City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, October 28, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of September 23, 2025 meeting minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 357 HOOKER AVENUE: SITE PLAN - Date to be determined
2. 386 MAIN STREET: FAÇADE REVIEW - Date to be determined

IV. SEQRA REVIEW

1. 136 PARKER AVENUE: SITE PLAN
Application for the proposed conversion of an existing office building into a multi-family residence containing five dwelling units. Owner: DNH Valley LLC; Applicant: Hammad Ahemd; Consultant: Amy Bombardi, Day Stokosa Engineering, PPLC; Grid #6162-55-257435; Zoning District: W-G File #PB2025-045

2. 141 NORTH WATER STREET: SITE PLAN
Application for the proposed construction of a fifty-six (56) unit residential building with accessory structured parking. Owner/Applicant; 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6062-59-771405; Zoning District: W; File #PB2025-065

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. LOT 848458 (100-106) ALBANY STREET: SITE PLAN

Application for site plan review relative to the proposed construction of a new four family dwelling on a vacant lot previously known as 100-106 Albany Street. Owner/Applicant: Albany St LLC; Consultant: Ernst Martin Jr, PE, LS; Zoning District: R4/RNC; Grid# 6062-59-848458; File #2024-029.

2. 121 PARKER AVENUE: SITE PLAN

Application for site plan review relative to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements on the property at 121 Parker Avenue, currently a surface parking lot, to create a mixed-use parcel. Use and Area Variances have been granted by the Zoning Board of Appeals. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465; # PB 2024-066.

3. ‘‘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 pay-in-lieu of parking waiver for 8 parking spaces located in the Cannon 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

4. 278-282 MAIN STREET: SITE PLAN

Application for site plan review for the re-use and expansion of the existing structure at 278-282 Main Street to include 28 dwelling units, 11,000 square feet of commercial space and 8,000 square feet of open space. Owner/Applicant: Kirchner Realty, Inc.; Consultant: Aryeh Siegel Architect; Grid #PB26162-77-059087; Zoning District: PID-A; File #PB2025-043

5. 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

6. 17 SOUTH HAMILTON STREET: SITE PLAN

Application for site plan review relative to the proposed expansion of an attached row building at 17 South Hamilton Street from a two-story building to a four-story mixed use structure, and the renovation of a four-story building including the addition of a residential unit on the ground floor. The applicant is requesting a pay-in-lieu of parking waiver for 23 parking spaces. This action is subject to a coordinated SEQRA review. Owner/Applicant: Y&S Group NY LLC; Consultant: KARC Planning Consultants; Grid # 616162-78-166012; Zoning District: PID-B; File #PB2025-075

7. 165 SMITH STREET: SITE PLAN

Application for placement of a concrete pad and classifying a temporary fabric structure as permanent. Owner/Applicant: PHI-TAN, LLC; Consultant: Day Stokosa Engineering; Grid #6162-72-461234; Zoning District: IM Industrial Mixed; File #PB2025-114

8. NORTH PERRY STREET: AMENDED SITE PLAN
(Formerly part of the 135 Main Street parcel)

Application for amended site plan approval relative to the proposed construction of a 72-unit apartment building. Amendments include modifications to the building elevations, expansion of the maintenance facilities and changes to pedestrian circulation. Owner: Admiral Halsey II, LP; Applicant: Tinkelman Architecture PLLC; Consultant: LRC Group; Grid #6062-76-911183; Zoning District: R-6/RC-5; File #PB2025-100

VI. BOARD BUSINESS

1. Approval of 2026 Meeting Dates

VII. ADJOURNMENT

1. Meeting Adjourned to WEDNESDAY , November 19.

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

Tuesday, September 23, 2025 6:00 PM Common Council Chambers

I. ROLL CALL

Present: Chair Saylor, Member Andujar-McNeil, Member Egan, Member Holland, Member Veltre
Late: Member Pena(6:55 pm)
Absent: Member Petsas Staff:
Joanna Longcore, Assistant Corporation Counsel
Europa McGovern, Commissioner of Development
Tyler Magerle, City Planner

II. APPROVAL OF MEETING MINUTES

1. Approval of August 27, 2025 Meeting Minutes

A motion to Approve was made by Member Holland and seconded by Member Andujar-McNeil.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan, Member Holland
No/Nay:	None
Abstain:	Member Veltre
Absent:	Member Petsas
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **‘‘8’ SOUTH CLINTON STREET: SITE PLAN**
2. **357 HOOKER AVENUE: SITE PLAN**
3. **386 MAIN STREET: FAÇADE REVIEW**

IV. 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

A motion to made a Negative Declaration was made by Member Egan and seconded by Member Holland.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	
Absent:	Member Petsas, Member Pena
Result:	**Passed**

2. 17 SOUTH HAMILTON STREET: SITE PLAN

Application for site plan review relative to the proposed expansion of an attached row building at 17 South Hamilton Street from a two-story building to a four-story mixed use structure, and the renovation of a four-story building including the addition of a residential unit on the ground floor. The applicant is requesting a pay-in-lieu of parking waiver for 10 parking spaces. This action is subject to a coordinated SEQRA review. Owner/Applicant: Y&S Group NY LLC; Consultant: KARC Planning Consultants; Grid # 616162-78-166012; Zoning District: PID-B; File #PB2025-075

A motion to made a Negative Declaration was made by Member Andujar-McNeil and seconded by Member Holland.

CCM Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan,
	Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Petsas

Result:	**Passed**

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 100-106 ALBANY SITE: SITE PLAN

Application for site plan review relative to the proposed construction of a new four family dwelling on a vacant lot previously known as 100-106 Albany Street. Owner/Applicant: Albany St LLC; Consultant: Ernst Martin Jr, PE, LS; Zoning District: R4/RNC; Grid# 6062-59-848458; File #2024-029.

Presenting: Ernie Martin, Owner
Shannon Martin

A motion to made a Negative Declaration was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Petsas
Result:	**Passed**

2. 121 PARKER AVENUE: SITE PLAN

Application for site plan review relative to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements on the property at 121 Parker Avenue, currently a surface parking lot, to create a mixed-use parcel. Use and Area Variances have been granted by the Zoning Board of Appeals. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465; # PB 2024-066.

Presenting: Scott Olson,Young Sommer LLC Steve
Grassl, Airo Smith Development

A motion to establish a $500 escrow was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Egan, Member Holland, Member Veltre

No/Nay:	None
Abstain:	None
Absent:	Member Petsas
Result:	**Passed**

3. 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

Presenting: Ciro Interrante, Architect

A motion to Approve was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Holland, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Petsas, Member Egan
Result:	**Passed**

4. 278-282 MAIN STREET: SITE PLAN

Application for site plan review for the re-use and expansion of the existing structure at 278-282 Main Street to include 28 dwelling units, 11,000 square feet of commercial space and 8,000 square feet of open space.
Owner/Applicant: Kirchner Realty, Inc.; Consultant: Aryeh Siegel Architect; Grid #PB26162-77-059087; Zoning District: PID-A; File #PB2025-043

Presenting: Michael Decordova

5. LOT#912184 N PERRY STREET (FORMERLY 135 MAIN ST): AMENDED SITE PLAN

Application for amended site plan approval relative to the proposed construction of a 72-unit apartment building. Amendments include modifications to the building elevations, expansion of the maintenance facilities and changes to the utilities (the building will be fully electric to comply with HCR requirements). Owner: Admiral Halsey II, LP; Applicant: Tinkelman Architecture PLLC; Consultant: LRC Group; Grid #6062-76- 911183; Zoning

District: R-6/RC-5; File #PB2025-100

Presenting: Robert Turner, Tinkelman Architects
Javier, Hudson River Housing

A motion to establish a $500 escrow was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Holland, Member Veltre
No/Nay:	None
Abstain:	
Absent:	Member Petsas, Member Egan
Result:	**Passed**

VI. ADJOURNMENT

1. Adjourn Meeting to October 28th

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

Minutes of September 23, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Pena, Member Holland, Member Veltre
No/Nay:	None
Abstain:	
Absent:	Member Petsas, Member Egan
Result:	**Passed**

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6162-55-257435

OFFICE USE ONLY
371200
CODE: PLSF
ID # PB2025-045
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
✓ 303
JUN 16 2025
$1,345

I. **PROPERTY ADDRESS:** 136 Parker Ave

II. **PROPERTY OWNER:** DNH Valley LLC
ADDRESS: 28 Sherwood Hts
Wappingers Falls
NY 12590 (state and zip code)
PHONE NUMBER: 845.546.4188 (include area code)

III. **NAME OF APPLICANT:** Hammad Ahmed
ADDRESS: 28 Sherwood Hts
Wappingers Falls
NY 12590 (state and zip code)
PHONE NUMBER: 845.546.4188 (include area code)
EMAIL ADDRESS: bavarianspeed845@gmail.com

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

IV. **CONSULTANT:** Amy Bombardieri / Day Stokosa Engineering, PLLC
ADDRESS: 3 Van Wyck Lane
Wappingers Falls
NY 12590 (state and zip code)
PHONE NUMBER: 845.590.1402 (include area code)
EMAIL ADDRESS: Amy@DayStokosaEng.com

Convert front building to 5-unit residential. Rear building is to remain storage / no proposed changes.

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
W-G
Convert front building to 5-unit residential. Rear building is to remain storage/no proposed changes.

VI. **ZONING DISTRICT:** W-G

JUN 13 2025

RECEIVED

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: $__50,000__

LOT AND BULK INFORMATION:

Lot area: __0.35__ (acres) _____ (square feet)

Building Footprint: __0__ (proposed square feet for new construction)

__3,828__ (existing square feet for change of use/expansion)

__0__ (additional proposed square feet for expansion)

__1914__ (total building footprint, square feet)

Lot Coverage: __32__ (percentage, building coverage only)

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

__3,828__ (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: __2__ (stories) _____ (feet)

Floor Area Ratio: __.32__ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: __7__

B) Number of Off-Street Parking Spaces provided: __7__

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 2

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: 0

Total number of units: 5

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, Hammad Ahmed, 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.

_____ 06/09/2025

Signature of Applicant Date

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

June 9, 2025

City of Poughkeepsie
Building, Planning & Zoning Department
35 Civic Center Plaza
Second Floor
Poughkeepsie, NY 12601

Re: 136 Parker Avenue
Conversion of office to Multi-family Residential
ID: 371200 (refer to zoning request PD-2025-025)
Parcel: 131300-6162-55-257435

Parcel 131300-6162-55-257435 is currently located in the W-G zoning district and includes an existing two-story, 3,828 sf office building at the northwest corner of the parcel and a single story detached garage at the south of the parcel. The intent of this application is to obtain Site Plan approval for the conversion of the existing office building into a five-unit, multi-family residential building. The changes proposed do not include an increase in square footage of the building; the exterior modifications are to the façade only.

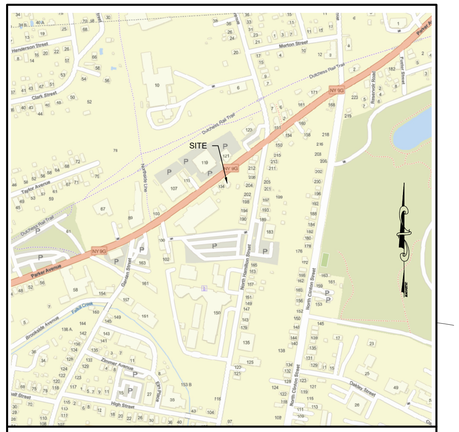
The proposed site changes include the addition of parking lot striping and wheel stops. There are no proposed changes to the detached garage.

Please accept the attached site plan application, site plan, architectural plans, short EAF and a $1,345 check from DNH Valley, LLC for the Planning Board's review.

If additional information is required, please don't hesitate to contact me.

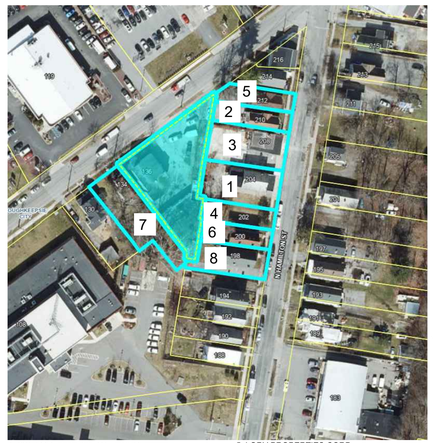
Very sincerely yours,

Amy Bombardieri
DAY STOKOSA
ENGINEERING P.C.
cc: Client



AREA MAP

SCALE: 1" = 500'



1. 204 NORTH HAMILTON IW LLC
13 HAMBURG WAY
UNIT 302
MONROE, NY 10950
FOR PROPERTY: 131300006162005526643 3

2. CHRISTINE HOLDINGS LLC
17 DEGARMO RD
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 131300006162005526844 4

3. FRANCESCO P. GIANGRASSO
6 FOX RUN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 131300006162005526743 9

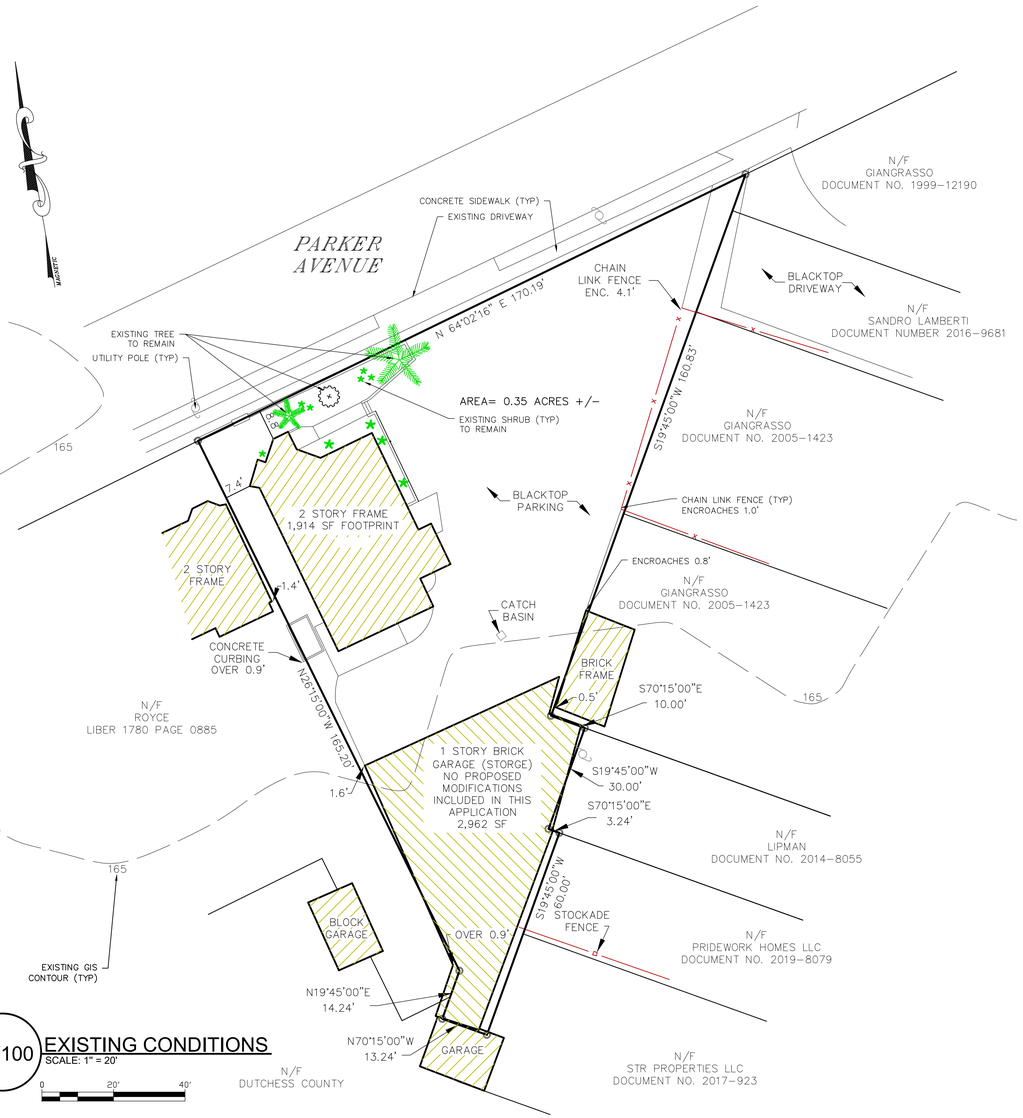
4. KENNETH A. LIPMAN
25 ALDA DR
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 131300006162005526642 9

5. LORY PROPERTIES CORP
PO BOX 235
STORMVILLE, NY 12582
FOR PROPERTY: 131300006162005526844 6

6. PRIDEWORK HOMES LLC
360 VIOLET AVE
STE 1
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006162005526642 6

7. MARK T. ROYCE
134 PARKER AV
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006162005424842 9

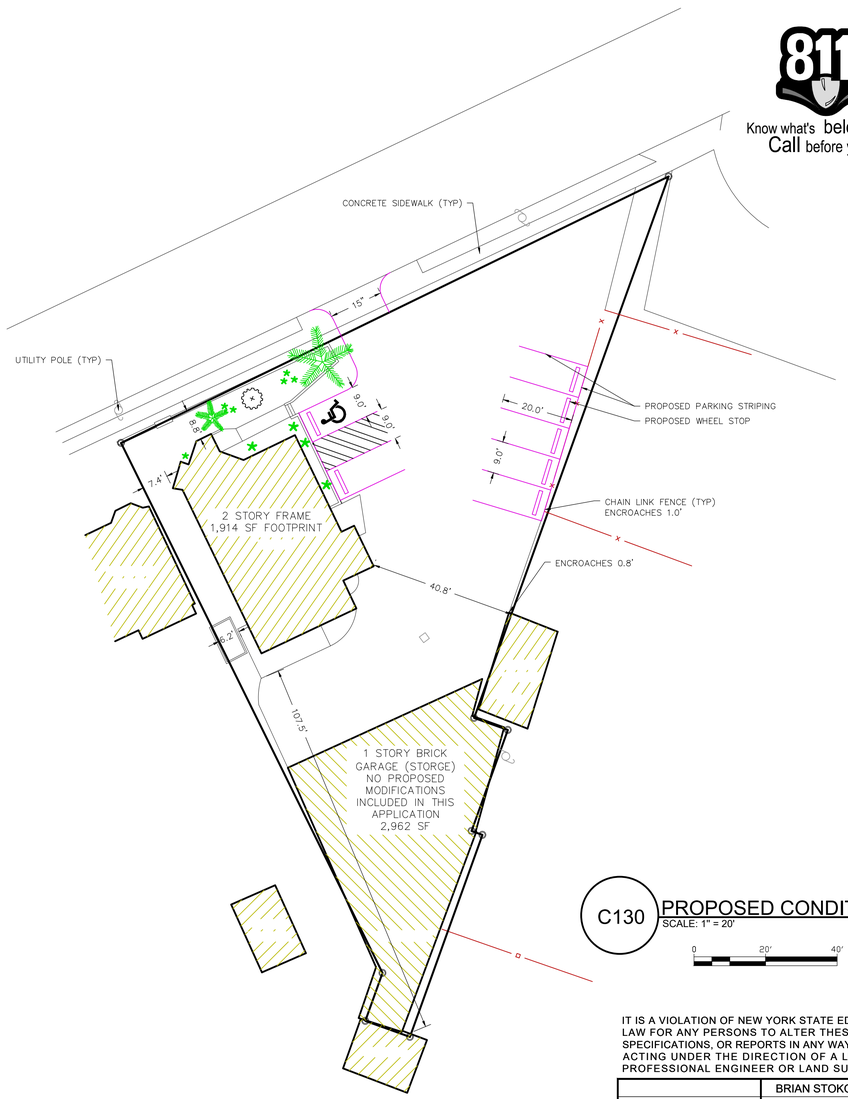
8. STR PROPERTIES LLC
42 TOC DR
UNIT 503
HIGHLAND, NY 12528
FOR PROPERTY: 131300006162005526442 2



SV100 EXISTING CONDITIONS

SCALE: 1" = 20'

0 20' 40'

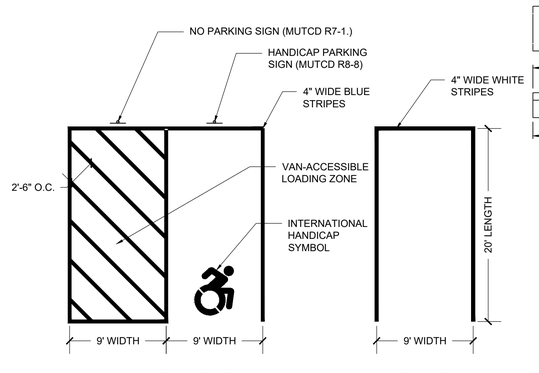


C130 PROPOSED CONDITIONS

SCALE: 1" = 20'

0 20' 40'

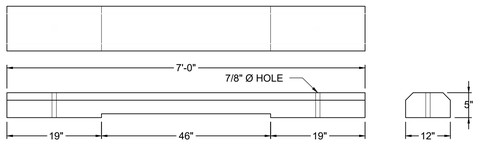
811 Know what's below. Call before you dig.



NOTE:
1. MARKINGS AND DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
2. PAINT USED SHALL BE SUITABLE FOR THE INTENDED PURPOSE
3. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

PARKING STALL MARKINGS

NOT TO SCALE



PRECAST WHEEL STOPS

NOT TO SCALE

CITY OF POUGHKEEPSIE PLANNING BOARD

CITY PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL

FILE NO:

PROJECT NAME: DNH VALLEY, LLC SITE PLAN

PROJECT LOCATION: 136 PARKER AVENUE

APPLICANT: HAMMAAD AHMED, 28 SHERWOOD HEIGHTS, WAPPINGERS FALLS, NY 12590

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

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER DATE

PARCEL ADDRESS		136 PARKER AVENUE	
PARCEL AREA		0.35 ACRES	
PARCEL ID		131300-6162-55-257435	
ZONING DISTRICT:		W-G WALKWAY-GATEWAY	
EXISTING USE:		OFFICE BUILDING	
PROPOSED USE:		MULTI-FAMILY RESIDENTIAL (FIVE DWELLING UNITS PROPOSED)	
BULK REQUIREMENTS	MIN. REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	-	0.35 ACRES	0.35 ACRES
FRONT	0' MIN / 15' MAX	8.8'	8.8'
SIDE	0' MIN / 12' MAX	6.2'	6.2'
PRINCIPAL BUILDING REAR	15' MIN	25'	25'
ACCESSORY BUILDING REAR	5' MIN	0'*	0'*
FRONTAGE OCCUPANCY	50% MIN / 80% MAX	27%*	27%*
PRINCIPAL BUILDING HEIGHT	2 STORIES MIN / 3 MAX	2	2
ACCESSORY BUILDING HEIGHT	2 STORIES MAX	1	1
GROUND STORY TRANSPARENCY	40% MAX	8.2% (41 SF TRANSPARENT / 497 SF)	8.2% (41 SF TRANSPARENT / 497 SF)
UPPER STORY TRANSPARENCY	25% MIN	1.2% (6 SF TRANSPARENT / 495 SF)	25%

*PRE-EXISTING NON-CONFORMANCE
PARKING REQUIREMENTS-CHAPTER 19-6.2
MULTIFAMILY DWELLING
1.25 SPACES PER DWELLING UNIT
5 DWELLING UNITS * 1.25 SPACES = 6.25 SPACES ≈ 7 SPACES PROPOSED

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 STOKOSA, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2025.067

License No. 083970

DAY|STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT

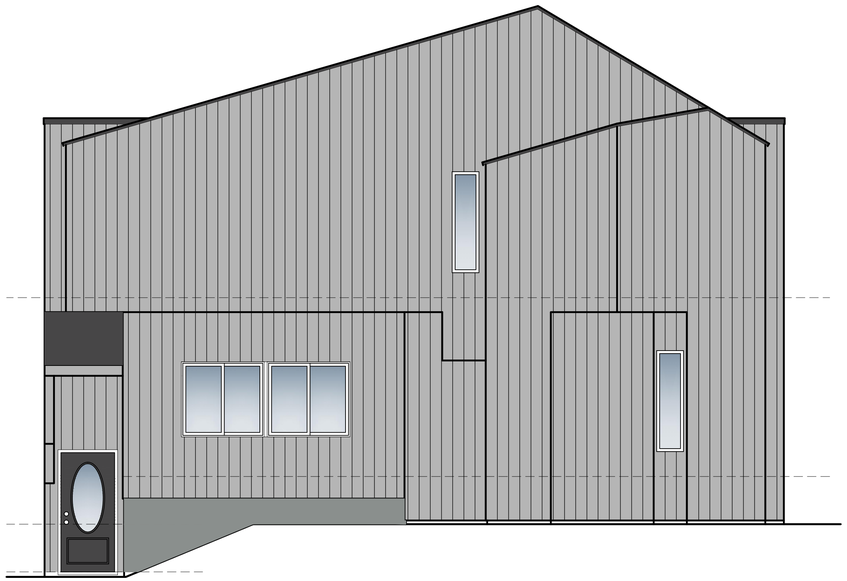
DNH VALLEY, LLC

CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

DRAWING

EXISTING / PROPOSED CONDITIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C130
DATE	CHECKED BY	
06/09/2024	BJS	



FRONT ELEVATION (NORTH FACING)

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

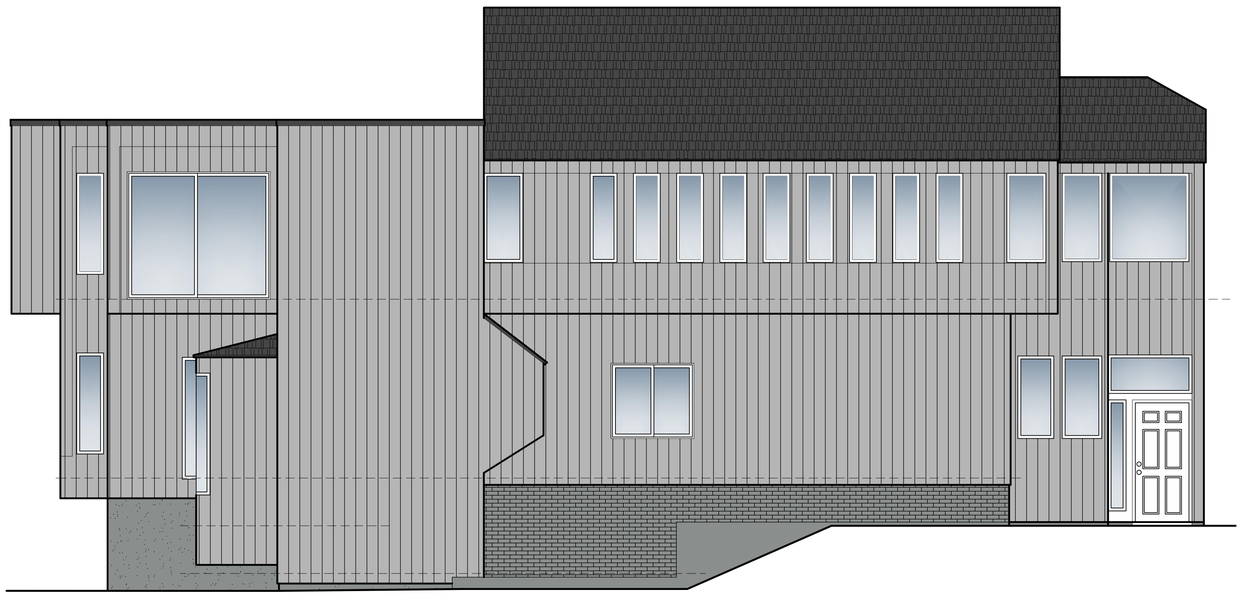


RIGHT SIDE ELEVATION (WEST FACING)

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

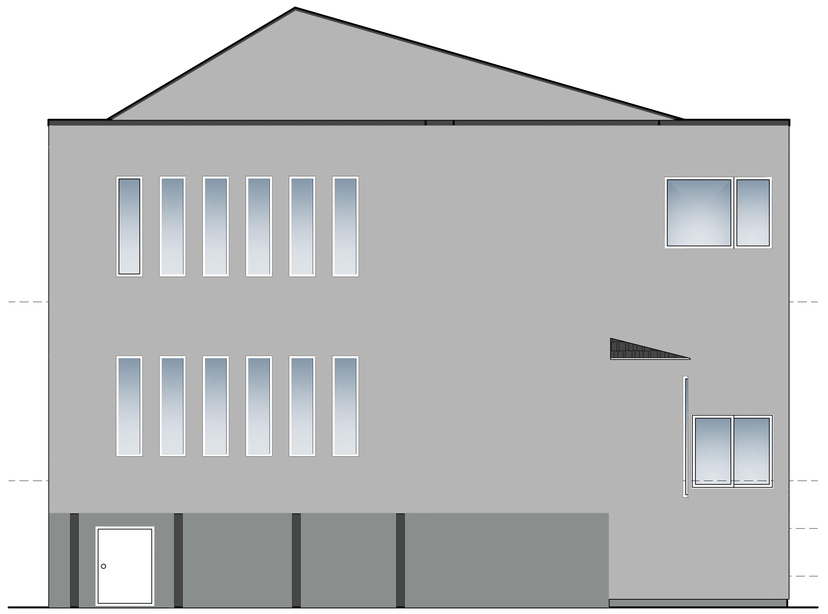
MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
(Existing to remain)
Siding: Painted wood siding to remain
Windows: Exterior cladding in White
(New windows to be added for egress)
Trim: White Vinyl as needed
Entry Doors: Fiberglass
(Existing to remain)



LEFT SIDE ELEVATION (EAST FACING)

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



REAR ELEVATION (SOUTH FACING)

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

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Brian J. Stokosa, PE

STATE OF NEW YORK BRIAN J. STOKOSA 083970 LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2024:067

License No. 083970

DAY|STOKOSA ENGINEERING P.C.

3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT

136 Parker Avenue

City of Poughkeepsie Dutchess County, New York

DRAWING

EXISTING ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	EX200
DATE	CHECKED BY	
04-24-25	BJS	

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:
Change of Use - office to residential

Project Location (describe, and attach a location map):
136 Parker Ave. Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Parcel 131300-6162-55-257435 is currently located in the W-G zoning district and includes an existing two-story, 3,828 sf office building at the north west corner of the parcel and a single story detached garage at the southern portion of the parcel. The intent of this application is to convert the existing office building to a five unit multi-family building. No changes are proposed to the rear storage building. Site changes include parking stripping.

Name of Applicant or Sponsor:	Telephone: 845.546.4188
Hammaad Ahmed	E-Mail: bavarianspeed845@gmail.com

Address:
28 Sherwood Hts

City/PO:	State:	Zip Code:
Wappingers Falls	NY	12590

	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? 0.35 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.35 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:		
Building modifications will be to current building code.	☐	☑

	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?	NO	YES
If Yes, no new impervious is proposed no changes to grades are proposed	☑	☐
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)?	NO	YES
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?	NO	YES
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?	NO	YES
If Yes, describe: _____ _____	☐	☑

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

Applicant/sponsor/name: Amy Bombardieri Date: 06.09.25

Signature: _____ Title: Agent for Applicant

PRINT FORM

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: 141 N Water Street, Poughkeepsie

II. PROPERTY OWNER: 141 North Water Street LLC
ADDRESS: 135 N Water Street
Poughkeepsie
NY, 12601 (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: _____ (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: Natalie Quinn, 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):_____

Construction of a 56-unit residential building with accessory structured parking to serve residents.

VI. ZONING DISTRICT: W

(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: $ 19,000,000

LOT AND BULK INFORMATION:

Lot area: 1.028 (acres) 44,779.68 (square feet)

Building Footprint: 15,358 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

15,358 (total building footprint, square feet)

Lot Coverage: 34.30% (percentage, building coverage only) 65.39% Impervious coverage

Gross Floor Area: 56,017 (proposed square feet for new construction) excludes parking structure

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

_____ (additional proposed square feet for expansion)

56,017 (total gross floor area, square feet)

Building Height: 5 (stories) 59' 11 7/8" (feet)

Floor Area Ratio: 1.25 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 70

B) Number of Off-Street Parking Spaces provided: 70

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 11

Number of one (1) bedroom units: 19

Number of two (2) bedroom unit's 26

Number with three or more bedrooms: 0

Total number of units: 56

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.

_____ September 30, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

July 9, 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 141 North Water Street, LLC, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Jacob Wagschal
141 North Water Street, LLC

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.

2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.

3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

Construction of a 56-unit multi-family development with accessory parking to serve the residents on parcel 6062-59-771405 in the City of Poughkeepsie. This property had site plan approval for a 20-unit development in January of 2021.

2. Type of City agency action (check appropriate response):

a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

Construction (site plan approval process)

b. Financial assistance (e.g. grant, loan, subsidy)

N/A

c. Permit, approval, license, certification

Seeking site plan approval

d. Agency undertaking action:

City of Poughkeepsie Planning Board

3. If an application for the proposed action has been filed with a City, the following information shall be provided:

a. Name of applicant

141 North Water Street LLC (c/o Natalie Quinn, KARC Planning Consultants)

b. Mailing address:

135 N Water Street, Poughkeepsie, NY 12601

c. Telephone number:

c/o (845) 874-7166

d. Property tax number:

6062-59-771405

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No _____

If yes, which State or federal agency? _____

1. Location of action (Street or Site Description and nearest intersection):

N Water Street, City of Poughkeepsie

6. Size of site (acres): 1.028 acres

7. Amount (acres) of site to be disturbed: 0.94 acres

8. Present land use: Vacant

9. Present zoning classification: W - Waterfront

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): _____

The project site is located on top of a bluff overlooking the Hudson River. There is some rock outcropping to the south of the site, however, portions of the rock/bluff have been removed during construction activity on the neighboring parcel. No wetlands exist onsite.

11. Percentage of site that contains slopes of 15% or greater: 37.59%

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name N/A

(b) Size (in acres) _____

13. Is the property serviced by public water? Yes ✓ No _____

14. Is the property serviced by public sewer? Yes ✓ No _____

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

		YES	NO
1.	Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	✓
(a)	Significant fish or wildlife habitats?	___	✓
(b)	Scenic resources of local or State-wide significance?	___	✓
(c)	Important agricultural lands?	___	✓
(d)	Natural protective features in a coastal erosion hazard area?	___	✓
2.	Will the proposed action have a significant effect upon:		
(a)	Scenic quality of the waterfront environment?	___	✓
(b)	Development of future or existing water-dependent uses?	___	✓
(c)	Operation of the State's major ports?	___	✓
(d)	Land or water uses within a small harbor area?	___	✓
(e)	Designated State or federal freshwater wetlands?	___	✓
(f)	Commercial or recreational use of fish and wildlife resources?	___	✓
(g)	Existing or potential public recreation opportunities?	___	✓
(h)	Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	✓
(i)	Stability of the shoreline?	___	✓
(j)	Surface or groundwater quality?	___	✓

3. Will the proposed action involve or result in any of the following:

(a)	Physical alteration of land along the shoreline, underwater land or surface waters?	___	✓
(b)	Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	___	✓
(c)	Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?	___	✓
(d)	Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	___	✓
(e)	Mining, excavation, filling or dredging in surface waters?	___	✓
(f)	Reduction of existing or potential public access to, or along, the shoreline?	___	✓
(g)	Sale or change in use of publicly-owned lands located on the shoreline or underwater?	___	✓
(h)	Development within a designated flood or erosion hazard area?	___	✓
(i)	Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?	✓	___
(j)	Construction or reconstruction of erosion protective structures?	___	✓
(k)	Diminished or degraded surface or groundwater quantity and/or quality?	___	✓
(l)	Removal of ground cover from the site? Existing cover consists of impervious gravel area, asphalt pavement, and overgrown grass area.	___	✓

4. PROJECT		YES	NO
(a)	If a project is to be located adjacent to shore:		
(1)	Does the project require a waterfront location?	___N/A	___
(2)	Will water-related recreation be provided?	___N/A	___
(3)	Will public access to the foreshore be provided?	___N/A	___
(4)	Will it eliminate or replace a water-dependent use?	___N/A	___
(5)	Will it eliminate or replace a recreational or maritime use or resource?	___N/A	___
(b)	Is the project site presently used by the community neighborhood as an open space or recreation area?	___	✓
(c)	Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities?	___	✓

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	✓	___
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	✓
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	✓
(g)	Is the project located in a flood prone area?	___	✓
(h)	Is the project located in an area of high coastal erosion?	___	✓
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	✓
(j)	Do essential public services or facilities presently exist at or near the site?	✓	___
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	✓
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	✓
(m)	Will the project involve shipment or storage of petroleum products?	___	✓
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	✓
(o)	Will the project involve or change existing ice management practices?	___	✓
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	✓	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	✓	___
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	✓
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	✓
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	✓

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

See attached.

If you require assistance or further information in order to complete this form, please contact the City Planning Department.

Please submit completed form, along with one copy of a site/sketch plan to:

City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Preparer's Name (Please print) : Natalie Quinn

Affiliation: KARC Planning Consultants, agent for applicant

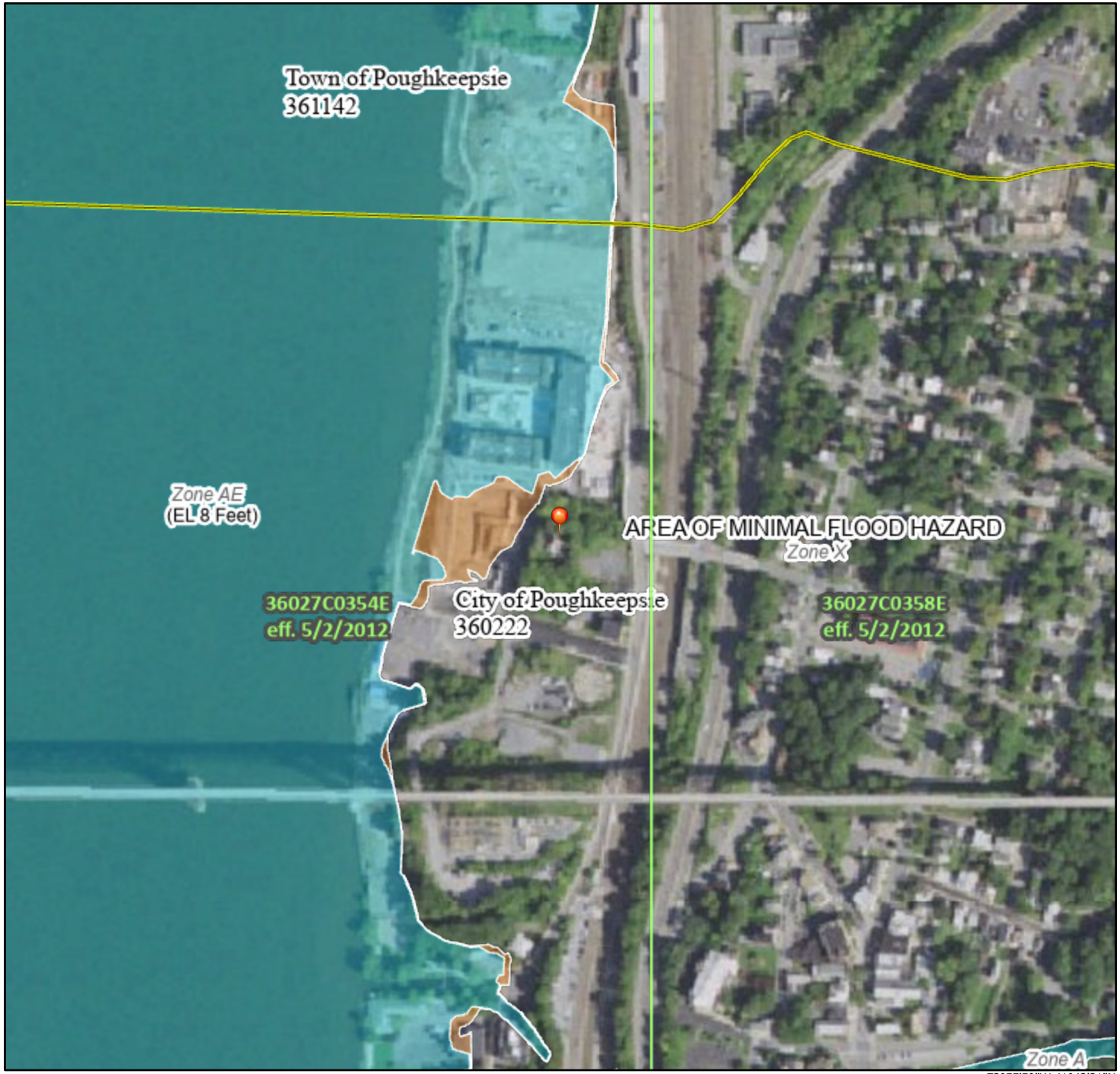
Telephone Number: (845) 874-7166

Date: 9/30/2025

National Flood Hazard Layer FIRMette

FEMA

73°56'37"W 41°42'58"N



73°55'59"W 41°42'31"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 4:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Poughkeepsie NRI Map



7/14/2025, 9:12:16 AM

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands

Hudsonia Habitats

- Developed
- Cultural
- Hudson River
- Subtidal shallows
- Estuarine rocky shore
- Upland hardwood forest
- Waste ground

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Maxar, Microsoft | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

KARC
PLANNING CONSULTANTS, INC.

City of Poughkeepsie
Building, Planning, and Zoning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 141 N Water Street
6062-59-771405
City of Poughkeepsie
Waterfront Assessment Form – Supplemental Responses and Consistency Review

Below please find supplemental responses to the Waterfront Assessment Form as well as additional narrative and photo documentation to show compliance with select policies from the LWRP that are applicable to this proposed development at 141 N Water Street.

SUPPLEMENTAL RESPONSES TO WATERFRONT ASSESSMENT FORM
As requested within the Waterfront Assessment Form, please find the below supplemental responses for items that were answered "yes" as well as items that were answered "no" that the applicant would like to include supporting information for.

2.a. Will the proposed action have a significant effect upon scenic quality of the waterfront environment.

Response: The subject parcel is currently cleared, underutilized, and lacks notable visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or surrounding area.

The proposed development is designed to be consistent with the city's zoning code as well as the scale and architectural context of nearby newer construction buildings. By introducing a thoughtfully designed structure, the project will enhance the visual quality of the site and its surroundings. The new building is expected to improve the overall appearance of the waterfront area, replacing a visually unremarkable lot with a structure that contributes to the built environment in a positive and contextual way.

3.h. Will the proposed action involve or result in development within a designated flood or erosion hazard area?

Response: The proposed action is not within a designated flood zone, floodway, 100-year or 500-year floodplain. See attached FEMA Flood Map. The subject property sits upon a bluff, over 40 ft above the Hudson River shoreline.

3.i. Will the proposed action involve or result in development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?

Response: The proposed development is located on top of a rock bluff overlooking the Hudson River. Risk of erosion from flooding is minimal as the development is not located in a flood zone. Additionally, the development proposal includes stormwater management practices to protect against flooding and erosion on site. A drainage report has been included with the submission materials for this project.

4.d. Does the project presently offer or include scenic views or vistas that are known to be important to the community?

Response: The project site is not contained within a designated scenic viewshed. However, view of the Walkway Over the Hudson and the Highland Bluffs are visible from within the site. The project team has designed communal rooftop space and outdoor open space so that future residents will have access to these iconic Poughkeepsie views.

4.i. Will any mature forest (over 100 years old) or other locally important vegetation be removed from the project?

Response: The property is largely cleared for construction and does not have mature forests or locally important vegetation. Please see attached Habitat map from the City of Poughkeepsie Natural Resource Inventory.

4.j. Do essential public services or facilities exist at or near the site?

Response: The site is served by the City of Poughkeepsie Police and City of Poughkeepsie Fire Department. Mid Hudson Regional Hospital is within 0.65 miles from the site.

4.n. Will the project alter drainage flow, patterns or surface water runoff on or from the site?

Response: Stormwater runoff will be managed onsite. In fact, the design of a new stormwater management system onsite will reduce post-development runoff from what is currently flowing off the site in its current state. Please see the submitted site plan and Drainage Report for proposed stormwater management plans.

4.p. Will best management practices be utilized to control storm water runoff into waterfront waters?

Response: Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities

that may occur. Due to the fact that the proposed project sits on top of a rock bluff, green infrastructure technologies such as bioswales or rain gardens are not feasible as there is no where for the water to infiltrate. Thus, the appropriate methodology to manage stormwater onsite is to capture and treat runoff via the proposed underground chambers. Please see the submitted Site Drainage Plan (SD-1) within the site plan set and Drainage Report for proposed stormwater management plans.

LWRP POLICY CONSISTENCY

Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

The subject parcel is presently cleared, vacant and underutilized, with limited visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or surrounding area. We believe the proposed project is consistent with Policy 1 in that it will redevelop a currently underutilized waterfront parcel and add much needed housing and parking within the waterfront area. Residential development is compatible with and essential to commercial and recreational uses in the waterfront area because new residents will frequent and support waterfront businesses while additional property tax revenue to the city can support park maintenance and improvements.

Policy 2 – 21: The project is either consistent or not applicable with policies 2 through 21

Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

The proposed 56-unit residential development is in a position to support water-related recreation along the Hudson River. The project will introduce new residents within walking distance of the City's waterfront walkways and open spaces, increasing regular use and ensuring these resources remain active and well utilized. However, due to the project's location on top of a bluff 40 feet above the shoreline, the property is not physically suited to provide water-related recreational uses.

The project does not conflict with or restrict recreational access to the waterfront. Instead, it reinforces the investment in these amenities by providing a new residential base that will benefit from them and advance the goal of promoting water-related recreation along the Hudson River.

Policy 23: Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.

The main historic resource within 500 feet of the proposed development is the Walkway Over the Hudson, a nationally significant structure and cultural destination. The project site is visible from the Walkway; however, the building has been carefully designed to ensure compatibility with the setting and views from this historic resource. Other historic resources, such as Upper Landing Park and the Hoffman House are over 900 ft from the project site and not visible from the site.

The proposed 56-unit residential building incorporates appropriate scale, massing, and modern architectural design that complements the surrounding urban fabric without detracting from the visual prominence or integrity of the Walkway. The project does not alter the structure or function of the Walkway, nor does it impede public access or diminish the cultural experience it provides.

Policy 24: Prevent impairment of scenic resources of statewide significance.

The Walkway Over the Hudson is recognized as both a historic and scenic resource of statewide significance, providing expansive views of the Hudson River, surrounding landscape, and City of Poughkeepsie. The proposed 56-unit residential development is located within view of the Walkway; however, it has been designed in a manner that avoids impairment of the scenic quality of this resource. The building's siting and scale are consistent with the surrounding urban waterfront context and do not obstruct or diminish the expansive river and landscape views that define the scenic character of the Walkway. Rather than impairing scenic quality, the project contributes to the ongoing revitalization of the City's waterfront in a manner that highlights the Hudson River as the defining feature of the landscape.



Image 1: View from the Walkway Over the Hudson looking North toward 141 North Water Street.

The LWRP identifies several additional scenic resources from which the proposed project may be partially visible at certain times of year; however, given the distance between these resources and the project site, it is unlikely that the development will result in any impairment of views.

Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

As stated in the LWRP, the goal of this policy is to protect views of the Hudson River, the valley and the wooded bluffs of the Esopus/Lloyd SASS as viewed from the immediate riverfront and City parks. The proposed development has been designed to respect and maintain the scenic quality of local resources that contribute meaningfully to the character of the City of Poughkeepsie. The project's location within the urban waterfront context ensures that it will appear as a compatible addition to the existing built environment, without encroaching upon or diminishing river or bluff views that define the area's scenic quality. By replacing an underutilized parcel with a thoughtfully designed residential building, the project enhances the overall appearance of the site while maintaining the integrity of surrounding viewsheds.

