIC COMPANY SHALL BE BORNE BY THE CONTRACTOR.

7) LOCATIONS OF EQUIPMENT SHOWN ON THE DRAWINGS SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION WITH THE OWNER IN THE FIELD PRIOR TO INSTALLATION OF THE EQUIPMENT OR WIRING.

8) ALL WIRING SHALL BE COPPER AND SHALL BE A MINIMUM OF AWG NO. 14 UNLESS OTHERWISE NOTED.

9) CONDUIT SHALL BE RIGID GALVANIZED STEEL WITH SEALED JOINTS WHERE INSTALLED UNDERGROUND OR UNDER THE SLAB. CONDUIT IN OTHER AREAS MAY BE E.M.T. WHERE PERMITTED BY CODE.

10) CONDUIT AND CABLE SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURES AND SHALL BE SECURELY HUNG OR SUPPORTED FROM THE BUILDING STRUCTURE WITH MAXIMUM CLEARANCE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

11) ALL ELECTRICAL WORK IN FINISHED AREAS SHALL BE RUN CONCEALED WITH ALL RECEPTACLES, SWITCHES AND JUNCTION BOXES INSTALLED FLUSH.

12) ALL WIRING FOR T.V. & PHONES SHALL BE AS PER BUILDER STANDARDS.

13) ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

14) WHERE WIRING IS TO BE INSTALLED CONCEALED IN FRAME WALLS OR ABOVE CEILINGS. WIRING IN CONDUIT SHALL BE TWN OR THHN COPPER OR AS SHOWN ON DRAWINGS.

15) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF ELECTRICAL WORK. NO CUTTING SHALL BE DONE WITHOUT PRIOR ACCEPTANCE OF THE OWNER.

16) LIGHTING AND RECEPTACLE LOADS ARE NOT TO BE CONNECTED TO THE SAME CIRCUIT.

17) CONNECT ALL CIRCUITS SO THAT THE LOAD ON ANY CIRCUIT DOES NOT EXCEED 80% OF THE RATING OF THE CIRCUIT PER THE NATIONAL ELECTRICAL CODE.

18) ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP. INSTALL AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. (S) (CM)

19) ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IS REQUIRED FOR ALL 15 AND 20 AMP BRANCH CIRCUITS PROVIDING POWER TO OUTLETS IN RESIDENTIAL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONAL ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS. AFCI ARE NOT REQUIRED FOR CIRCUITS THAT PROVIDE MORE THAN 20 AMPS OR OUTLETS IN LAUNDRY ROOMS, UNFINISHED BASEMENTS, ATTICS, GARAGES OR SIMILAR AREAS. REFER TO 2014 NEC.

20) HEAT DETECTORS SHALL BE PROVIDED IN NEW CONSTRUCTED GARAGES WHICH HAVE COMMERCIAL POWER. (H)

PROJECT NAME:
ALTERATION - LEVEL 2
396 MAIN STREET
POUGHKEEPSIE, NY 12603

CLIENT:
NEWBURGH BROADWAY
99 N FOSTERTOWN DRIVE
NEWBURGH, NY 12550

ARCHITECT:
calderón architecture
& design studio p.c.
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JOB NUMBER:
1607/2023

DRAWING TITLE:
SECTION &
ELECTRICAL PLAN

DRAWING NO.

SHEET NO:
5 of 5

DATE: NOVEMBER 22, 2022
SCALE: AS NOTED
DRAWN BY: KDS
CHECKED BY: JCC

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:
update fasade

Project Location (describe, and attach a location map):
396 main st Poughkpsee NY 12601

Brief Description of Proposed Action:
A fasade ~~renwal~~ update as nigbors next door

Name of Applicant or Sponsor:
Murayed ALrawhani

Telephone: 347-320-7355
E-Mail: Murayed863@gmail.com

Address:
99 N foster-town Dr

City/PO:
Newburgh

State: NY

Zip Code:
12550

	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:	☒	☐

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)? ☑ NO ☐ YES If Yes, briefly describe: _____		

	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: Nurged Alrawhani Date: 6/4/2025

Signature:

For assistance completing the EAF Part 1

EAF Mapper

https://gisservices.dec.ny.gov/eafmapper/


POUGHKEEPSIE PAWNBROKERS
CASH FOR GOLD
King Richards
UNISEX SALON 486-9640
NICHOLS SYSTEMS




POKEEPSIE ICE CREAM
Nelly Latin Restaurant
400
Coffee
400
COMBO 1
PECHUGA DE POLLO
A LA PLANCHA
AL AJILLO
AL LIMON
SALTEADA
PESCADO ROJO ENTERO
AL VAPOR
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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6161-84-910090

OFFICE USE ONLY
ACC236062
CODE: PLSF
ID # PB2025-047
FEE: $950
Total, from:
~~$500~~, plus
$450
($150 per 1000 square feet of floor area), plus
$ \
($35 per number of required parking spaces), plus
$ \
($500 for special permit, if applicable)

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$950

I. **PROPERTY ADDRESS:** 20-72 Vassar Farm Lane, Poughkeepsie, NY

II. **PROPERTY OWNER:** Vassar College
ADDRESS: 124 Raymond Avenue

Poughkeepsie, NY 12604 (state and zip code)

PHONE NUMBER: 845-437-7000 (include area code)

III. **NAME OF APPLICANT:** Vassar College

ADDRESS: 124 Raymond Avenue

Poughkeepsie, NY 12604 (state and zip code)

PHONE NUMBER: 845-437-7000 (include area code)

EMAIL ADDRESS: brcorrigan@vassar.edu

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

IV. **CONSULTANT:** LRC Engineering & Surveying, DPC

ADDRESS: 85 Civic Center Plaza, Suite 204

Poughkeepsie, NY 12601 (state and zip code)

PHONE NUMBER: 845-243-2880 (include area code)

EMAIL ADDRESS: kcasamento@lrcconsult.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Proposed pavilion and pathway leading to existing parking lot.