Below are photos taken towards the project site from areas of local significance identified in Figure II-9 of the LWRP:



Image 2: View from Kaal Rock Park looking North toward 141 North Water Street.



Image 3: View from Kaal Rock Point looking North toward 141 North Water Street.



Image 4: View from the Mid-Hudson Bridge looking North toward 141 North Water Street.



Image 5: View from the Walkway Over the Hudson looking North toward 141 North Water Street.



Image 6: View from Railroad Track Overpass looking North toward 141 North Water Street.



Image 7: View from Waryas Park looking North toward 141 North Water Street.



Image 8: View from Our Lady of Mount Carmel looking Northwest toward 141 North Water Street.



Image 9: View from the middle of the Hudson River looking East toward a rendered 141 North Water Street.

Policy 26 – 32: The project is either consistent or not applicable with policies 26 through 32

Policy 33: Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Stormwater runoff will be managed onsite. In fact, the design of a new stormwater management system onsite will reduce post-development runoff from what is currently flowing off the site in its current state. Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. Due to the fact that the proposed project sits on top of a rock bluff, green infrastructure technologies such as bioswales or rain gardens are not feasible as there is no where for the water to infiltrate. Thus, the appropriate methodology to manage stormwater onsite is to capture and treat runoff via the proposed underground chambers. Please see the submitted Site Drainage Plan (SD-1) within the site plan set and Drainage Report for proposed stormwater management plans.

Stormwater and sewer will be directed to separate systems, so there will be no impact on combined sewer overflows.

Policy 34 – 44: The project is either consistent or not applicable with policies 34 through 44

KARC
PLANNING CONSULTANTS, INC.

September 30, 2025

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

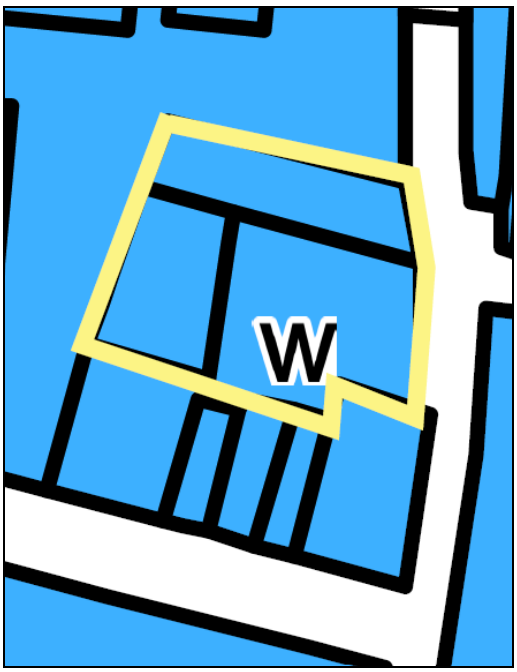
Lori Garcia, Board Administrative Assistant
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 141 N Water Street
6062-59-771405
City of Poughkeepsie
Site Plan Application

Dear Chair Saylor and Ms. Garcia:

The applicant is seeking an amendment to the site plan for the 141 N Water Street development to develop a 56-unit, 5-story residential structure over a single-story basement with accessory structured parking on the basement and first floor. The project site is located on parcel #771405. The project site was previously 3 parcels, but per a condition of the previous site plan approval, the three parcels were merged in August 2025 into one lot of record. The property is 1.028 acres and is located in the Waterfront (W) Zoning district.





As you may be aware, the project has undergone a series of key approvals and permit milestones. Initial site plan approval for a 16-unit development was granted in November 2018. This was followed by demolition of an existing building on site and application for a foundation permit in May 2020. In January 2021, the project received revised site plan approval to expand to 20 residential units with 40 parking spaces proposed within the same building footprint. A foundation permit was issued in June 2022, and the site plan was formally signed in February 2023 following extensive coordination with the fire department regarding access to the site. In June 2024, after communication with the Building Department, a new building permit was issued for foundation work. Following the City of Poughkeepsie's adoption of new zoning regulations in October 2024, the applicant suspended site work and initiated preparation of a revised development proposal.

The applicant is now proposing a 56-unit residential development with 70 parking spaces, and residential amenities including a rooftop terrace, outdoor open space, bike parking, and a gym. The proposed structure is a 5-story building with one level of underground parking. Levels 0 and 1 are designed as structured parking facilities supporting the residential use, while Levels 2 through 5 would contain residential units configured as follows:

Unit Type	Unit Count
Studio	11
One-Bed	19
Two-Bed	26
Total	**56**

We are providing a Short Environmental Assessment Form as part of this submission as we believe the proposed action is classified as an Unlisted Action. The proposed 56-unit development does not meet the Type I action threshold for new construction of a residential development connected to municipal water and sewer and does not meet the criteria to be considered a Type II action.

> *6 NYCRR 617.4(b)(5)(iii): in a city, town or village having a population of 150,000 persons or less, 200 units to be connected (at the commencement of habitation) to existing community of public water and sewerage systems including sewage treatment works.*

As noted above, a previous iteration of the project was approved in 2021 with a Negative Declaration of no environmental impacts.

The project team attended a workshop with City Staff on September 4, 2025 to review initial designs and site layout for the proposed project. Below please find key components that were discussed during the workshop:

- **Number of Stories.** The applicant has submitted to the Zoning Board of Appeals per recommendation from City Staff for an interpretation on the definition of "Story" which does not include reference to "average grade" although it is implied based on the definition of basement and height. The applicant will provide further information after discussion with the ZBA.

- **Windows**. It was brought to our attention that windows and balconies cannot be placed on the property line shared with 9 Dutchess if there is a 0-foot setback. The architect has revised the proposed elevations to reflect no windows or balconies on this portion of the building.

- **Materials Board.** The materials sheet and color palette in the massing study has been revised to note that the panels proposed are aluminum.

- **EV Chargers**. EV chargers have been included and noted on each level of the parking garage, as well as within the parking spaces at the exterior of the building. EV charges within the garage are located close to an egress door, per the request of the Fire Department.

- **Bike Storage.** Bike storage is located and marked on each level of the parking garage. The entire parking garage is a fire rated NYS code-compliant concrete structure, intended for safe storage of internal combustion vehicles, electric vehicles, and electric bikes.

- **Sprinklers.** Dry sidewall sprinklers are proposed on the building exterior for each balcony covered by a roof or another balcony. These will be shown in the construction documents provided with the building permit application.

Enclosed please find the following:

1. Cover Letter and Narrative
2. Site Plan Application
3. Owner Authorization
4. Waterfront Assessment Form & Consistency Review
5. SEAF
6. Site Plan
7. Survey
8. Architectural Massing Study
9. Drainage Report
10. Lot Merge Documentation
11. Fee was previously submitted to the City on July 22, 2025

KARC
PLANNING CONSULTANTS, INC.

We kindly request to discuss this matter at the October 28, 2025 Planning Board Meeting. Please advise if you require anything further.

Thank you.
Sincerely,



Natalie Quinn, Agent for Applicant

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

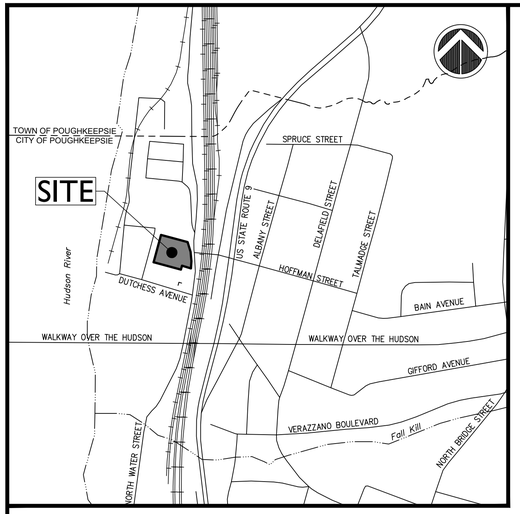
SITE PLAN SUBMISSION SET

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6062-59-771405

REVISED: SEPTEMBER 30, 2025



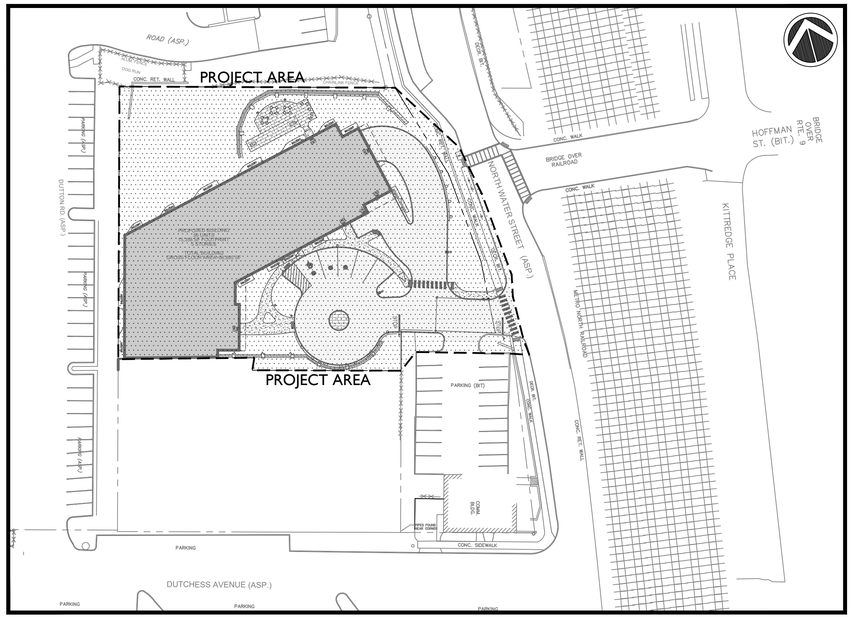
LOCATION MAP

SCALE: 1"=500'



VICINITY MAP

SCALE: 1"=200'



OVERALL SITE PLAN

SCALE: 1"=50'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS (UNDER SEPARATE COVER)
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING PLAN
SD-1	SITE DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
LL-1	PLANTING PLAN & DETAILS
LP-1	SITE LIGHTING PLAN
TT-1	TRUCK TURNING PLAN
DN-1	SITE DETAILS
DN-2	SITE DETAILS
DN-3	WATER / SANITARY DETAILS
DN-4	STORMWATER DETAILS
DN-5	EROSION CONTROL DETAILS
DN-6	SC-800 STANDARD DETAIL

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

CIVIL ENGINEER:

LRC GROUP
www.lrcconsult.com

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

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

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

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

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

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

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

141 NORTH WATER STREET LLC
135 NORTH WATER STREET
POUGHKEEPSIE, NY 12601

PLANNER:

KARC
PO BOX 924
POUGHKEEPSIE, NY 12602

KARC
PLANNING CONSULTANTS, INC.

ARCHITECT:

ADG ARCHITECTS
25 WALLKILL AVENUE
MONTGOMERY, NY 12549
845-294-2724

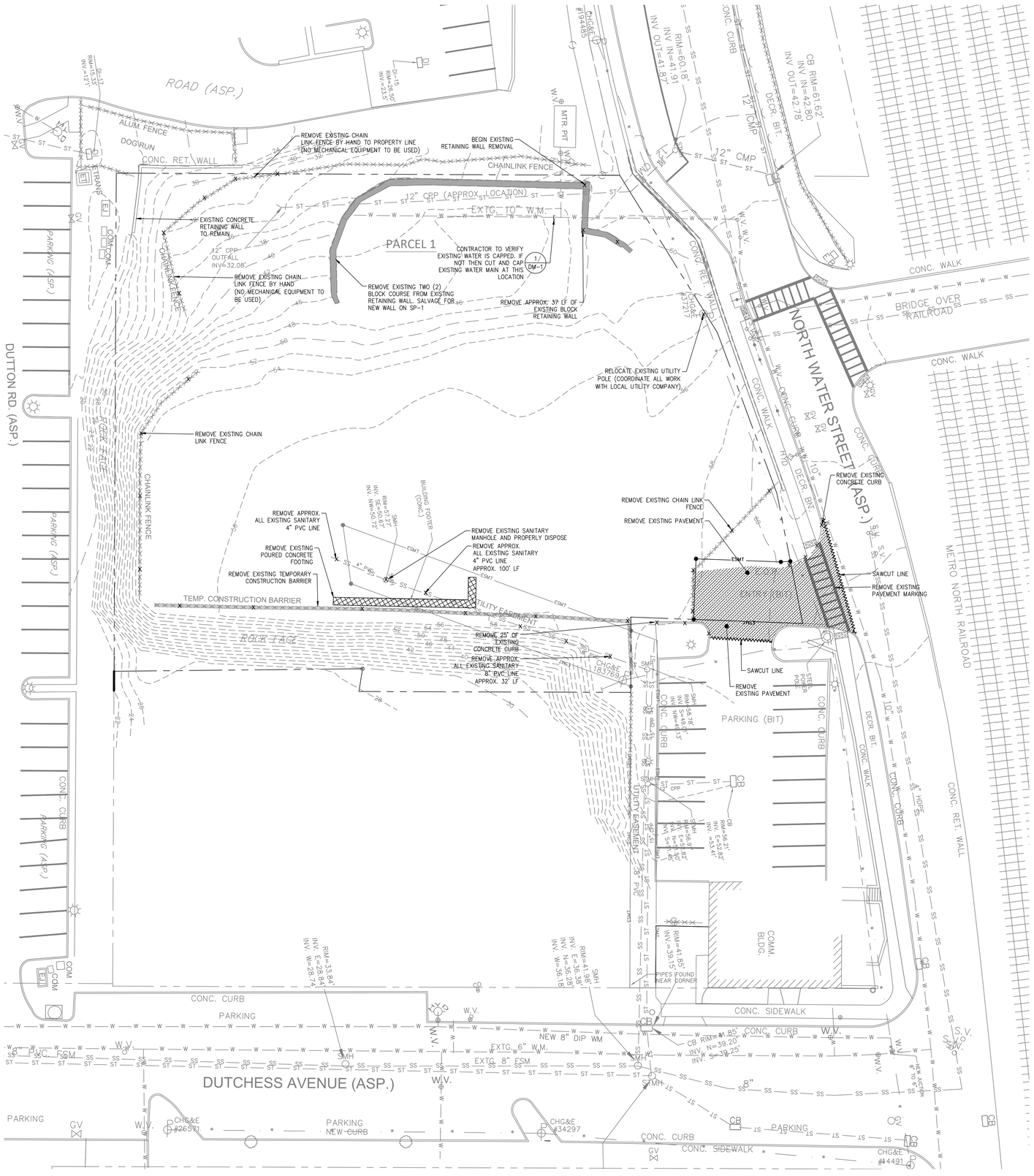
ADG ARCHITECTS

SURVEYOR:

LARRY L. LYNN, LAND SURVEYOR, PC
66 MIDDLEBUSH RD, SUITE G107
WAPPINGERS FALLS, NY 12590
845-463-2733

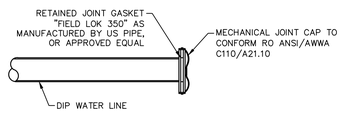
REVISION NOTE #2: 2025-09-30
REVISION NOTE #1: 2025-09-09
ORIGINALLY SUBMITTED: 2025-07-22

X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pde-Sunrise Developers Corp\DWG\CV22298501.dwg 9/23/2025 4:12 PM SConnor



LEGEND

- EXISTING PROPERTY LINE
- XXXXXXXXX — ITEM(S) TO BE REMOVED
- SAWCUT LINE
- BUILDING/STRUCTURE TO BE REMOVED
- WALK / DRIVE TO BE REMOVED



1 CAPPED END FOR DIP WATERMAIN DETAIL
SCALE: N.T.S.

DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "UDig NY" AT 1-800-962-7962 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
5. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
7. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
17. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH WORK.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
19. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
20. REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
21. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
22. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
23. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
24. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
25. NO BLASTING IS ALLOWED.
26. COORDINATE ALL WORK ON EXISTING ENTRANCE WITH ADJOINING PROPERTY OWNER.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANYWAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

No.	Revisions
1.	2025-09-09 SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30 CITY PLANNING BOARD SUBMISSION

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

160 West Street, Suite E
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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

www.lrcconsult.com

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

DEMOLITION PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPISE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DM22298501.dwg	Sheet No.	
Drawn	SMC	Project No.	22-2985	DM-1	
Checked	KFC	Date	2025-07-22	SHEET 2 OF 16	
Approved	LRC	Scale	1"=20'		

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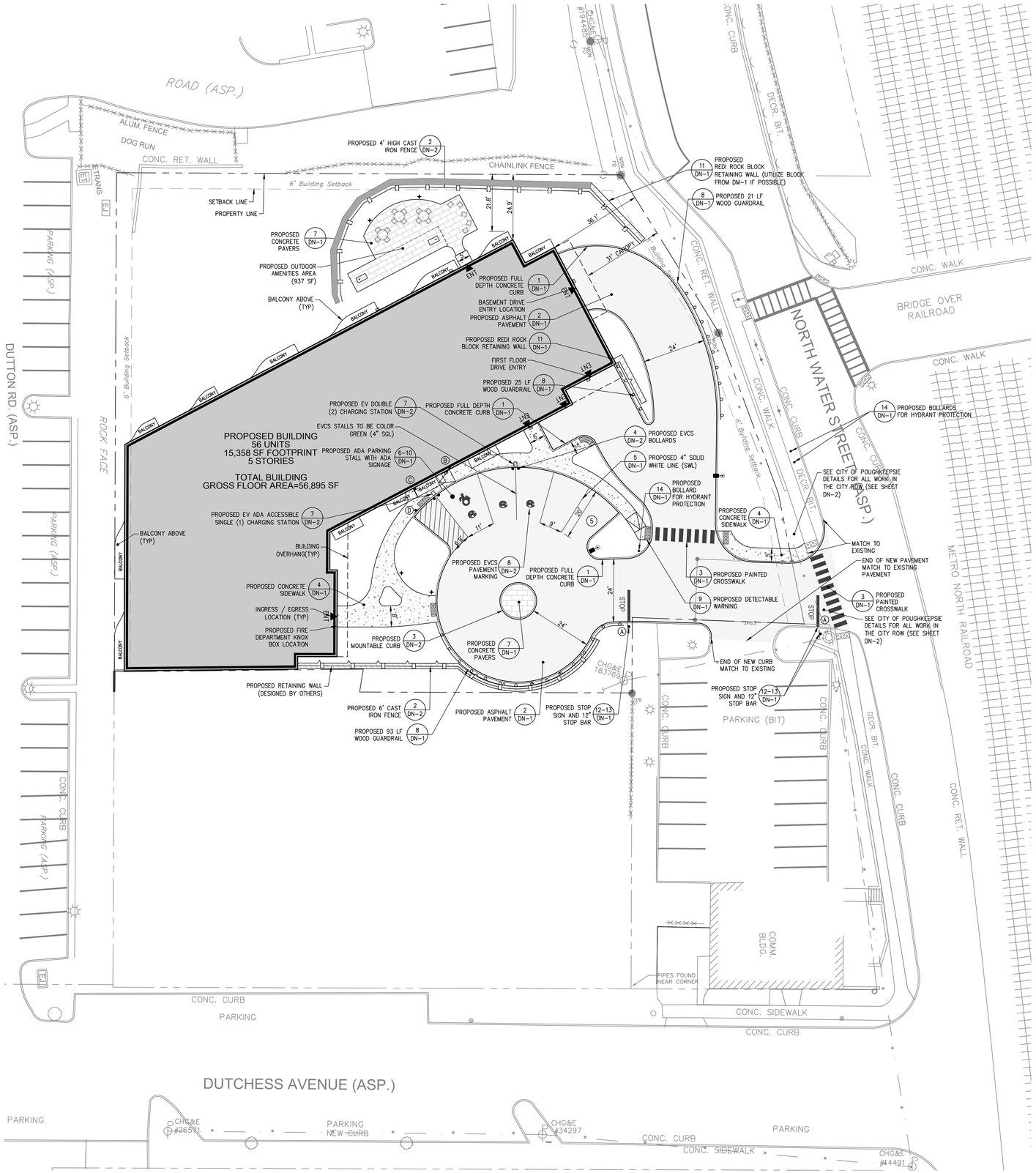


ZONING SUMMARY TABLE

ZONING INFORMATION	
PARCEL SIZE	1.028 ACRES TOTAL
TAX MAP IDENTIFICATION	6062-59-771405
ZONING DISTRICT	W – WATERFRONT
PROPOSED USE	RESIDENTIAL

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	NONE	1.028 ACRES	1.028 ACRES
MINIMUM LOT WIDTH (FT)	NONE	169 FT	169 FT
MAXIMUM LOT COVERAGE	50%	3.45%	65.39% *
MINIMUM LOT FRONTAGE (FT)	50 FT	187.11 FT	187.11 FT
MINIMUM REQUIRED YARDS	NONE IF PROVIDED, 6FT	N/A	36.1 FT (EAST) 24.9 FT (NORTH) 0 FT WEST / 0 FT SOUTH
MAXIMUM FAR	1.25	N/A	1.25
MAXIMUM HEIGHT	5 STORIES 60 FT	N/A	5 STORIES 59'-11 7/8"
MINIMUM PARKING	1.25 / UNIT 60 UNITS = 75 SPACES	NONE	BASEMENT=34 SPACES FIRST FLOOR=31 SPACES OUTSIDE=5 SPACES TOTAL=70 SPACES

* DENOTES VARIANCE REQUIRED

SEE ARCH PLANS FOR BASEMENT AND FIRST FLOOR PARKING LAYOUTS

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED CROSSWALK
- PROPOSED CONCRETE PAVERS
- PROPOSED BOLLARD LIGHT
- PROPOSED LIGHTPOLE

SIGN LEGEND

NO.	LEGEND	MUTCD DESIGNATION	DIMENSIONS	QTY.
A	STOP	R1-1	30" x 30"	2
B	RESERVED PARKING	R7-8	12" X 18"	1
C	NO PARKING ANYTIME	R7-1	12" X 18"	1
D	ACCESSIBLE BY STAIRWAY USE LAST		12"X18"	1

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

EASEMENTS

ACCESS EASEMENT, AREA=0.021± ACRES

UTILITY EASEMENT, AREA=0.053± ACRES (FORMERLY PARCEL 2)

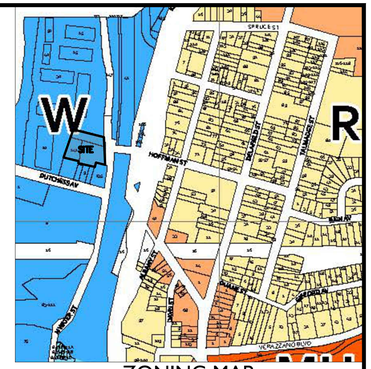
UTILITY EASEMENT, AREA=0.031± ACRES (FORMERLY PARCEL 2)

NOTES:

1. EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE. ALL EXISTING EASEMENTS ARE PROVIDED ON THE PLAN SHEET ENTITLED "EXISTING CONDITIONS / TOPOGRAPHIC SURVEY".
2. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED WITH THIS PROJECT.
3. SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
4. A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHWEST ENTRY LOCATION.

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "141 NORTH WATER STREET, LLC" DATED MAY 27, 2025 BY LARRY L. LYNN, LS, PLS# 050531



ZONING MAP

SCALE: 1"=100'

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 POUGHKEEPSE.
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.

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074154

No.	Revisions
1.	2025-09-09 SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30 CITY PLANNING BOARD SUBMISSION

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

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

SITE PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SP22298501.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	SP-1
Checked	KFC	Date	2025-07-22	SHEET 3 OF 16
Approved	LRC	Scale	1"=20'	

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COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE 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
	EXISTING CATCH BASIN
	EXISTING STORM LINE
	PROPOSED CATCH BASIN
	PROPOSED DRYWELL
	PROPOSED STORM LINE
×163.25	PROPOSED SPOT GRADE

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

No.	Date	Revisions
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION

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STATE OF NEW YORK — RODNEY E. MORRISON — 074184 — LICENSED PROFESSIONAL ENGINEER

SITE GRADING PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS
COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SG22298501.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	SG-1
Checked	KFC	Date	2025-07-22	
Approved	LRC	Scale	1"=20'	SHEET 4 OF 16

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COMPACTION AND BACKFILL NOTES

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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
- EXISTING CATCH BASIN
- EXISTING STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL
- PROPOSED STORM LINE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
		Revisions

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SITE DRAINAGE PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS
COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SD22298501.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	SD-1
Checked	KFC	Date	2025-07-22	SHEET 5 OF 16
Approved	LRC	Scale	1"=20'	

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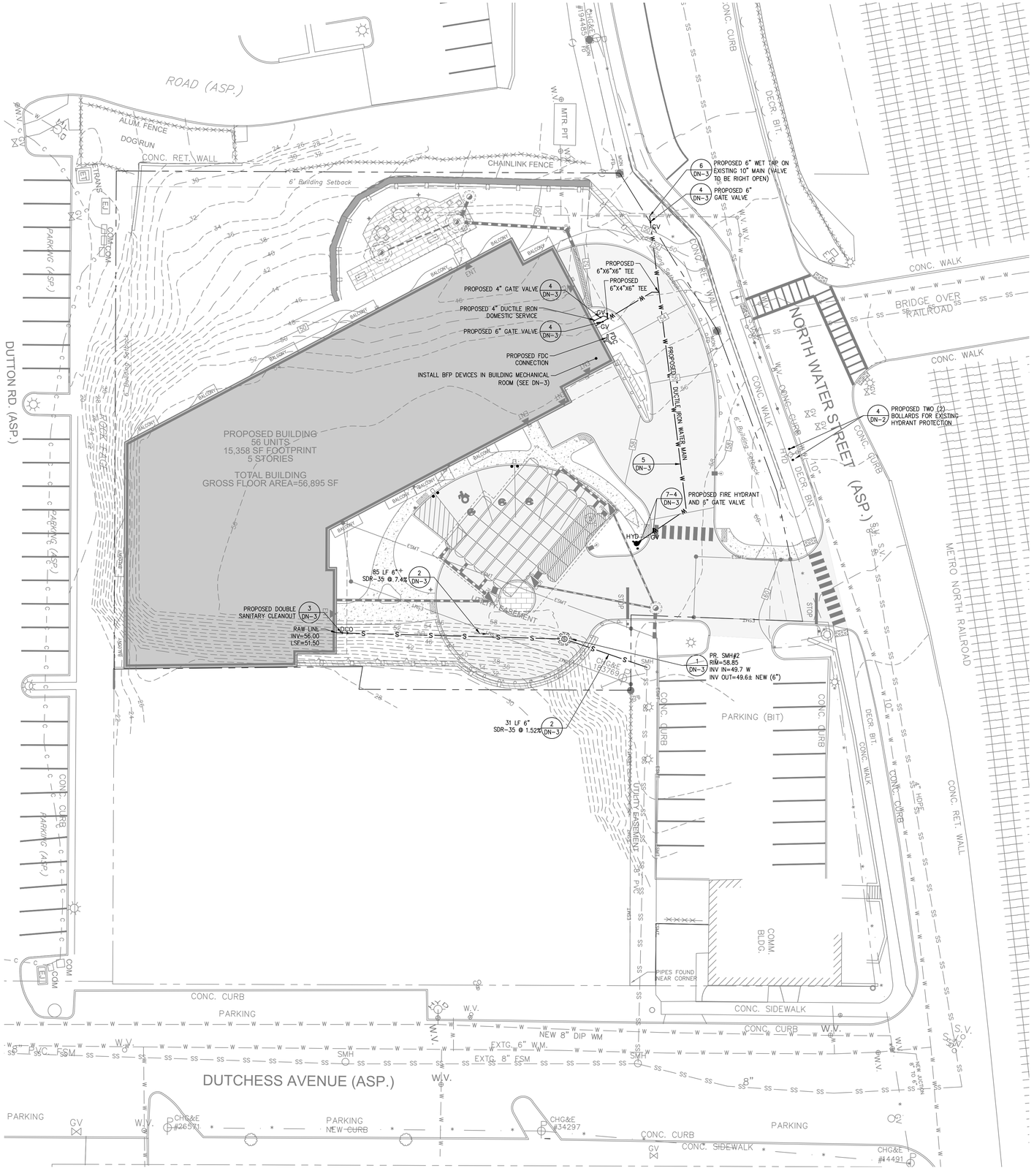

CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.
6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.
12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.
13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.
16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

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

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

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

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.
25. THREE AS-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 IS TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- GV — PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- FDC — PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

GRAPHIC SCALE
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SCALE IN FEET

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

No.	Revisions
1	2025-09-09 SITE PLAN FOR ZBA SUBMISSION
2	2025-09-30 CITY PLANNING BOARD SUBMISSION

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● Environmental Services
● Land Surveying
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SITE UTILITIES

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	UT22298501.dwg	Sheet No.	UT-1
Drawn	SMC	Project No.	22-2985		
Checked	KFC	Date	2025-07-22		SHEET 6 OF 16
Approved	LRC	Scale	1"=20'		

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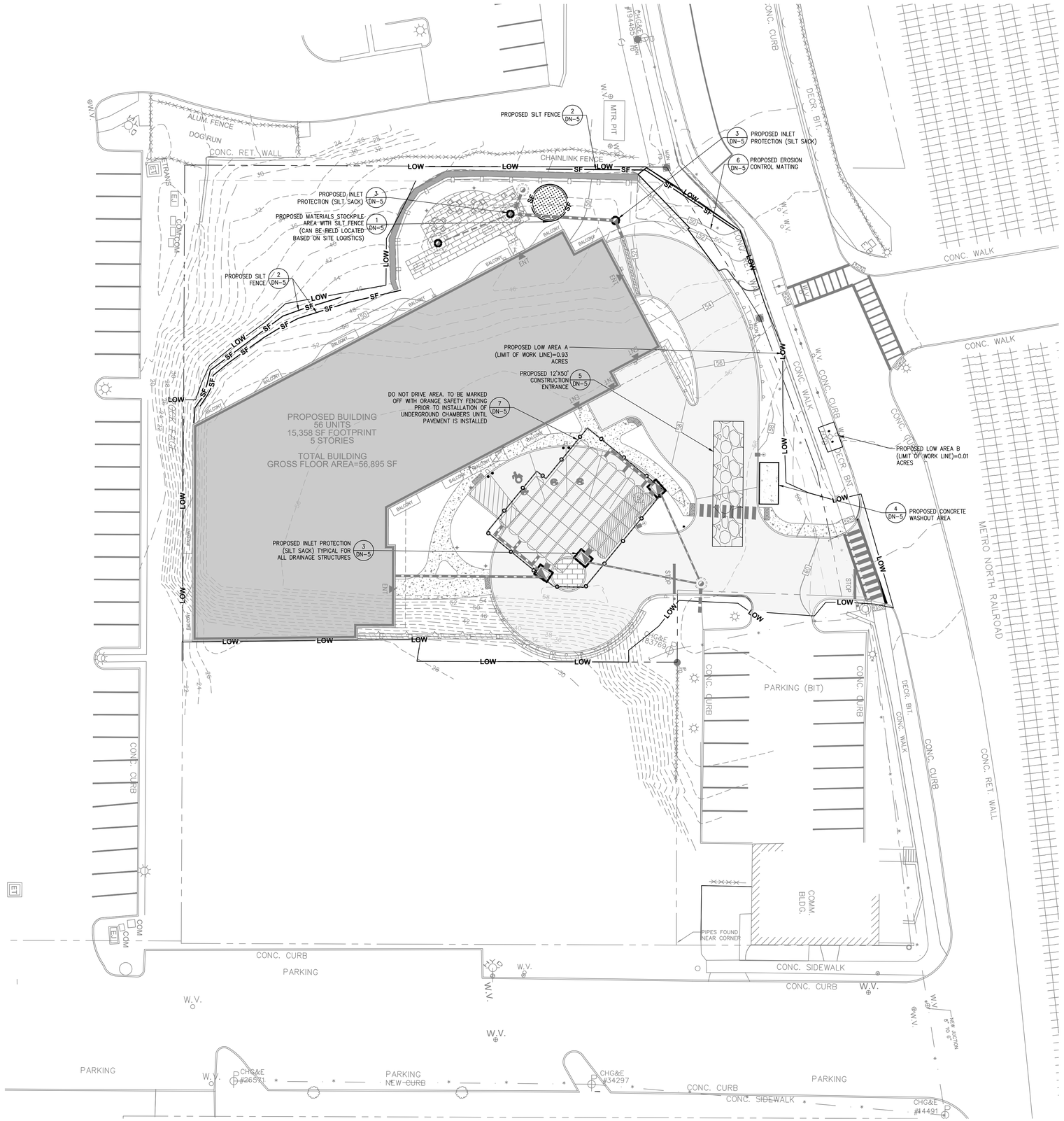

EROSION AND SEDIMENT CONTROL PLAN

1. 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" LATEST EDITION.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
4. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
5. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
6. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

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.

LOW AREAS

LOW AREA A=0.93 ACRES
LOW AREA B=0.01 ACRES

LOW TOTAL=0.94 ACRES

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10% per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas – upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer – 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

LEGEND

- PROPERTY LINE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- LOW — PROPOSED LIMIT OF WORK (LOW)
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL MATTING
- SF SF — PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
- PROPOSED ORANGE SAFETY FENCE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

No.	Date	Revisions
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2.	2025-09-30	CITY PLANNING BOARD SUBMISSION

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

EROSION & SEDIMENTATION CONTROL PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	EC22298501.dwg	Sheet No.	
Drawn	SMC	Project No.	22-2985	EC-1	
Checked	KFC	Date	2025-07-22	SHEET 7 OF 16	
Approved	LRC	Scale	1"=20'		

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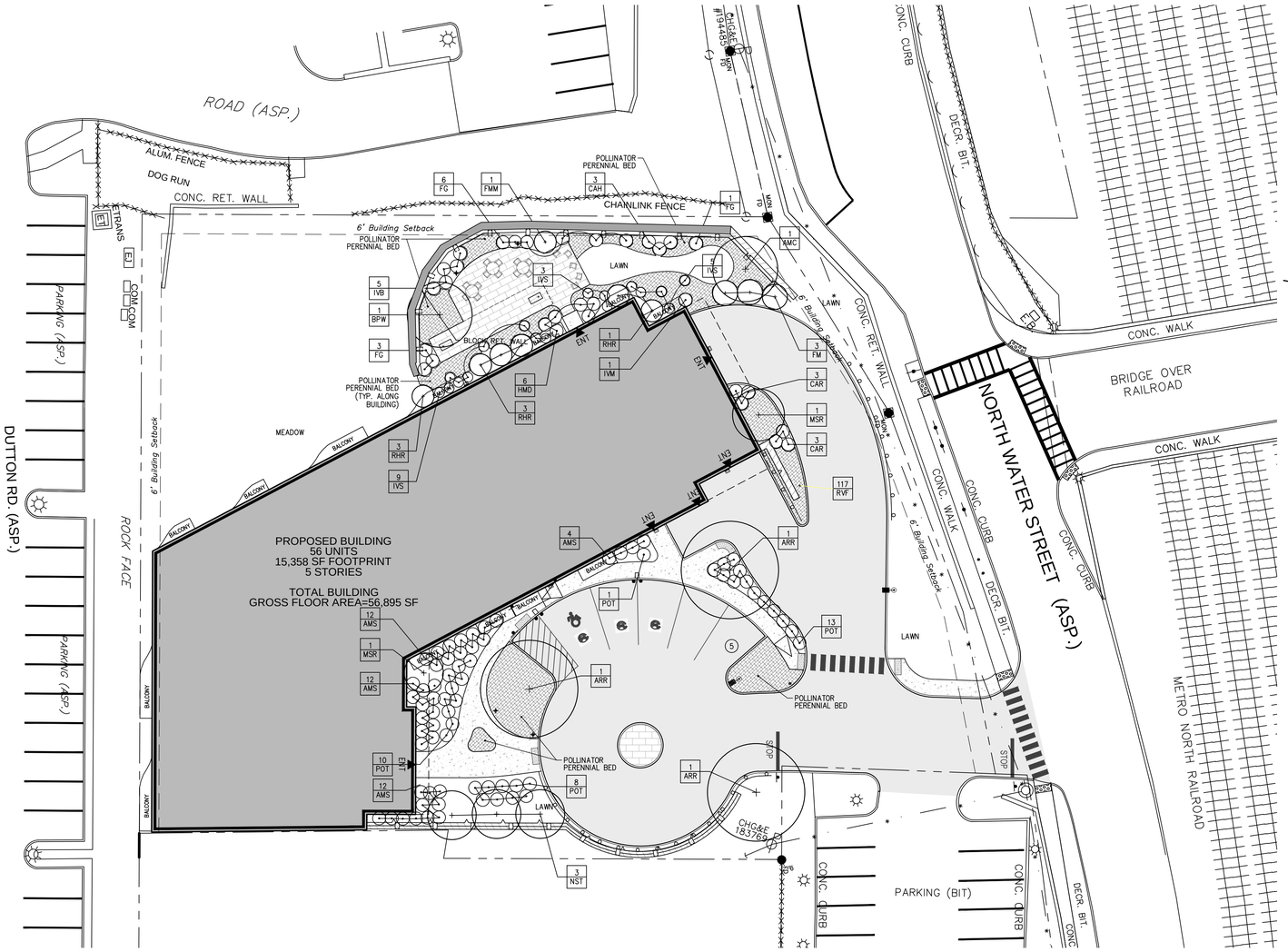
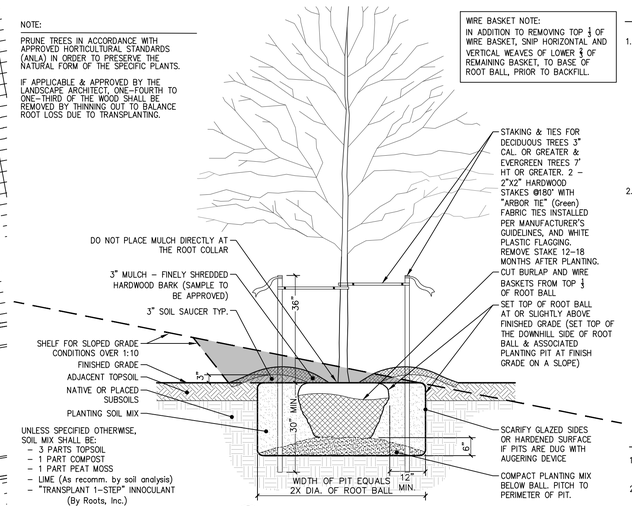


NOTE:

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.

WIRE BASKET NOTE:
IN ADDITION TO REMOVING TOP ⅓ OF WIRE BASKET, SNIP HORIZONTAL AND VERTICAL WEAVES OF LOWER ⅔ OF REMAINING BASKET, TO BASE OF ROOT BALL, PRIOR TO BACKFILL.



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.)

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

SEED MIXES:

1. LAWN SEEDING MIXTURE (LOW-MOW) - ALL DISTURBED AREAS NOT SHOWN AS PAVED, BUILDING FOOTPRINT OR OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LOW MOW SEETING SHOWN BELOW::

   15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
   15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
   30% CREEPING RED FESCUE (FESTUCA RUBRA)
   25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
   15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

   SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

   SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

2. MEADOW SEEDING MIXTURE-LOW-GROWING WILDFLOWER & GRASS MIX - ERNMX-156

41.00 % FESTUCA OVINA	SHEEP FESCUE
27.80 % LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
10.00 % BOUTELOUA CURTIPENDULA BUTTE	SIDEOATS GRAMA, BUTTE 30.86
6.30 % LINUM PERENNE	PERENNIAL BLUE FLAX
5.00 % CENTAUREA CYANUS	BACHELOR'S BUTTON - BLUE
1.50 % COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
1.50 % GAILLARDIA ARISTATA	PERENNIAL GAILLARDIA (BLANKETFLOWER)
1.50 % RUDBECKIA HIRTA	BLACKEYED SUSAN
1.10 % GAILLARDIA PULCHELLA	ANNUAL GAILLARDIA (INDIAN BLANKET)
1.00 % CHRYSANTHEMUM MAXIMUM	SHASTA DAISY
1.00 % ZIZIA AUREA, PA ECOTYPE	GOLDEN ALEXANDERS, PA ECOTYPE
0.50 % ASTER OBLONGIFOLIUS, PA ECOTYPE	AROMATIC ASTER, PA ECOTYPE
0.40 % PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT
0.30 % ASCLEPIAS TUBEROSA, PA ECOTYPE	BUTTERFLY MILKWEED, PA ECOTYPE
0.30 % PAPAVER RHOEAS, RED	CORN POPPY, RED
0.30 % PAPAVER RHOEAS, SHIRLEY MIX	CORN POPPY/SHIRLEY MIX
0.20 % AGASTACHE FOENICULUM	ANISE (LAVENDER) HYSSOP
0.20 % PENSTEMON HIRSUTUS	HAIRY BEARDTONGUE
0.10 % ACHILLEA MILLEFOLIUM	COMMON YARROW

24-40 LBS PER ACRE

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.
5. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
6. TREE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
7. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.

PERENNIALS

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS/BLOOM TIME
DECIDUOUS TREES:	ARR	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5-3" cal.	40' ht.	Upright oval crown
	AMC	1	AMELANCHIER CANADENSIS	SHADBLOW	B&B	8-10' ht.	25' ht.	Clump Form
	BPW	1	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	12-14' ht.	20-40'	Clump Form
	MSR	1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	B&B	6-8' ht.	12-20' ht	Clump/Early Spring (March)
	NST	3	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2-2 ½" cal.	20-40' ht	16' wide

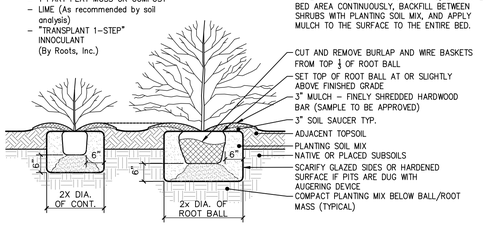
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS/BLOOM TIME
SHRUBS:	AAB	11	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'B	BRILLIANTISSIMA RED CHOKEBERRY	CONT.	#3	6-10' ht.	
	AMS	40	ARONIA MELANOCARPA 'SMNAMPEM'	LOW SCAPE SNOWFIRE CHOKEBERRY	CONT.	#1	3-4' ht.	
	CAH	3	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	CONT.	#7	3-4' ht.	
	CAR	6	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	CONT.	#7	4-6' ht.	
	FG	10	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.	#5	3-4' ht.	
	FG	1	FOTHERGILLA GARDENII	LARGE FOTHERGILLA	CONT.	#5	6-10' ht.	
	FMM	1	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	CONT.	#5	5-6' ht.	
	HMD	6	HYDRANGEA MACROPHYLLA 'D.D.'	DOUBLE DOWN BIGLEAF HYDRANGEA	CONT.	#5	3-4' ht.	
	IVB	5	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	CONT.	#5.	3-4' ht.	
	IVM	1	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY	CONT.	#5.	3-4' ht.	Male Pollinator
	IVS	17	ITEA VIRGINICA 'SCENTLANDIA'	SCENTLANDIA SWEETSPIRE	CONT.	#5.	2-3' ht.	
	POT	32	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	#3	3-4' ht./w	
	RHR	3	RHODODENDRON 'HOLDEN'S RED'	HOLDEN'S RED RHODODENDRON	CONT.	#5	4-5' ht	6-8'w

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS/BLOOM TIME
PERENNIALS	RFV	117	RUDBECKIA FULGIDA 'VIETTES LITTLE SUZY'	VIETTES LITTLE SUZIE RUDBECKIA	CONT.	#SP5	12-14" ht.	18" O.C.

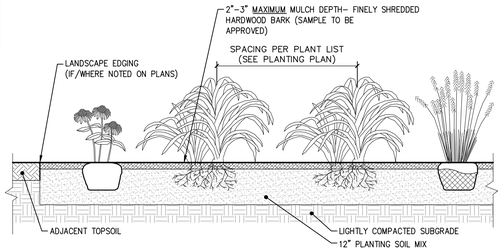
WIRE BASKET NOTE:
IN ADDITION TO REMOVING TOP ⅓ OF WIRE BASKET, SNIP HORIZONTAL AND VERTICAL WEAVES OF LOWER ⅔ OF REMAINING BASKET, TO BASE OF ROOT BALL, PRIOR TO BACKFILL.

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.



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



SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Revisions
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION

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STATE OF NEW YORK
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074154

PLANTING PLAN & DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPISE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File		Sheet No.
Drawn	SMC	Project No.	22-2985	LL-1
Checked	KFC	Date	2025-07-22	
Approved	LRC	Scale	1"=20'	SHEET 8 OF 16

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SITE LIGHTING FIXTURE SCHEDULE:

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Mounting Height	Description	BUG Rating	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	AT1	PT-3-BC	Single	12	VP-ST-1-36L-39-3K7-3-BC	B0-U0-G1	1.000	4199	45.5	45.5
	1	AT2	PT-SQW	Single	12	VP-ST-1-36L-39-3K7-SQW	B3-U0-G2	1.000	4827	39.1	39.1
	2	B1	B-3	Single	0	PA7R-CH3-12L-010-3K7	B0-U3-G1	1.000	1094	13.91	27.82
	2	B2	B-3-BC	Single	0	PA7R-CH3HS-12L-010-3K7	B0-U3-G1	1.000	960	14	28
	1	B3	B-5-20	Single	0	PA7R-CH5-12L-020-3K7	B1-U3-G1	1.000	1841	21.73	21.73
	2	EX	EX-DCLD-3	Single	14	DCLD P20 G1 30K xxxxx MS 3LS	B1-U4-G2	1.000	2537	22	44
	7	WP	WP	Single	11	HLWPC2 P10 30K XX T3M	B1-U0-G1	1.000	2800	28	196

POST TOP LIGHT FIXTURE:

BEACON

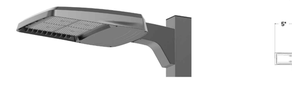
VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

MICROSTRIKE | STRIKE

SIZE 1



D E

STRIKE OPTIC – ORDERING GUIDE **Example:** VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # VP-ST-1-36L-39-3K8-3/4FISQM-X-UNV-BC

VP

Series	Optic Platform	Size
VP Viper Area	ST Strike Optics	1 Size 1 2 Size 2 3 Size 3 4 Size 4

Light Engine
36L_35 * 39W - 5,500 Lumens
36L_65 * 55W - 7,500 Lumens
36L_85 85W - 10,000 Lumens
36L_105 105W - 12,500 Lumens
36L_120 120W - 15,000 Lumens
72L_115 115W - 13,000 Lumens
72L_145 145W - 18,000 Lumens
72L_180 180W - 21,000 Lumens
72L_210 210W - 24,000 Lumens
72L_240 240W - 27,000 Lumens
108L_275 * 275W - 31,000 Lumens
108L_250 250W - 30,000 Lumens
108L_280 280W - 33,000 Lumens
108L_325 325W - 36,000 Lumens
108L_365 365W - 40,000 Lumens
162L_320 320W - 40,000 Lumens
162L_365 * 365W - 44,000 Lumens
162L_405 405W - 48,000 Lumens
162L_445 445W - 52,000 Lumens
162L_485 485W - 55,000 Lumens
162L_565 * 565W - 60,000 Lumens
CLO Custom Lumen Output [1]

CCT/CRI
27K3 2700K, 80 CRI
3K7 3000K, 70 CRI
3K8 3000K, 80 CRI
3K9 3000K, 90 CRI
35K8 3500K, 80 CRI
4K7 4000K, 70 CRI
4K8 4000K, 80 CRI
4K9 4000K, 90 CRI
5K7 5000K, 70 CRI
5K8 5000K, 80 CRI

Distribution
FR Auto Front Row
2 Type 2
3 Type 3
4F Type 4 Forward
4W Type 4 Wide
SQN Type 5 Square Narrow
SQW Type 5 Square Wide
SQM Type 5 Square Medium
SW Type 5 Wide (Round)
SRW Type 5 Rectangular
C Corner Optic
TC Tennis Court Optic

Optic Rotation
BLANK No Rotation
L Optic rotation left
R Optic rotation right

Voltage
UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

Mounting
A Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)
A_ Arm mount for round pole [3]
ASQU Universal arm mount for square pole
A_U Universal arm mount for round pole [4]
AAU Adjustable arm for pole mounting (universal drill pattern)
AA_U Adjustable arm mount for round pole [4]
ADU Decorative upsweept Arm (universal drill pattern)
AD_U Decorative upsweept arm mount for round pole [4]
MAF Mast arm fitter for 2-3/8" OD horizontal arm
K Knuckle
T Trunnion
WB Wall Bracket, horizontal tenon with MAF
WM Wall mount bracket with decorative upsweept arm
WA Wall mount bracket with adjustable arm

Color
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
LGT Light Grey Matte Textured
PSS Platinum Silver Gloss Smooth
VGT Verde Green Matte Textured
WHS White Gloss Smooth
WHT White Matte Textured
Color Option
CC * Custom Color

Options
F Fusing
E Battery Backup [5,6,9,8,9]
2PF Dual Power Feed
2DB Dual Driver
TE Toolless Entry
BC Backlight Control
TB Terminal Block
LS Lumen Switch

Optics
3LS Type IIL stalk
5LS Type V, stalk

Housing Colors
BK Black
BZ Bronze
GH Graphite
GN Green
GR Grey
PP Prime Paint
WH White
CMC CustomMatchColor Finish
XX STD Finish, TBD
RALxxxxSCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.

Options
DRIVER ELECTRICAL OPTIONS
208V Extreme surge protection 20kV/10kA, fail off with indicator light
PARTIALLY FROSTED OUTER CYLINDER OPTIONS
VOSC Visual Comfort Outer Cylinder, bottom 25% frosted

Generation
G1 Generation 1

LED Color temperature
27K 2700K CCT
30K 3000K CCT
40K 4000K CCT

Voltage
MVOLT Auto-Sensing 120-277V 50/60 HZ
HVOLT Auto-Sensing 347-480V 50/60 HZ

Housing Style
VC Victorian Style Standard Base

PREWIRED LEAD OPTIONS
L10 1.5FT Prewired Leads
L03 3FT Prewired Leads
L10 10FT Prewired Leads
L20 20FT Prewired Leads

NEMA LABEL OPTIONS
NL133 1"&9" ANSI Wattage Label
NL383 3" x 3" ANSI Wattage Label

Example: DCLD P20 G1 40K MVOLT VC 3LS GR

Current

currentlighting.com/beacon

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Rev: 07/07/26
BEA_VIPERSPEC_R15

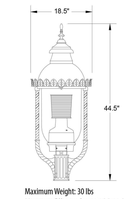
POST TOP LIGHT FIXTURE - SIMILAR TO EXISTING:

HOLOPHANE LEADER IN LIGHTING SOLUTIONS

EX

Catalog Number: DCLD-P2O-G1-30K-3LS-BK
Notes:
Type: EX





Maximum Weight: 30 lbs
Maximum Effective Projected Area (EPA): 2.19 sq ft

DCLD

Dorchester LED Standard Victorian Gas Light

BAA BABA c SB us DLC LISTED LED

ORDERING INFORMATION **Example:** DCLD P20 G1 40K MVOLT VC 3LS GR

Series	LED Performance Package	Generation	LED Color temperature	Voltage	Housing Style
DCLD Dorchester LED	P10 P10 LED Performance Package P20 P20 LED Performance Package P30 P30 LED Performance Package P40 P40 LED Performance Package P50 P50 LED Performance Package Refer to Option Matrix: Performance Package based on Optic	G1 Generation 1	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-Sensing 120-277V 50/60 HZ HVOLT Auto-Sensing 347-480V 50/60 HZ	VC Victorian Style Standard Base

Optics	Housing Colors
3LS Type IIL stalk 5LS Type V, stalk	BK Black BZ Bronze GH Graphite GN Green GR Grey PP Prime Paint WH White CMC CustomMatchColor Finish XX STD Finish, TBD RALxxxxSCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.

Options
DRIVER ELECTRICAL OPTIONS
208V Extreme surge protection 20kV/10kA, fail off with indicator light
PARTIALLY FROSTED OUTER CYLINDER OPTIONS
VOSC Visual Comfort Outer Cylinder, bottom 25% frosted
PREWIRED LEAD OPTIONS
L10 1.5FT Prewired Leads
L03 3FT Prewired Leads
L10 10FT Prewired Leads
L20 20FT Prewired Leads
NEMA LABEL OPTIONS
NL133 1"&9" ANSI Wattage Label
NL383 3" x 3" ANSI Wattage Label

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DCLDs
Page 1 of 4

WALL MOUNTED FIXTURE:

HOLOPHANE LEADER IN LIGHTING SOLUTIONS

Catalog Number:
Notes: Type:

HLWPC2

Wallpack* Full Cutoff LED



H F J G

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
- Wire location listed
- IP65 rated housing, down light only
- ¼" 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 2kV/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 (All)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

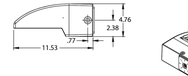
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified 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

Government Procurement
BAA – Buy American Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

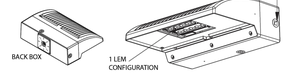
Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

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.









Note: Maximum weight 22 lbs.

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HLWPC2
Page 1 of 8

BOLLARD LIGHT FIXTURE:

KIM LIGHTING BAC

PA7R BOLLARD Pavilion™

DATE: LOCATION: 137 N. Chestnut, Village of New Paltz, NY
TYPE: H PROJECT: TRAIL LINK
CATALOG #: PA7R-CT-LV-Type V-2L-020-3K7-42A-DBT-UNV

ORDERING GUIDE

CATALOG # PA7R-CT-LV-Type V-2L-020-3K7-42A-DBT-UNV **Example:** PA7R-FT-NU-1-2L-010-5K7-24A-BLS-UNV-EM

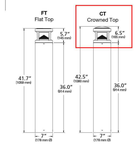
HOUSING

PA7R	CT _	LV	CT	2L-020-3K7
Model	Top	Optics	Distribution	Light Engine *
PA7R Pavilion 7" Ø Round	FT Flat Top CT * Crowned Top	NU No Up-light CH Clear Horizontal Lens CL * Clear Vertical Lens DL [1,2] Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD * Grille with diffuse vertical lens	1 Type I 2 Type II 3 Type III 3HS Type III + House side shield 4 Type IV 5 Type V	1L-010-AMB [3] 14W, Monochromatic Amber 1L-010-3K7 14W (1000 nominal lm), 3000K, 70 CRI 1L-010-4K7 14W (1000 nominal lm), 4000K, 70 CRI 1L-010-5K7 14W (1000 nominal lm), 5000K, 70 CRI 2L-020-AMB [3] 22W, Monochromatic Amber 2L-020-3K7 22W (2000 nominal lm), 3000K, 70 CRI 2L-020-4K7 22W (2000 nominal lm), 4000K, 70 CRI 2L-020-5K7 22W (2000 nominal lm), 5000K, 70 CRI Consult factory for other CCTs (2700K - 6500K) and CRIs (80, 90 CRI)

42A	DBT	UNV	
Body	Fixture Finish	Voltage	Options
24A 24" OAH, Aluminum 42A 42" OAH, Aluminum 42BR-C 42" OAH, Brown Concrete 42CH-C 42" OAH, Charcoal Concrete 42NG-C 42" OAH, Natural Gray Concrete 42WH-C 42" OAH, White Concrete 42A-ROP [4] 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover 42A-ROP-L [4] 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover 42A-2GEB 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box 42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker 44A 44" Non-Impact Resistant OAH, Aluminum 44A-ROP 44" Non-Impact Resistant OAH, Aluminum + Dual Receptacle Outlet Panel and Cover 44A-ROP-L 44" Non-Impact Resistant OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover 44A-2GEB 44" Non-Impact Resistant OAH, Aluminum + Integral Recessed 2 Gang Electrical Box 44A-SG3 44" Non-Impact Resistant OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker For Impact Rated 44" OAH Bound Pavilion	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Gloss Smooth VGT Verde Green Matte Textured WHS White Gloss Smooth WHT White Matte Textured **Color Option** CC * Custom Color	UNV 120-277V 120 120V 277* 208-277V 347* 347V 480* 480V	EM * Battery Backup LR * Luminous Accent SF * Single Fuse DF * Double Fuse

1 Adds .6 / 15mm to OAH (over all height).
2 CL and DL configurations shall be RO4
3 Only Available with T Type 1 or 5 Type V distributions only.
4 For GFCI/USB limited voltage to 120VAC only.
5 Dedicated input voltage, required for NMI Motions sensing.
6 7°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-4K7
7 Adds +5 watts and 7 / 254mm to overall height.
8 SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.
9 Turtle friendly
10 Consult factory for custom color, marine and corrosive finish options
12 5-step MacAdam Ellipse Binning standard. Consult factory for 3-step MacAdam Ellipse Binning.





Current

currentlighting.com/kimlighting

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Rev: 06/04/24
kl_pa7r_spec_R08



No.	Revisions
1.	2025-09-09 SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30 CITY PLANNING BOARD SUBMISSION

LRC GROUP

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- Land Surveying
- Landscape Architecture

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SITE LIGHTING PLAN

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPISE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	Sheet No.
Drawn	SMC	Project No. 22–2985	LP-1
Checked	KFC	Date 2025–07–22	SHEET 9 OF 16
Approved	LRC	Scale 1"=20'	

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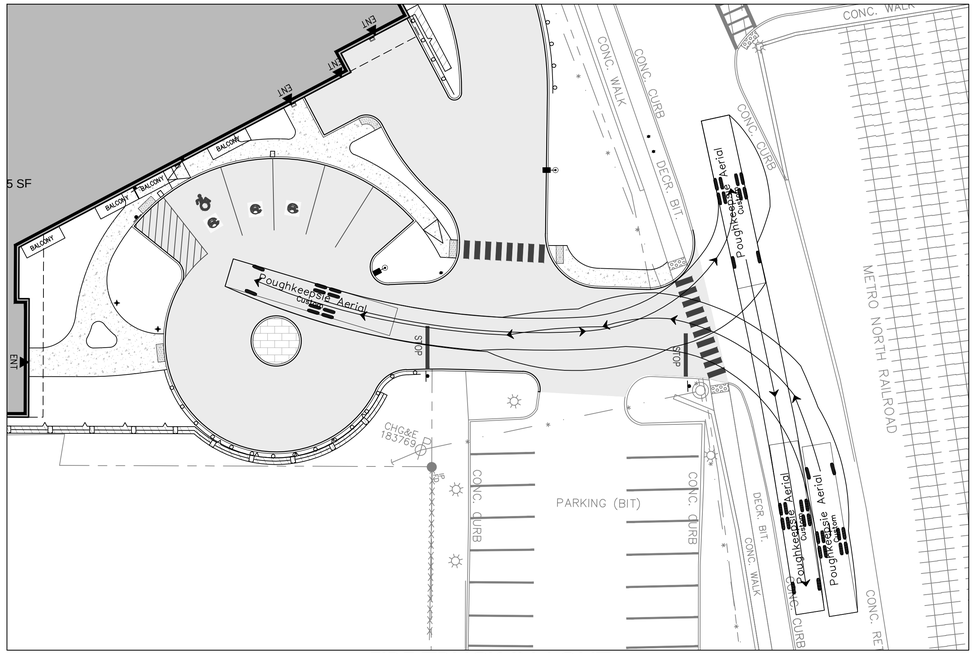
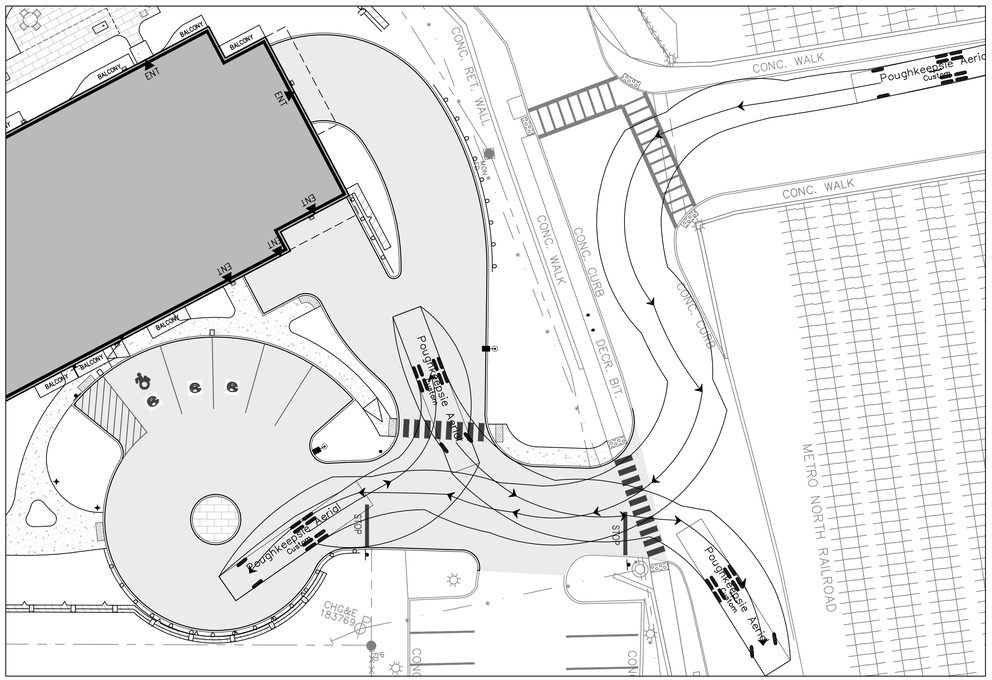


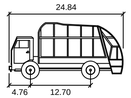
FIRE TRUCK IN / OUT

1"=20'



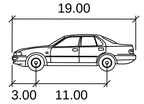
FIRE TRUCK IN

1"=20'



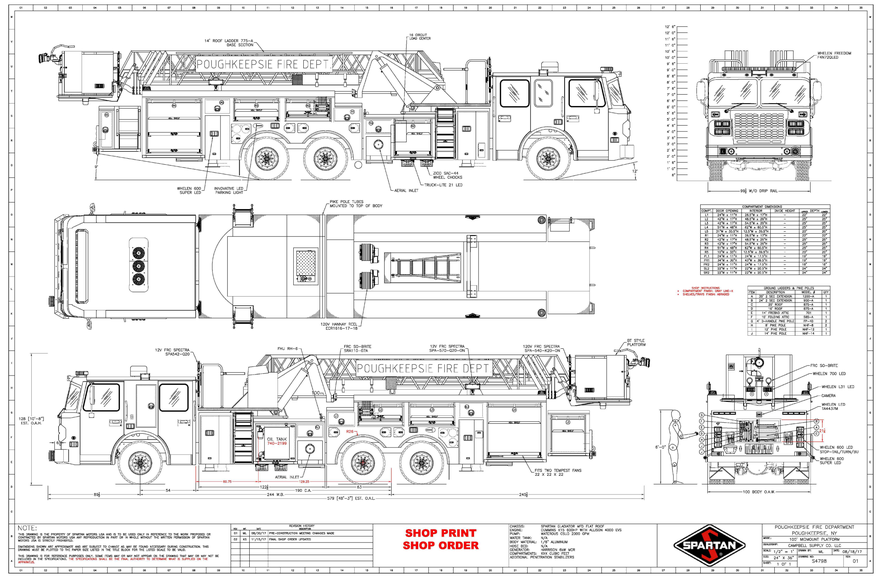
Refuse Vehicle

	feet
Width	: 7.87
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5

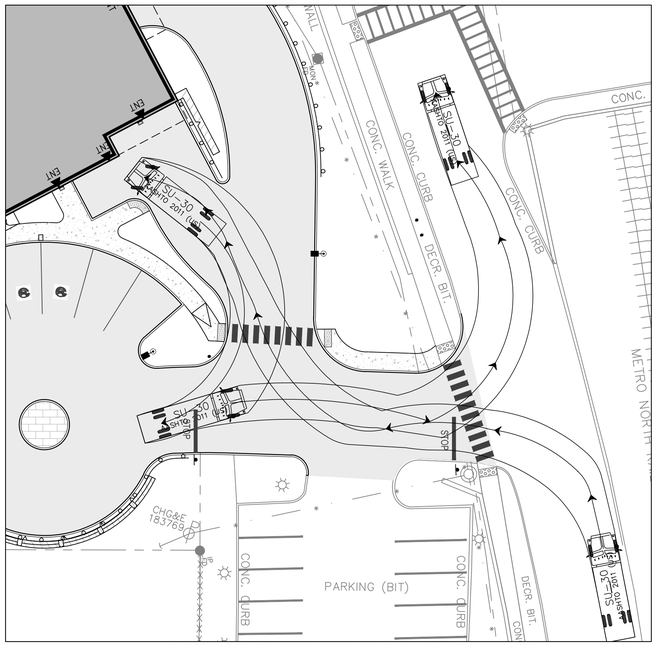


P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

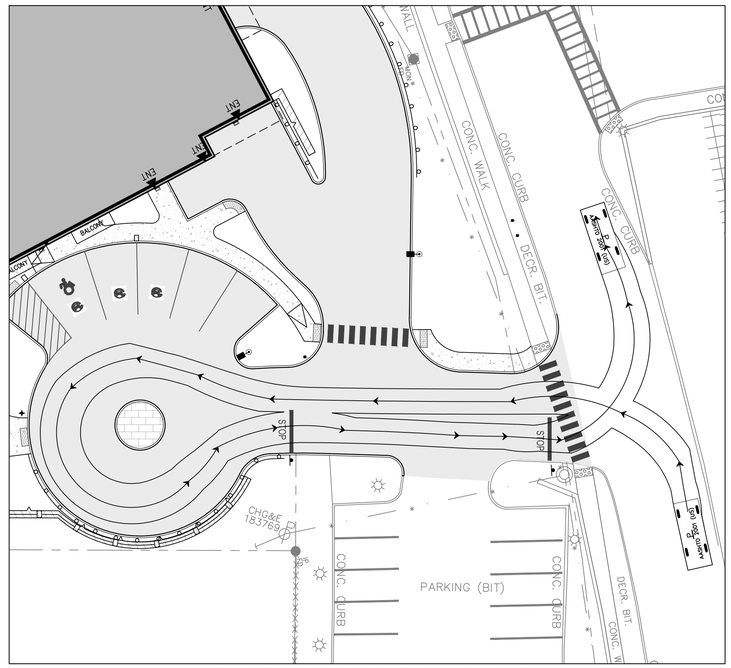


SPARTAN FIRE TRUCK UTILIZED FOR ALL FIRE TRUCK MOVEMENTS



REFUSE ENCLOSURE MOVEMENT

1"=20'



STANDARD VEHICLE MOVEMENT

1"=20'

1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
		Revisions

LRC GROUP

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TRUCK TURNING PLAN

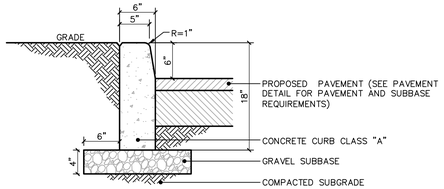
WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	
Drawn	SMC	Project No.	22-2985
Checked	KFC	Date	2025-07-22
Approved	LRC	Scale	1"=20'

Sheet No. TT-1
SHEET 10 OF 16

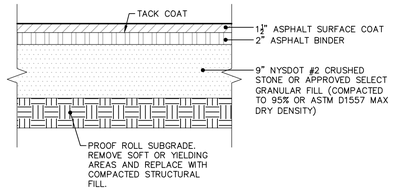
X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pok-Sunrise Developers Corp\DWG\TT22298501.dwg 9/25/2025 8:42 AM SCurran



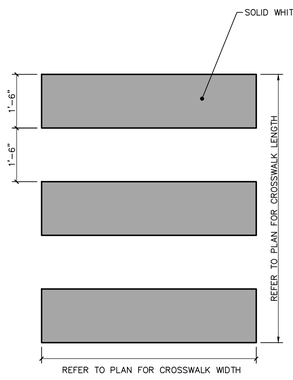
NOTES:

1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SC-1 FOR COMPACTION REQUIREMENTS.

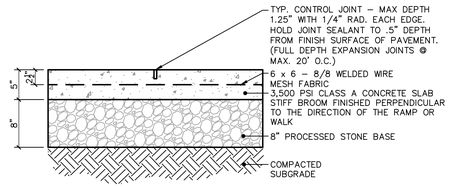
1 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"



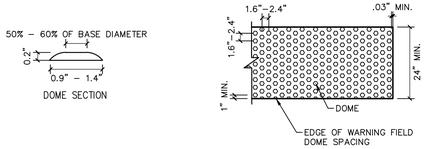
2 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



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



4 CONCRETE SIDEWALK SECTION 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)

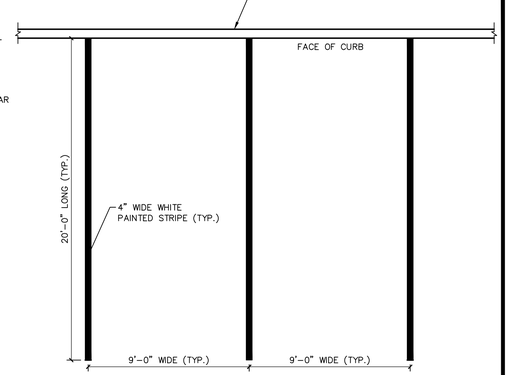
NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

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

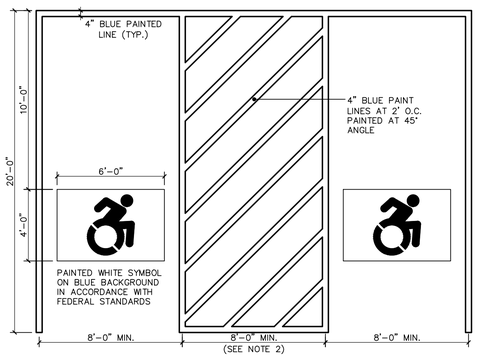
DETECTABLE WARNING TILE SPECS

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

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



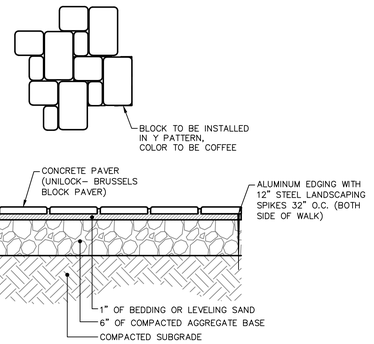
5 PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'-0"



NOTES:

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

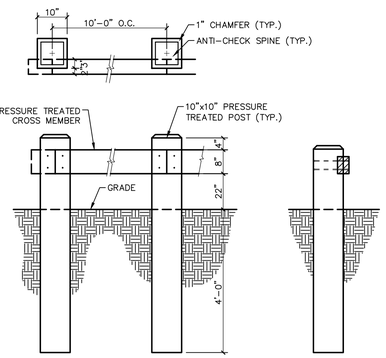
6 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



NOTES:

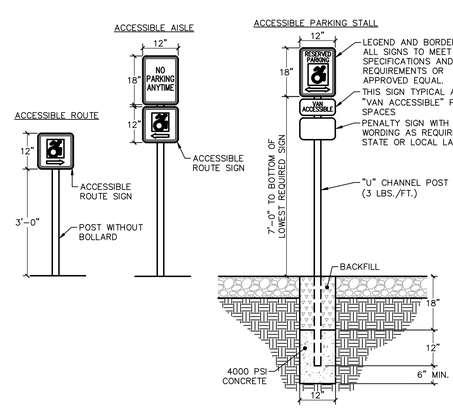
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

7 CONCRETE PAVER DETAIL
SCALE: 1" = 1'-0"

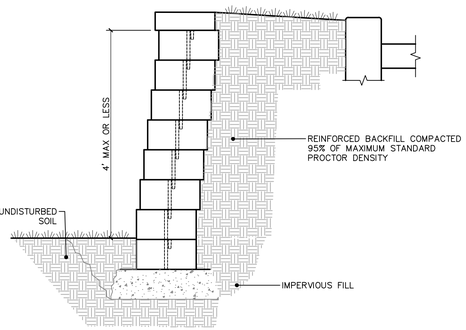


8 WOODEN GUIDERAIL DETAIL
SCALE: 1/2" = 1'-0"

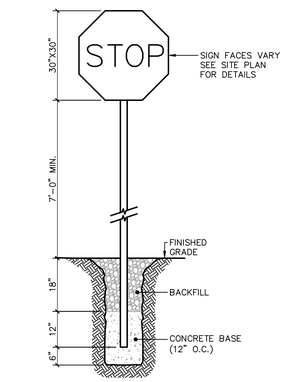
14 CONCRETE FILLED STEEL BOLLARD
SCALE: 1/2" = 1'-0"



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



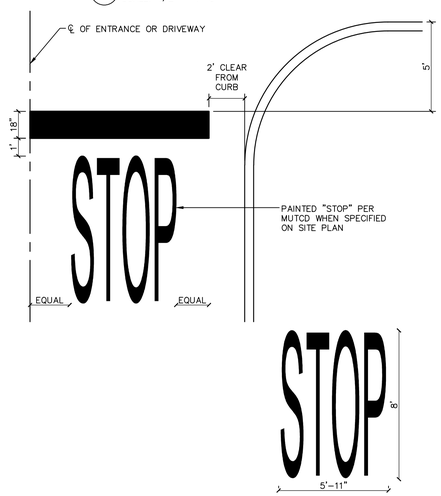
11 SEG BLOCK RETAINING WALL DETAIL
SCALE: N.T.S.



NOTE:

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

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



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



Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION

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SITE DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	N22298501-SITE.dwg
Drawn	SMC	Project No.	22-2985
Checked	KFC	Date	2025-07-22
Approved	LRC	Scale	AS NOTED

Sheet No. DN-1
SHEET 11 OF 16

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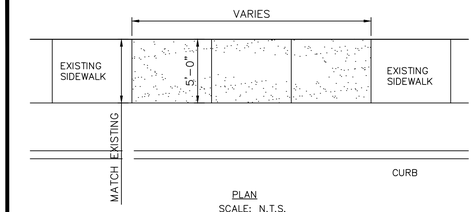
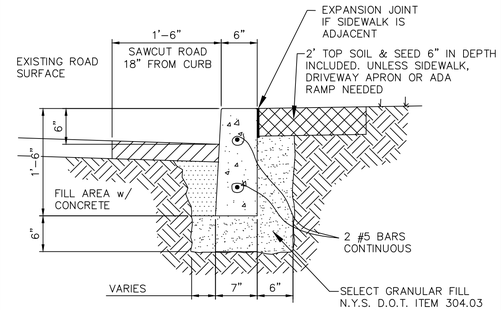


SIDEWALK DETAIL REPLACE & NEW

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

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

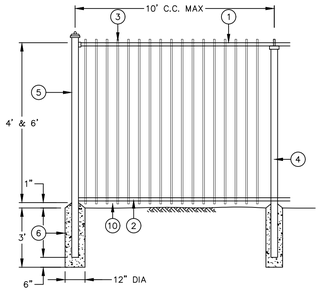


FORMED CURB DETAIL

SCALE: 1"=1'-0"

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

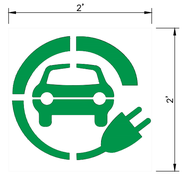
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



1. TOP RAIL 1" X 1" BLACK POWDERCOATED ALUMINUM TUBES
2. BOTTOM RAIL 1" X 1" BLACK POWDERCOATED ALUMINUM TUBES
3. 5/8TH X 5/8TH BLACK POWDERCOATED ALUMINUM TUBES SPACED EQUALLY ACROSS PANEL (4" SPACING MAX)
4. INTERMEDIATE POST 2" X 2" BLACK POWDERCOATED ALUMINUM
5. CORNER POST 2.5" X 2.5" BLACK POWDERCOATED ALUMINUM
6. CONCRETE FOOTING 36" DEEP WITH 12" DIA. AT END POST AND 10" DIA. AT INTERMEDIATE POST. HOLE CORE IN UNDISTURBED OR COMPACTED SOIL.
7. MAX FENCE CLEARANCE 2" FROM GRADE

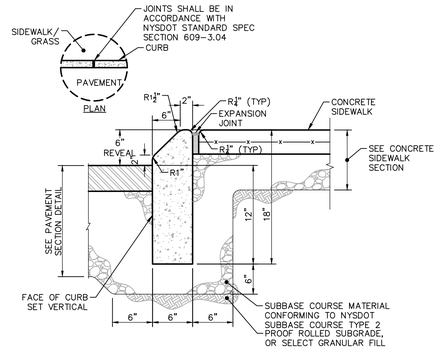
2 CAST IRON TYPE FENCE DETAIL

NOT TO SCALE (MADE OF ALUMINUM)



8 EV CHARGING STATION PAVEMENT MARKING DETAIL

SCALE: 1" = 1'-0"



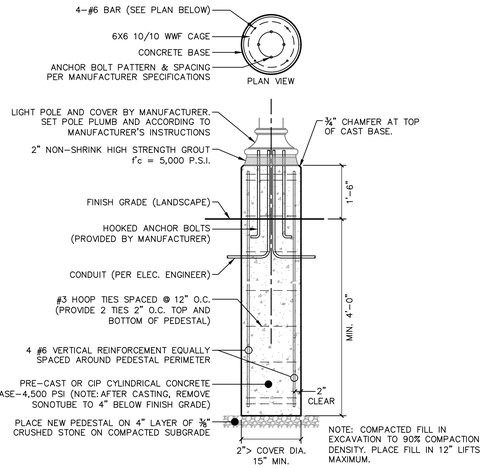
NOTES
1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

3 CAST IN PLACE MOUNTABLE CURB DETAIL

SCALE: NOT TO SCALE

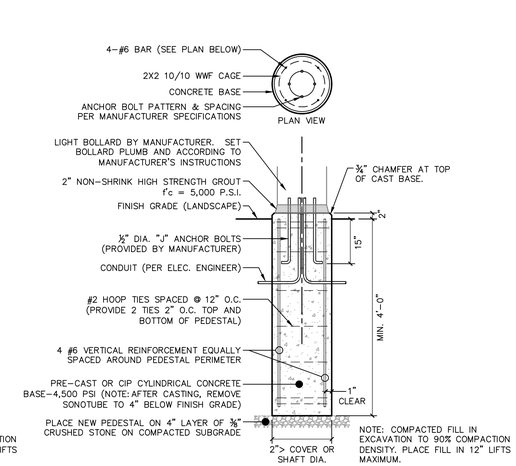
4 CONCRETE FILLED STEEL BOLLARD (EVCS)

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



5 CONC. LIGHT POLE BASE-ROUND

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



6 CONC. LIGHT BOLLARD BASE-ROUND

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

-chargepoint-

ChargePoint® Express 280

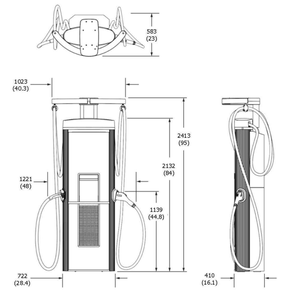


Architectural Drawings

Note: Images are not to scale. Measurements appear in metric units (mm), followed by imperial equivalents (inches).

Express 280

Express 280, with Tall CMK, and dual CCS1 connectors.



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7 EV CHARGING STATION UNIT

NOT TO SCALE

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

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1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
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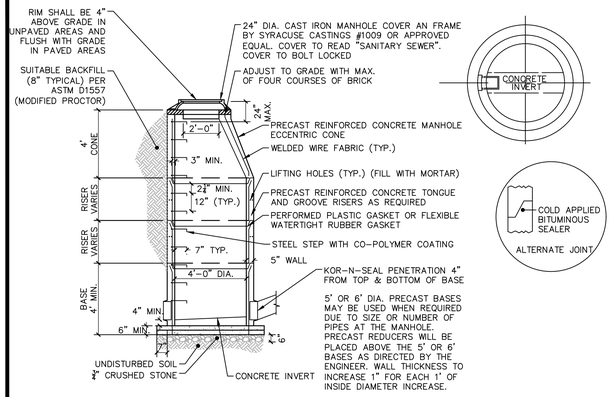
SITE DETAILS

WATER STREET DEVELOPMENT

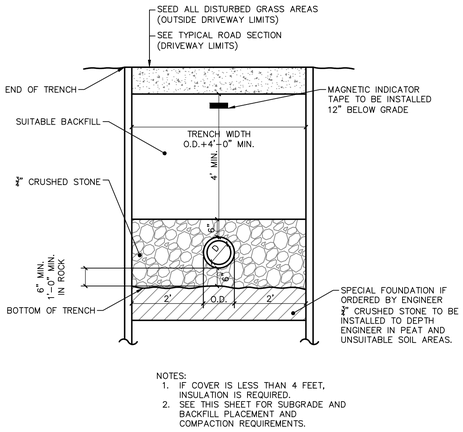
141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	N22298502-SITE.dwg	Sheet No. DN-2
Drawn	SMC	Project No.	22-2985	
Checked	KFC	Date	2025-07-22	
Approved	LRC	Scale	AS NOTED	SHEET 12 OF 16

X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pak-Sunrise Developers Corp\DWG\DN22298502-SITE.dwg 9/24/2025 9:41 AM SCurran



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

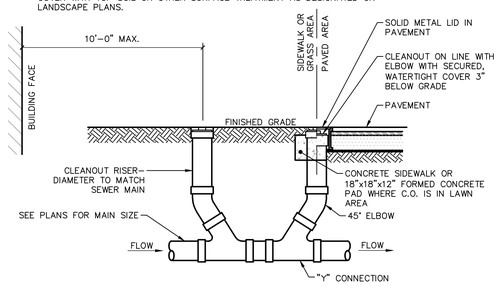


NOTES:
1. IF COVER IS LESS THAN 4 FEET, INSULATION IS REQUIRED.
2. SEE THIS SHEET FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.

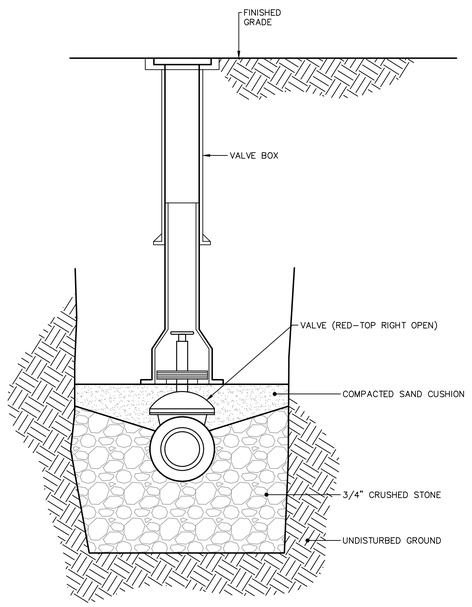
2 SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"

NOTES:

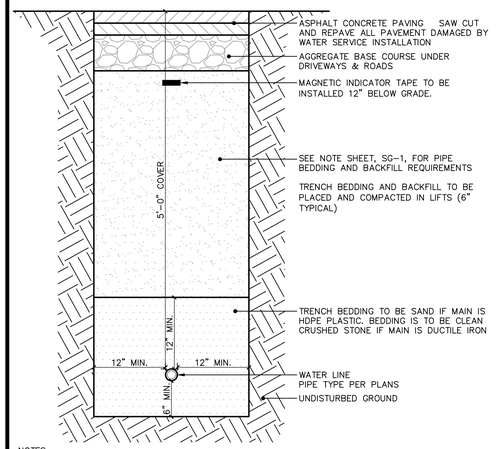
1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



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

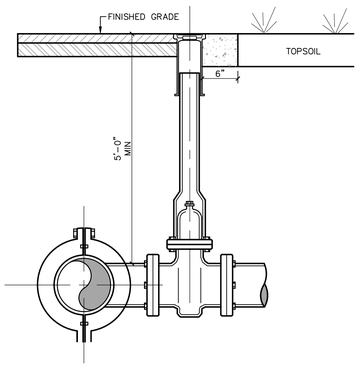


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



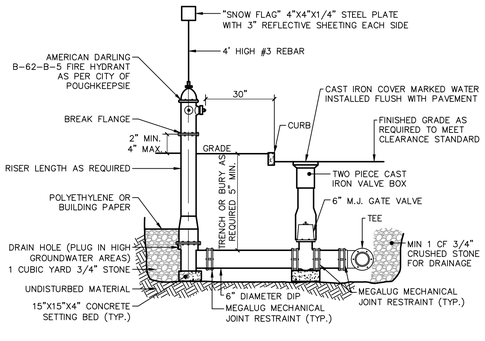
NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

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



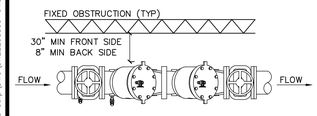
NOTES:
1. WET TAP OF WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
6. TAPPING SLEEVE, RESILIENT WEDGE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE STANDARDS & AS MANUFACTURED BY (MUELLER) OR APPROVED EQUIVALENT.
7. ALL JOINTS SHALL UTILIZE MEGA LUG RETAINER GLAND.
8. PIPE BEDDING AND BACKFILL TO BE INSTALLED IN ACCORDANCE WITH PIPE TRENCHING DETAIL.

6 WATER TAPPING SLEEVE AND VALVE DETAIL
SCALE: 1" = 1'-0"



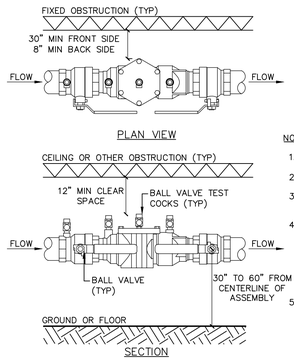
NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.
3. ALL HYDRANTS TO MEET SPECIFICATIONS OF CITY OF POUGHKEEPSIE STANDARDS.
4. FIRE HYDRANT TO BE FLOW TESTED AND BANDED IN ACCORDANCE WITH NFPA STANDARDS.
5. HYDRANTS TO BE AMERICAN DARLING B-62-B-5 (NO SUBSTITUTIONS OR EXCEPTIONS).

7 HYDRANT AND VALVE ASSEMBLY DETAIL
SCALE: 1/2" = 1'-0"



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.



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 4" 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.



No.	Revisions
1.	2025-09-09 SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30 CITY PLANNING BOARD SUBMISSION

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- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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WATER / SANITARY DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CADD File	22-2985-03-UTILITY.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DN-3
Checked	KFC	Date	2025-07-22	SHEET 13 OF 16
Approved	LRC	Scale	AS NOTED	

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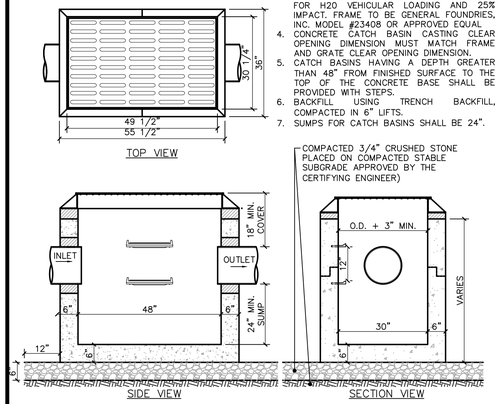
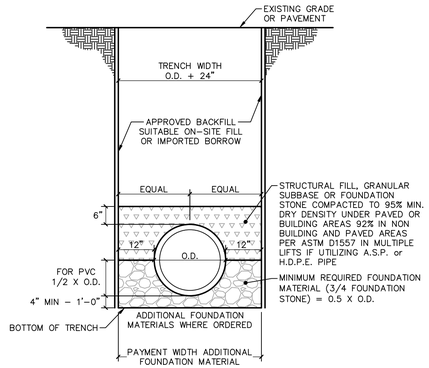
NOTES:

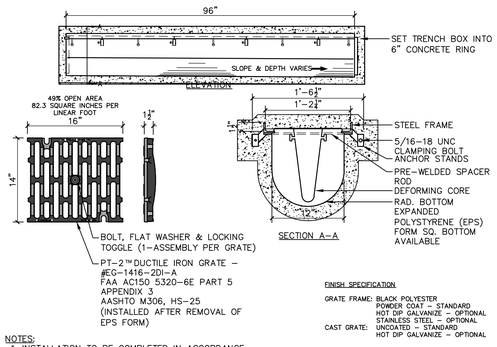
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL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



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

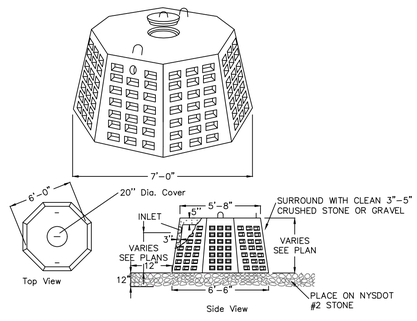


2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"



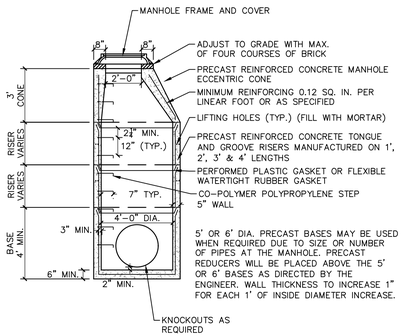
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

4 ECONODRAIN SERIES #12 DETAIL
SCALE: 1" = 1'-0"



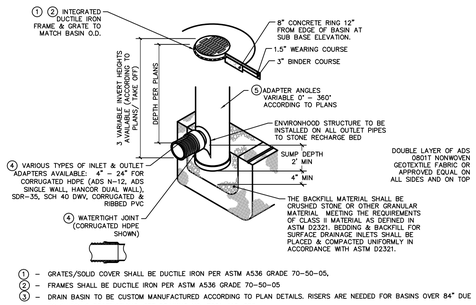
SPECIFICATIONS	PRECAST DRY WELLS MODEL
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: AS NOTED Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 629 Lyhott Road, Dalville, NY 12065 (845) 381-3471 / Fax 381-1050

5 PRECAST DRYWELL DETAIL
NOT TO SCALE
(DETAIL PROVIDED BY WOODARDS)



5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

6 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC DATE 4-3-06 APPD BY CJA DATE 4-3-06 DWG SIZE A	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL DWG NO. 7001-110-192 REV B	

NOTE:
1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

7 NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE: NTS

NOTES:
1. INVERT SHALL BE FILLETED.
2. REINFORCEMENT FOR MANHOLE AND SLAB TOP SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
3. CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.

9 DOGHOUSE STORM MANHOLE DETAIL
SCALE: 1/4"=1'-0"



No.	Date	Revisions
1	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2	2025-09-30	CITY PLANNING BOARD SUBMISSION

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STORMWATER DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	2298504-STORM.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DN-4
Checked	KFC	Date	2025-07-22	SHEET 14 OF 16
Approved	LRC	Scale	AS NOTED	

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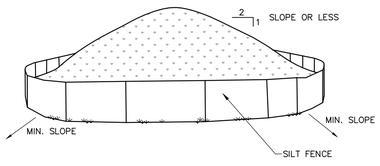
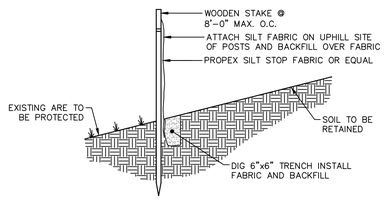


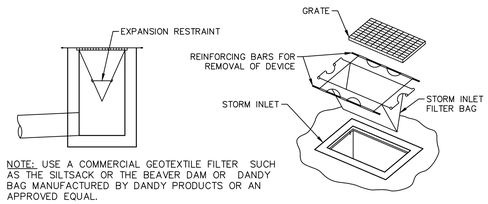
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

1 MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.



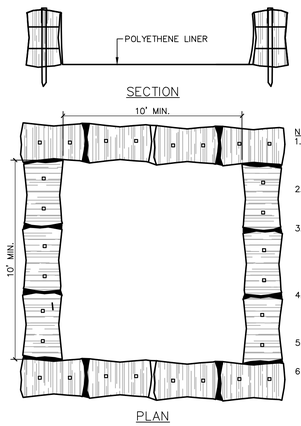
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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



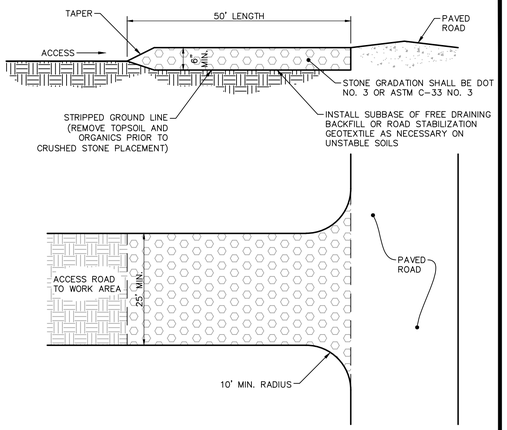
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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

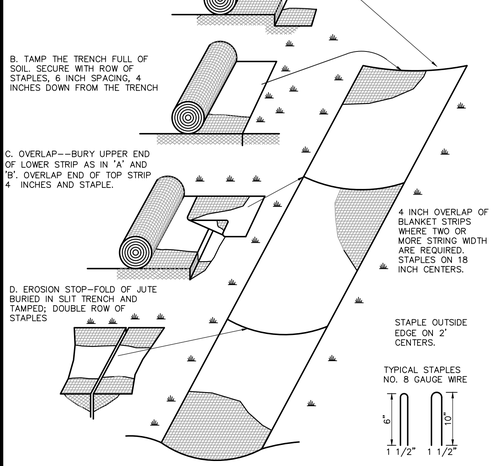


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

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



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

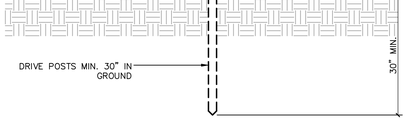


NOTES:

1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 4:1 OR GREATER.
2. 4:1 SLOPES OR STEEPER WHERE INDICATED ON THE CONTRACT DRAWINGS:

EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.

6 EROSION CONTROL BLANKET DETAIL
SCALE: N.T.S.





SECTIONAL ELEVATION

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

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074154

Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
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EROSION CONTROL DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	N22298505-E&S.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DN-5
Checked	KFC	Date	2025-07-22	SHEET 15 OF 16
Approved	LRC	Scale	AS NOTED	

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Advanced Drainage Systems, Inc.