VI. **ZONING DISTRICT:** CD

(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: $ TBD

LOT AND BULK INFORMATION:

Lot area: 228.33 (acres) 9,946,054.8 (square feet)

Building Footprint: 2,387 SF (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: <50% (percentage, building coverage only)

Gross Floor Area: 2,387 SF (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: _____ (stories) 26' 8" (feet)

Floor Area Ratio: 0.0002 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: N/A

B) Number of Off-Street Parking Spaces provided: N/A (39 existing)

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

X (Yes) (No)

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

_____

_____

_____

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: Proposed Pavilion for Farm Preserve

B) Number of shifts (if any): N/A

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

D) Number of beds (hospitals, nursing homes, etc): N/A

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

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

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

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

I) Days/Hours of Operation: N/A

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

Vassar College proposes a Pavilion as a Gateway entrance to the Farm Preserve.

Also part of the proposed project is a pathway leading to the existing parking lot :

XVII. APPLICANT CERTIFICATION

I, BRYAN CORRIGAN, 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.

B. CORRIGAN
V.COLLEGE

Signature of Applicant

6·18·2025

Date

June 24, 2025

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

RE: Vassar Gateway Farm Pavilion
131300-6161-84-910090-0000
20-72 Vassar Farm Lane
City of Poughkeepsie, 12601

Dear Chairperson Saylor and Honorable Members of the Planning Board,

Please accept this letter and the accompanying documents as our formal submission for the proposed Vassar Gateway Farm Pavilion.

The project involves the construction of a pavilion approximately 26' 8" tall, with a total area of 2,387 square feet. It is to be located just south of the existing parking area off Rombout Lane. Additionally, the proposed project includes the creation of a pedestrian pathway connecting the pavilion to the existing parking lot.

In accordance with 6 CRR-NY 617.5, the scope and scale of this project fall below the threshold for environmental review. Therefore, it qualifies as a Type II action under SEQRA, and no further SEQRA review is required.

We appreciate your time and consideration in reviewing this application. If you have any questions or need additional information, please feel free to contact us at your convenience.

Sincerely,

LRC Engineering & Surveying, DPC

By: _____
Kenneth Casamento, Principal

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

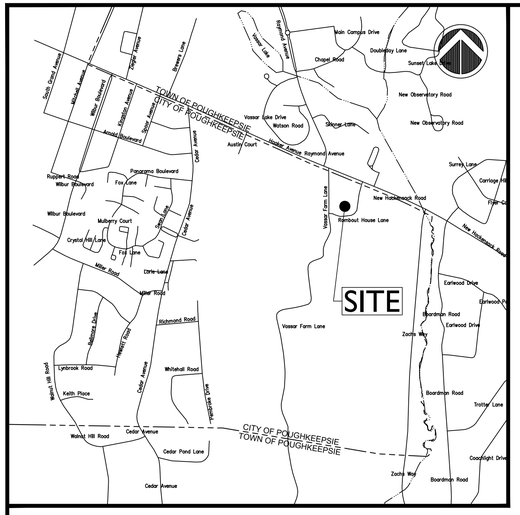
85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: 845.243.2880 Fax: 845.265.8175

VASSAR GATEWAY FARM PAVILION

VASSAR FARM

20-72 VASSAR FARM LANE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

TAX MAP ID: 6161-84-910090



LOCATION MAP

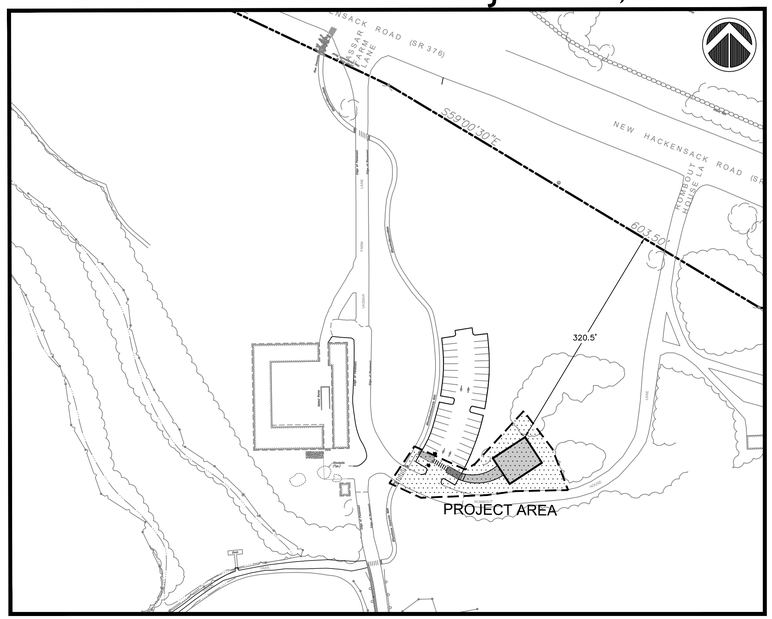
SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=200'