SiteAssist®
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SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. 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 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 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.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

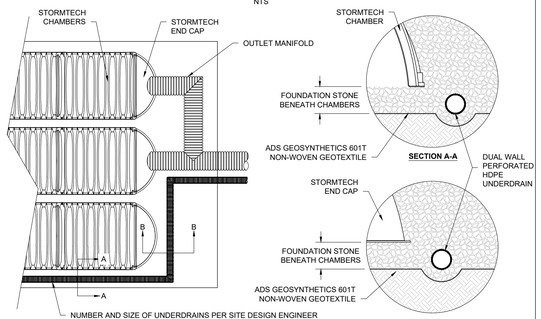
1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

UNDERDRAIN DETAIL

NTS



UNDERDRAIN DETAIL

INSERTA TEE DETAIL

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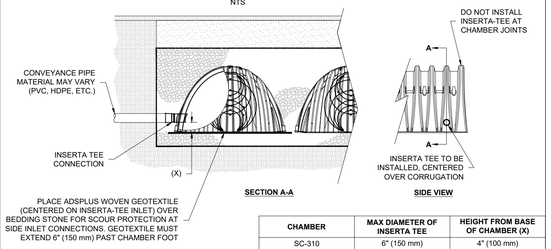


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

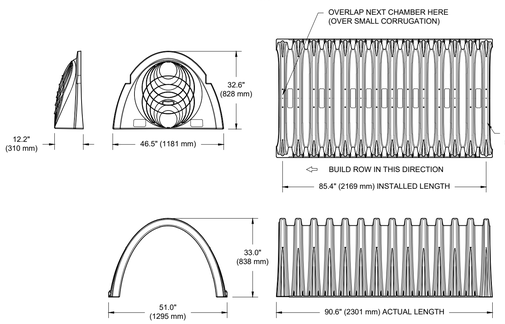
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

INSERTA-TEE SIDE INLET DETAIL

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

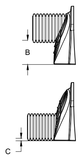
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE AND BELOW CHAMBER, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800ECEZ	24" (600 mm)	---	2.3" (58 mm)



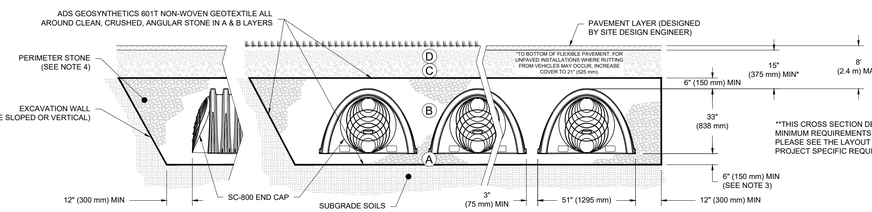
NOTE: ALL DIMENSIONS ARE NOMINAL

SC-800 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 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 15" (375 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[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

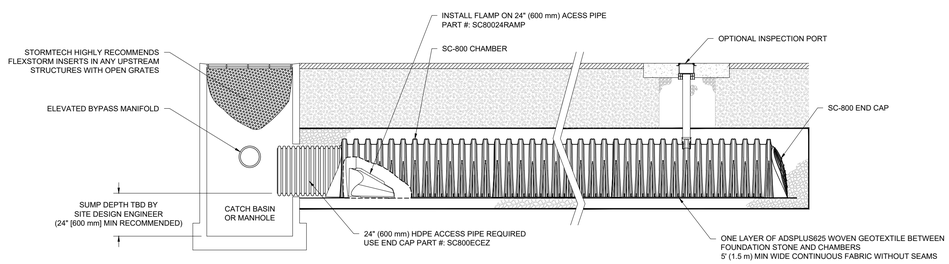
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 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.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

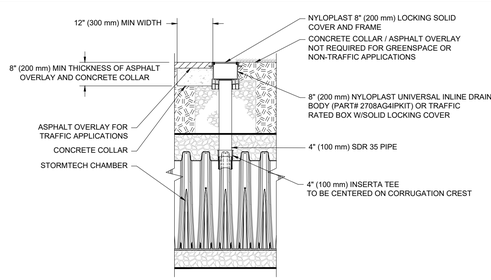
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER 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. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
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 2" (50 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%, 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.

SC-800 CROSS SECTION DETAIL



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

SC-800 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

DRAWN: SMW | DATE: 2025-07-22
REVIEWED: JLM | PROJECT NO: 22-2985
REV: | NOT TO SCALE

SC-800 STANDARD DETAILS

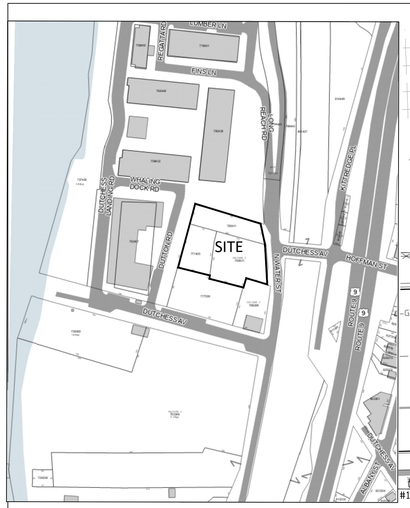
StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

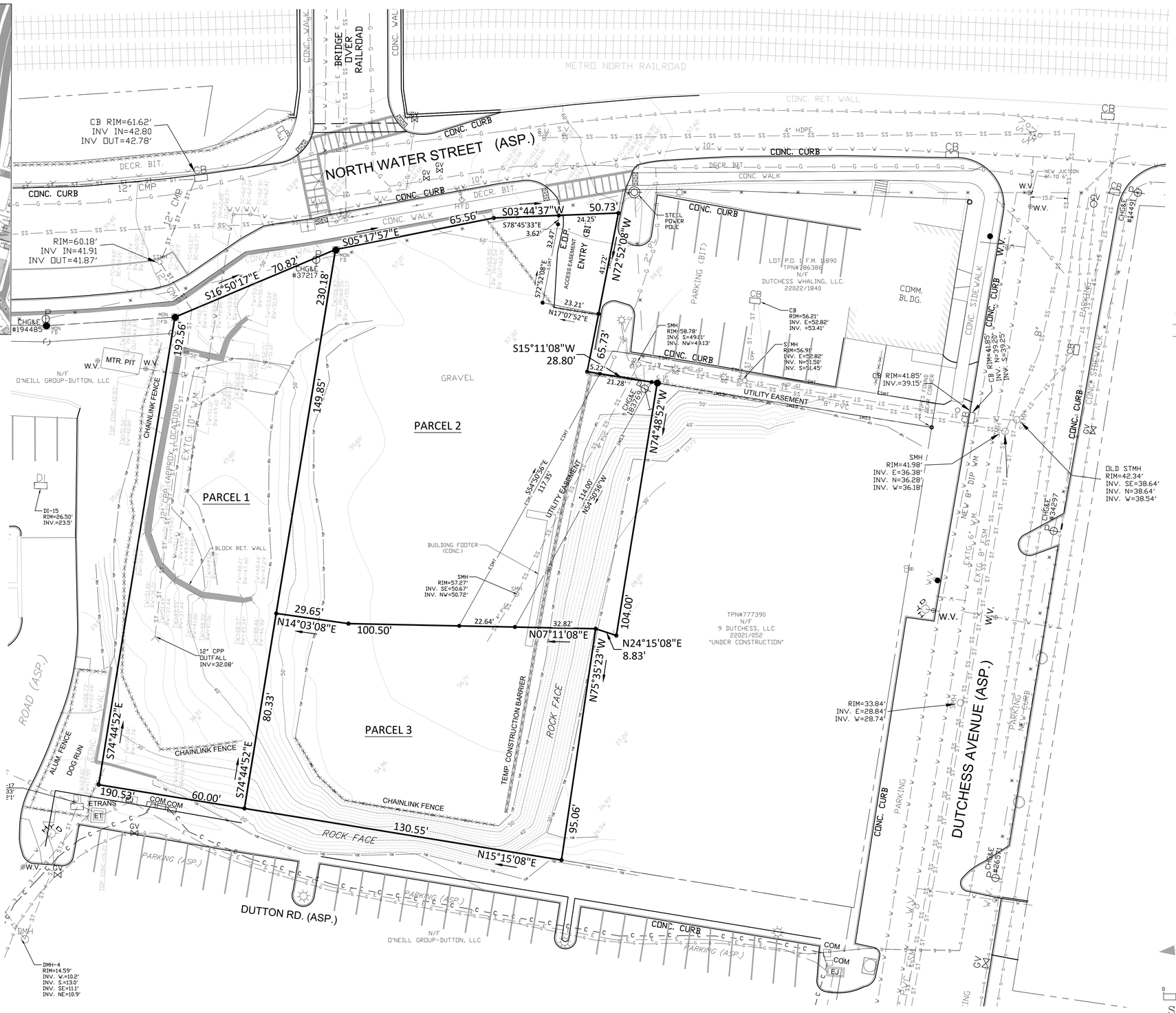
Advanced Drainage Systems, Inc.

SHEET
DN-6
SHEET 16 OF 16

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER IS RESPONSIBLE TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.



LOCATION MAP
1"=200'±



LEGEND

IP	IRON PIN	●	BOLLARD
N/F	NOW OR FORMERLY	CHG&E 23	UTILITY POLE WITH OWNER & #
TPN	TAX PARCEL NUMBER	⟵	POLE ANCHOR
FD	FOUND IN FIELD	⟵●	SIGN – 1 POST
FM	FILED MAP	8202 1257	MILE MARKER SIGN
E.O.P.	EDGE OF PAVEMENT	⟵○⟵	SIGN – 2 POSTS
E.O.C.	EDGE OF CURB	CB	CATCH BASIN
PIPE	IRON PIPE	GV	GAS VALVE
MON	CONC. MONUMENT	TB	TRAFFIC SIG. BOX
MPK	MAGNETIC NAIL		TELEPHONE PEDESTAL
SET	SET IN FIELD		TRAFFIC SIGNAL POLE
(ASP.)	ASPHALT PAVEMENT	STMH	STORM MANHOLE
(GRVL.)	GRAVEL	SMH	SEWER MANHOLE
CONC.	CONCRETE	W	WATER VALVE
L1706 P0507	DEED LIBER/PAGE	HYD	FIRE HYDRANT
	PROPERTY LINE (SUBJECT LOT)	WELL	WELL
	PROPERTY LINE (OTHER LOTS)	YD	YARD DRAIN
	EASEMENT		X-WALK SWITCH
	OVERHEAD SERVICE WIRES		LIGHT POLE
	FENCE, WIRE OR CHAINLINK		
	FENCE, STOCKADE		
	STORM PIPE BURIED		
	SEWER PIPE BURIED		
	WATER PIPE BURIED		
	TREE/BRUSH LINE		
	TOP SLOPE		
	TOE SLOPE		
	STONEWALL		

PARCELS

PARCEL 1 – TPN: 780411, AREA=0.291± ACRES
FORMERLY HOFFMAN ST.

PARCEL 2 – TPN: 783401, AREA=0.480± ACRES
PORTION OF LOT 2, F.M. 11890

PARCEL 3 – TPN: 771405, AREA=0.257± ACRES

TOTAL AREA=1.028± ACRES

EASEMENTS

ACCESS EASEMENT, AREA=0.021± ACRES

UTILITY EASEMENT, AREA=0.053± ACRES
ON PARCEL 2

UTILITY EASEMENT, AREA=0.031± ACRES
OFF PARCEL 2

STATE PLANE

0 20 40 Feet

SCALE: 1"=20'

THIS PLAT IS ACCURATE AND CORRECT BY:
LARRY L. LYNN, L.S.

WAPPINGERS FALLS, NY
N.Y.S.P.L.S. No. 050531

-- I HEREBY CERTIFY TO --

141 NORTH WATER STREET, LLC

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS PLAN AND COPIES THEREOF ONLY IF SAID PLAN OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PREPARED BY LARRY L. LYNN, L.S. "LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH RD. STE. G107 WAPPINGERS FALLS, NY 12590, (845) 463-2733.
PLAN COMPLETED BY ME OR UNDER MY SUPERVISION ON MAY 27, 2025.
BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON MAY 27, 2025.
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
COPYRIGHT© 2025 LARRY L. LYNN, ALL RIGHTS RESERVED.

PROPERTY NOTES:

1. TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 131300-6062-59

2. FILED MAP REFERENCES:
F.M. 11890 - "SUBDIVISION PLAT FOR WATER STREET DEVELOPMENT COMPANY, LLC"
F.M. 7354 - "SUBDIVISION OF PROPERTY , A.C. DUTTON LUMBER CORPORATION"

4. EASEMENTS AS PER F.M. 11890

5. PROPERTY LINES ALONG N. WATER STREET AS PER TAKING BY CITY OF POUGHKEEPSIE.

SPECIAL NOTES:

1. TOPOGRAPHY AT 1' INTERVAL, VERTICAL DATUM IS NAVD88.

2. BURIED UTILITIES SHOWN ARE APPROXIMATE AS PER SURFACE EVIDENCE OR MARK-OUTS, CONTACT UTILITY COMPANIES FOR EXACT LOCATIONS AND CONTACT 811 PRIOR TO EXCAVATIONS.

REVISIONS:
1.

TOPOGRAPHIC SURVEY FOR/TO
141 NORTH WATER STREET, LLC

CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK
MAY 27, 2025

JSB
45-28

Schematic Block Study Concept



ADG ARCHITECTS

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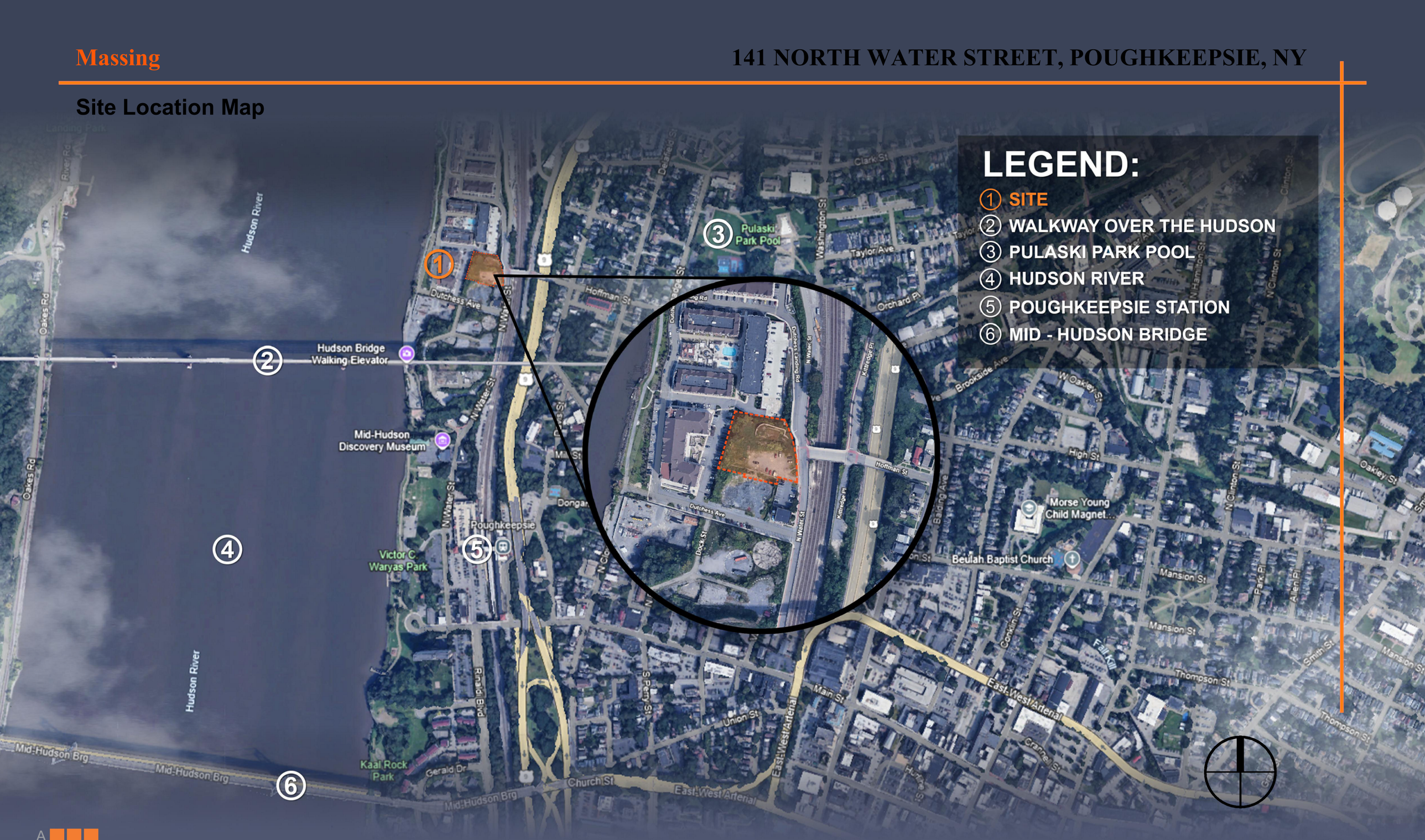
Executive Summary

- 56 Apartments
  - o 11 - Studio Apartments
  - o 19 - 1 Bedroom Apartments
  - o 26 - 2 Bedroom Apartments

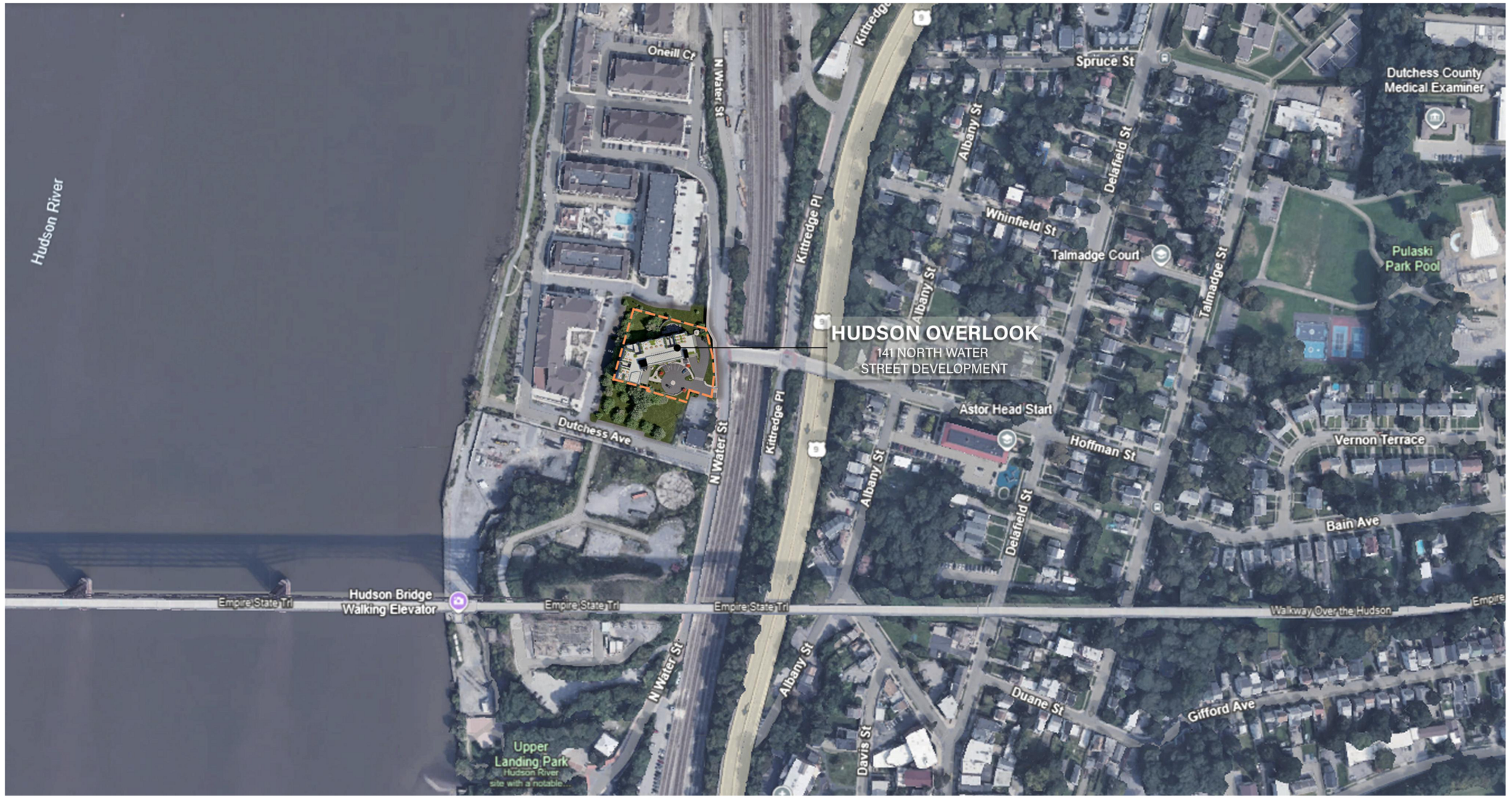
- Parking:
  - o 65 - Interior Parking Spaces
  - o 5 - Exterior Parking Spaces

- Resident Amenities
  - o Tenant Storage
  - o Bike Storage (Enclosed)
  - o Mail Room
  - o Lounge
  - o Package Room
  - o Gym
  - o Community Room / Game Room
  - o Roof-top Patio

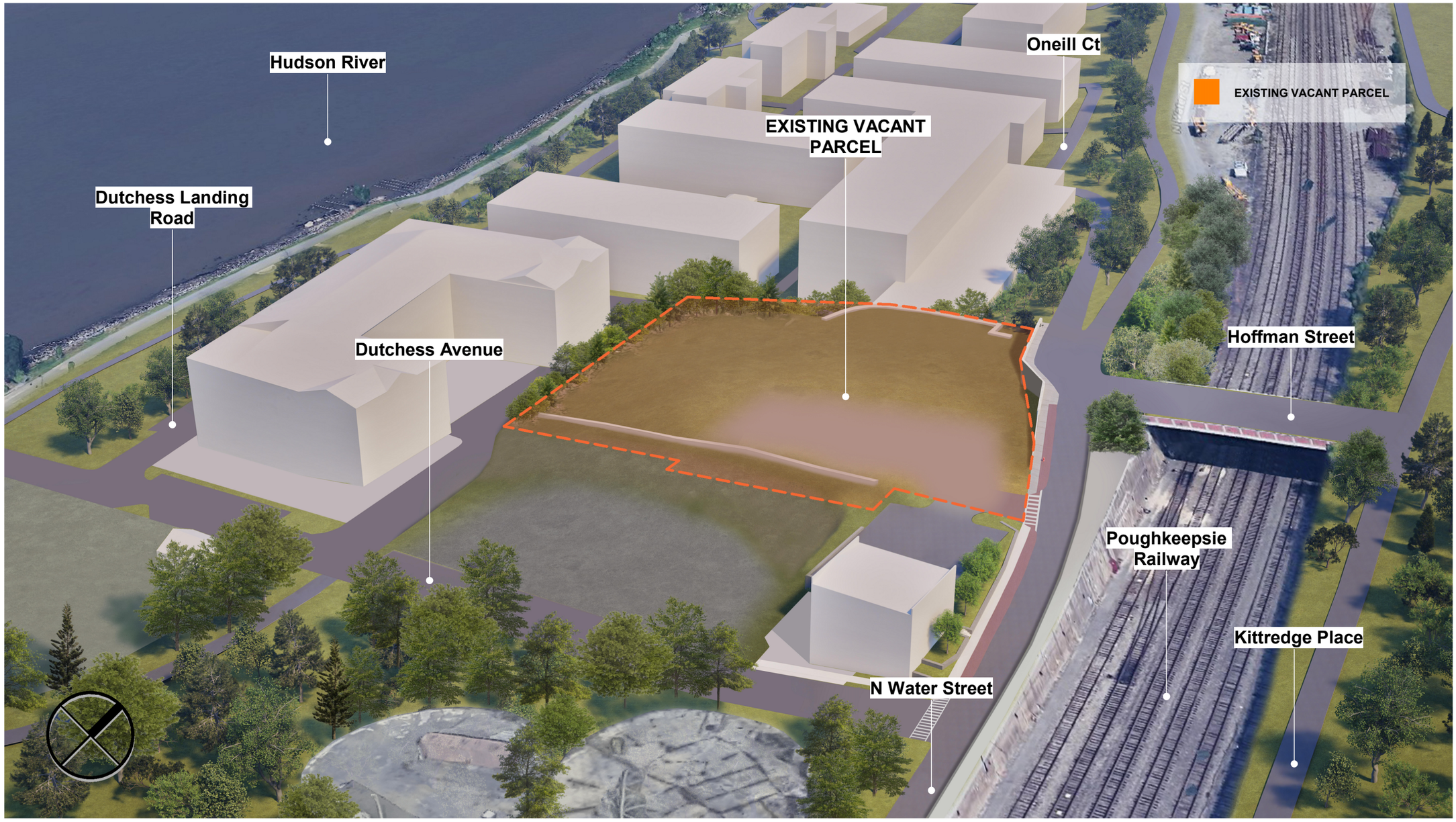
Site Location Map



Site Plan Location



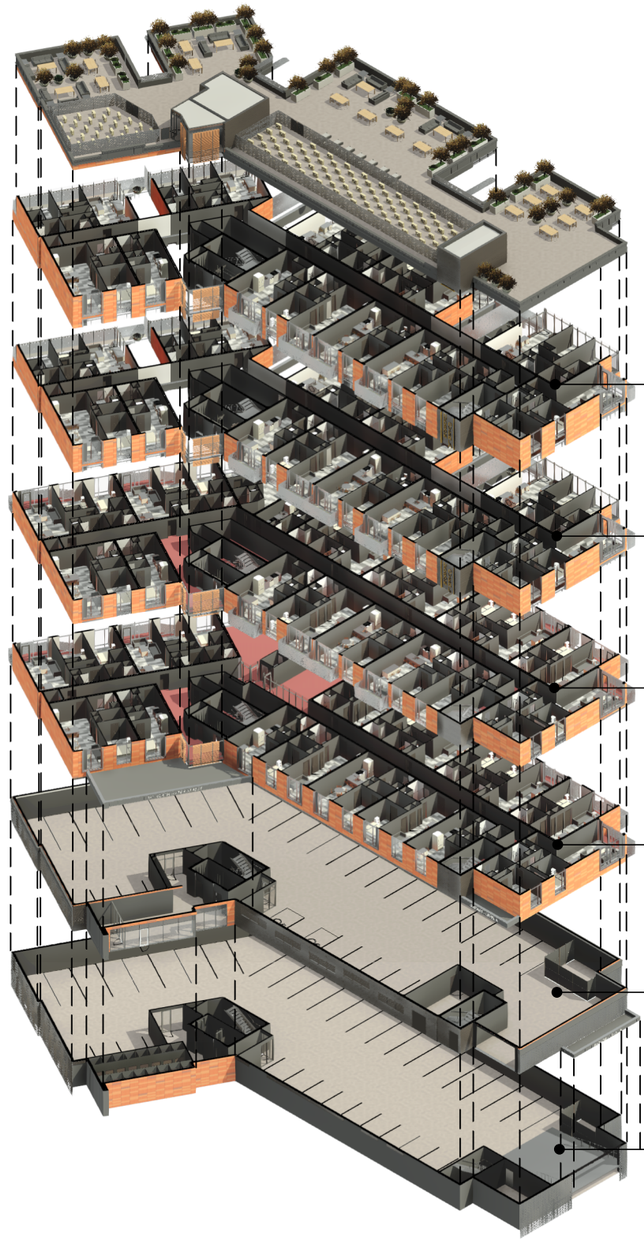
Existing Massing



South Site Axonometric



Exploded Building Axonometric Floor Plan



11,573 SF Fifth Floor

13,685 SF Fourth Floor

13,685 SF Third Floor

13,672 SF Second Floor

1,568 SF First Floor Parking

1,835 SF Basement Parking

City Aerial View



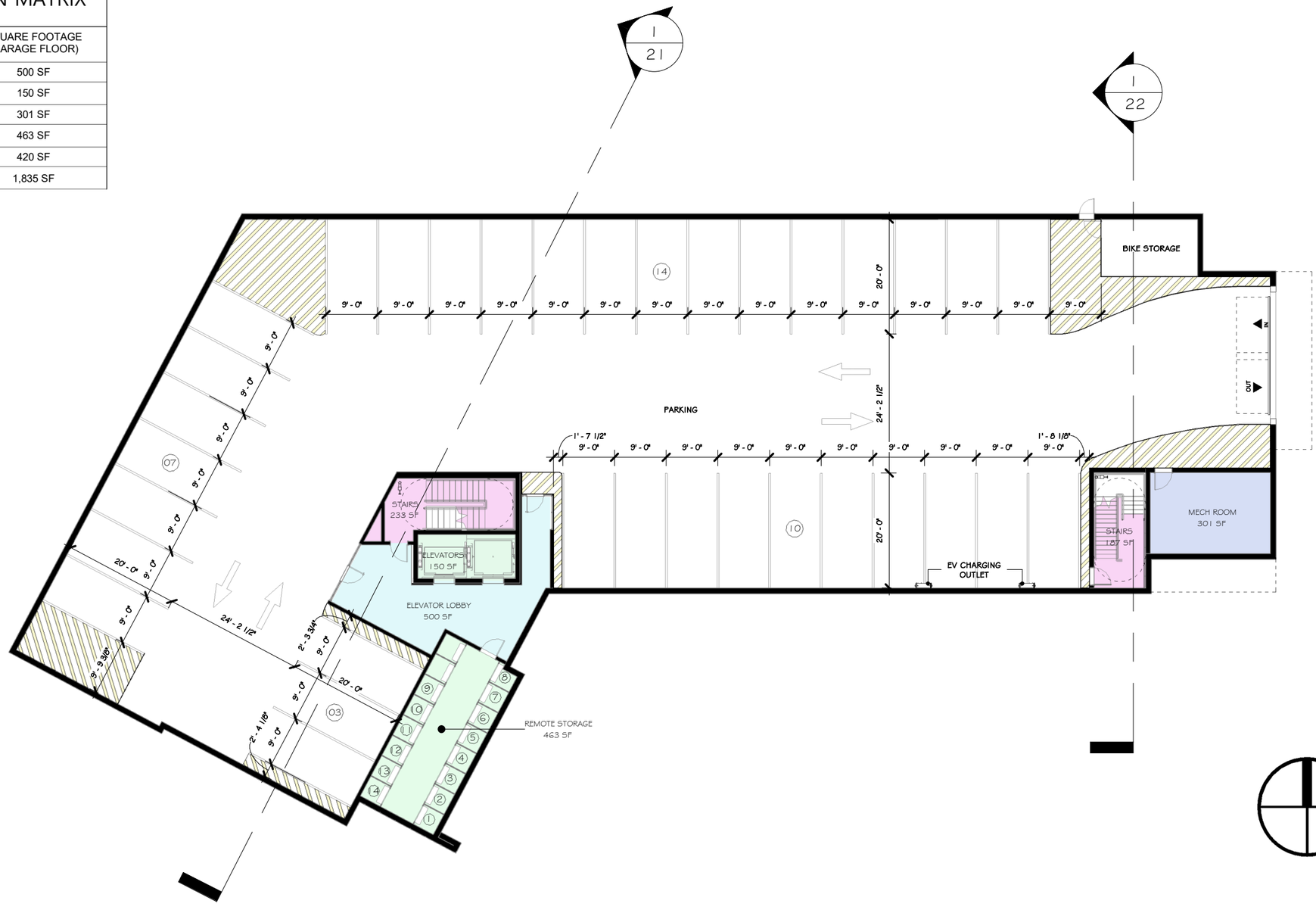
Building Matrix Chart

Area Tabulation									
Floor Level	Unit Count	Residential Gross SF	Commercial Gross SF	Ancillary Spaces	Total Gross SF	Residential Net Leaseable SF	Commercial Net Leaseable SF	Residential Net Useable SF	Commercial Net Useable SF
Parking Level				1,835	1,835				
First FL				1,568	1,568				
Second FL	14	9,891		3,781	13,672	9,344		9,344	
Third FL	15	11,330		2,355	13,685	10,733		10,733	
Fourth FL	15	11,330		2,355	13,685	10,733		10,733	
Fifth FL	12	9,216		2,357	11,573	8,828		8,828	
Total	**56**	**41,677**		**14,251**	**56,017**	**39,638**		**39,638**	
Roof/Penthouse									
Total (w/ Roof)	**56**	**41,677**		**14,251**	**56,017**	**39,638**		**39,638**	

Unit Schedule						
Floor Level	Studio	One Bed	Two Bed	Three Bed	Penthouse	Total Per Floor
Parking Level						
First FL						
Second FL	3	6	5			14
Third FL	3	5	7			15
Fourth FL	3	5	7			15
Fifth FL	2	3	7			12
Roof/Penthouse						
Total Unit Count	**11**	**19**	**26**			**56**
Unit Distribution (percentage of total)	20%	34%	46%			

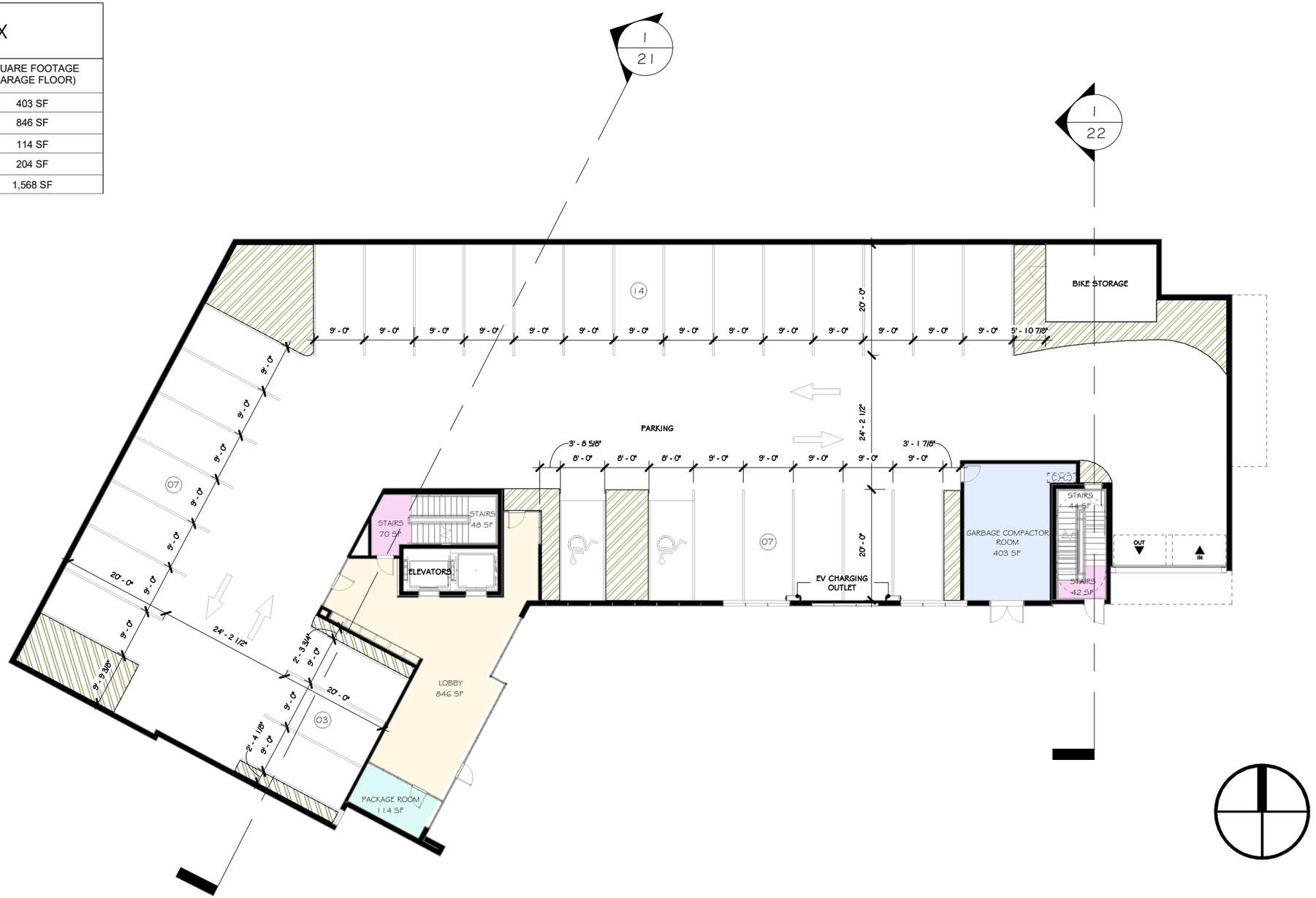
Basement Schematic Plan

BASEMENT PARKING FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
ELEVATOR LOBBY	1	500 SF
ELEVATORS	1	150 SF
MECH ROOM	1	301 SF
REMOTE STORAGE	1	463 SF
STAIRS	2	420 SF
TOTAL		1,835 SF



First Floor Schematic Plan

FIRST FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
GARBAGE COMPACTOR ROOM	1	403 SF
LOBBY	1	846 SF
PACKAGE ROOM	1	114 SF
STAIRS	2	204 SF
TOTAL		1,568 SF



Second Floor Schematic Plan

SECOND FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
STUDIO UNIT	3	1,260 SF
ONE BEDROOM UNIT	6	3,876 SF
TWO BEDROOM UNIT	5	4,755 SF
COMMUNITY ROOM / GAME ROOM	1	621 SF
ELECTRICAL ROOM	1	224 SF
GARBAGE CHUTE	1	37 SF
GYM	1	747 SF
HALLWAY	1	1,807 SF
HC BATH	1	49 SF
JAN. CLO.	1	57 SF
STAIRS	2	202 SF
UTILITY CLOSET	1	36 SF
TOTAL		13,672 SF



Third Floor Schematic Plan

THIRD FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
STUDIO UNIT	3	1,347 SF
ONE BEDROOM UNIT	5	3,257 SF
TWO BEDROOM UNIT	7	6,726 SF
ELECTRICAL ROOM	1	254 SF
GARBAGE CHUTE	1	37 SF
HALLWAY	1	1,768 SF
JAN. CLO.	1	57 SF
STAIRS	2	202 SF
UTILITY CLOSET	1	36 SF
TOTAL		13,685 SF



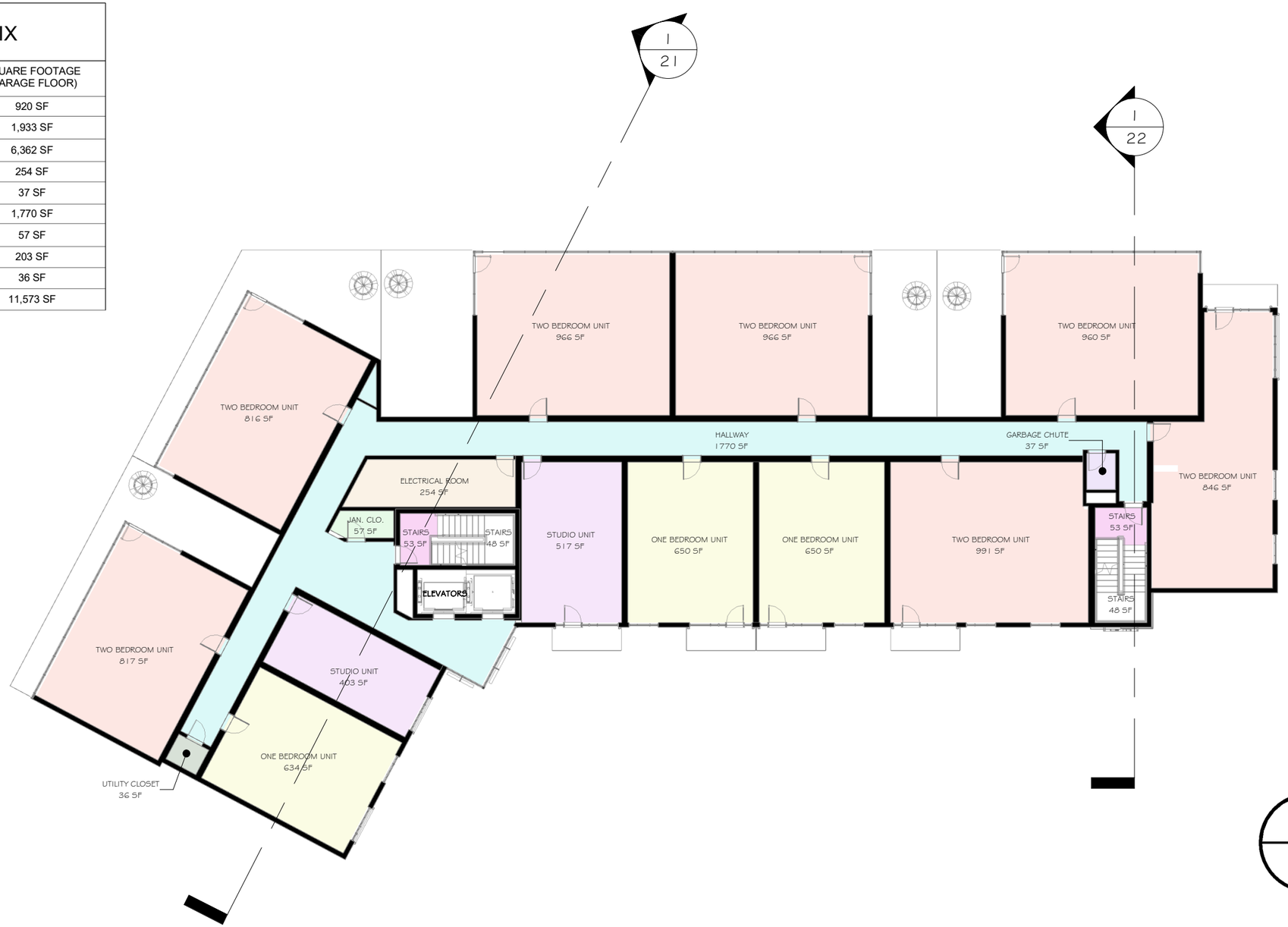
Fourth Floor Schematic Plan

FOURTH FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
STUDIO UNIT	3	1,347 SF
ONE BEDROOM UNIT	5	3,257 SF
TWO BEDROOM UNIT	7	6,726 SF
ELECTRICAL ROOM	1	254 SF
GARBAGE CHUTE	1	37 SF
HALLWAY	1	1,768 SF
JAN. CLO.	1	57 SF
STAIRS	2	202 SF
UTILITY CLOSET	1	36 SF
TOTAL		13,685 SF

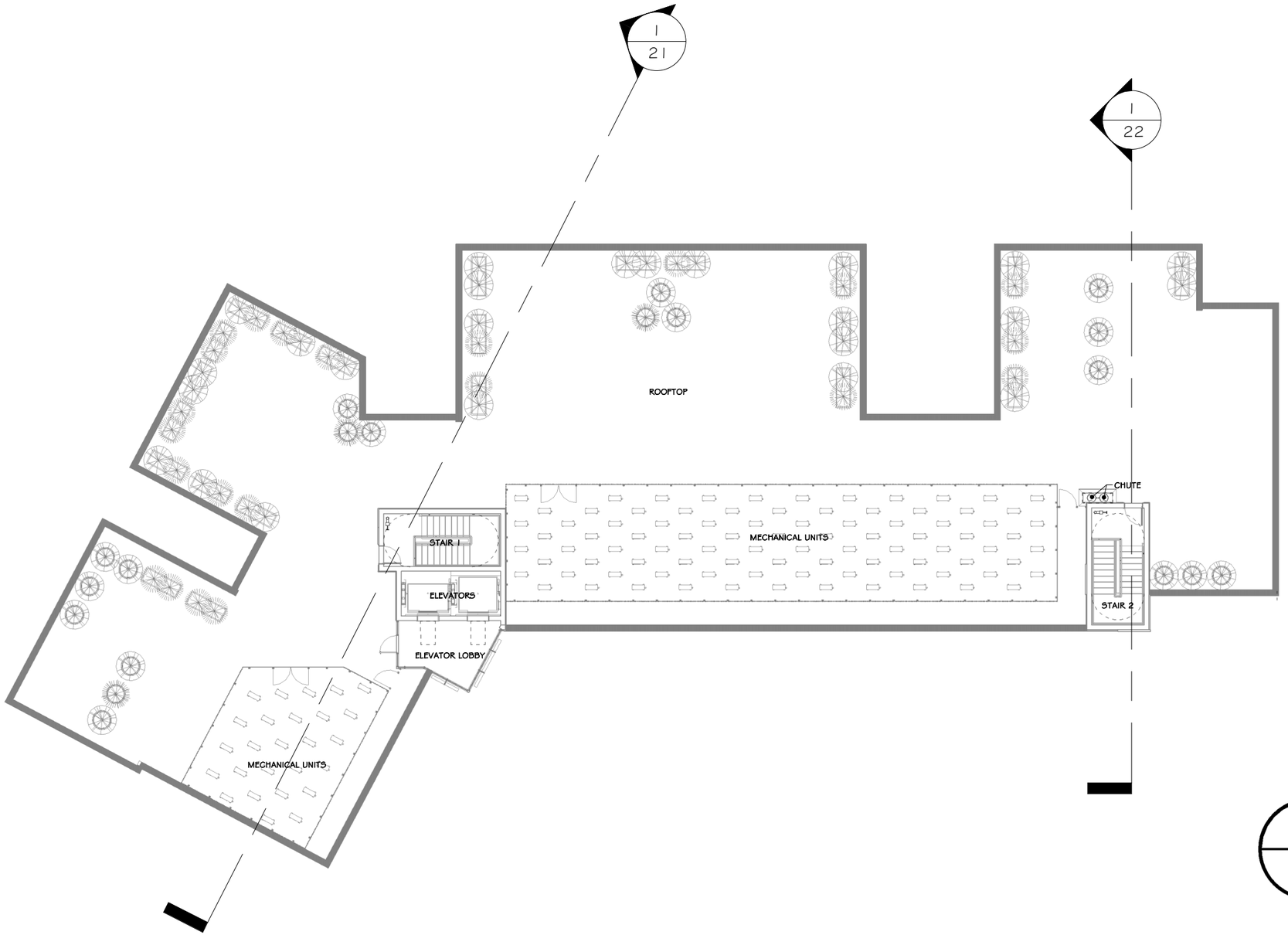


Fifth Floor Schematic Plan

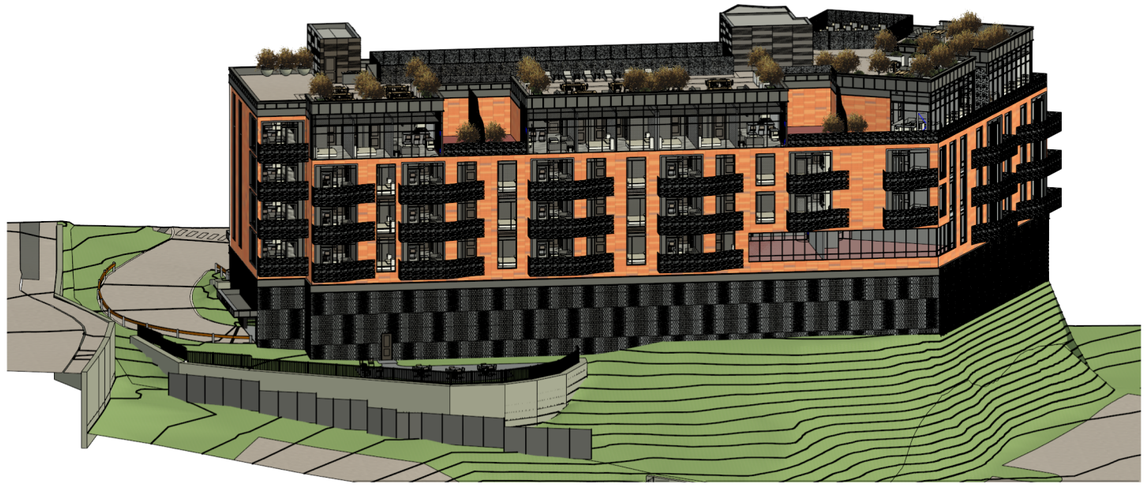
FIFTH FLOOR PLAN MATRIX		
USE	QTY (GARAGE FLOOR)	SQUARE FOOTAGE (GARAGE FLOOR)
STUDIO UNIT	2	920 SF
ONE BEDROOM UNIT	3	1,933 SF
TWO BEDROOM UNIT	7	6,362 SF
ELECTRICAL ROOM	1	254 SF
GARBAGE CHUTE	1	37 SF
HALLWAY	1	1,770 SF
JAN. CLO.	1	57 SF
STAIRS	2	203 SF
UTILITY CLOSET	1	36 SF
TOTAL		11,573 SF



Rooftop Schematic Plan



North Elevation



ADG ARCHITECTS

South Elevation





ADG ARCHITECTS

East Elevation





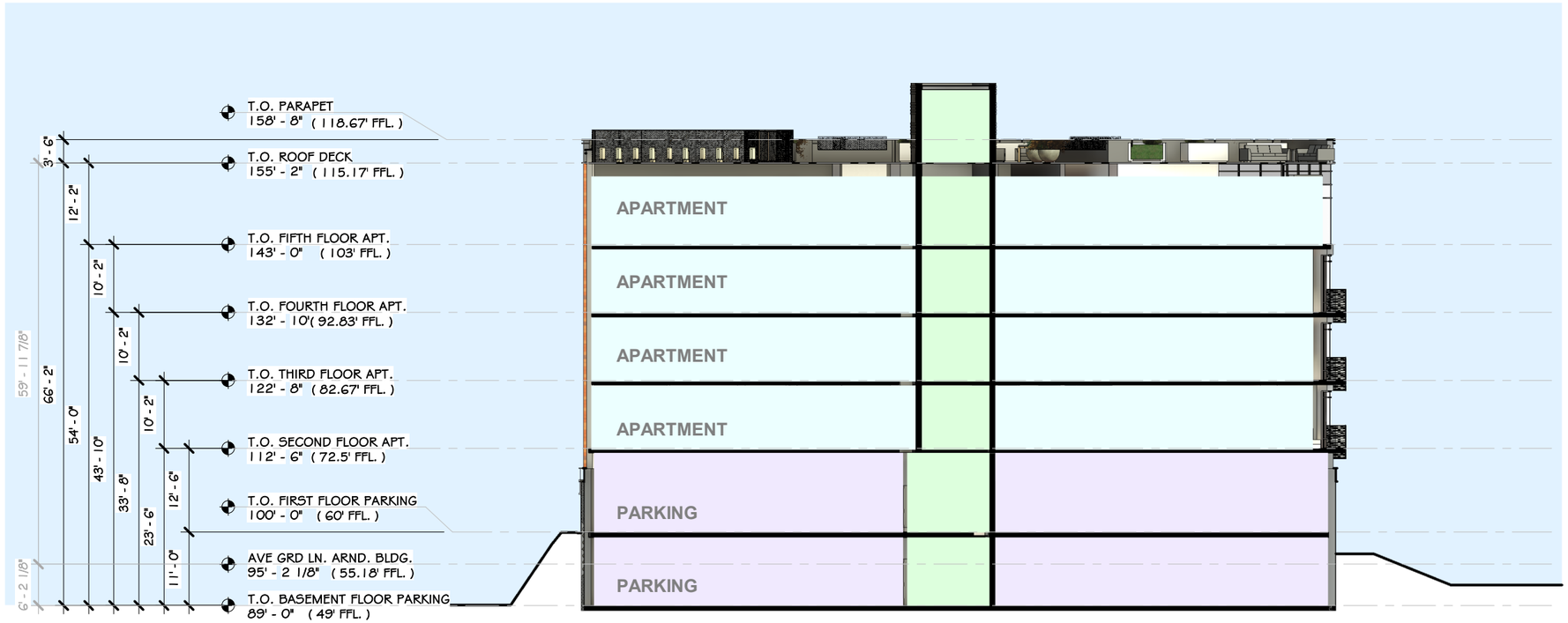
ADG ARCHITECTS

West Elevation





Section A - A'



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Section B - B'



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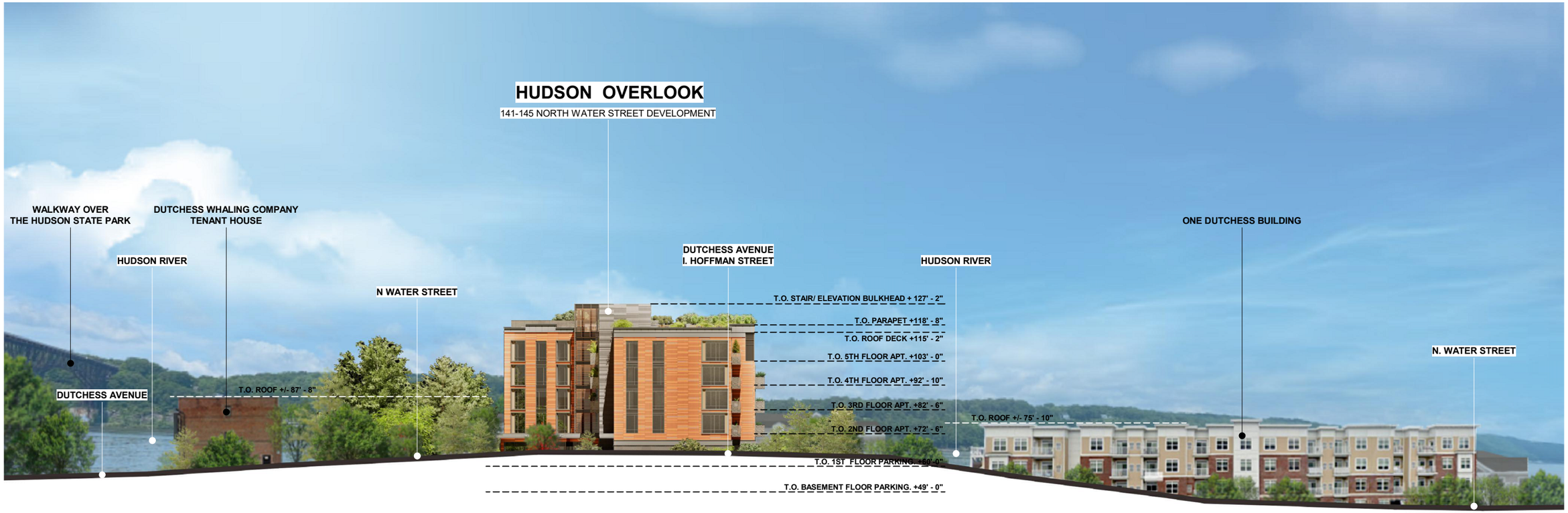
North Water Streetscape Rendering



ADG ARCHITECTS

Dutchess Avenue Streetscape Rendering



Material and Color Palette



North/ South Fenestration:
Black Anodized Aluminum



First Floor, Elevator Lobby, Penthouse Glazing:
Low Reflectance, or Equal



Residential Windows:
Black: UPVC, or Equal



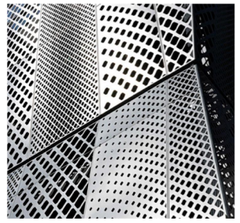




Exterior Facade:
Material: Terracotta
Color: As Shown



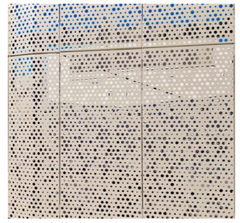
Exterior Facade:
Material: Hardi Panel



Parking Garage Screen:
BOK Modern Panels
Pattern: Custom or Equal
Material: Aluminum



Exterior Railings:
BOK Modern Panels
Pattern: B21 or Equal
Material: Aluminum



Roof Screening:
Arktura Panels
Pattern: Custom or Equal
Material: Aluminum



Penthouse Demising Screening:
Bok Modern Panels
Pattern: Custom or Equal
Material: Aluminum

Southwest Exterior Rendering



Southwest Exterior Dusk Rendering



Northwest Exterior Rendering



Northwest Exterior Dusk Rendering



Site Entry Exterior Rendering



Site Entry Exterior Dusk Rendering



Northeast Exterior Rendering



Northeast Exterior Dusk Rendering



Building Entry Exterior Rendering



Building Entry Exterior Dusk Rendering



River View Exterior Rendering



River View Exterior Dusk Rendering



Roof View Exterior Rendering



Patio Area Rendering



HUDSON
OVERLOOK

WWW.ADGARCHITECT.COM

A D G ARCHITECTS

141 NORTH WATER STREET LLC

CONTACT@ADGARCHITECT.COM

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:

141 N Water Street

Project Location (describe, and attach a location map):

141 N Water Street, Poughkeepsie, NY 12601 (Parcel 6062-59-771405)

Brief Description of Proposed Action:

Construction of a 56-unit multi-family development with accessory parking to serve the residents on the above noted parcel. Site plan approval was previously granted for this site for a 20-unit development.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
141 North Water Street LLC (c/o KARC Planning Consultants)	E-Mail: c/o natalie@karcpc.com

Address:

135 N Water Street

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

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

3. a. Total acreage of the site of the proposed action? 1.028 acres
   b. Total acreage to be physically disturbed? 0.932 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.028 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:		
Action will meet the state energy code requirements.	☐	☑

	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: _____		
Project area is approximately 350 feet from the Hudson River and will not alter or encroah into this water body. The project site is also sited on top of a bluff that is above the river's shoreline.		

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

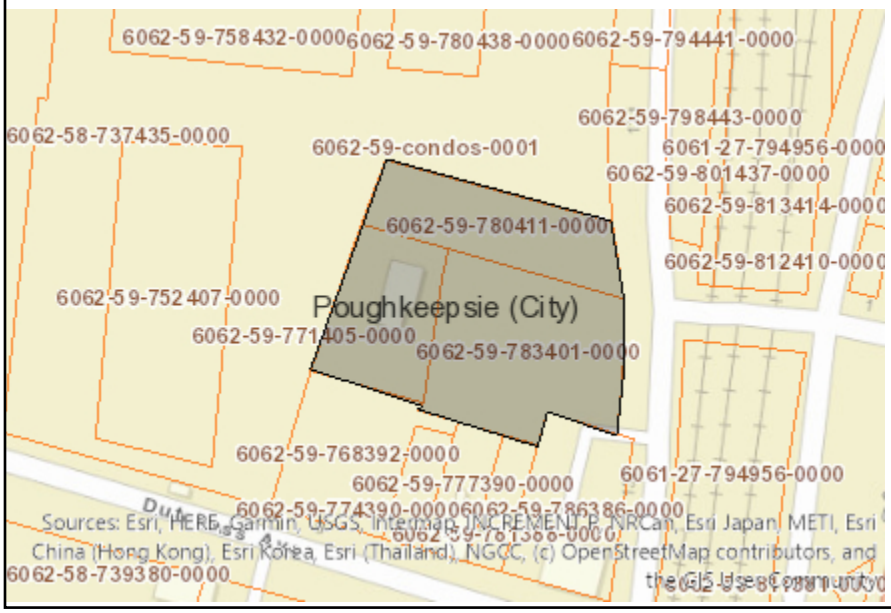
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Shortnose Sturgeon, Atlanti...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action 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: Stormwater will be managed on-site. See drainage report.		
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: Remediation C314081 and C314081A located at 1 Dutchess Ave.	☐	☑

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

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: 9/30/2025

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.



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]	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]	Shortnose Sturgeon, Atlantic Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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: Former A.C. Dutton Lumber Yard
Site Code: C314081
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 1 Dutchess Avenue
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.71317921
Longitude: -73.93851119
Site Type:
Estimated Size: 11.84 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: One Dutchess Phase 2, LLC
Current Owner(s) Address: 241 Hudson Street
Hackensack, NJ, 07601

Current Owner Name: One Dutchess Phase 3, LLC
Current Owner(s) Address: 241 Hudson Street
Hackensack, NJ, 07601

Site Document Repository

Name: NYSDEC Region 3
Address: 21 South Putt Corners Road
New Paltz, NY, 12561

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie, NY, 12601

Site Description

Location: The Former A.C. Dutton Lumber Yard site is located in an urban area at 1 Dutchess Avenue in both the City of Poughkeepsie and the Town of Poughkeepsie, Dutchess County. It is comprised of approximately 11.8 acres of land located on the east bank of the Hudson River. The site does not include a strip of land along the shoreline, which was part of the former lumber yard. This strip was excluded from the Brownfield Cleanup Program site by an amendment to the Brownfield Cleanup Agreement dated February 4, 2011.

Site Features: Several abandoned buildings associated with the former industrial operations were demolished in 2010 and 2012. The site is crossed from east to west by Kidney Creek, which is a culverted stream located approximately along the City/Town border.

Current Zoning and Land Use: The site is currently under construction for apartments, and

is zoned waterfront, which allows for restricted-residential use. The surrounding parcels are used for a combination of industrial, commercial, recreational and residential purposes.

Past Use of the Site: From 1966 until approximately 1999, the site was used to pressure treat lumber using chromated copper arsenate (CCA). Prior to 1966 the site was used for several industrial purposes, including a glass factory, an iron works, and several others, dating back to at least the mid-1800s. Several petroleum and hazardous substance storage tanks were used in the past on the property.

Site Geology and Hydrogeology: Much of the site was created by filling in the Hudson River to extend the shoreline westward. The fill material is comprised of kiln slag from the glass works, demolition debris (which includes bricks and cinder block fragments), large fragments of anthracite coal, ash, sand, silt and gravel. Native material, consisting of light brown, silty sand, was rarely encountered in the eastern and central portions of the site, but near the river was encountered at approximately 5 feet below the surface.

The site topography rises steeply approximately 10 to 20 feet along its eastern edge. There are bedrock cliffs along the southeastern edge of the site.

The Hudson River is tidal in this area. Groundwater flow at the site is generally towards the river and is tidally-influenced.

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
Chromium
Arsenic

Contaminant Name/Type
Petroleum products
Copper

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Site Health Assessment

Measures are in place to prevent exposures to remaining contamination in on-site groundwater and soil.

For more Information:

E-mail Us

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: OFF-SITE Former A.C. Dutton Lumber Yard
Site Code: C314081A
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 1 Dutchess Avenue
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.713232957
Longitude: -73.938440988
Site Type:
Estimated Size: 47.77 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Site Owner(s) and Operator(s)

Current Owner Name: Poughkeepsie CSC, LLC
Current Owner(s) Address: Raymour & Flanigan Furniture
Liverpool, NY, 13088

Current Owner Name: Vassar College
Current Owner(s) Address: Vassar College Box 2
Poughkeepsie, NY, 12604-0002

Site Document Repository

No Repository Information Available

Site Description

Location: The Former A.C. Dutton Lumber Yard Off-Site areas include areas which are not part of the Former A.C. Dutton Lumber Yard Brownfield Cleanup Program (BCP) site (C314081), but which had potentially been impacted by contaminants from the Former A.C. Dutton Lumber Yard. The Former A.C. Dutton Lumber Yard is located on the Hudson River in both the City of Poughkeepsie and the Town of Poughkeepsie, Dutchess County.

Areas investigated as part of the off-site work include the Hudson River, the adjacent Vassar Boathouse property (north) and an area located in the Town of LaGrange, Dutchess County, at the intersection of Titusville Road and Daley Road, which may have received fill from the Former A.C. Dutton Lumber Yard site.

Site Features: The Hudson River is a Class A waterbody. The Vassar Boathouse property is currently occupied by a boathouse and boat launch. The Titusville Road property is occupied by a fitness center, parking areas and a warehouse. Most of the strip of land along the west edge of the BCP site is paved.

Current Zoning and Land Use: The Vassar Boathouse property is zoned as waterfront/institutional and is currently used for recreational purposes. The area surrounding the Former A.C. Dutton Lumber Yard site and the Vassar Boathouse is utilized for industrial, commercial and residential purposes. The Titusville Road property is zoned as commercial/general business and is used for commercial and industrial purposes. The area surrounding the Titusville Road property is predominantly residential.

Past Use of the Site: The Former A.C. Dutton Lumber Yard site was historically used for

several industrial operations, including pressure treating lumber and has been impacted by the previous manufacturing processes. From 1966 until approximately 1999, the site was used to pressure treat lumber using chromated copper arsenate (CCA). The Vassar Boathouse property was formerly owned and utilized by the A.C. Dutton company. The Titusville Road property was formerly owned and operated by a former owner of the A.C. Dutton Lumber Yard and reportedly received fill from the A.C. Dutton property.

Site Geology and Hydrogeology: Much of the Former A.C. Dutton BCP site and Vassar Boathouse property were created by filling in the Hudson River historically to extend the shoreline westward. The fill material present at the BCP site is comprised of kiln slag from the glass works, demolition debris (which includes bricks and cinder block fragments), large fragments of anthracite coal, ash, sand, silt and gravel. Native soils, where present below the fill and above bedrock, consists of light brown silty sand. The geology of the Vassar Boathouse property consists of fill material (topsoil and gravel) over bedrock, which was encountered at depths ranging from 2 to 15 feet below ground surface (bgs).

The Vassar Boathouse property topography rises steeply approximately 10 to 15 feet along its eastern edge. Groundwater was encountered at the Vassar Boathouse property at approximately 5 feet bgs. Groundwater flow at the Vassar Boathouse property is generally towards the river and is assumed to be tidally-influenced.

The Hudson River bank (channel wall) drops steeply from the shore in this area and quickly reaches the channel floor, which is present at depths of approximately 40-50 feet.

The geology of the Titusville Road properties consists of topsoil and gravel over glacial till (silt, clay and sand). Bedrock was encountered at a depth ranging from 7 to 18 feet bgs. Groundwater depth at the Titusville Road properties was encountered at approximately 7 feet bgs. Groundwater flows east/southeast on the northern parcel and to the south/southeast on the southern parcel.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Chromium
Arsenic
Copper

Contaminant Name/Type

Site Environmental Assessment

The primary contaminants of concern at the site were those associated with the adjacent Former A.C. Dutton Lumber Yard (site C314081)including arsenic, chromium and copper.

Site investigation conducted to determine the nature and extent of site contamination revealed that no contaminant of concern were detected above standards or guidance value or the detections were within background values.

Based on the investigation results, the NYSDEC concludes that the site have not been impacted by the Former A.C. Dutton Lumber Yard Site. Further, the NYSDEC concludes the site does not pose a significant threat to the environment and no further actions are required.

Site Health Assessment

Users of the Vassar Boathouse and Titusville Road properties could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People using the Hudson River for recreational activities adjacent to the A.C. Dutton Lumber Yard site are not expected to come in contact with contaminants that are present in deep water sediment.

* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information:

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Refine This Search

DRAINAGE REPORT

Prepared for

WATER STREET DEVELOPMENT

Located at

141 North Water Street
City of Poughkeepsie, Dutchess County, NY
Tax ID #: 6062-59-771405

Submitted:

July 22, 2025

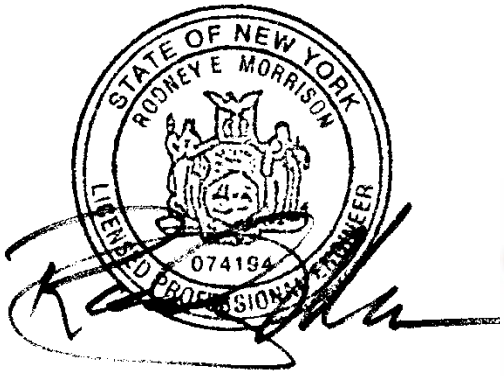
Revised:

September 30, 2025

Prepared for

141 North Water Street, LLC

135 North Water Street
Poughkeepsie, NY 12601



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1.0 EXECUTIVE SUMMARY

This Drainage Report has been prepared pursuant to the Environmental Protection Agencies' (EPA) and the New York State Department of Environmental Conservations (NYSDEC) Stormwater Regulations. This report is also in accordance with the technical standards as presented in the New York Standards and Specifications for Sediment and Erosion Control Manual 2005 and the New York State Stormwater Management Design Manual 2024

2.0 SITE DESCRIPTION

This section briefly describes existing and proposed hydrologic and hydraulic conditions at and around the project site as they relate to Surface Water Management planning considerations. Subsequent sections contain a description of the manner in which site runoff will be managed to minimize effects on areas adjacent to the site.

According to the NYS Department of Environmental Conservation SPDES General Permit for Stormwater Discharges for Construction Activity (GP-0-25-001), a Stormwater Pollution Prevention Plan (SWPPP) must be implemented for any project greater than one (1) acre of disturbance. The total disturbance for this project is approximately 0.95 acres; therefore, a SPDES General Permit is not required.

2.1 Location

The subject property consists of one existing parcel with a total of 1.028 acres. The parcel is identified as Tax Parcel 6062-59-771405. The project is located at 141 North Water Street, in the City of Poughkeepsie, NY. The project is located on the western side of North Water Street and at the intersection with Hoffman Street. The project has UTM coordinates of 588341 Easting and 4618373 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the proposed project.



Figure 1: Vicinity Map

2.2 Topography

The topography at the project area can best be described as flat in the center of the site, but slopes steeply down on the north, west and south side of the property. The high point in the center of the property is approximately 60.5 with the elevation at the property edge on the western side of the property being 34.0, the southern property edge being 28.0 and the northern property edge being 28.0.

2.3 Land Cover and Site Development

The existing land cover for the entire project parcel consists of a combination of an impervious gravel area, asphalt pavement, and overgrown grass area. Currently there are no existing buildings located onsite.

2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soils groups are present, based on the aforementioned mapping:

1. DxC: Dutchess-Cardigan-Urban Land complex, rolling, rocky
    a. These soil formations consist of very deep, well drained Dutchess Soils and moderately deep, well drained Cardigan Soils. These soils are typically found on hill tops and undulating till plains underlain by folded shale bedrock. Slopes are typically complex and range from 5 to 16 percent.

According to NRCS soil hydraulic classifications DxC is a "Class C" soil. A soils map can be found in **Appendix D.**

2.5 Streams, Water Bodies, Wetlands and Floodplains

There are no streams or water bodies located onsite. The nearest water body is the Hudson River located offsite.

3.0 PROJECT DESCRIPTION

The proposed project is a modification to the existing site plan that was approved in 2023. The proposed modification is proposing to change the number of units from 20 units to 56 units, with 70 parking spaces provided. Of the 70 spaces, 5 spaces will be outside of the building. The building will be a 5-story condominium building with 1 level of subsurface parking. The project will also include utility connections, landscaping, lighting and stormwater management features.

With the project disturbance being only 0.94 acres, this falls under the threshold from NYSDEC requiring the preparation of a SWPPP. Site disturbance will be minimized to every extent possible.

4.0 STORMWATER EROSION AND SEDIMENT CONTROLS

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Construction Plans and per the NYSDEC SPDES General Permit. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control."

Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

4.1 Erosion and Sediment Controls

Temporary Stabilization

Silt fences, stabilized stone construction entrances, soil stockpiles, erosion control blankets, and seeding and mulching, as well as other controls will be utilized as temporary surface water management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity, and details of the temporary stormwater management features as described below.

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt

fence is to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

Storm drain inlet protection measures prevent soil, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

Stabilized Stone Construction Entrance

A construction entrance is used at all entrances and exists for construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

Erosion Control Blanket

Erosion control blankets are used on steep slopes to provide adequate protection after the slopes have been graded and prior to the establishment of proper vegetation. Blankets are made from many forms of materials and products. Refer to the site-specific details for the erosion control blankets to be used for this job. Erosion control mats are required on all slopes which exceed 1V:2H.

Seeding and Mulching

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Soil Stockpile

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soil piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

Permanent Stabilization

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns, basins and swales will be permanently seeded and mulched and maintained as necessary to prevent overgrowth.

4.2 Other Pollutant Controls

Paints and Solvents

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents, and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

Fuels

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment, as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may come into contact with stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures shall be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be remedied immediately and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility should be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site.

The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

Thermal Pollution

Stormwater that comes in contact with roadways, driveways, parking lots or other impermeable surfaces may increase in temperature during warm weather. If stormwater is discharged into surface water bodies, the temperature of the water body may also increase, potentially threatening plant and animal species sensitive to temperature changes as well as providing an environment that may cause nuisance species to flourish.

After development is complete, impervious areas shall be graded to channel water to catch basins and culverts, which in turn convey stormwater to the stormwater management basin. All stormwater shall be stored and treated within the basins and shall be released over a 24 hour period, which shall minimize the potential for raising the temperature of any downstream water bodies.

4.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface, and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

Good Housekeeping

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this SWPPP.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Stormwater Pollution Prevention Plan. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each workday.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents, and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints, and detergents shall be disposed of, containers of gasoline shall be placed in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags, and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor

does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

5.0 CONSTRUCTION SEQUENCE SCHEDULING

The scale of site construction does not necessitate that this project be a phased construction project; However, the construction will be sequenced to limit the exposed soils to reduce the amount of sediments in runoff water and ultimately preserve the quality of surface waters. The construction method selected is designed to combine development with responsible land management as well as protection of sensitive environments both within the proposed development and the surrounding area.

Temporary and permanent stabilization methods will be implemented before construction begins and will be continuously modified throughout the project to provide the best methods for stormwater management and pollution prevention. For more details pertaining to construction sequence, please refer to the "NYSDEC Instruction Manual for Stormwater Construction Permit" pages 23-26. A typical and sample ordering of site construction activities is as follows:

Pre-Construction Activities

- Identify all natural resources and mark and protect them as necessary i.e trees, vegetation, limits of disturbance.
- Identify on-site and downstream surface water bodies and install controls to protect them from sedimentation.
- Establish temporary stone construction entrance pads to capture mud and debris from the tires of construction vehicles.
- Install perimeter sediment controls such as silt fences, as shown on the project plans.
- Install temporary construction fencing as shown on the project plans or as directed by the site engineer.
- All earth disturbances during this phase should be limited to work necessary to install erosion and sedimentation controls.

During Construction Activities

- As site clearing and grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as divert off site and clean run-off.
- Stabilize the conveyance system i.e., ditches, swales, berms etc. by seeding, mulching, and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.

- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.
- Immediately stabilize soils with seed and mulch upon completion of work. Limit the amount of disturbed soil to the extent possible.

Post-Construction Activities

- Completely stabilize all surfaces with seed and mulch or impervious cover. Do not leave any exposed soil.
- After site work is completed perform routine inspection and maintenance and ensure proper vegetative cover of over 80% is maintained at the site.
- The grass under the panels is a low maintenance, slow growing grass, which will be allowed to grow to a height of approximately 18 to 20 inches. Once the height reaches 18 to 20 inches the grass will be trimmed to 4 to 6 inches and the clippings will be left in place as mulch.

6.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. For the proposed project, the appropriate methodology to manage stormwater is to capture and treat runoff for quality and quantity control for the site.

The hydrologic analysis was performed using the Hydro CAD stormwater modeling software, and all data regarding areas has been calculated in AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey, onsite deep tests and infiltration tests. The results of the Hydraulic Analysis can be found in **Appendix D**.

6.1 Proposed Stormwater Management – Pre vs. Post

The design observation points have been modeled in Hydro CAD and represent the total flow leaving the project drainage areas. Three different drainage points have been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix G.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points.

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.4	0.1	**-1.3**
2	1.8	0.2	**-1.6**
10	2.9	0.5	**-2.4**
100	5.2	2.0	**-3.2**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.6	0.0	**-0.6**
2	0.8	0.0	**-0.8**
10	1.3	0.1	**-1.3**
100	2.5	0.2	**-2.3**

Peak Flow Discharge Rate DP-3			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.0	0.0	**0.0**
2	0.0	0.0	**0.0**
10	0.0	0.2	**0.2**
100	0.0	1.1	**1.1**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	2.0	0.1	**-1.8**
2	2.6	0.2	**-2.4**
10	4.2	0.7	**-3.5**
100	7.6	3.2	**-4.4**

6.2 Hydraulic Grade Evaluation

The stormwater model has been developed to show the proposed storm system has the capacity to adequately convey stormwater runoff during large storm events. The hydraulic analysis for the 25 year storm event can be found in **Appendix H**. The model shows the peak water elevation does not exceed the elevations available in the storm system.

7.0 PERMANENT STORMWATER MANAGEMENT FEATURES

7.1 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points.
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In some instances, the existing site drainage system is not capable of conveying all of the runoff contributing to the drainage structure. The model shows that the basins fill and sheet flow overland to the next available drainage structure in large storm events. In no cases does the "surcharging" exceed 6 inches. In these locations the post condition has been improved to convey the flow or reduce the "surcharging".

7.2 Stormtech Underground Infiltration Chambers

Stormtech underground infiltrator units are designed to detain runoff and allow it to infiltrate into the existing site soils. Infiltrator chambers are ideal on sites with well-draining soils and limited open areas for open air vegetated practices. Infiltrator chambers provide storage within the chamber and within the voids that exist in the stone media surrounding the units.

- Flow capacity is sufficient to infiltrate into existing soils.
- Strength is sufficient to withstand the soil cover and vehicle loads.
- Isolator row is accessible via storm structure and 24" diameter conveyance piping.

APPENDIX A

Construction Site Log Book

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM
FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

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a. Preamble to Site Assessment and Inspections

b. Operator’s Certification

c. Qualified Professional's Credentials & Certification

d. Pre-Construction Site Assessment Checklist

a.

II. Construction Duration Inspections

a. Directions

b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports

a. Operator’s Compliance Response Form

a

Properly completing forms such as those contained in this document meet the inspection requirement of NYSDEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

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 professional[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.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). 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. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional 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 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

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. Operators 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. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

c. Qualified Professional's Credentials & Certification

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

d. 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?

Pre-construction Site Assessment Checklist (continued)

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 Entrance

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. Perimeter 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;

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 Professional (print name)	**Qualified Professional 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?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] 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 and debris 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.

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.

2. Level 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

Runoff Control Practices (continued)

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

1. Stabilized Construction Entrance

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?

2. Silt Fence

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 (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated 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.

Sediment accumulation ___% of design capacity.

4. 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 accumulation is ___% of design capacity.

5. 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 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.
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.

APPENDIX B

Owner/Developer and Contactor Certification Forms

OWNER 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 is a class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____	_____	_____
Owner/Permtitee Signature	Title	Date

CONTRACTOR CERTIFICATION

"I certify, under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP as a condition of authorization to discharge stormwater. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any persons to cause r contribute to a violation of water quality standards."

_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date

APPENDIX C

Pre/Duration Construction Maintenance Inspection Checklist (NYSDEC Sample)

SC-310/SC-740/DC-780

StormTech®
Detention • Retention • Water Quality
A division of ADS

StormTech Construction Guide

REQUIRED MATERIALS AND EQUIPMENT LIST

- Acceptable fill materials per **Table 1**
- Woven and non-woven geotextiles
- StormTech solid end caps and pre-cored end caps
- StormTech chambers
- StormTech manifolds and fittings

IMPORTANT NOTES:

A. This installation guide provides the minimum requirements for proper installation of chambers. Non-adherence to this guide may result in damage to chambers during installation. Replacement of damaged chambers during or after backfilling is costly and very time consuming. It is recommended that all installers are familiar with this guide, and that the contractor inspects the chambers for distortion, damage and joint integrity as work progresses.

B. Use of a dozer to push embedment stone between the rows of chambers may cause damage to chambers and is not an acceptable backfill method. Any chambers damaged by using the "dump and push" method are not covered under the StormTech standard warranty.

C. Care should be taken in the handling of chambers and end caps. Avoid dropping, prying or excessive force on chambers during removal from pallet and initial placement.

Requirements for System Installation



Excavate bed and prepare subgrade per engineer's plans.



Place non-woven geotextile over prepared soils and up excavation walls.

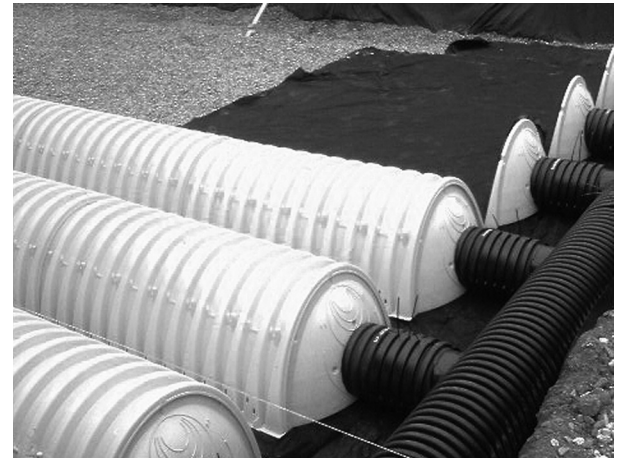


Place clean, crushed, angular stone foundation 6" (150 mm) min. Install underdrains if required. Compact to achieve a flat surface.

Manifold, Scour Fabric and Chamber Assembly



Install manifolds and lay out woven scour geotextile at inlet rows [min. 12.5 ft (3.8 m)] at each inlet end cap. Place a continuous piece (no seams, double layer) along entire length of Isolator® Row(s).

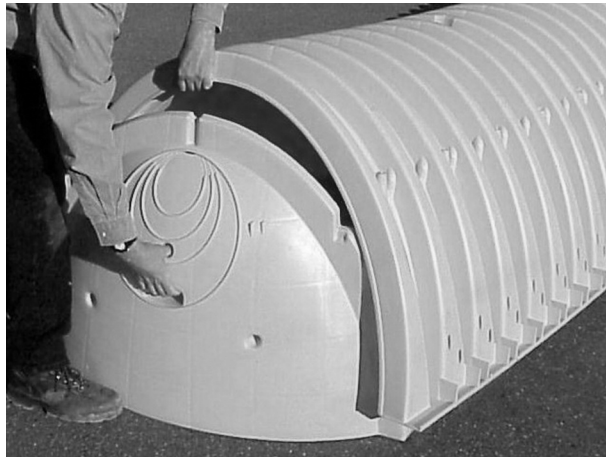


Align the first chamber and end cap of each row with inlet pipes. Contractor may choose to postpone stone placement around end chambers and leave ends of rows open for easy inspection of chambers during the backfill process.



Construct the chamber bed by overlapping the chambers lengthwise in rows. Attach chambers by overlapping the end corrugation of one chamber on to the end corrugation of the last chamber in the row. Be sure that the chamber placement does not exceed the reach of the construction equipment used to place the stone.

Attaching the End Caps



Lift the end of the chamber a few inches off the ground. With the curved face of the end cap facing outward, place the end cap into the chamber's end corrugation.

Prefabricated End Caps



24" (600 mm) inlets are the maximum size that can fit into a SC-740/DC-780 end cap and must be prefabricated with a 24" (600 mm) pipe stub. SC-310 chambers with a 12" (300 mm) inlet pipe must use a prefabricated end cap with a 12" (300 mm) pipe stub.

Isolator Row



Drape a strip of ADS non-woven geotextile over the row of chambers (not required over DC-780). This is the same type of non-woven geotextile used as a separation layer around the angular stone of the StormTech system.

Initial Anchoring of Chambers – Embedment Stone





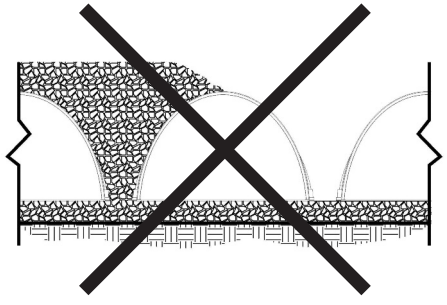
Initial embedment shall be spotted along the centerline of the chamber evenly anchoring the lower portion of the chamber. This is best accomplished with a stone conveyor or excavator reaching along the row.



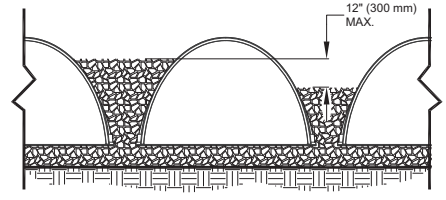


No equipment shall be operated on the bed at this stage of the installation. Excavators must be located off the bed. Dump trucks shall not dump stone directly on to the bed. Dozers or loaders are not allowed on the bed at this time.

Backfill of Chambers – Embedment Stone

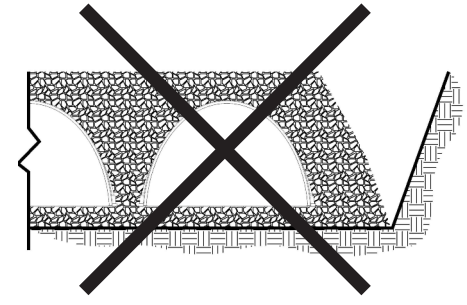


UNEVEN BACKFILL

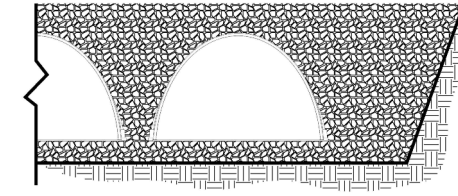


EVEN BACKFILL

Backfill chambers evenly. Stone column height should never differ by more than 12” (300 mm) between adjacent chamber rows or between chamber rows and perimeter.



PERIMETER NOT BACKFILLED

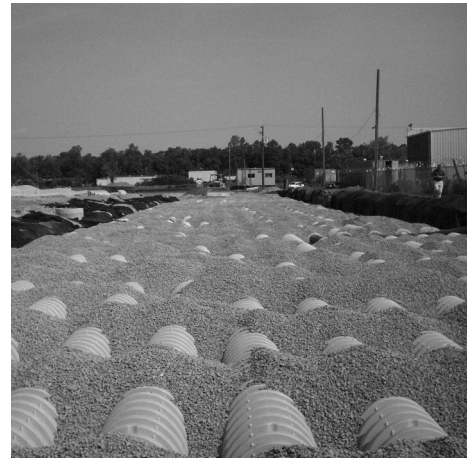


PERIMETER FULLY BACKFILLED

Perimeter stone must be brought up evenly with chamber rows. Perimeter must be fully backfilled, with stone extended horizontally to the excavation wall.

Backfill of Chambers – Embedment Stone and Cover Stone





Continue evenly backfilling between rows and around perimeter until embedment stone reaches tops of chambers. Perimeter stone must extend horizontally to the excavation wall for both straight or sloped sidewalls. **Only after chambers have been backfilled to top of chamber and with a minimum 6" (150 mm) of cover stone on top of chambers can small dozers be used over the chambers for backfilling remaining cover stone.**

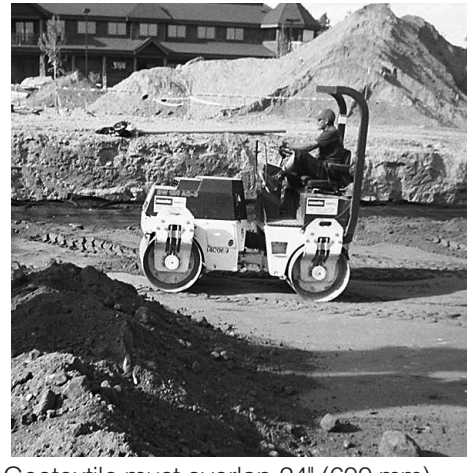




Small dozers and skid loaders may be used to finish grading stone backfill in accordance with ground pressure limits in Table 2. They must push material parallel to rows only. Never push perpendicular to rows. StormTech recommends that the contractor inspect chambers before placing final backfill. Any chambers damaged by construction shall be removed & replaced.

Final Backfill of Chambers – Fill Material





Install non-woven geotextile over stone. Geotextile must overlap 24" (600 mm) min. where edges meet. Compact each lift of backfill as specified in the site design engineer's drawings. Roller travel parallel with rows.

StormTech Isolator Row Detail

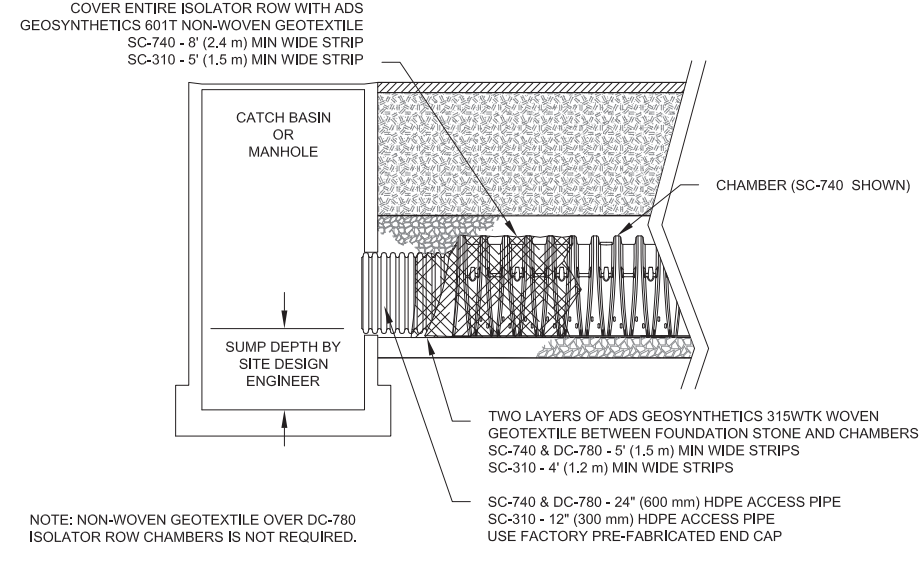


Table 1 – Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
Ⓓ **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 the 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.
Ⓒ **Initial Fill:** Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be 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 M45 A-1, A-2-4, A-3 or AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
Ⓑ **Embedment Stone:** Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone nominal size distribution 3/4 - 2" (20 mm - 50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
Ⓐ **Foundation Stone:** Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone, nominal size distribution 3/4 - 2" (20 mm - 50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2, 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" (150 mm) (max) lifts using two full coverages with a vibratory compactor.***
3. ***Where infiltration surfaces may be comprised by compaction, for standard installations and 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.***

Figure 1 – Inspection Port Detail

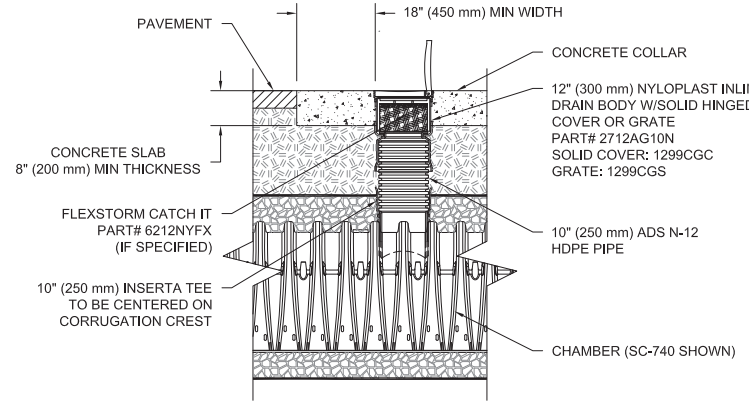
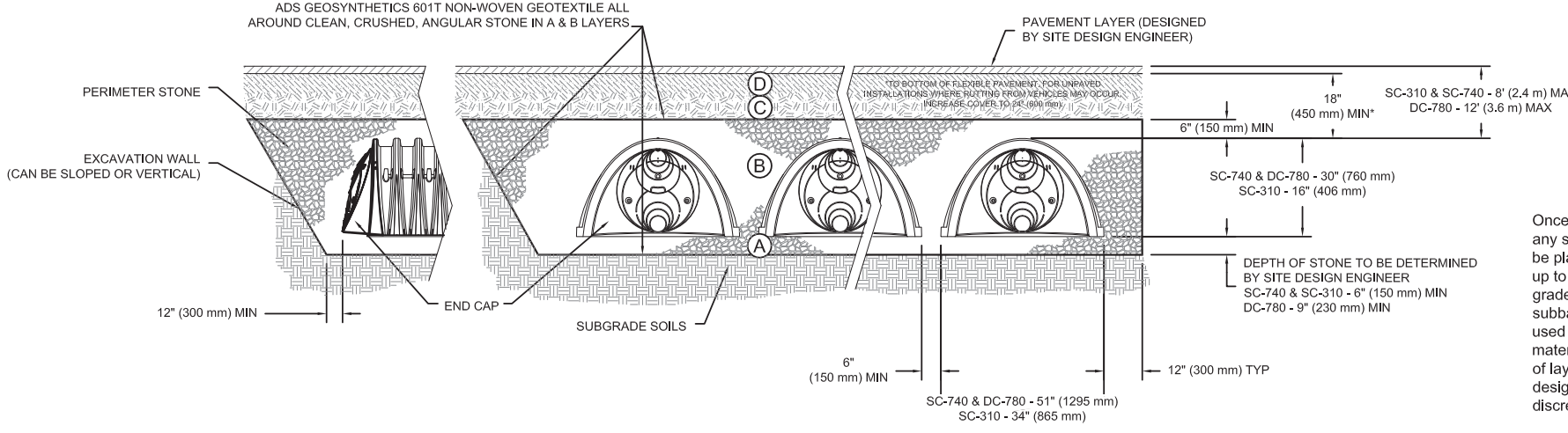


Figure 2 – Fill Material Locations



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 materials requirements of layer 'C' or 'D' at the design engineer's discretion.

NOTES:

1. *36" (900 mm) of stabilized cover materials over the chambers is required for full dump truck travel and dumping.*
2. *During paving operations, dump truck axle loads on 18" (450 mm) of cover may be necessary. Precautions should be taken to avoid rutting of the road base layer, to ensure that compaction requirements have been met, and that a minimum of 18" (450 mm) of cover exists over the chambers. Contact StormTech for additional guidance on allowable axle loads during paving.*
3. *Ground pressure for track dozers is the vehicle operating weight divided by total ground contact area for both tracks. Excavators will exert higher ground pressures based on loaded bucket weight and boom extension.*
4. *Mini-excavators (< 8,000lbs/3,628 kg) can be used with at least 12" (300 mm) of stone over the chambers and are limited by the maximum ground pressures in Table 2 based on a full bucket at maximum boom extension.*
5. *Storage of materials such as construction materials, equipment, spoils, etc. should not be located over the StormTech system. The use of equipment over the StormTech system not covered in Table 2 (ex. soil mixing equipment, cranes, etc) is limited. Please contact StormTech for more information.*
6. *Allowable track loads based on vehicle travel only. Excavators shall not operate on chamber beds until the total backfill reaches 3 feet (900 mm) over the entire bed.*

Table 2 – Maximum Allowable Construction Vehicle Loads[5]

Material Location	Fill Depth over Chambers in. [mm]	Maximum Allowable Wheel Loads		Maximum Allowable Track Loads[6]		Maximum Allowable Roller Loads
		Max Axle Load for Trucks lbs [kN]	Max Wheel Load for Loaders lbs [kN]	Track Width in. [mm]	Max Ground Pressure psf [kPa]	Max Drum Weight or Dynamic Force lbs [kN]
(D) Final Fill Material	36" [900] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	3420 [164] 2350 [113] 1850 [89] 1510 [72] 1310 [63]	38,000 [169]
(C) Initial Fill Material	24" [600] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2480 [119] 1770 [85] 1430 [68] 1210 [58] 1070 [51]	20,000 [89]
	24" [600] Loose/Dumped	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2245 [107] 1625 [78] 1325 [63] 1135 [54] 1010 [48]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
	18" [450]	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2010 [96] 1480 [71] 1220 [58] 1060 [51] 950 [45]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
(B) Embedment Stone	12" [300]	16,000 [71]	NOT ALLOWED	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	1540 [74] 1190 [57] 1010 [48] 910 [43] 840 [40]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
	6" [150]	8,000 [35]	NOT ALLOWED	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	1070 [51] 900 [43] 800 [38] 760 [36] 720 [34]	NOT ALLOWED

Table 3 – Placement Methods and Descriptions

Material Location	Placement Methods/ Restrictions	Wheel Load Restrictions	Track Load Restrictions	Roller Load Restrictions
		See Table 2 for Maximum Construction Loads		
(D) Final Fill Material	A variety of placement methods may be used. All construction loads must not exceed the maximum limits in Table 2.	36" (900 mm) minimum cover required for dump trucks to dump over chambers.	Dozers to push parallel to rows until 36" (900mm) compacted cover is reached.[4]	Roller travel parallel to rows only until 36" (900 mm) compacted cover is reached.
(C) Initial Fill Material	Excavator positioned off bed recommended. Small excavator allowed over chambers. Small dozer allowed.	Asphalt can be dumped into paver when compacted pavement subbase reaches 18" (450 mm) above top of chambers.	Small LGP track dozers & skid loaders allowed to grade cover stone with at least 6" (150 mm) stone under tracks at all times. Equipment must push parallel to rows at all times.	Use dynamic force of roller only after compacted fill depth reaches 12" (300 mm) over chambers. Roller travel parallel to chamber rows only.
(B) Embedment Stone	No equipment allowed on bare chambers. Use excavator or stone conveyor positioned off bed or on foundation stone to evenly fill around all chambers to at least the top of chambers.	No wheel loads allowed. Material must be placed outside the limits of the chamber bed.	No tracked equipment is allowed on chambers until a min. 6" (150 mm) cover stone is in place.	No rollers allowed.
(A) Foundation Stone	No StormTech restrictions. Contractor responsible for any conditions or requirements by others relative to subgrade bearing capacity, dewatering or protection of subgrade.			