ORIGINALLY SUBMITTED: JUNE 24, 2025



OVERALL SITE PLAN

SCALE: 1"=100'

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

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE / GRADING & EROSION CONTROL PLAN
DN-1	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
074194
LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

VASSAR COLLEGE
124 RAYMOND AVE
POUGHKEEPSIE, NY 12601

ARCHITECT:

RE:DESIGN
NATALIE REBUCK ARCHITECTURE PLLC
782 18TH STREET
BROOKLYN, NY 11230

VASSAR GATEWAY PAVILION
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.
CV-1
SHEET 1 OF 4

ORIGINALLY SUBMITTED: 2025-06-24

X:\JOBS\Jobs 2025\25-1336 - Vassar Farms Pavilion\DWG\CV251336.dwg 6/23/2025 12:46 PM SCourter

Map Notes

1. *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.*
2. *Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.*
3. *North Arrow and Bearings are referenced to the North American Datum of 1983 (NAD83) projected onto the New York State Plane East Zone based on GPS observations made on December 2, 2020 utilizing the NYSNET GPS network.*
4. *Elevations and Contours are referenced to North American Vertical Datum of 1988 (NAVD88) based on GPS observations made on December 2, 2020 utilizing the NYSNET GPS network.*

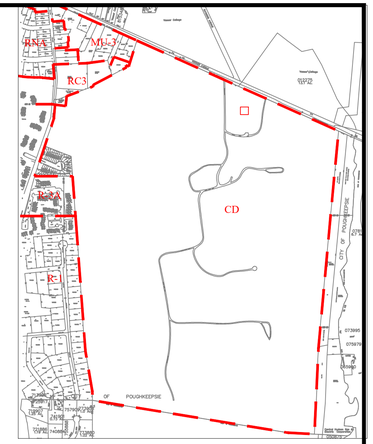

NEW HACKENSACK R
ROMBOUT HOUSE LA
LANE
Vassar Farm Lane
VASSAR
Edge of Pavement
Edge of Bit Conc Pavement
Bituminous Concrete Path
Bituminous Concrete Walk
Bituminous Concrete Parking Lot
Concrete Curb
Concrete Walk
Asphalt Pavement
Gravel Area
Gate
Gate
Concr. Pad
Stockpile (Typ.)
Bldg.
Building
Building
Walled Ramp
Hydrant
6" Gate Valve
8"x8"x6" Tee
8" Gate Valve
Mueller Hatch
New Meter Pit With Hatch
6" Gate Valve (line Capped After Valve)
22.5° Bend
8" DIP Water Main
6" Gate Valve
8"x8"x6" Tee
8" Gate Valve
Capped 6" DIP Line For Future Connection
CHGE #62629
CHGE #23134
CHGE #23135
CHGE #2317
Unknown MH TF=160.86
S80°20'10"W
W83°50'W
24" Maple
30" Maple
18" Maple
Stone
Edge of Pavement
Edge of Bit Conc Pavement
Concrete Curb
Asphalt Pavement
Bituminous Concrete Walk
Bituminous Concrete Parking Lot
Concrete Walk
Detectable Warning Strip (Typical)
Steps
Ramp
Handicapped Parking
Crosswalk
Crosswalk
Crosswalk
Dock
TRAIL
HOUSE
ROMBOUT
LANE
Grass in Center of Pavement
Edge of Pavement
Edge of Pavement
Edge

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. 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.
4. 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.
5. 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.
6. 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.
7. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
8. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

ADDITIONAL NOTES

1. THERE ARE NO EASEMENTS OR DEED RESTRICTIONS PERTAINING TO THE SITE.
2. THERE ARE NO WATERCOURSES, WOODED AREA, ROCK OUTCROPS, OR ANY TREES LARGER THAN (8").
3. SITE IS NOT LOCATED WITHIN THE FEMA FLOODPLAIN.
4. NO SEWER OR WATER IS PROPOSED FOR THIS PROJECT.



TAX / ZONING MAP

SCALE: 1"=800'

ZONING SUMMARY TABLE			
ZONING INFORMATION			
PARCEL ADDRESS	20-72 VASSAR FARM LANE		
PARCEL SIZE	228.33 acres		
TAX MAP IDENTIFICATION	131300-6161-84-910090-0000		
ZONING DISTRICT	CD (CAMPUS DEVELOPMENT DISTRICT)		
PROPOSED USE			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	228.33 Acres	228.33 Acres
MINIMUM LOT FRONTAGE	50 FT	> 50 FT	> 50 FT
MINIMUM PRIMARY SETBACK	20 FT	N/A	320.5 FT
MINIMUM SECONDARY SETBACK	20 FT	> 20 FT	> 20 FT
MINIMUM SIDE YARD SETBACK	5 FT	> 5 FT	> 5 FT
MINIMUM REAR YARD SETBACK	15 FT	> 15 FT	> 15 FT
MAXIMUM BUILDING HEIGHT	5 STORIES/68 FT	N/A	26'-8"
MAXIMUM LOT COVERAGE	50%	< 50%	< 50%
REQUIRED OPEN SPACE	20%	> 20%	> 20%

LEGEND

- EXISTING PROPERTY (ROW) LINE
- PROPOSED ASPHALT WALK
- PROPOSED DETECTABLE WARNING
- PROPOSED STONE DUST WALK
- 158.5 X — PROPOSED SPOT GRADE
- 158 — PROPOSED CONTOUR

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.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

Revisions

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

160 West Street, Suite E
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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE / GRADING & EROSION CONTROL PLAN

VASSAR GATEWAY FARM PAVILION

VASSAR FARM
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File		Sheet No.
Drawn	SMC	Project No.	25-3336	SP-1
Checked	KFC	Date	2025-06-24	
Approved	LRC	Scale	1"=10'	

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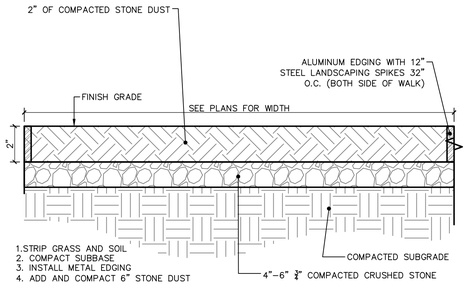
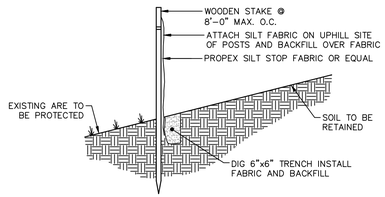
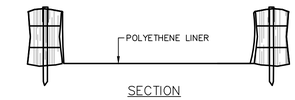


1 STONE DUST WALKWAY DETAIL
SCALE: 1" = 1'-0"

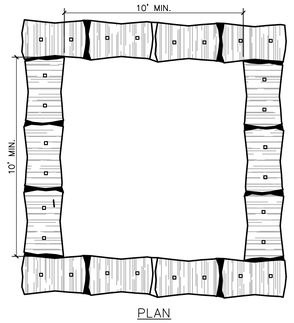


NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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



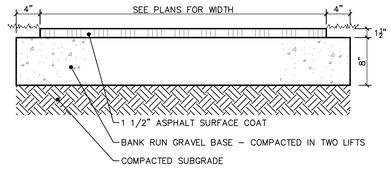
SECTION



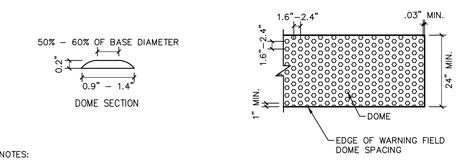
PLAN

NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

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



4 ASPHALT SIDEWALK DETAIL
SCALE: 1" = 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"

5 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"

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

LRC GROUP
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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

Revisions

PROJECT DETAILS

VASSAR GATEWAY FARM PAVILION
VASSAR FARM
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN25333601.dwg	Sheet No.
Drawn	SMC	Project No.	25-3336	DN-1
Checked	KFC	Date	2025-06-24	
Approved	LRC	Scale	NOTED	

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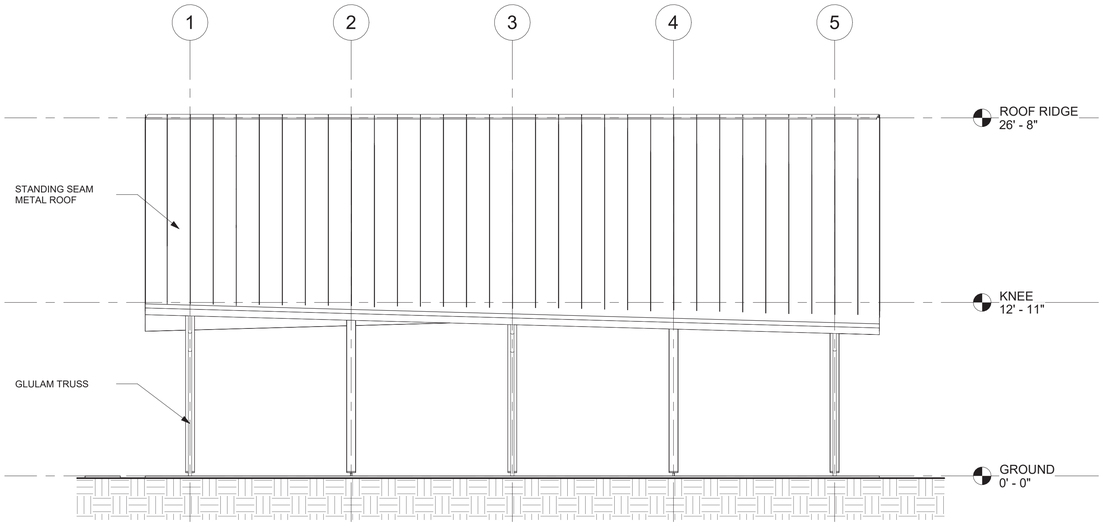
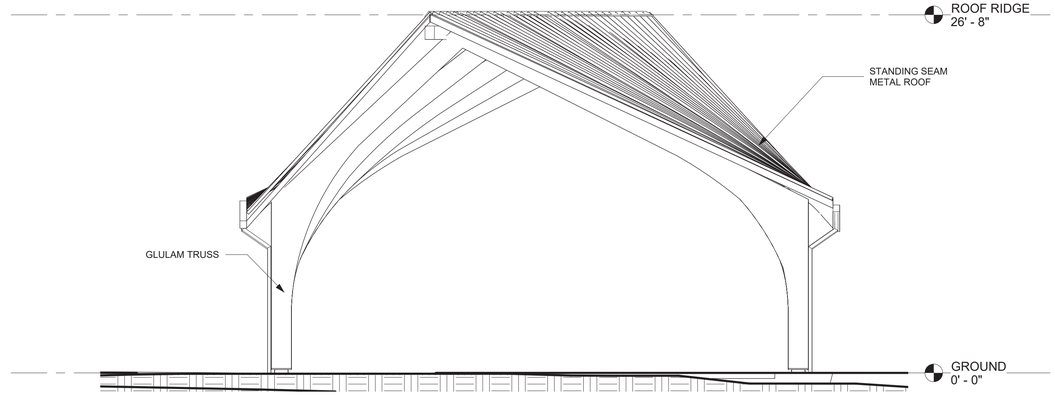