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#090113 09/13

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

Drywell Inspection Checklist

Location:	
Site Status:	
Date:	
Time:	
Inspector:	

1. MONTHLY MAINTENANCE

Maintenance Item	Satisfactory / Unsatisfactory	Comments
Inflow pipe clear of debris		
Outflow pipe clear of debris		
Contributory drainage area clear of debris		
No evidence of erosion within contributory drainage area		
Drywell drains between storms		

2. ANNUAL MAINTENANCE

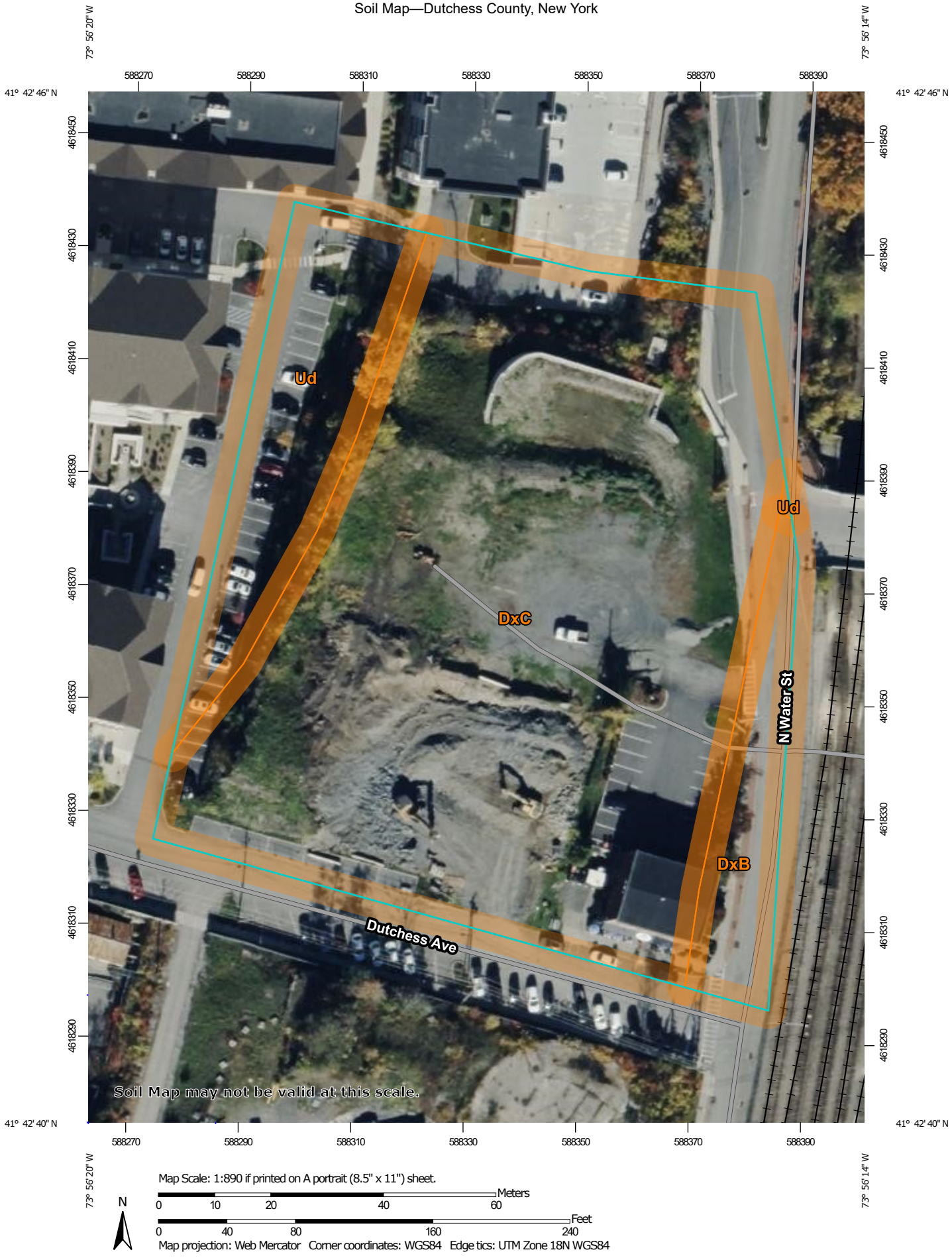
Maintenance Item	Satisfactory / Unsatisfactory	Comments
Greater than 25% of storage volume remaining		
Sediment accumulation requires cleanout		
Drywell in good structural condition		

Comments:

Actions to be Taken:

APPENDIX D

Soil Map, Rainfall Data, Stormwater Calcs, Soil Test Data



Map Scale: 1:890 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

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
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	0.2	7.1%
DxC	Dutchess-Cardigan-Urban land complex, rolling, rocky	2.4	79.8%
Ud	Udorthents, smoothed	0.4	13.1%
Totals for Area of Interest		**3.0**	**100.0%**

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	41.712 degrees North
Longitude	73.938 degrees West
Elevation	10 feet
Date/Time	Wed Jul 09 2025 11:04:00 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.31	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.87	1.17	1.50	1.89	**5yr**	1.29	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.25	**10yr**	1.53	2.01	2.60	3.19	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.49	3.29	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.47	8.32	9.36	**25yr**
50yr	0.68	1.10	1.40	1.97	2.64	3.40	**50yr**	2.28	2.93	3.94	4.83	5.82	6.94	8.12	**50yr**	6.14	7.81	8.93	9.78	10.98	**50yr**
100yr	0.78	1.27	1.63	2.31	3.15	4.07	**100yr**	2.72	3.45	4.72	5.78	6.94	8.22	9.70	**100yr**	7.28	9.33	10.68	11.51	12.88	**100yr**
200yr	0.90	1.46	1.89	2.72	3.75	4.87	**200yr**	3.24	4.07	5.65	6.92	8.28	9.75	11.60	**200yr**	8.63	11.16	12.78	13.54	15.12	**200yr**
500yr	1.09	1.79	2.34	3.39	4.74	6.18	**500yr**	4.09	5.05	7.18	8.76	10.44	12.23	14.71	**500yr**	10.82	14.15	16.22	16.81	18.70	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.52	0.70	0.86	1.03	**1yr**	0.74	1.00	1.20	1.52	1.90	2.33	2.57	**1yr**	2.07	2.47	3.05	3.61	4.07	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.49	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.08	1.38	1.59	**5yr**	1.19	1.55	1.79	2.31	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.41	6.13	**5yr**
10yr	0.46	0.71	0.88	1.23	1.58	1.78	**10yr**	1.37	1.74	2.01	2.58	3.20	4.18	4.75	**10yr**	3.70	4.57	5.39	6.13	6.95	**10yr**
25yr	0.53	0.81	1.01	1.44	1.90	2.04	**25yr**	1.64	2.00	2.32	2.86	3.66	4.98	5.67	**25yr**	4.41	5.46	6.48	7.25	8.21	**25yr**
50yr	0.60	0.91	1.14	1.64	2.20	2.26	**50yr**	1.90	2.21	2.61	3.17	4.07	5.70	6.50	**50yr**	5.04	6.25	7.41	8.22	9.32	**50yr**
100yr	0.68	1.03	1.29	1.86	2.56	2.53	**100yr**	2.21	2.47	2.94	3.51	4.54	6.53	7.44	**100yr**	5.78	7.15	8.50	9.33	10.58	**100yr**
200yr	0.78	1.17	1.48	2.15	2.99	2.81	**200yr**	2.58	2.75	3.30	3.90	5.05	7.47	8.53	**200yr**	6.61	8.20	9.72	10.60	12.01	**200yr**
500yr	0.94	1.39	1.79	2.61	3.71	3.25	**500yr**	3.20	3.18	3.87	4.48	5.83	8.97	10.24	**500yr**	7.94	9.85	11.63	12.55	14.22	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.53	0.65	0.88	1.08	1.30	**1yr**	0.93	1.27	1.46	1.87	2.34	2.87	3.22	**1yr**	2.54	3.09	3.64	4.23	4.88	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.28	3.72	**2yr**	2.90	3.58	4.09	4.71	5.35	**2yr**
5yr	0.49	0.75	0.93	1.28	1.62	1.91	**5yr**	1.40	1.87	2.20	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.36	5.24	6.05	**10yr**	4.64	5.82	6.44	7.36	8.24	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.22	2.96	3.56	4.72	5.73	6.89	8.01	**25yr**	6.10	7.71	8.48	9.54	10.58	**25yr**
50yr	0.86	1.31	1.63	2.34	3.15	3.70	**50yr**	2.72	3.62	4.39	5.86	7.02	8.46	9.93	**50yr**	7.49	9.55	10.48	11.61	12.80	**50yr**
100yr	1.02	1.55	1.94	2.80	3.84	4.54	**100yr**	3.32	4.44	5.42	7.29	8.63	10.40	12.31	**100yr**	9.20	11.83	12.96	14.15	15.48	**100yr**
200yr	1.22	1.83	2.32	3.36	4.68	5.54	**200yr**	4.04	5.42	6.69	9.06	10.61	12.78	15.27	**200yr**	11.31	14.68	16.05	17.27	18.73	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.24	**500yr**	5.25	7.08	8.83	12.10	13.95	16.77	20.29	**500yr**	14.84	19.51	21.36	22.49	24.16	**500yr**

Powered by ACIS Northeast Regional Climate Center

DEEP TEST PIT LOG

141 North Water Street- City of Poughkeepsie

Completed By: SN

Dated: July 2, 2025

TEST HOLE	TOTAL DEPTH	WATER LEVEL	ROCK LEVEL	SOILS
1	7	NA	NA	Grass and Sandy Soil 0-6"
				Fill Material 6"-7' Sandy, Gravely, Cobbles
				Brick, Plastics, Burried Tree at 7'
2	6	NA	6	Grass and Sandy Soil 0-6"
				Fill Material 6"-7' Sandy, Gravely, Cobbles
				Brick, Plastics, Rock at 6'
3	5	4	NA	Fill Material- Sandy, Gravely, Cobbles
				Bricks--Ground Water at 4'
4	6	NA	6	Fill Material- Sandy, Gravely 0-18"
				18"-6' Sandy Gravely Mix with Cobbles
				and Bricks, Burried Organics
				Rock at 6'
5	7.5	NA	7.5'	Fill Material-Cobble Gravel Sandy Mix 0-12"
				Flaked Shale w/above noted Mix 12"-5.5'
				Rippable Shale 5.5'-7.5'
				Hard Rock at 7.5'
6	5.5	NA	5.5	Fill Material-Sandy, Gravel, Cobble Mix 0-18"
				Mixed material noted above-18"
				Hard Rock at 5.5'

INFILTRATION TEST LOG

141 North Water Street- City of Poughkeepsie

Completed By: SN

Dated: July 2, 2025

TEST HOLE	TOTAL DEPTH	RUN ONE (in/hr)	RUN TWO (in/hr)	RUN THREE (in/hr)	AVERAGE RUN (in/hr)
1	5.5	50	51	52	51.0
2	5	60	61	61	60.6
*3	2	25	26	27	26.0
4	4	0			0.0
5	5	240	240	240	240
6	3	210	210.7	211	210.56

Location of Infiltration Tests shown on DA-1

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

Pre Post Flow Analysis

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.4	0.1	**-1.3**
2	1.8	0.2	**-1.6**
10	2.9	0.5	**-2.4**
100	5.2	2.0	**-3.2**

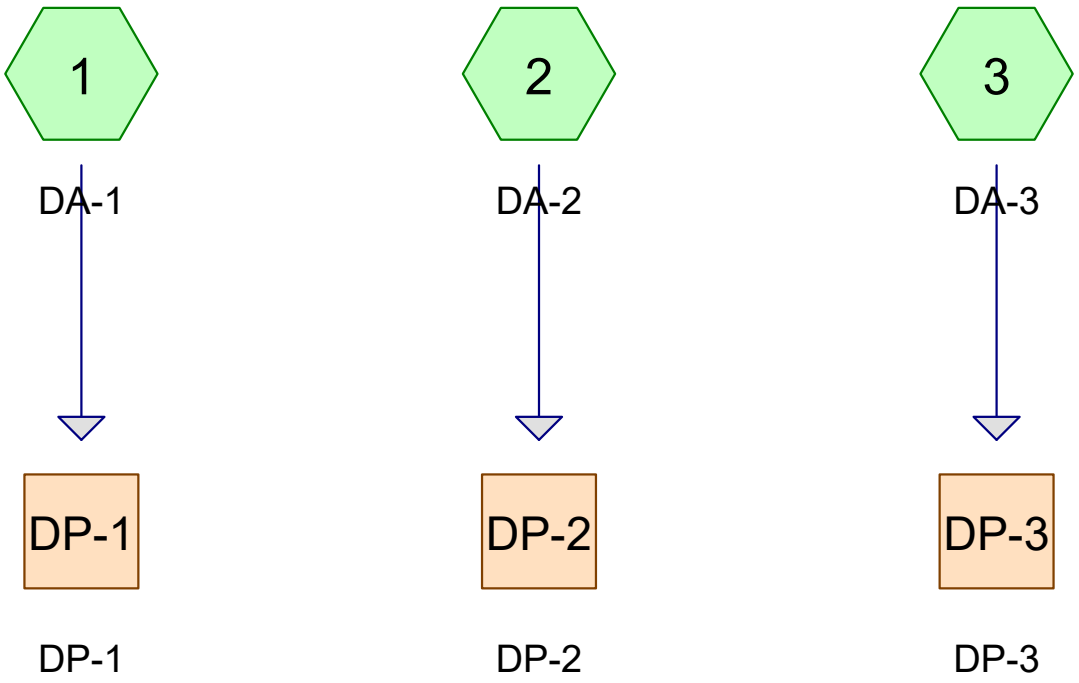
Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.6	0.0	**-0.6**
2	0.8	0.0	**-0.8**
10	1.3	0.1	**-1.3**
100	2.5	0.2	**-2.3**

Peak Flow Discharge Rate DP-3			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.0	0.0	**0.0**
2	0.0	0.0	**0.0**
10	0.0	0.2	**0.2**
100	0.0	1.1	**1.1**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	2.0	0.1	**-1.8**
2	2.6	0.2	**-2.4**
10	4.2	0.7	**-3.5**
100	7.6	3.2	**-4.4**

APPENDIX E

Pre-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for 141 N Water_PRE
Prepared by The LRC Group
HydroCAD® 10.20-6a s/n 02009 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Poughkeepsie 24-hr S1	1-yr	Default	24.00	1	2.61	2
2	2-yr	NY-Poughkeepsie 24-hr S1	2-yr	Default	24.00	1	3.16	2
3	10-yr	NY-Poughkeepsie 24-hr S1	10-yr	Default	24.00	1	4.68	2
4	100-yr	NY-Poughkeepsie 24-hr S1	100-yr	Default	24.00	1	8.22	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
23,113	79	<50% Grass cover, Poor, HSG B (1, 2)
22,019	98	Paved parking, HSG B (1, 2)
45,132	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
45,132	HSG B	1, 2
0	HSG C	
0	HSG D	
0	Other	
45,132		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Nur
0	23,113	0	0	0	23,113	<50% Grass cover, Poor	
0	22,019	0	0	0	22,019	Paved parking	
0	**45,132**	**0**	**0**	**0**	**45,132**	**TOTAL AREA**	

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=30,238 sf 53.94% Impervious Runoff Depth=1.55"
Flow Length=346' Tc=6.0 min CN=89 Runoff=1.38 cfs 3,909 cf

Subcatchment 2: DA-2 Runoff Area=14,894 sf 38.32% Impervious Runoff Depth=1.33"
Flow Length=91' Tc=6.0 min CN=86 Runoff=0.58 cfs 1,656 cf

Subcatchment 3: DA-3
Runoff=0.00 cfs 0 cf

Reach DP-1: DP-1 Inflow=1.38 cfs 3,909 cf
Outflow=1.38 cfs 3,909 cf

Reach DP-2: DP-2 Inflow=0.58 cfs 1,656 cf
Outflow=0.58 cfs 1,656 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 45,132 sf Runoff Volume = 5,565 cf Average Runoff Depth = 1.48"
51.21% Pervious = 23,113 sf 48.79% Impervious = 22,019 sf

Summary for Subcatchment 1: DA-1

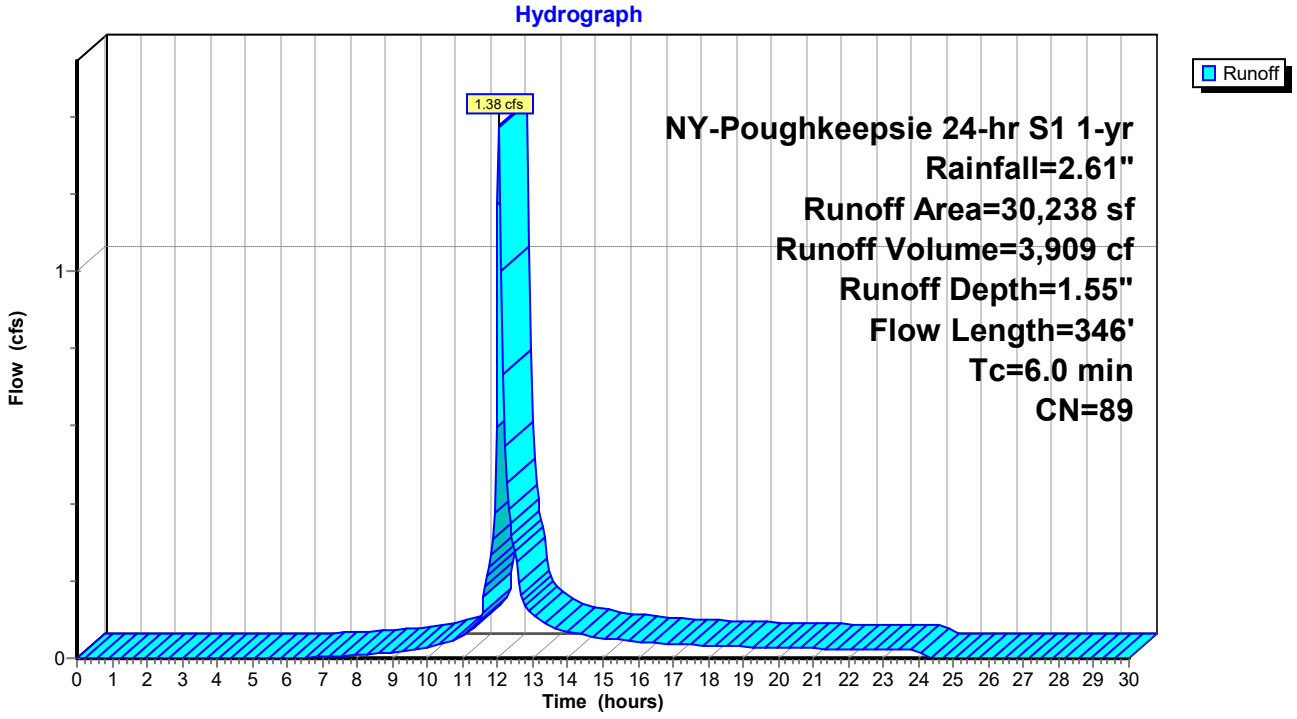
Runoff = 1.38 cfs @ 12.04 hrs, Volume= 3,909 cf, Depth= 1.55"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
13,927	79	<50% Grass cover, Poor, HSG B
16,311	98	Paved parking, HSG B
30,238	89	Weighted Average
13,927		46.06% Pervious Area
16,311		53.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

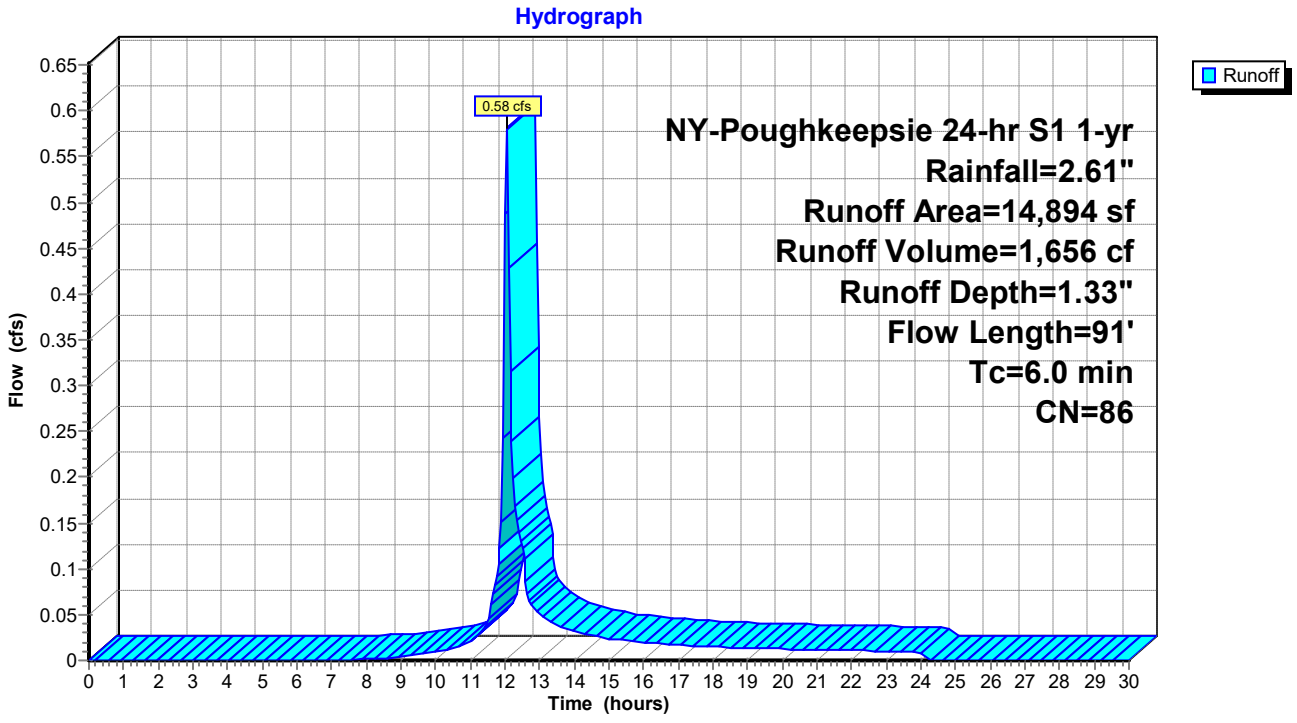
Runoff = 0.58 cfs @ 12.04 hrs, Volume= 1,656 cf, Depth= 1.33"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
9,186	79	<50% Grass cover, Poor, HSG B
5,708	98	Paved parking, HSG B
14,894	86	Weighted Average
9,186		61.68% Pervious Area
5,708		38.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



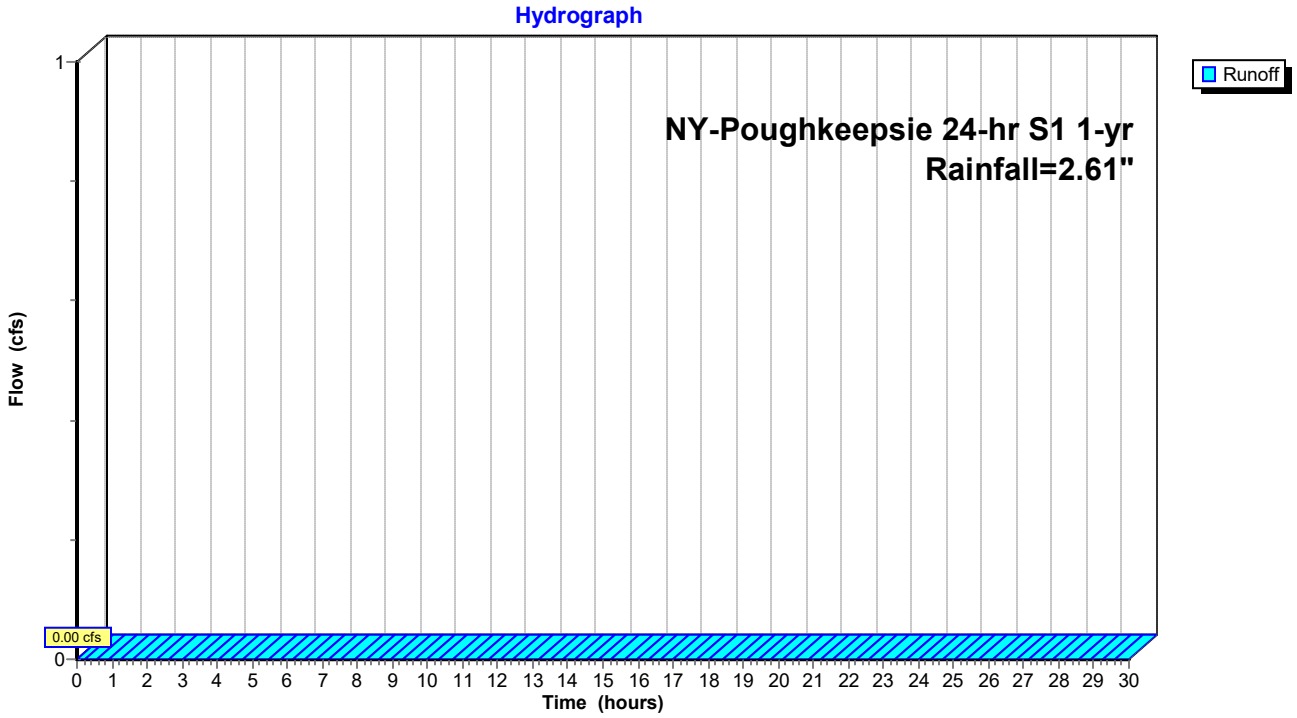
Summary for Subcatchment 3: DA-3

[40] Hint: Not Described (Area=0)

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Reach DP-3 : DP-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Subcatchment 3: DA-3



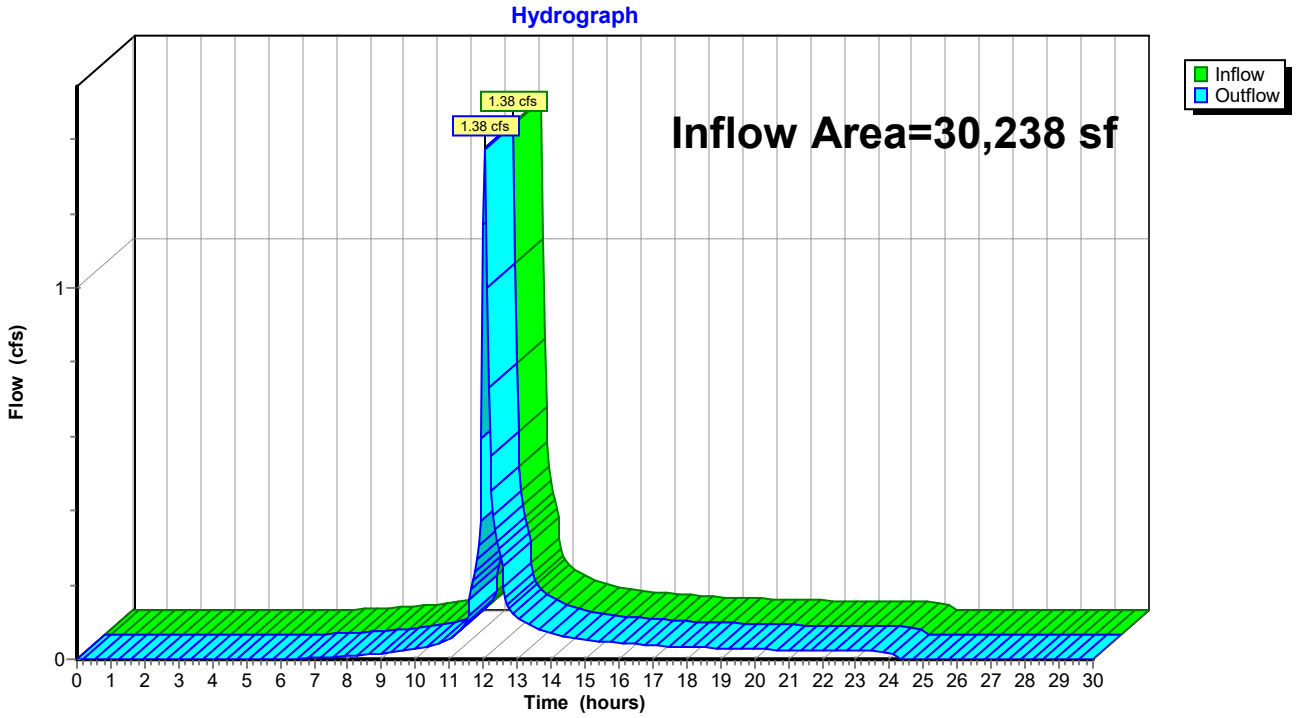
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30,238 sf, 53.94% Impervious, Inflow Depth = 1.55" for 1-yr event
Inflow = 1.38 cfs @ 12.04 hrs, Volume= 3,909 cf
Outflow = 1.38 cfs @ 12.04 hrs, Volume= 3,909 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



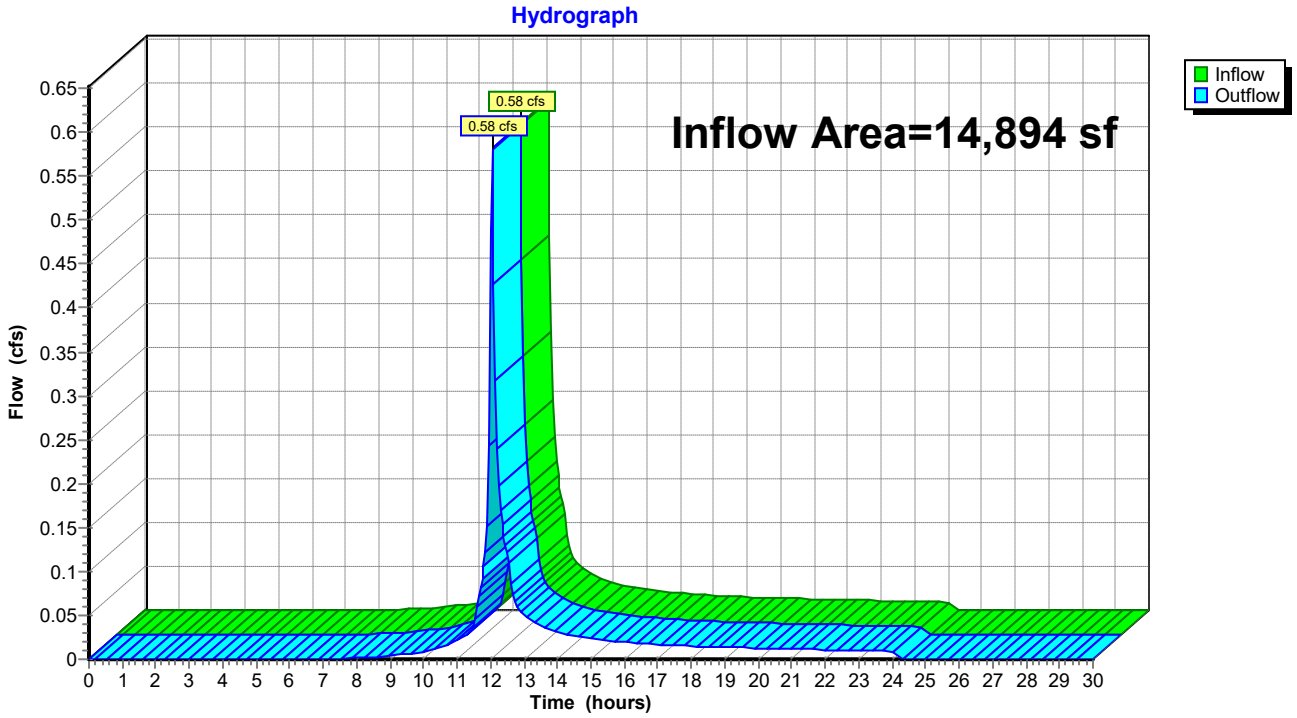
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 14,894 sf, 38.32% Impervious, Inflow Depth = 1.33" for 1-yr event
Inflow = 0.58 cfs @ 12.04 hrs, Volume= 1,656 cf
Outflow = 0.58 cfs @ 12.04 hrs, Volume= 1,656 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



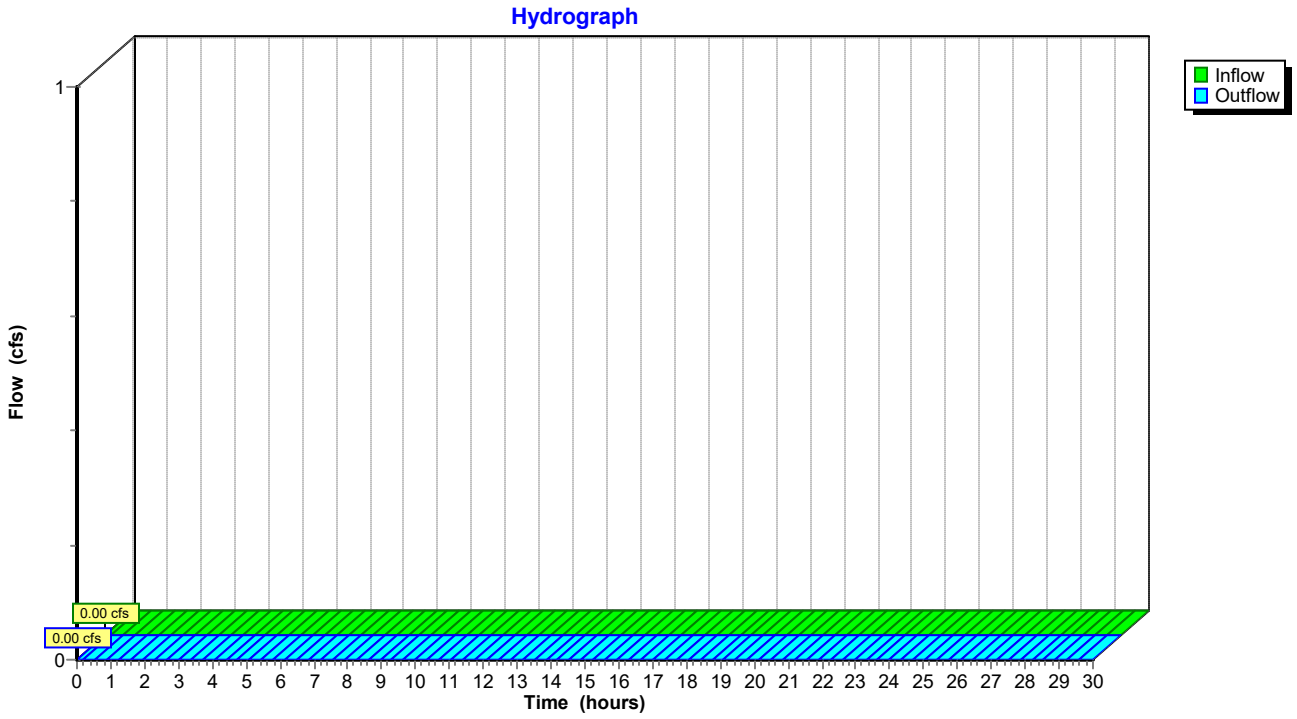
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf
Outflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=30,238 sf 53.94% Impervious Runoff Depth=2.05"
Flow Length=346' Tc=6.0 min CN=89 Runoff=1.83 cfs 5,153 cf

Subcatchment 2: DA-2 Runoff Area=14,894 sf 38.32% Impervious Runoff Depth=1.80"
Flow Length=91' Tc=6.0 min CN=86 Runoff=0.80 cfs 2,235 cf

Subcatchment 3: DA-3
Runoff=0.00 cfs 0 cf

Reach DP-1: DP-1 Inflow=1.83 cfs 5,153 cf
Outflow=1.83 cfs 5,153 cf

Reach DP-2: DP-2 Inflow=0.80 cfs 2,235 cf
Outflow=0.80 cfs 2,235 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 45,132 sf Runoff Volume = 7,388 cf Average Runoff Depth = 1.96"
51.21% Pervious = 23,113 sf 48.79% Impervious = 22,019 sf

Summary for Subcatchment 1: DA-1

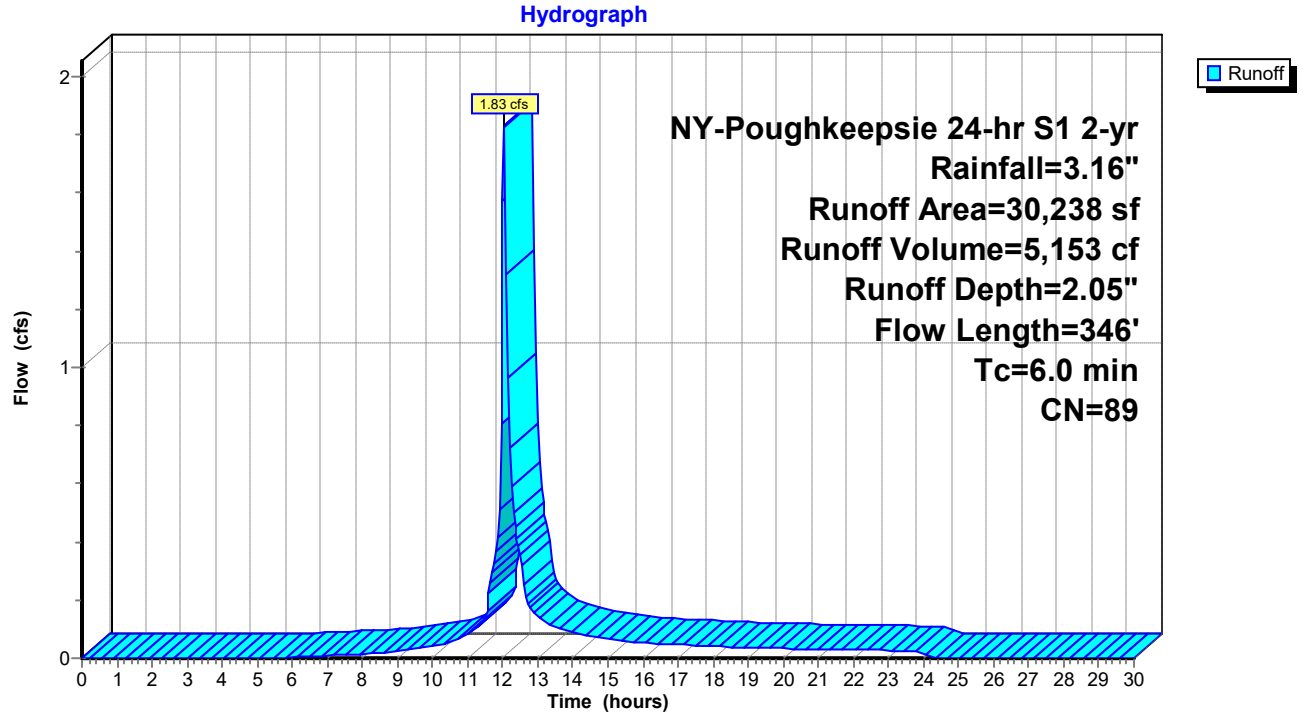
Runoff = 1.83 cfs @ 12.04 hrs, Volume= 5,153 cf, Depth= 2.05"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
13,927	79	<50% Grass cover, Poor, HSG B
16,311	98	Paved parking, HSG B
30,238	89	Weighted Average
13,927		46.06% Pervious Area
16,311		53.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

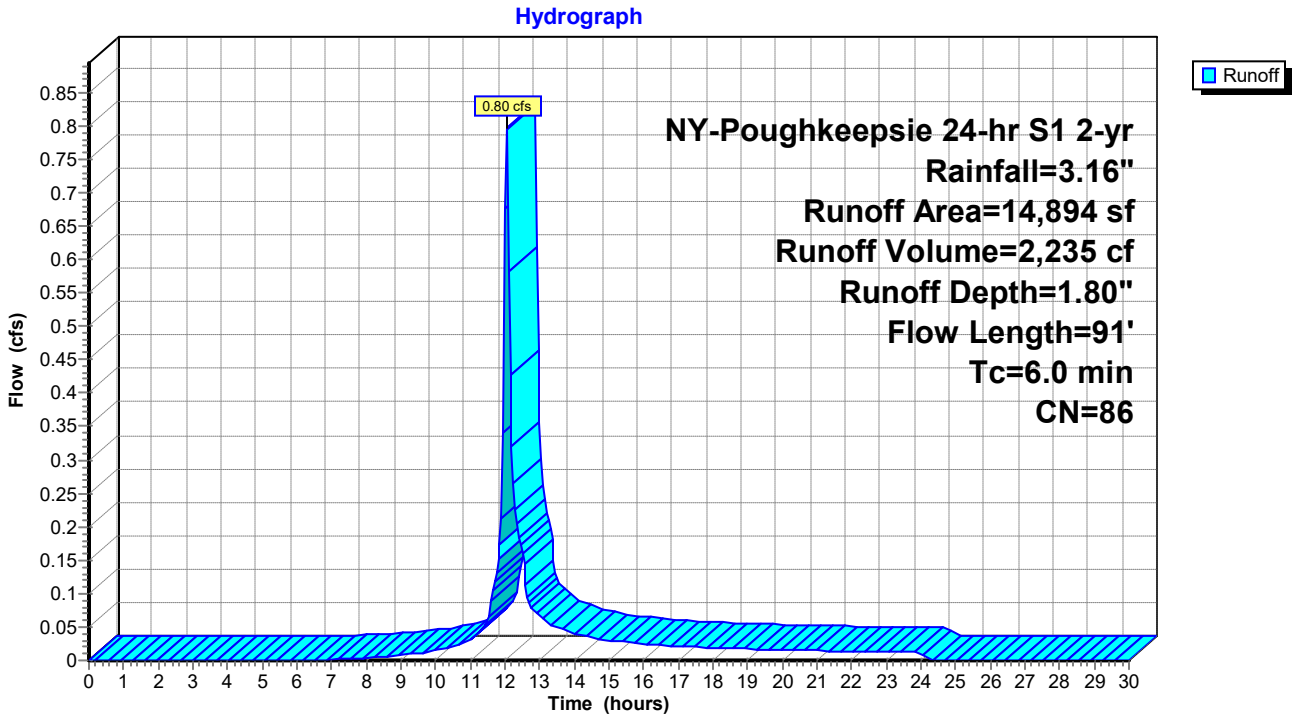
Runoff = 0.80 cfs @ 12.04 hrs, Volume= 2,235 cf, Depth= 1.80"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
9,186	79	<50% Grass cover, Poor, HSG B
5,708	98	Paved parking, HSG B
14,894	86	Weighted Average
9,186		61.68% Pervious Area
5,708		38.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



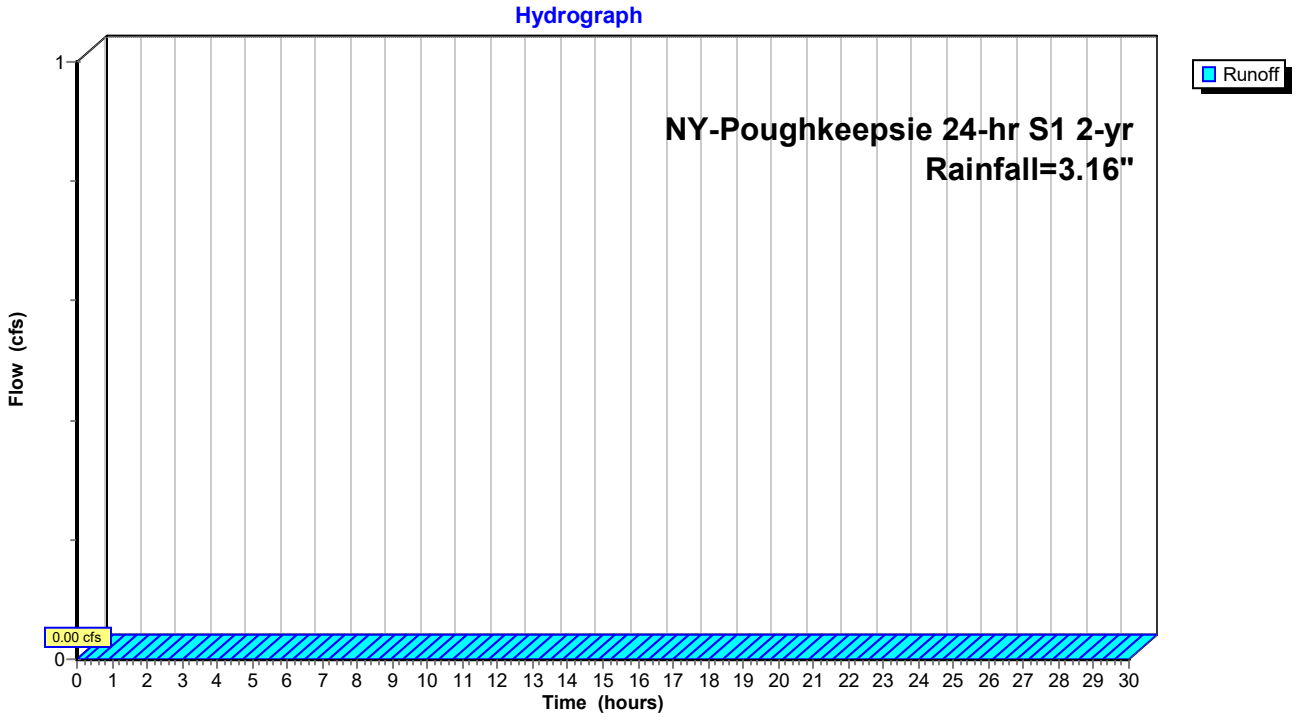
Summary for Subcatchment 3: DA-3

[40] Hint: Not Described (Area=0)

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Reach DP-3 : DP-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Subcatchment 3: DA-3



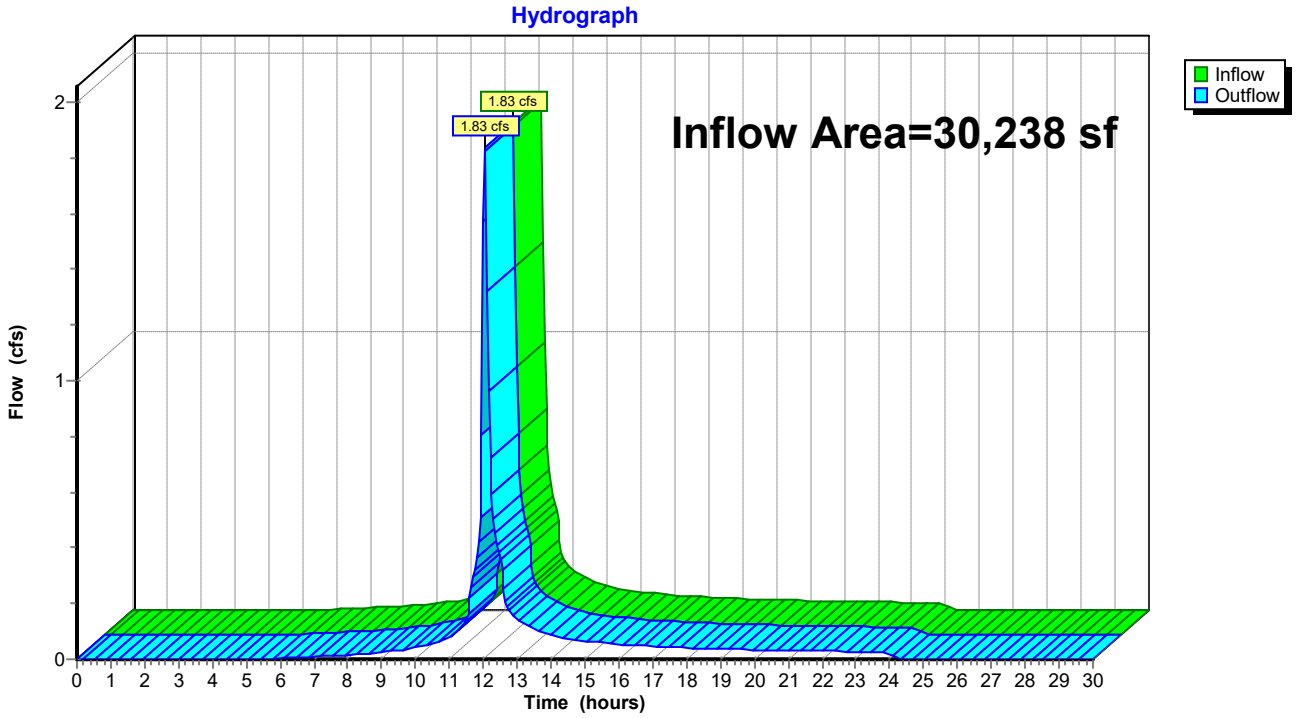
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30,238 sf, 53.94% Impervious, Inflow Depth = 2.05" for 2-yr event
Inflow = 1.83 cfs @ 12.04 hrs, Volume= 5,153 cf
Outflow = 1.83 cfs @ 12.04 hrs, Volume= 5,153 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



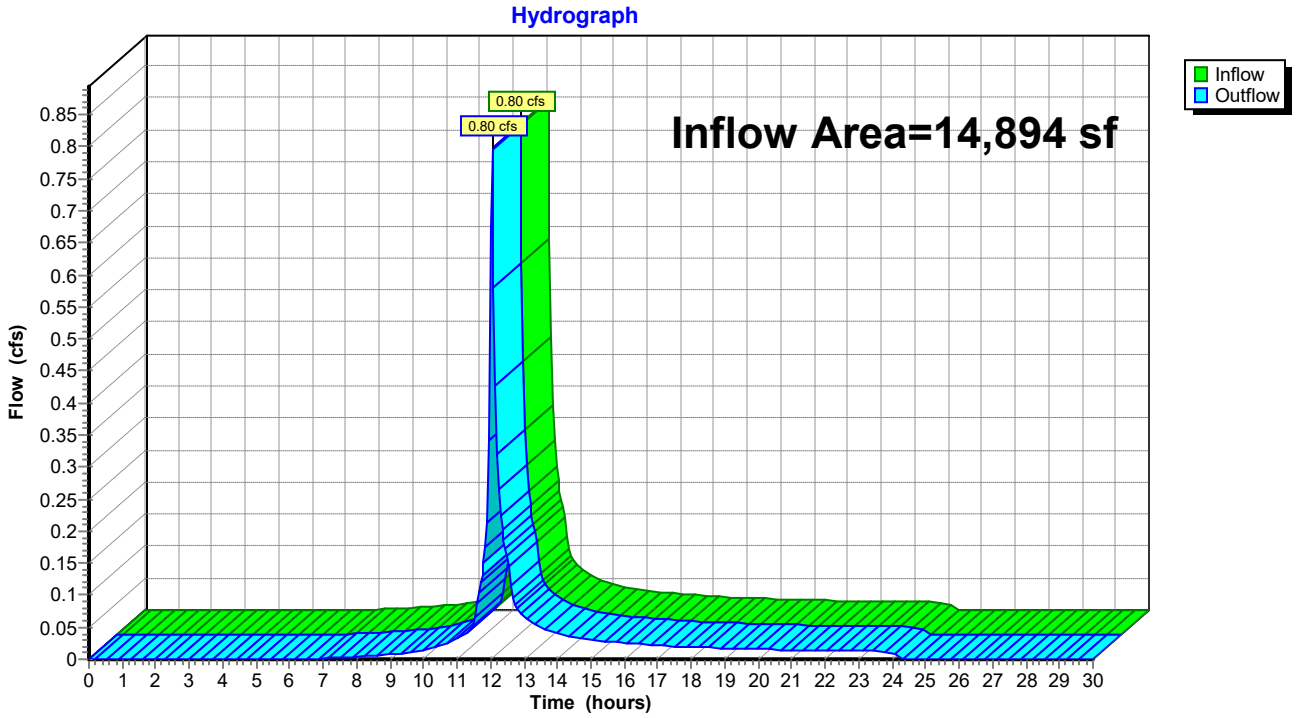
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 14,894 sf, 38.32% Impervious, Inflow Depth = 1.80" for 2-yr event
Inflow = 0.80 cfs @ 12.04 hrs, Volume= 2,235 cf
Outflow = 0.80 cfs @ 12.04 hrs, Volume= 2,235 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



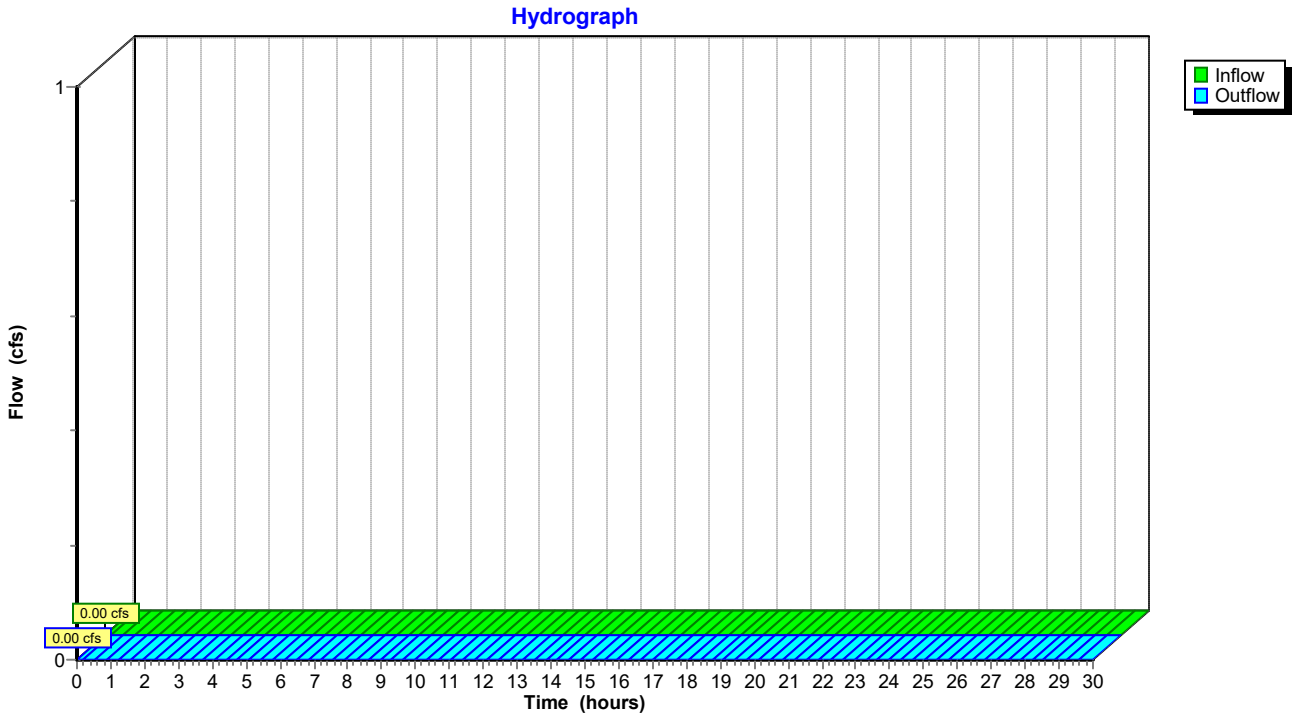
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf
Outflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=30,238 sf 53.94% Impervious Runoff Depth=3.47"
Flow Length=346' Tc=6.0 min CN=89 Runoff=2.87 cfs 8,735 cf

Subcatchment 2: DA-2 Runoff Area=14,894 sf 38.32% Impervious Runoff Depth=3.17"
Flow Length=91' Tc=6.0 min CN=86 Runoff=1.31 cfs 3,934 cf

Subcatchment 3: DA-3
Runoff=0.00 cfs 0 cf

Reach DP-1: DP-1 Inflow=2.87 cfs 8,735 cf
Outflow=2.87 cfs 8,735 cf

Reach DP-2: DP-2 Inflow=1.31 cfs 3,934 cf
Outflow=1.31 cfs 3,934 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 45,132 sf Runoff Volume = 12,668 cf Average Runoff Depth = 3.37"
51.21% Pervious = 23,113 sf 48.79% Impervious = 22,019 sf

Summary for Subcatchment 1: DA-1

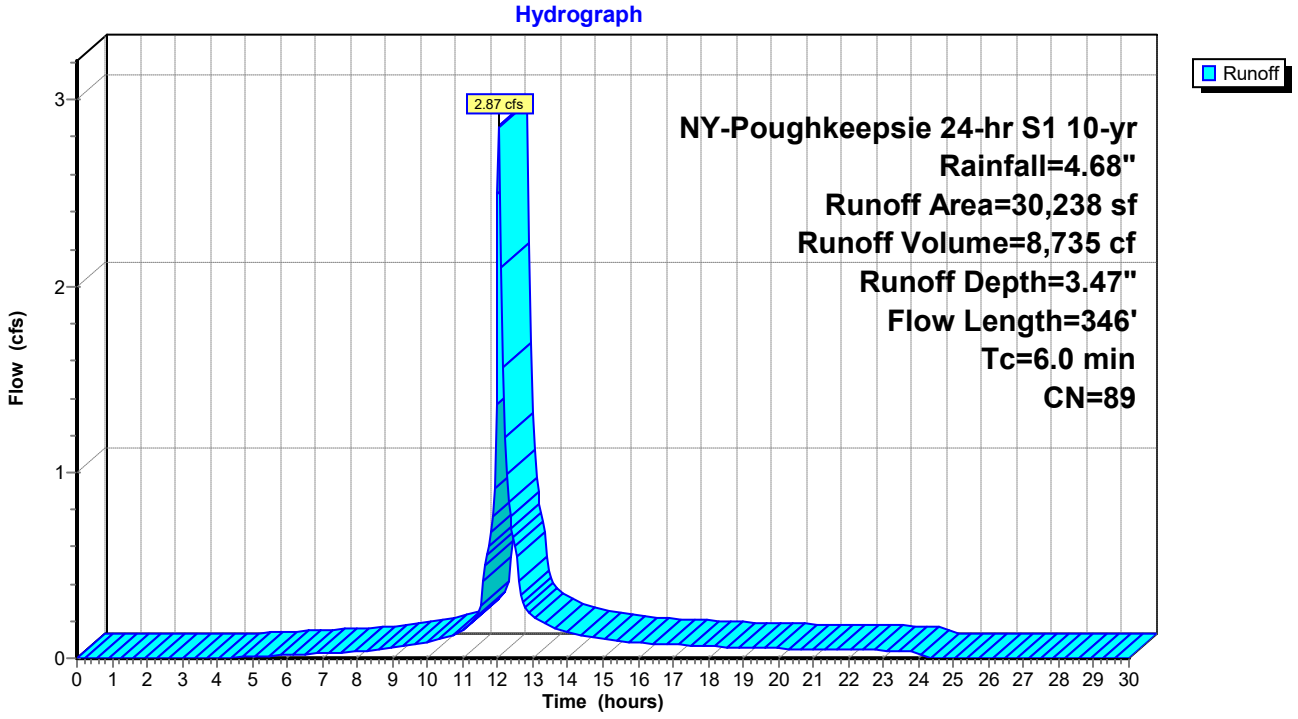
Runoff = 2.87 cfs @ 12.04 hrs, Volume= 8,735 cf, Depth= 3.47"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
13,927	79	<50% Grass cover, Poor, HSG B
16,311	98	Paved parking, HSG B
30,238	89	Weighted Average
13,927		46.06% Pervious Area
16,311		53.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

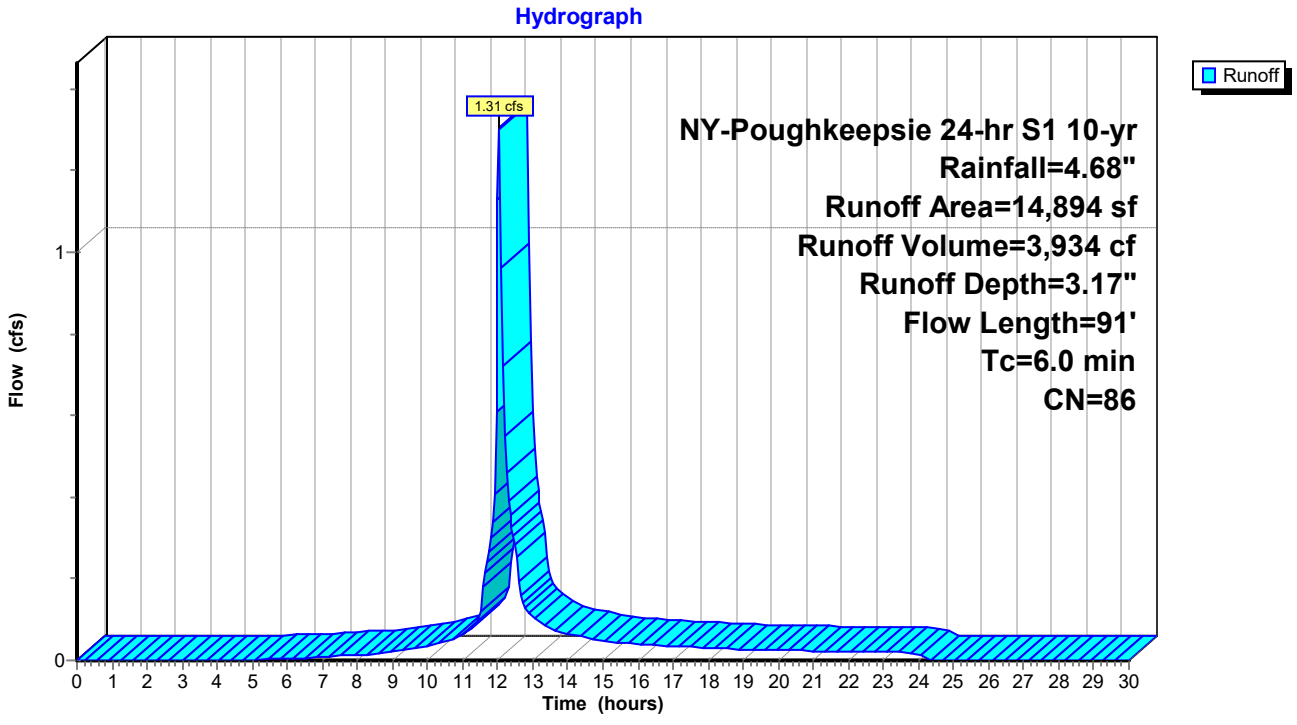
Runoff = 1.31 cfs @ 12.04 hrs, Volume= 3,934 cf, Depth= 3.17"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
9,186	79	<50% Grass cover, Poor, HSG B
5,708	98	Paved parking, HSG B
14,894	86	Weighted Average
9,186		61.68% Pervious Area
5,708		38.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



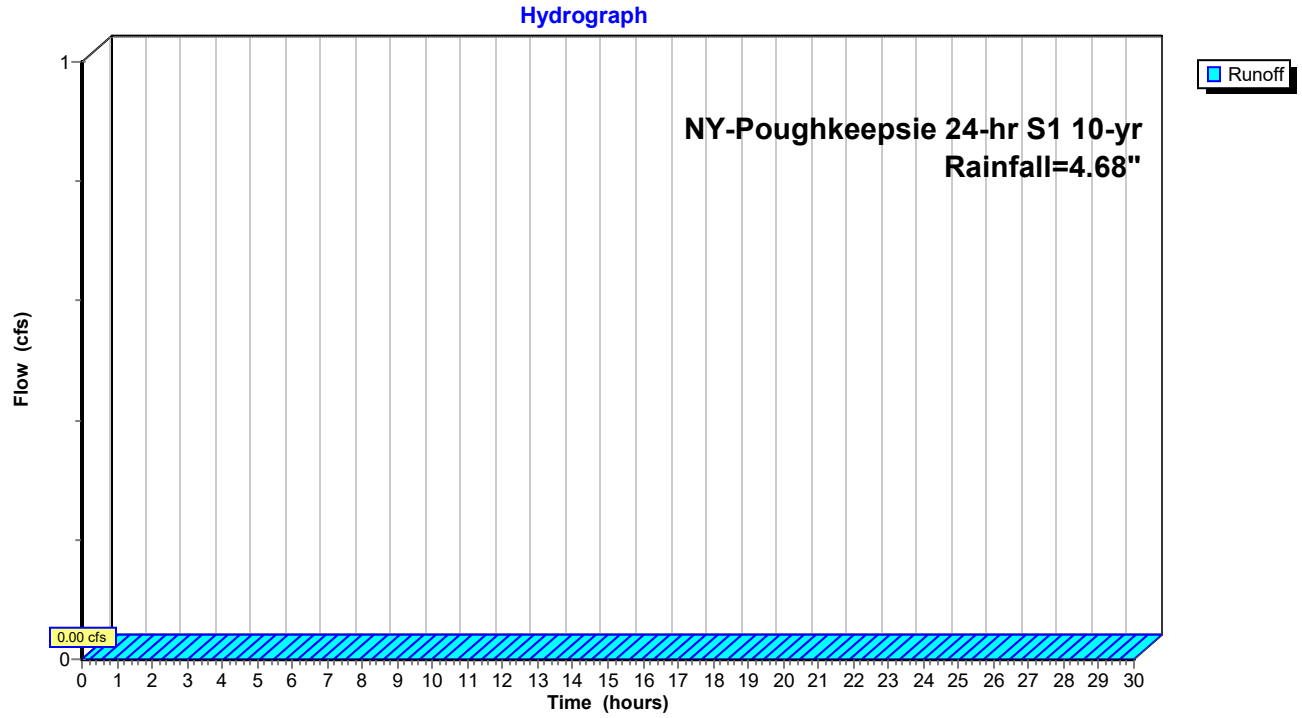
Summary for Subcatchment 3: DA-3

[40] Hint: Not Described (Area=0)

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Reach DP-3 : DP-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Subcatchment 3: DA-3



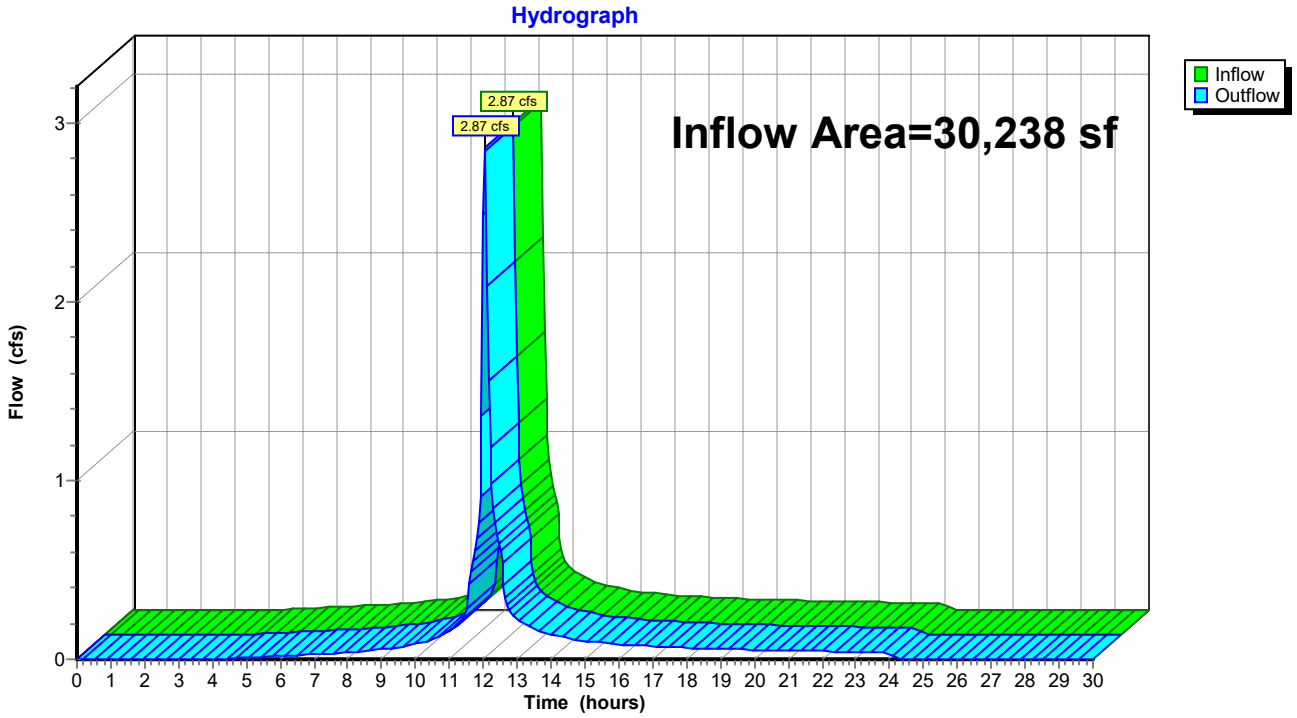
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30,238 sf, 53.94% Impervious, Inflow Depth = 3.47" for 10-yr event
Inflow = 2.87 cfs @ 12.04 hrs, Volume= 8,735 cf
Outflow = 2.87 cfs @ 12.04 hrs, Volume= 8,735 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



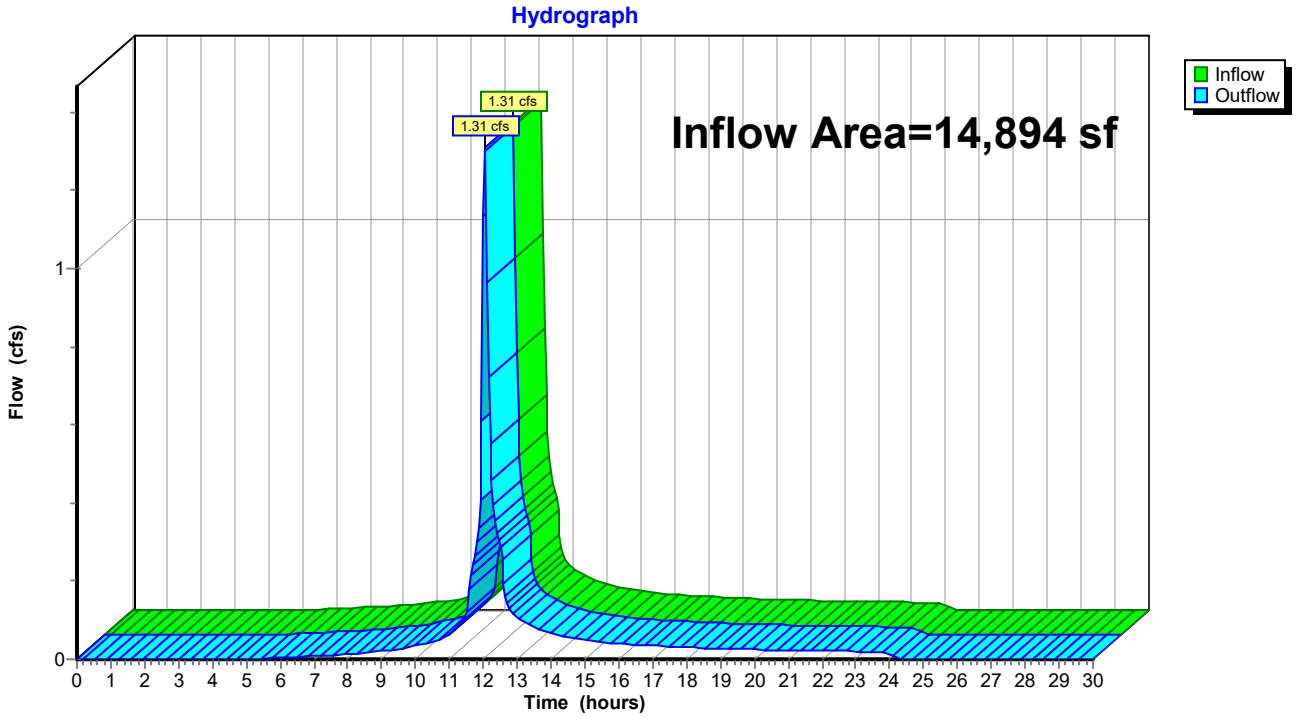
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 14,894 sf, 38.32% Impervious, Inflow Depth = 3.17" for 10-yr event
Inflow = 1.31 cfs @ 12.04 hrs, Volume= 3,934 cf
Outflow = 1.31 cfs @ 12.04 hrs, Volume= 3,934 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



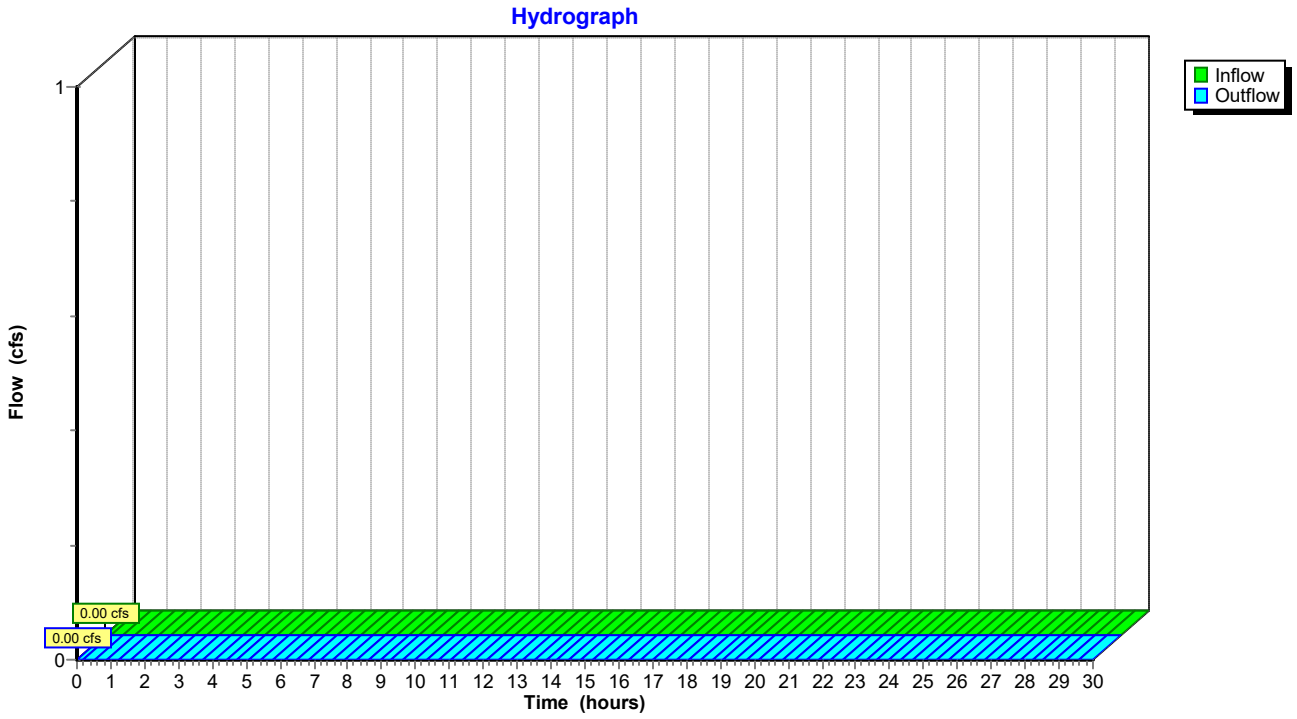
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf
Outflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=30,238 sf 53.94% Impervious Runoff Depth=6.90"
Flow Length=346' Tc=6.0 min CN=89 Runoff=5.16 cfs 17,394 cf

Subcatchment 2: DA-2 Runoff Area=14,894 sf 38.32% Impervious Runoff Depth=6.54"
Flow Length=91' Tc=6.0 min CN=86 Runoff=2.45 cfs 8,123 cf

Subcatchment 3: DA-3
Runoff=0.00 cfs 0 cf

Reach DP-1: DP-1 Inflow=5.16 cfs 17,394 cf
Outflow=5.16 cfs 17,394 cf

Reach DP-2: DP-2 Inflow=2.45 cfs 8,123 cf
Outflow=2.45 cfs 8,123 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Total Runoff Area = 45,132 sf Runoff Volume = 25,517 cf Average Runoff Depth = 6.78"
51.21% Pervious = 23,113 sf 48.79% Impervious = 22,019 sf

Summary for Subcatchment 1: DA-1

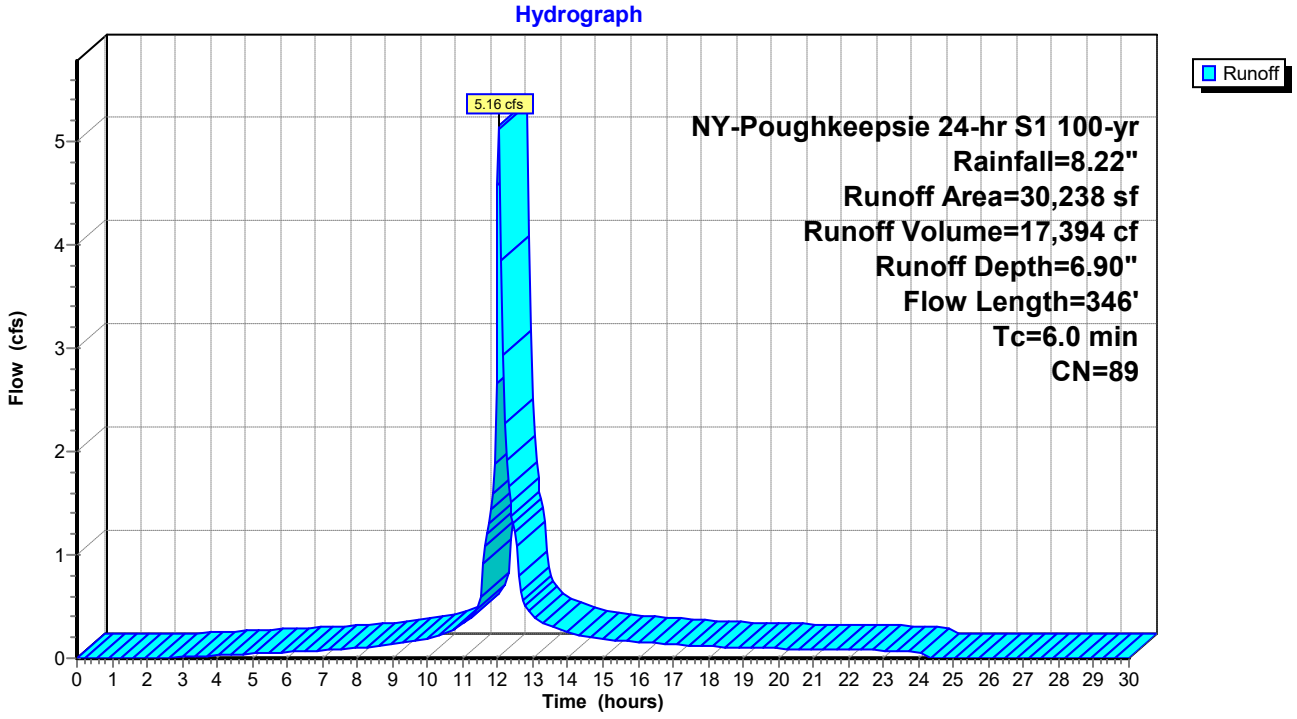
Runoff = 5.16 cfs @ 12.04 hrs, Volume= 17,394 cf, Depth= 6.90"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
13,927	79	<50% Grass cover, Poor, HSG B
16,311	98	Paved parking, HSG B
30,238	89	Weighted Average
13,927		46.06% Pervious Area
16,311		53.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

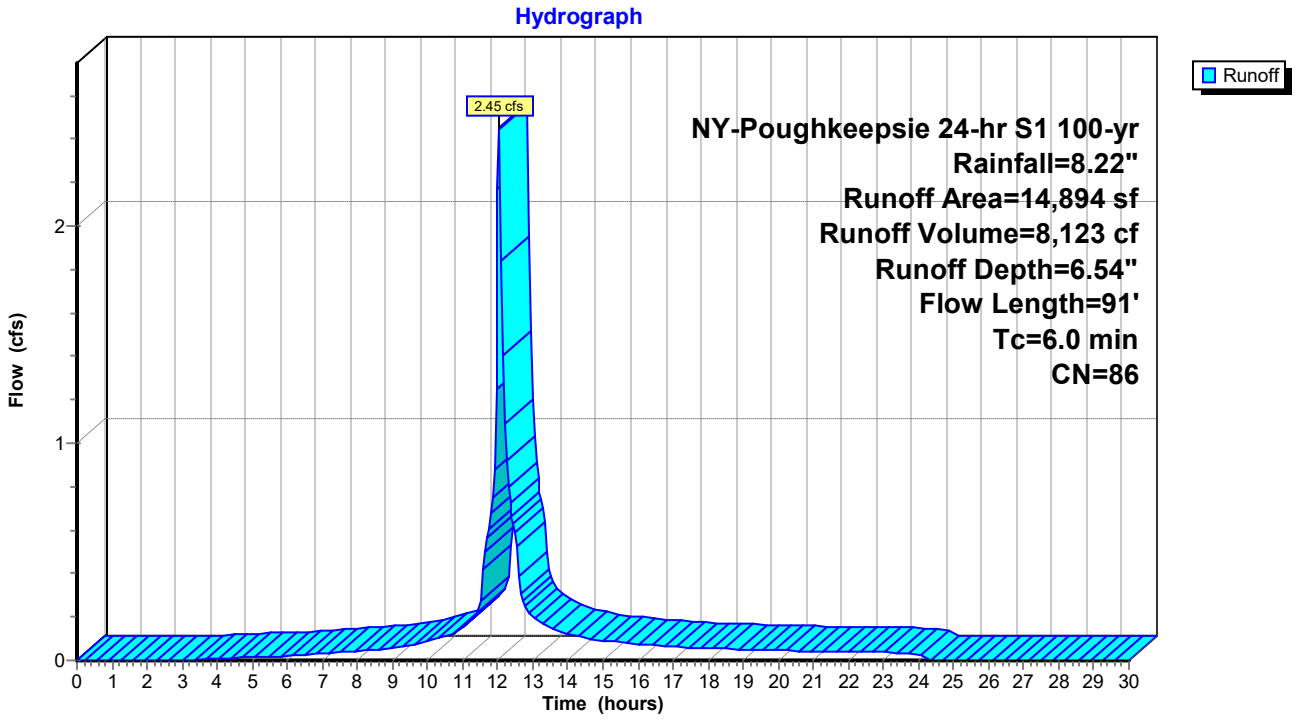
Runoff = 2.45 cfs @ 12.04 hrs, Volume= 8,123 cf, Depth= 6.54"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
9,186	79	<50% Grass cover, Poor, HSG B
5,708	98	Paved parking, HSG B
14,894	86	Weighted Average
9,186		61.68% Pervious Area
5,708		38.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



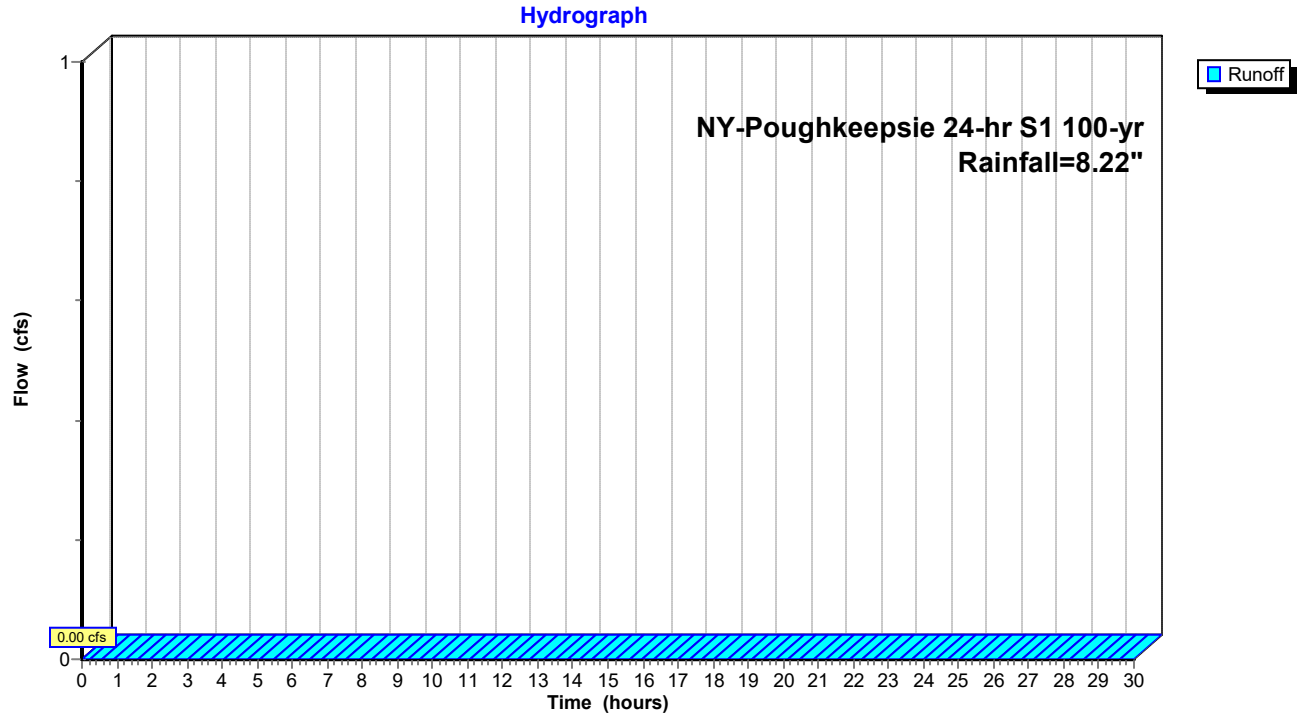
Summary for Subcatchment 3: DA-3

[40] Hint: Not Described (Area=0)

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Depth= 0.00"
Routed to Reach DP-3 : DP-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Subcatchment 3: DA-3



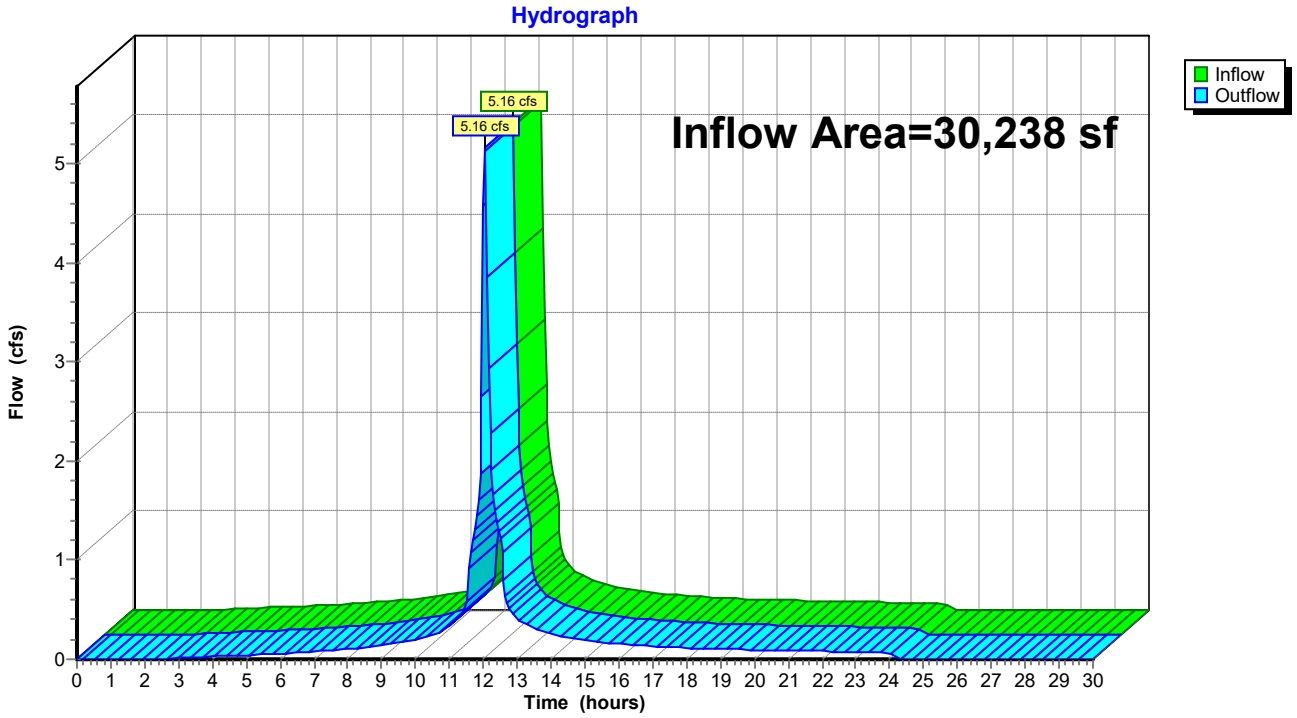
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 30,238 sf, 53.94% Impervious, Inflow Depth = 6.90" for 100-yr event
Inflow = 5.16 cfs @ 12.04 hrs, Volume= 17,394 cf
Outflow = 5.16 cfs @ 12.04 hrs, Volume= 17,394 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



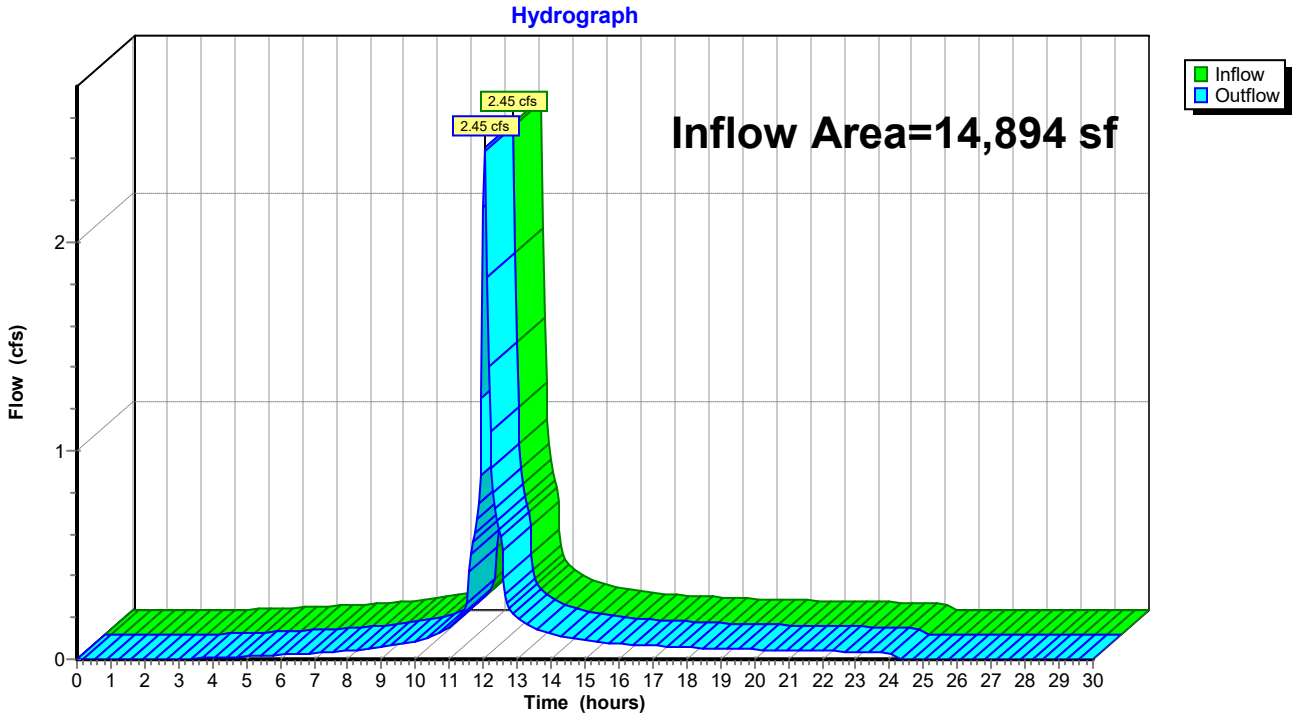
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 14,894 sf, 38.32% Impervious, Inflow Depth = 6.54" for 100-yr event
Inflow = 2.45 cfs @ 12.04 hrs, Volume= 8,123 cf
Outflow = 2.45 cfs @ 12.04 hrs, Volume= 8,123 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



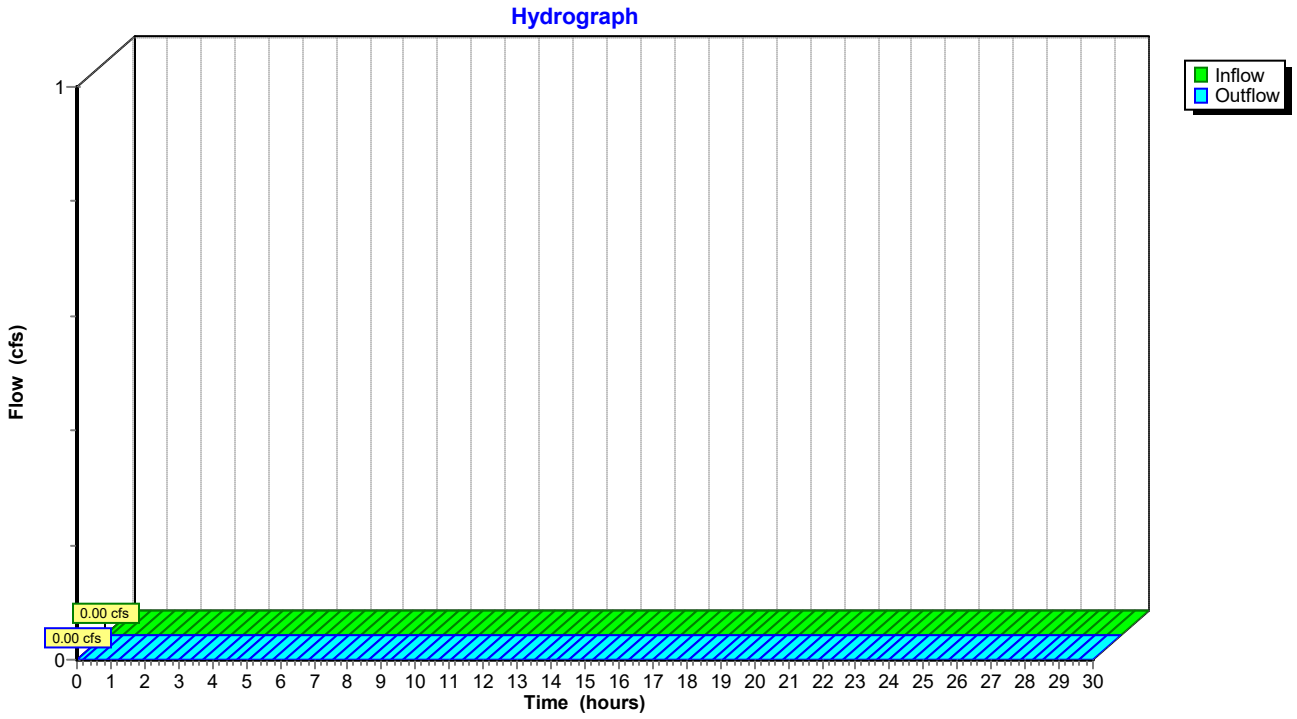
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf
Outflow	=	0.00 cfs @	0.00 hrs, Volume=	0 cf, Atten= 0%, Lag= 0.0 min