1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

SB ENGINEERING, PLLC
900 ROUTE 146
CLIFTON PARK, NY 12065
T: 518-724-0733
WWW.SBENGINEERINGPLLC.COM

THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 204
POUGHKEEPSIE, NY 12601
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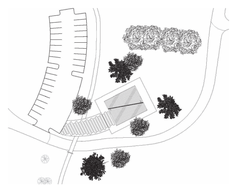
782 E 18TH STREET
BROOKLYN, NY 11230
INFO@REDESIGNARCHITECTS.COM
WWW.REDESIGNARCHITECTS.COM
929-234-6814

ISSUE / REVISION

CONSTRUCTION DOCUMENTS



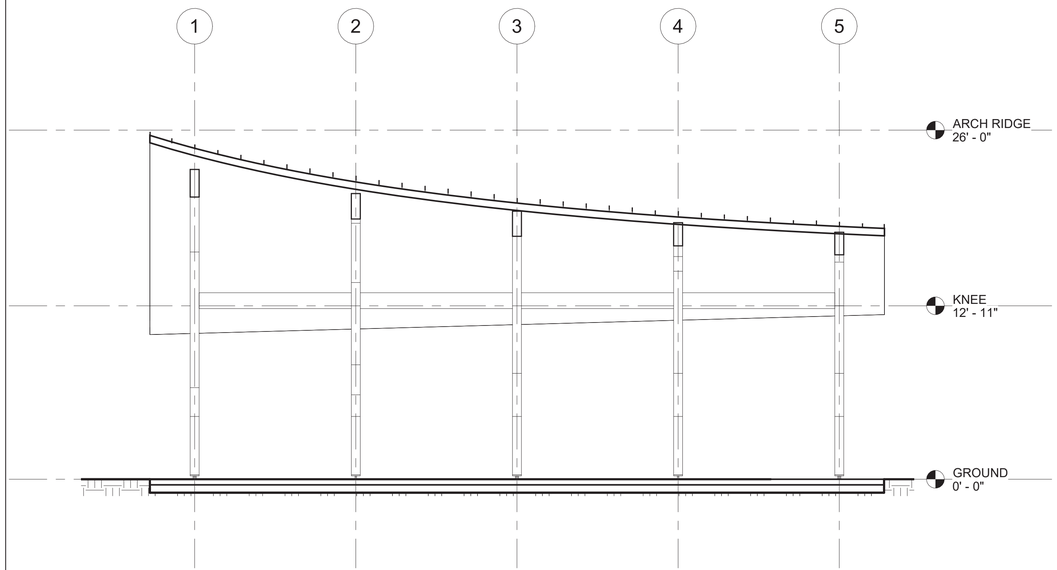
VASSAR PAVILION

20-72 51 VASSAR FARM LANE
POUGHKEEPSIE, NY 12604

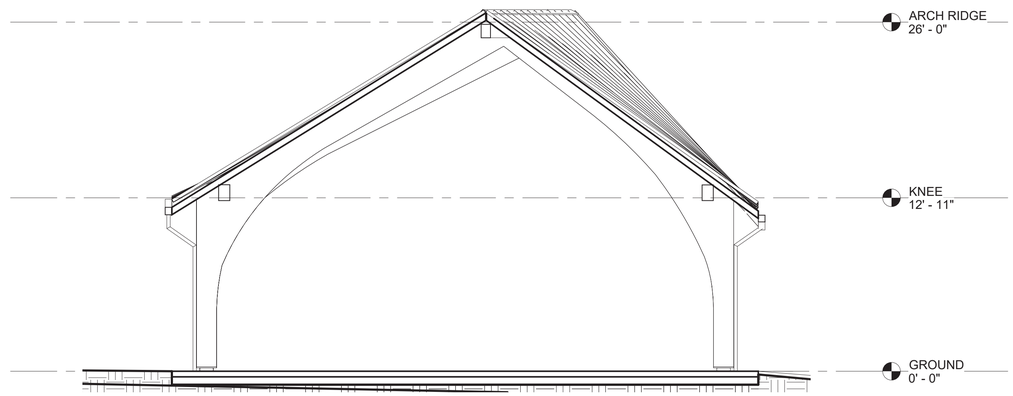
EXTERIOR ELEVATIONS

SCALE: AS NOTED
06 10 2025

A-300.00



1 BUILDING SECTION A
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION B
SCALE: 3/16" = 1'-0"

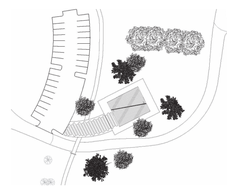
SB ENGINEERING, PLLC
900 ROUTE 146
CLIFTON PARK, NY 12065
T: 518-724-0733
WWW.SBENGINEERINGPLLC.COM

THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 204
POUGHKEEPSIE, NY 12601
(845) 243-2880 OFFICE
WWW.LRCCONSULT.COM

782 E 18TH STREET
BROOKLYN, NY 11230
INFO@REDESIGNARCHITECTS.COM
WWW.REDESIGNARCHITECTS.COM
929-234-6814

ISSUE / REVISION

CONSTRUCTION DOCUMENTS



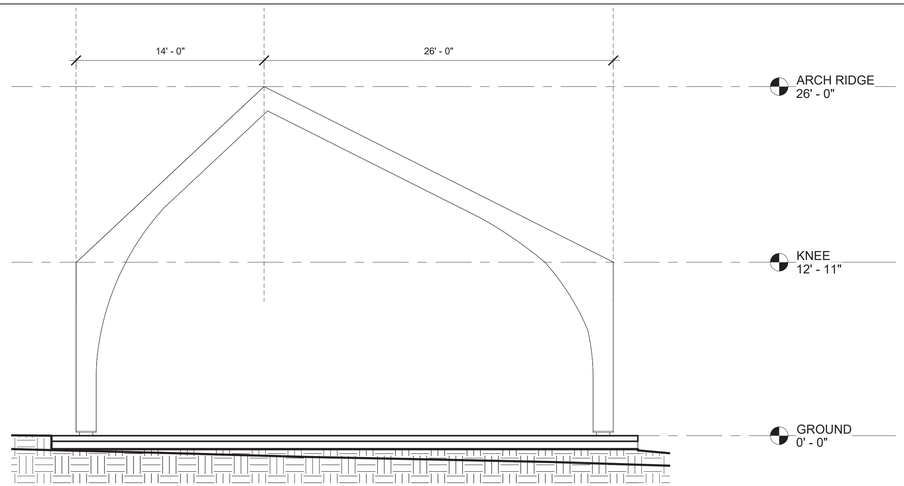
VASSAR PAVILION

20-72 51 VASSAR FARM LANE
POUGHKEEPSIE, NY 12604

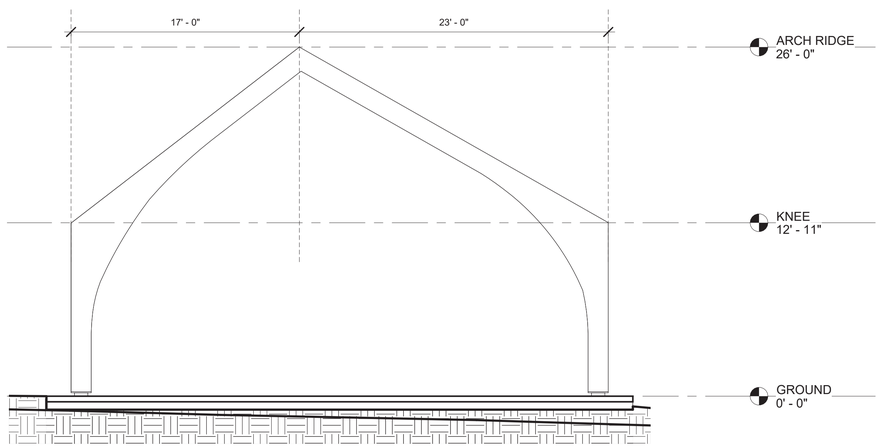
BUILDING SECTIONS

SCALE: AS NOTED
06 10 2025

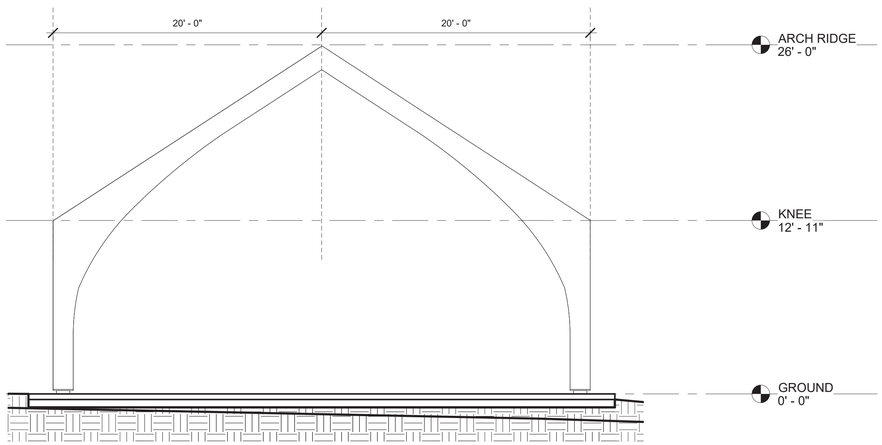
A-400.00



1 TRUSS ELEVATION - COLUMN LINE 1
SCALE: 3/16" = 1'-0"



2 TRUSS ELEVATION - COLUMN LINE 2
SCALE: 3/16" = 1'-0"



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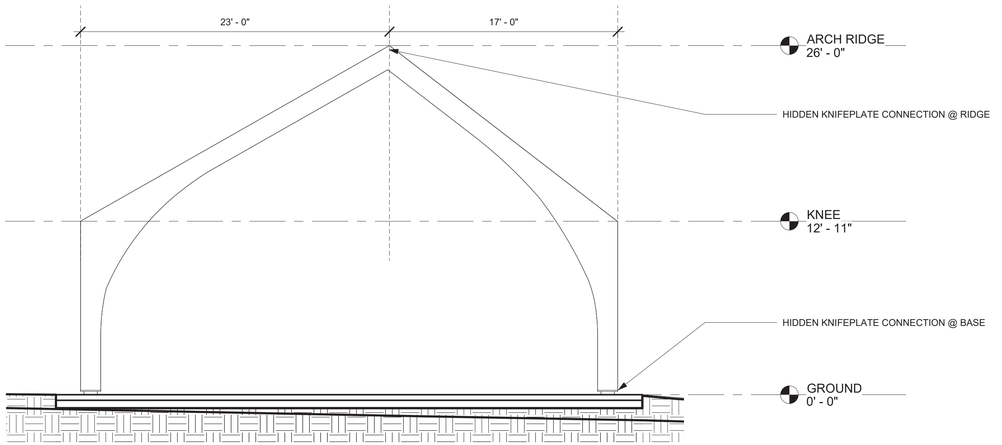
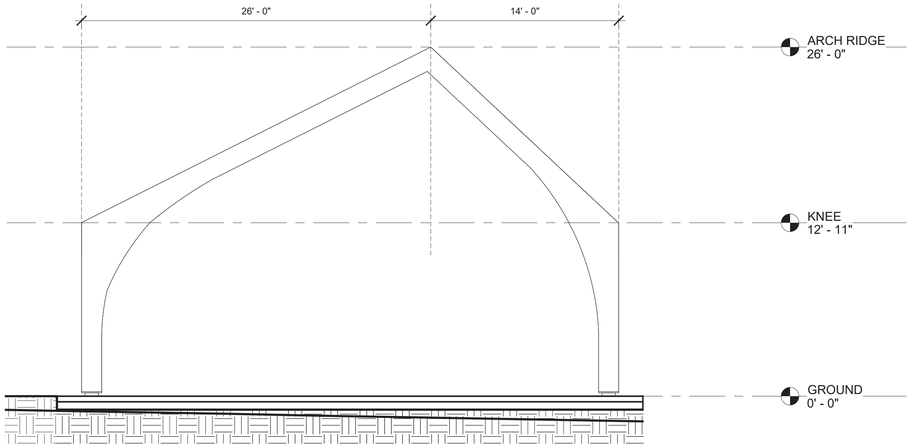
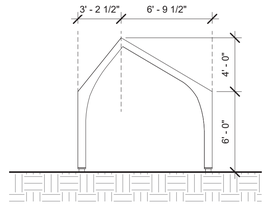
SCALE: 3/16" = 1'-0"



4 TRUSS ELEVATION - COLUMN LINE 4
SCALE: 3/16" = 1'-0"



5 TRUSS ELEVATION - COLUMN LINE 5
SCALE: 3/16" = 1'-0"



6 TRAILHEAD ELEVATION
SCALE: 3/16" = 1'-0"

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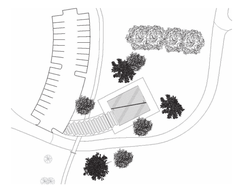


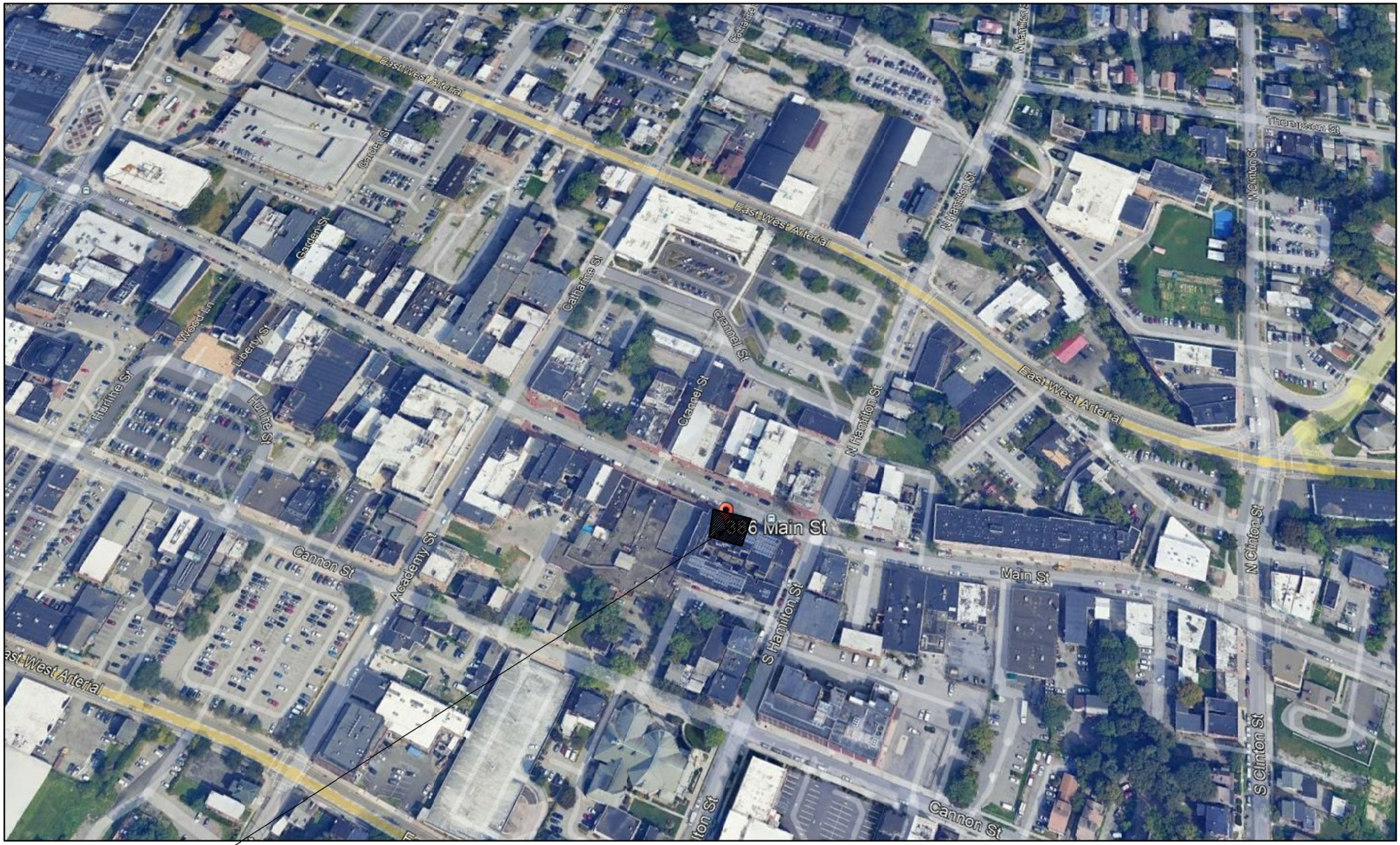
VASSAR PAVILION

20-72 51 VASSAR FARM LANE
POUGHKEEPSIE, NY 12604

TRUSS PROFILES

SCALE: AS NOTED
06 10 2025

A-401.00



PROJECT LOCATION

1 LOCATION MAP

NTS.

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME:
360 PROPERTY MANAGEMENT
297 MILL STREET,
POUGHKEEPSIE, NY 12601

PROJECT NAME:
STOREFRONT REPLACEMENT
386 MAIN STREET,
POUGHKEEPSIE, NY 12601

Sheet Name
LOCATION MAP

Date: 30 June, 2025
Project number: C2503.00

SD-01



1 EXISTING FIRST FLOOR STREET ELEVATION

NTS.

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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PROJECT NAME:
STOREFRONT REPLACEMENT
386 MAIN STREET,
POUGHKEEPSIE, NY 12601

Sheet Name
EXISTING STREET ELEVATION

Date:
30 June, 2025

Project number:
C250300

SD-02



1 PROPOSED FIRST FLOOR STREET ELEVATION

NTS.

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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PROJECT NAME:
STOREFRONT REPLACEMENT
386 MAIN STREET,
POUGHKEEPSIE, NY 12601

Sheet Name
PROPOSED STREET ELEVATION

Date:
30 June, 2025

Project number:
C2503.00

SD-03

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

Project Location (describe, and attach a location map):
386 Main St Poughkeepsie

Brief Description of Proposed Action:
upgrade to storefront

Name of Applicant or Sponsor:
360 Management

Telephone: 914-522-0852

E-Mail: april@360mgmtgroup.com

Address:
297 Mill St. Poughkeepsie

City/PO:

State: NY

Zip Code: 12601

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☒ Urban ☐ Suburban

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

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

Applicant/sponsor/name: Adele ~~Harris~~ as agent for 360 Date: 6/30/2025

Signature: _____ Title: Property Manager

PRINT FORM

6162781645024

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT

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

Office Use Only
Fee: $350
296060
Code: PLSF
ID # PB2025-049

APPLICATION FOR FAÇADE REVIEW

I. PROPERTY ADDRESS: 386 Main St Casablanca

II. PROPERTY OWNER: 360 Management Gramercy as agent

III. APPLICANT: 297 Mill St
ADDRESS: Poughkeepsie, NY 12601
(state and zip code)
PHONE NUMBER: 914-522-0852 (include area code)
EMAIL ADDRESS: April@360mgmtgroup.com

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

RECEIVED
JUN 30 2025
By PAID
350
JUN 30 2025
350

IV. CONSULTANT:
ADDRESS:
(state and zip code)
PHONE NUMBER: (include area code)
EMAIL ADDRESS:

V. FAÇADE CHANGES (Describe in detail): Install aluminum over existing wood with new door

VI. REQUIRED ATTACHMENTS:
1. Three (3) full size copies of elevations or color photographs illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, or other acceptable survey or site plan, indicating the precise location of the building; and,
4. Electronic version of all of the above;
5. Short Environmental Assessment Form

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

Signature
Print Name: April Grimm as agent for 360.
6/30/2025
Date

Revised March 2025: Previous Editions Obsolete