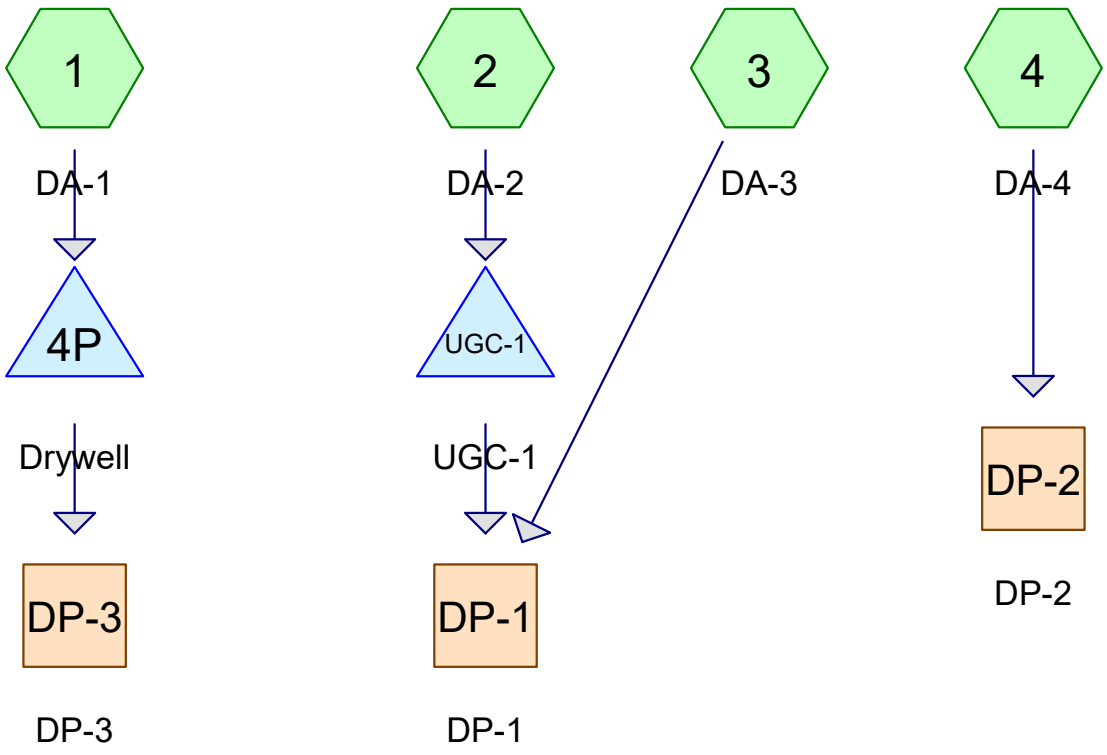
Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



APPENDIX F

Post-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for 141 N Water_POST
Prepared by The LRC Group
HydroCAD® 10.20-6a s/n 02009 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Poughkeepsie 24-hr S1	1-yr	Default	24.00	1	2.61	2
2	2-yr	NY-Poughkeepsie 24-hr S1	2-yr	Default	24.00	1	3.16	2
3	10-yr	NY-Poughkeepsie 24-hr S1	10-yr	Default	24.00	1	4.68	2
4	100-yr	NY-Poughkeepsie 24-hr S1	100-yr	Default	24.00	1	8.22	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
9,618	69	50-75% Grass cover, Fair, HSG B (3)
4,930	61	>75% Grass cover, Good, HSG B (1, 2, 4)
12,884	98	Paved parking, HSG B (1, 2)
917	80	Pervious Pavers (3)
16,877	98	Roofs, HSG B (1)
45,226	**87**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
44,309	HSG B	1, 2, 3, 4
0	HSG C	
0	HSG D	
917	Other	3
45,226		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	9,618	0	0	0	9,618	50-75% Grass cover, Fair	
0	4,930	0	0	0	4,930	>75% Grass cover, Good	
0	12,884	0	0	0	12,884	Paved parking	
0	0	0	0	917	917	Pervious Pavers	
0	16,877	0	0	0	16,877	Roofs	
0	**44,309**	**0**	**0**	**917**	**45,226**	**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	4P	55.19	54.50	60.0	0.0115	0.010	0.0	6.0	0.0	
2	UGC-1	41.00	40.90	10.0	0.0100	0.010	0.0	12.0	0.0	

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=24,139 sf 93.86% Impervious Runoff Depth=2.17"
Flow Length=346' Tc=6.0 min CN=96 Runoff=1.46 cfs 4,363 cf

Subcatchment 2: DA-2 Runoff Area=8,824 sf 80.51% Impervious Runoff Depth=1.71"
Flow Length=91' Tc=6.0 min CN=91 Runoff=0.44 cfs 1,258 cf

Subcatchment 3: DA-3 Runoff Area=10,535 sf 0.00% Impervious Runoff Depth=0.51"
Tc=6.0 min CN=70 Runoff=0.12 cfs 447 cf

Subcatchment 4: DA-4 Runoff Area=1,728 sf 0.00% Impervious Runoff Depth=0.23"
Tc=6.0 min CN=61 Runoff=0.00 cfs 33 cf

Reach DP-1: DP-1 Inflow=0.12 cfs 447 cf
Outflow=0.12 cfs 447 cf

Reach DP-2: DP-2 Inflow=0.00 cfs 33 cf
Outflow=0.00 cfs 33 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Pond 4P: Drywell Peak Elev=54.11' Storage=2,042 cf Inflow=1.46 cfs 4,363 cf
Discarded=0.05 cfs 4,351 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 4,351 cf

Pond UGC-1: UGC-1 Peak Elev=40.42' Storage=256 cf Inflow=0.44 cfs 1,258 cf
Discarded=0.11 cfs 1,258 cf Primary=0.00 cfs 0 cf Outflow=0.11 cfs 1,258 cf

Total Runoff Area = 45,226 sf Runoff Volume = 6,101 cf Average Runoff Depth = 1.62"
34.19% Pervious = 15,465 sf 65.81% Impervious = 29,761 sf

Summary for Subcatchment 1: DA-1

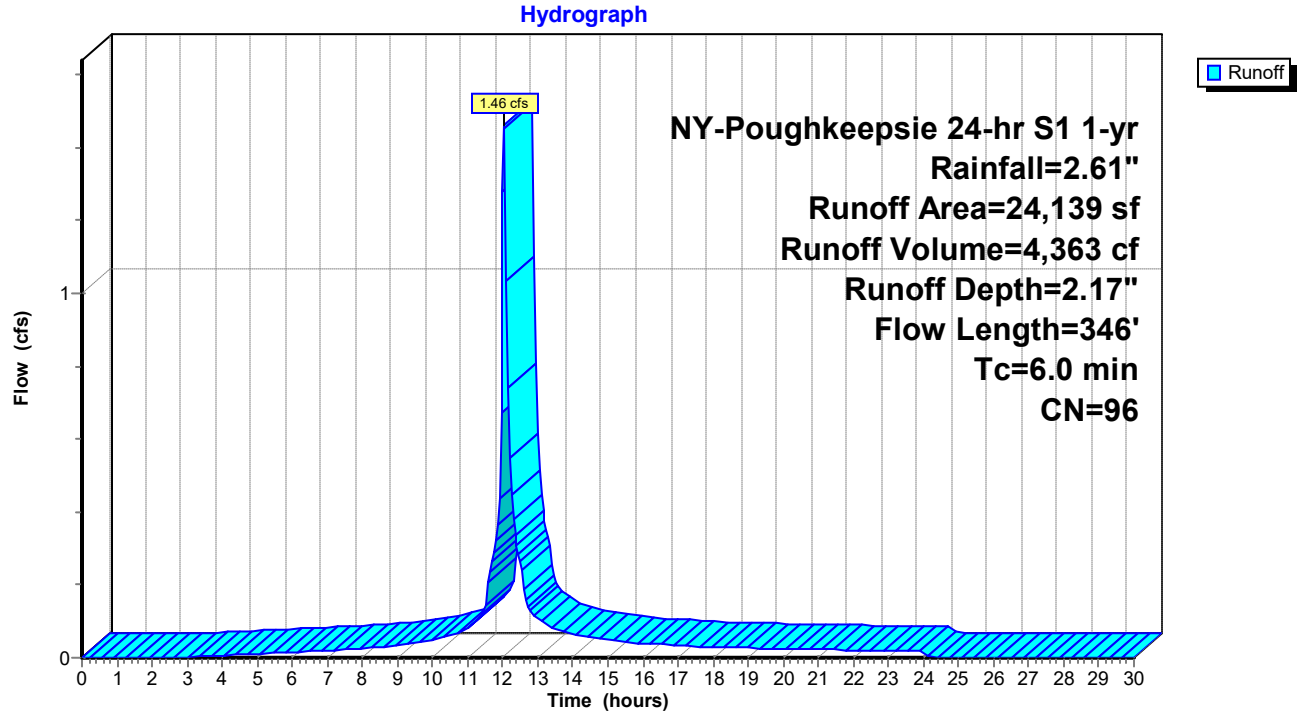
Runoff = 1.46 cfs @ 12.04 hrs, Volume= 4,363 cf, Depth= 2.17"
Routed to Pond 4P : Drywell

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,482	61	>75% Grass cover, Good, HSG B
16,877	98	Roofs, HSG B
5,780	98	Paved parking, HSG B
24,139	96	Weighted Average
1,482		6.14% Pervious Area
22,657		93.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

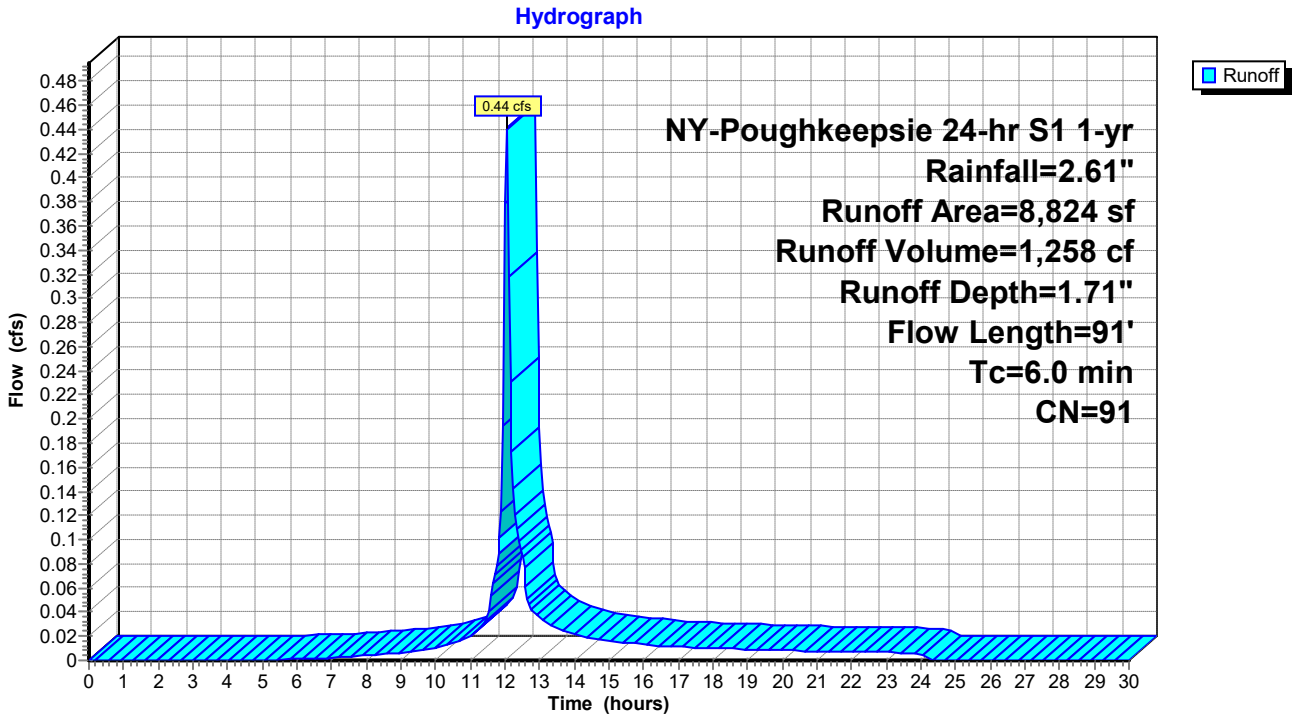
Runoff = 0.44 cfs @ 12.04 hrs, Volume= 1,258 cf, Depth= 1.71"
Routed to Pond UGC-1 : UGC-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,720	61	>75% Grass cover, Good, HSG B
7,104	98	Paved parking, HSG B
8,824	91	Weighted Average
1,720		19.49% Pervious Area
7,104		80.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



Summary for Subcatchment 3: DA-3

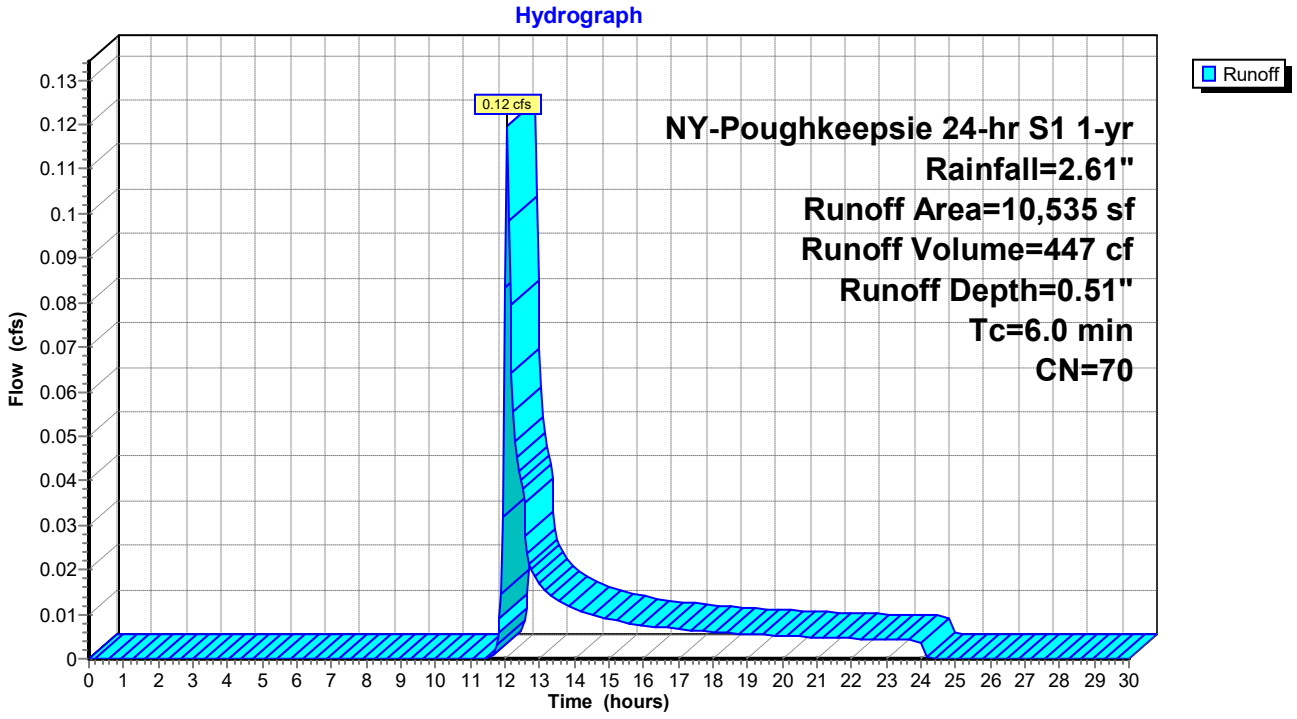
Runoff = 0.12 cfs @ 12.06 hrs, Volume= 447 cf, Depth= 0.51"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
	9,618	69	50-75% Grass cover, Fair, HSG B
*	917	80	Pervious Pavers
	10,535	70	Weighted Average
	10,535		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 3: DA-3



Summary for Subcatchment 4: DA-4

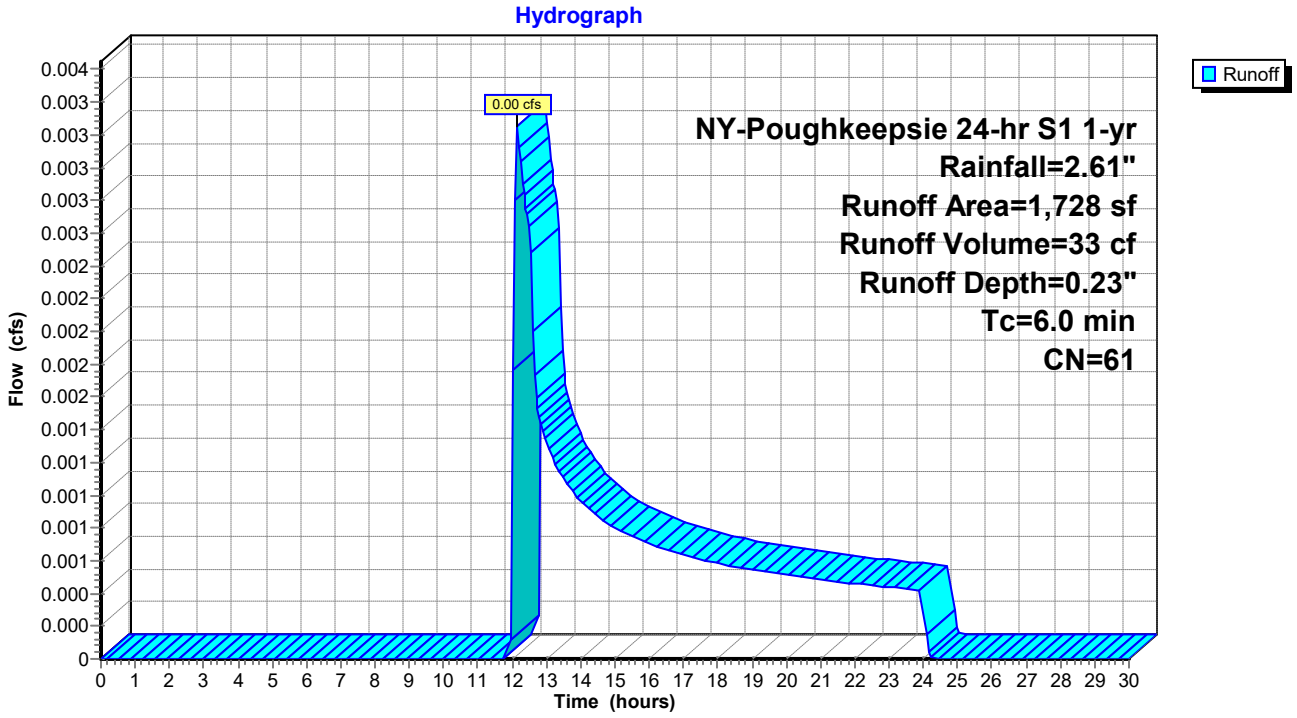
Runoff = 0.00 cfs @ 12.16 hrs, Volume= 33 cf, Depth= 0.23"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,728	61	>75% Grass cover, Good, HSG B
1,728		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 4: DA-4



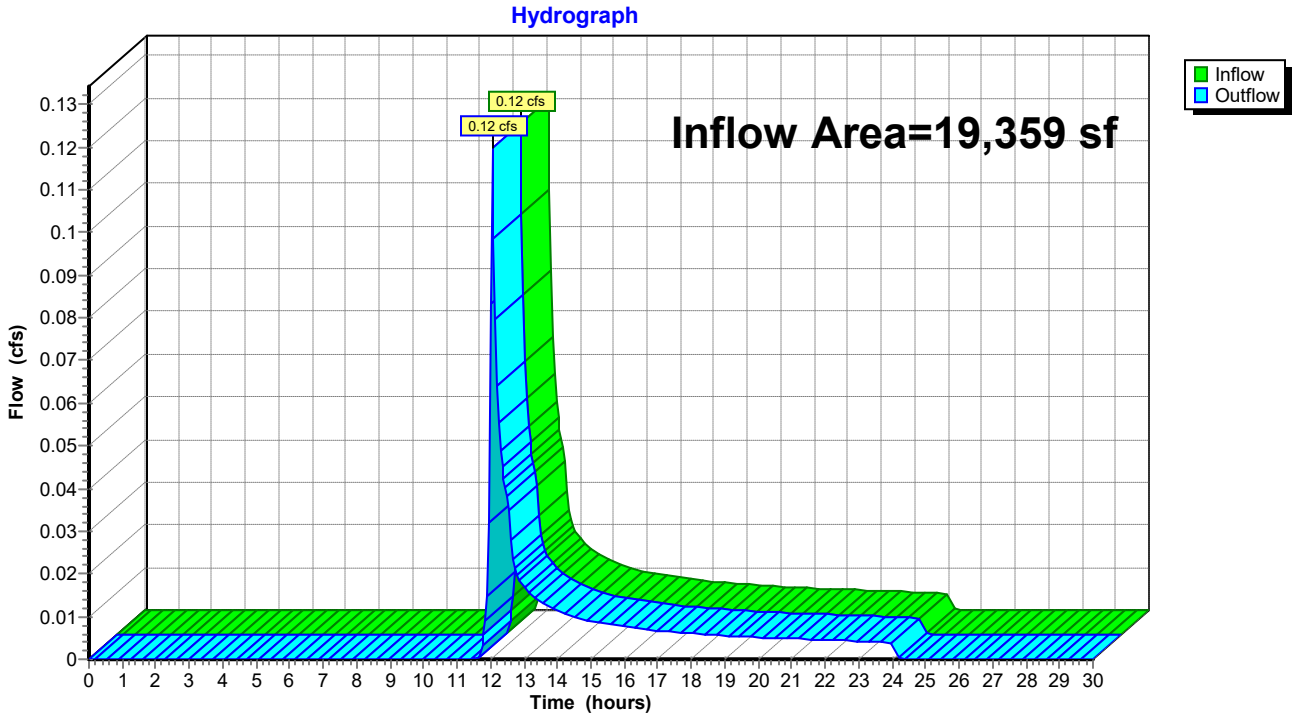
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 19,359 sf, 36.70% Impervious, Inflow Depth = 0.28" for 1-yr event
Inflow = 0.12 cfs @ 12.06 hrs, Volume= 447 cf
Outflow = 0.12 cfs @ 12.06 hrs, Volume= 447 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



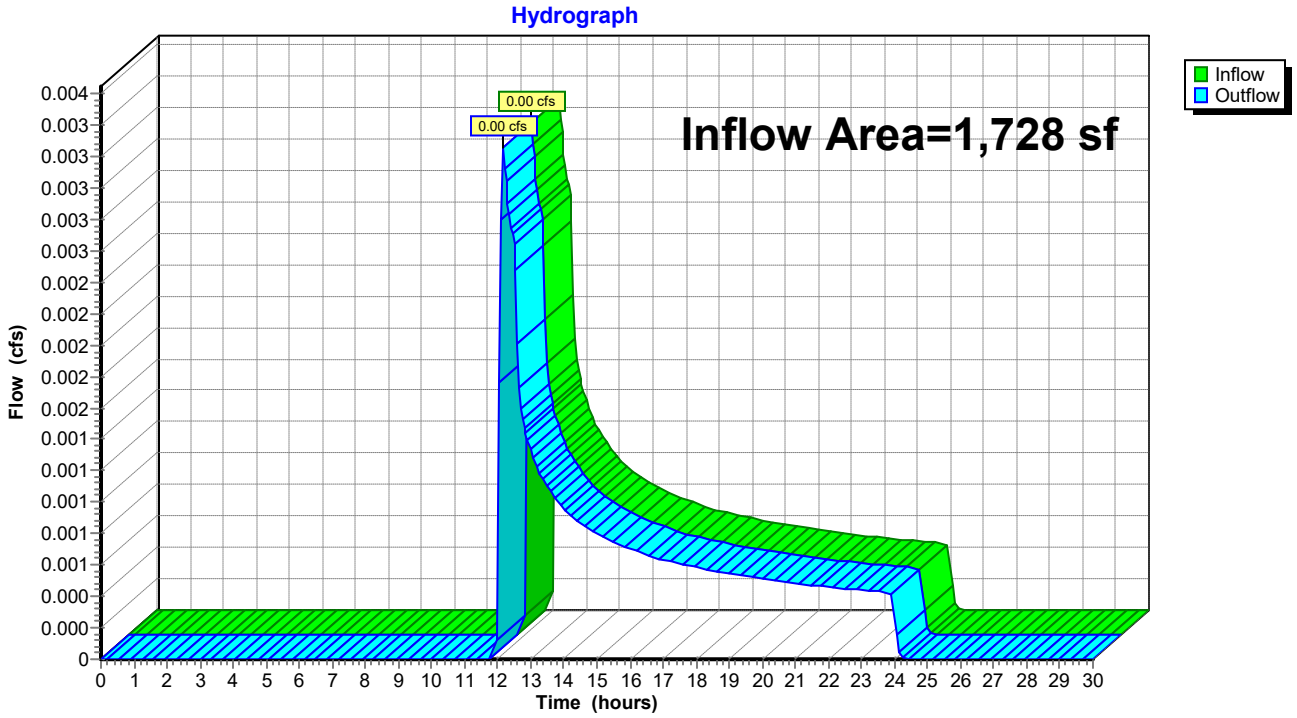
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,728 sf, 0.00% Impervious, Inflow Depth = 0.23" for 1-yr event
Inflow = 0.00 cfs @ 12.16 hrs, Volume= 33 cf
Outflow = 0.00 cfs @ 12.16 hrs, Volume= 33 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



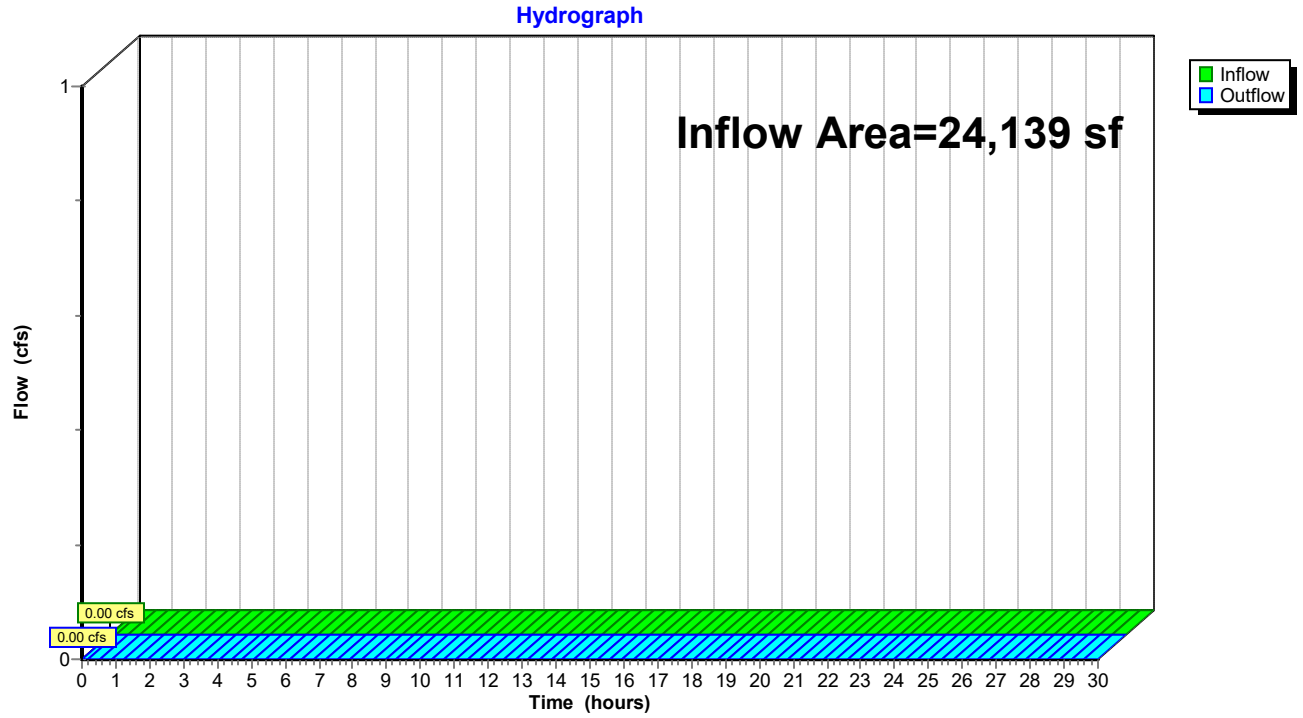
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Summary for Pond 4P: Drywell

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 2.17" for 1-yr event
Inflow = 1.46 cfs @ 12.04 hrs, Volume= 4,363 cf
Outflow = 0.05 cfs @ 10.55 hrs, Volume= 4,351 cf, Atten= 96%, Lag= 0.0 min
Discarded = 0.05 cfs @ 10.55 hrs, Volume= 4,351 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach DP-3 : DP-3

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 54.11' @ 14.50 hrs Surf.Area= 2,370 sf Storage= 2,042 cf

Plug-Flow detention time= 337.2 min calculated for 4,351 cf (100% of inflow)
Center-of-Mass det. time= 335.5 min (1,121.6 - 786.2)

Volume	Invert	Avail.Storage	Storage Description
#1	52.50'	4,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 13,414 cf Overall - 2,439 cf Embedded = 10,975 cf x 40.0% Voids
#2	53.41'	2,439 cf	**ADS_StormTech SC-800 +Cap** x 47 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 47 Chambers in 9 Rows Cap Storage= 3.4 cf x 2 x 9 rows = 61.6 cf
		6,829 cf	Total Available Storage

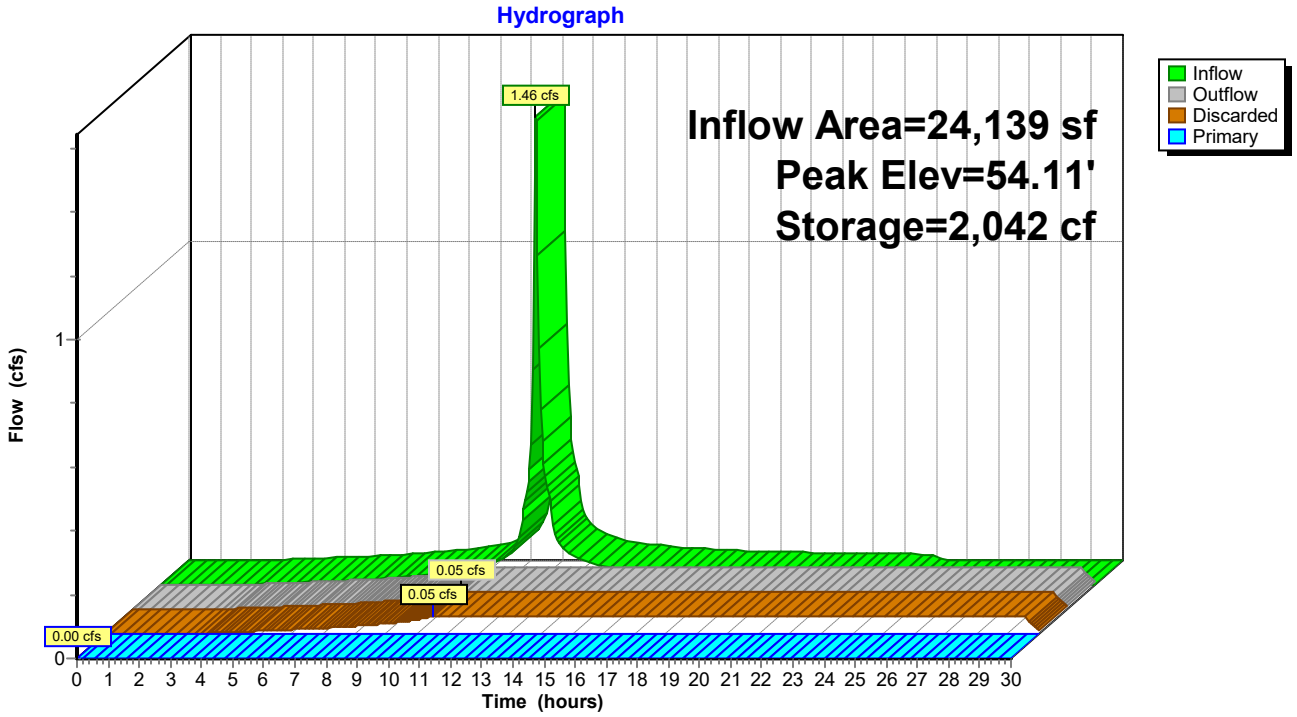
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

Device	Routing	Invert	Outlet Devices
#1	Primary	55.19'	**6.0" Round Culvert** L= 60.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 55.19' / 54.50' S= 0.0115 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Discarded	52.50'	**1.000 in/hr Exfiltration over Surface area**

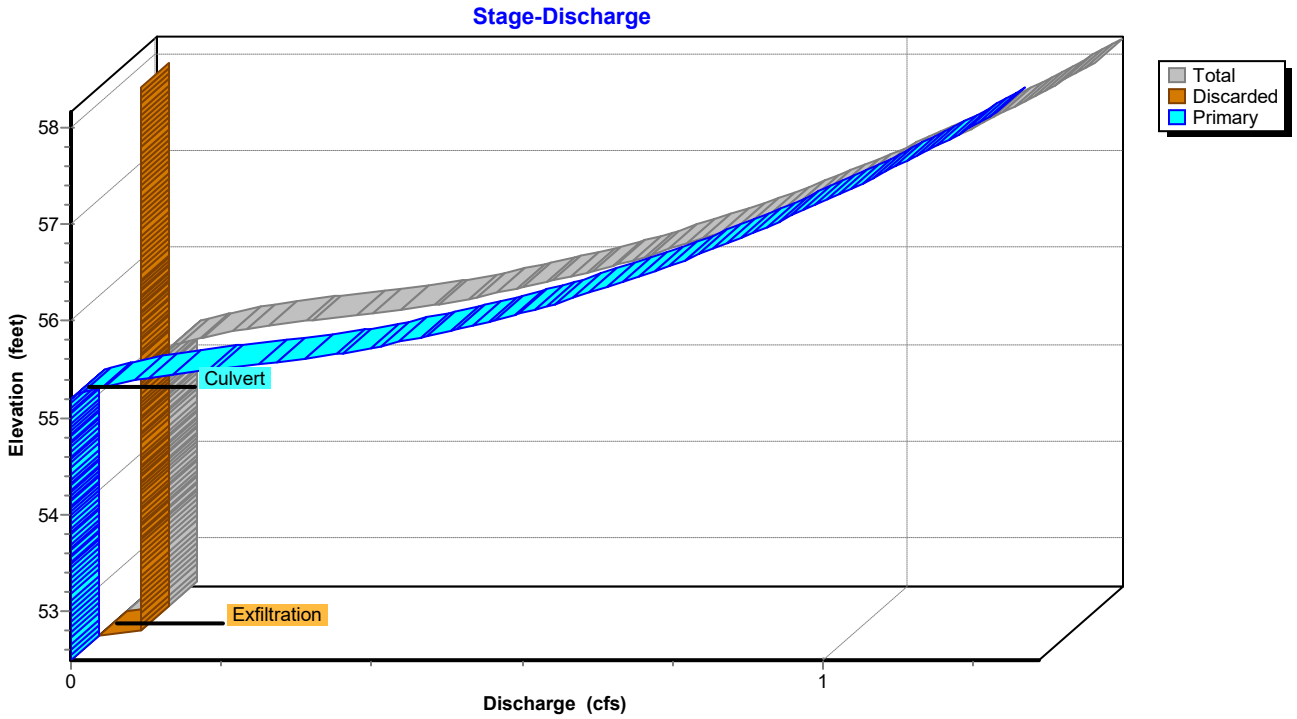
Discarded OutFlow Max=0.05 cfs @ 10.55 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=52.50' (Free Discharge)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond 4P: Drywell



Pond 4P: Drywell



Stage-Area-Storage for Pond 4P: Drywell

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.50	**2,370**	0
52.60	2,370	95
52.70	2,370	190
52.80	2,370	284
52.90	2,370	379
53.00	2,370	474
53.10	2,370	569
53.20	2,370	664
53.30	2,370	758
53.40	2,370	853
53.50	2,370	1,017
53.60	2,370	1,188
53.70	2,370	1,358
53.80	2,370	1,528
53.90	2,370	1,696
54.00	2,370	1,863
54.10	2,370	2,029
54.20	2,370	2,194
54.30	2,370	2,357
54.40	2,370	2,519
54.50	2,370	2,680
54.60	2,370	2,839
54.70	2,370	2,996
54.80	2,370	3,151
54.90	2,370	3,304
55.00	2,370	3,455
55.10	2,370	3,604
55.20	2,370	3,750
55.30	2,370	3,894
55.40	2,370	4,034
55.50	2,370	4,171
55.60	2,370	4,304
55.70	2,370	4,432
55.80	2,370	4,554
55.90	2,370	4,669
56.00	2,370	4,775
56.10	2,370	4,875
56.20	2,370	4,971
56.30	2,370	5,066
56.40	2,370	5,161
56.50	2,370	5,256
56.60	2,370	5,350
56.70	2,370	5,445
56.80	2,370	5,540
56.90	2,370	5,635
57.00	2,370	5,730
57.10	2,370	5,824
57.20	2,370	5,919
57.30	2,370	6,014
57.40	2,370	6,109
57.50	2,370	6,204
57.60	2,370	6,298
57.70	2,370	6,393
57.80	2,370	6,488
57.90	2,370	6,583
58.00	2,370	6,678
58.10	2,370	**6,772**

Summary for Pond UGC-1: UGC-1

Inflow Area = 8,824 sf, 80.51% Impervious, Inflow Depth = 1.71" for 1-yr event
Inflow = 0.44 cfs @ 12.04 hrs, Volume= 1,258 cf
Outflow = 0.11 cfs @ 11.95 hrs, Volume= 1,258 cf, Atten= 76%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.95 hrs, Volume= 1,258 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach DP-1 : DP-1

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 40.42' @ 12.37 hrs Surf.Area= 608 sf Storage= 256 cf

Plug-Flow detention time= 17.1 min calculated for 1,256 cf (100% of inflow)
Center-of-Mass det. time= 17.1 min (839.9 - 822.8)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,472 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

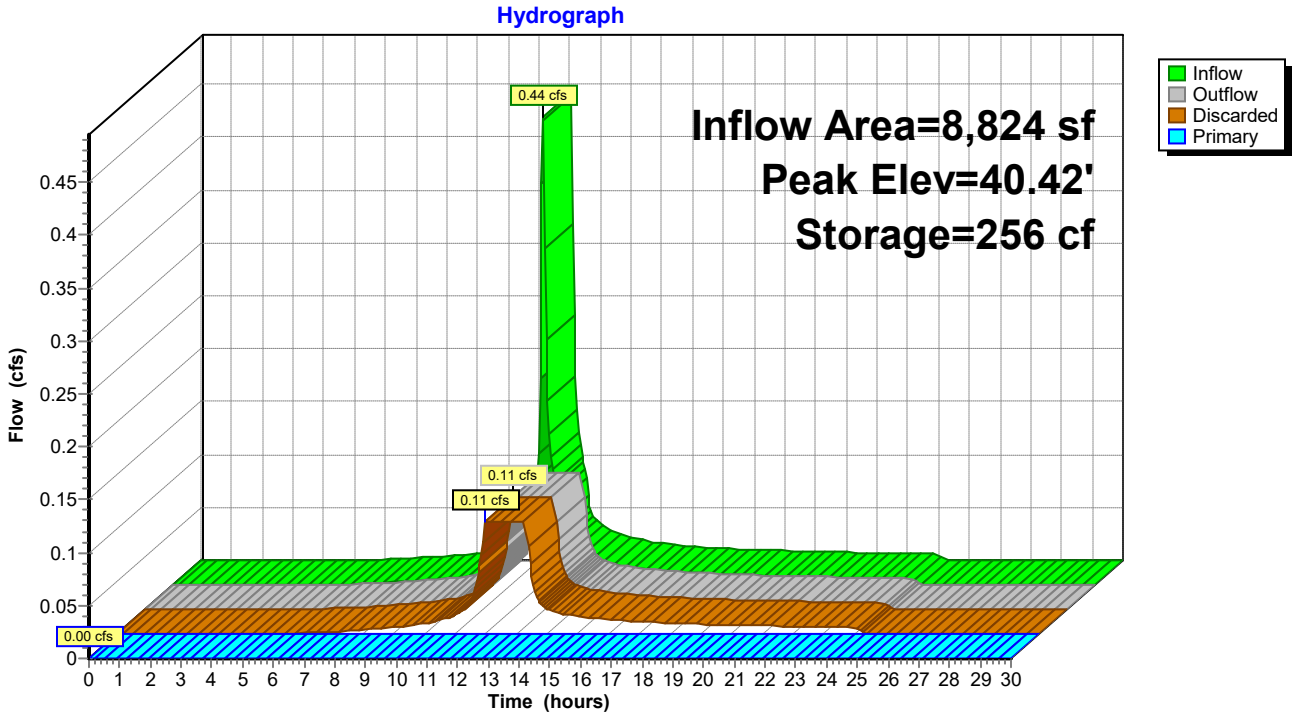
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.90' S= 0.0100 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf

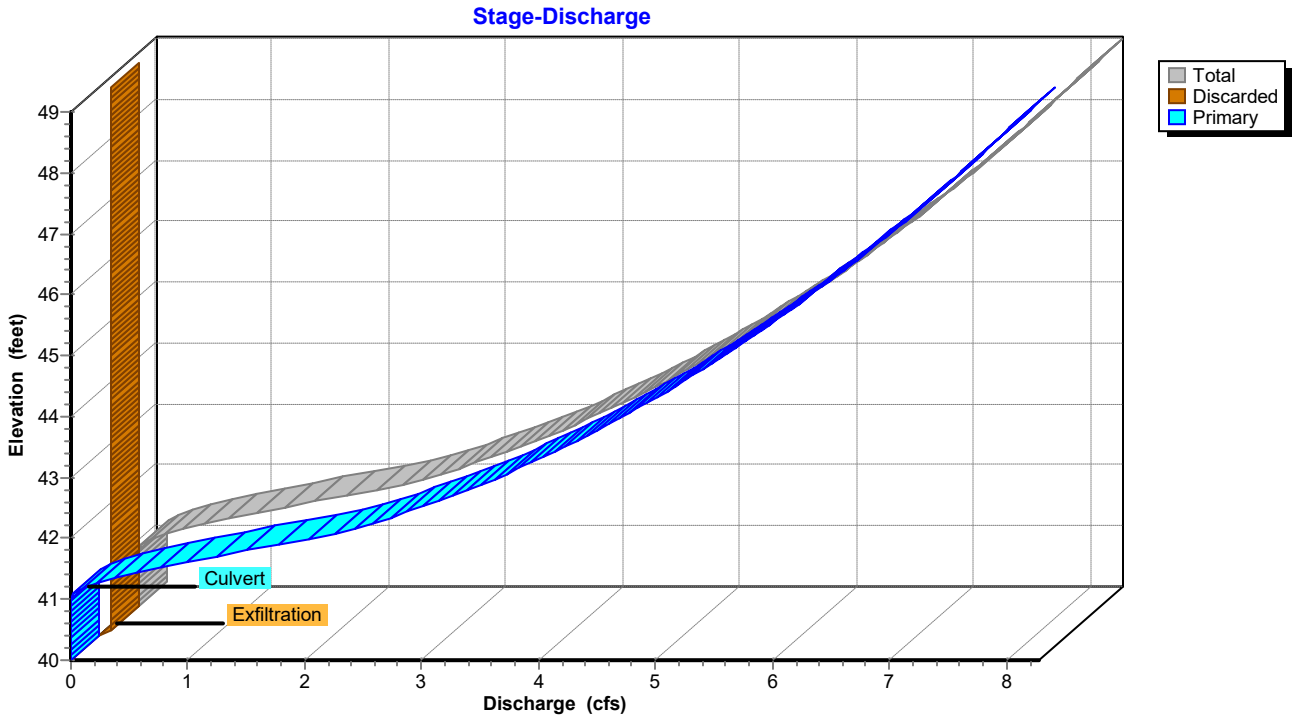
Discarded OutFlow Max=0.11 cfs @ 11.95 hrs HW=40.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond UGC-1: UGC-1



Pond UGC-1: UGC-1



Stage-Area-Storage for Pond UGC-1: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
40.00	**608**	0
40.10	608	61
40.20	608	122
40.30	608	182
40.40	608	243
40.50	608	304
40.60	608	365
40.70	608	426
40.80	608	486
40.90	608	547
41.00	608	608
41.10	608	669
41.20	608	730
41.30	608	790
41.40	608	851
41.50	608	912
41.60	608	973
41.70	608	1,034
41.80	608	1,094
41.90	608	1,155
42.00	608	1,216
42.10	608	1,277
42.20	608	1,338
42.30	608	1,398
42.40	608	1,459
42.50	608	1,520
42.60	608	1,581
42.70	608	1,642
42.80	608	1,702
42.90	608	1,763
43.00	608	1,824
43.10	608	1,885
43.20	608	1,946
43.30	608	2,006
43.40	608	2,067
43.50	608	2,128
43.60	608	2,189
43.70	608	2,250
43.80	608	2,310
43.90	608	2,371
44.00	608	2,432
44.10	608	2,493
44.20	608	2,554
44.30	608	2,614
44.40	608	2,675
44.50	608	2,736
44.60	608	2,797
44.70	608	2,858
44.80	608	2,918
44.90	608	2,979
45.00	608	3,040
45.10	608	3,101
45.20	608	3,162
45.30	608	3,222
45.40	608	3,283
45.50	608	3,344
45.60	608	3,405
45.70	608	3,466
45.80	608	3,526
45.90	608	3,587
46.00	608	3,648
46.10	608	3,709
46.20	608	3,770
46.30	608	3,830
46.40	608	3,891
46.50	608	3,952
46.60	608	4,013
46.70	608	4,074
46.80	608	4,134
46.90	608	4,195
47.00	608	4,256
47.10	608	4,317
47.20	608	4,378
47.30	608	4,438
47.40	608	4,499
47.50	608	4,560
47.60	608	4,621
47.70	608	4,682
47.80	608	4,742
47.90	608	4,803
48.00	608	4,864
48.10	608	4,925
48.20	608	4,986
48.30	608	5,046
48.40	608	5,107
48.50	608	5,168
48.60	608	5,229
48.70	608	5,290
48.80	608	5,350
48.90	608	5,411
49.00	608	**5,472**

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=24,139 sf 93.86% Impervious Runoff Depth=2.71"
Flow Length=346' Tc=6.0 min CN=96 Runoff=1.83 cfs 5,451 cf

Subcatchment 2: DA-2 Runoff Area=8,824 sf 80.51% Impervious Runoff Depth=2.22"
Flow Length=91' Tc=6.0 min CN=91 Runoff=0.58 cfs 1,633 cf

Subcatchment 3: DA-3 Runoff Area=10,535 sf 0.00% Impervious Runoff Depth=0.80"
Tc=6.0 min CN=70 Runoff=0.22 cfs 707 cf

Subcatchment 4: DA-4 Runoff Area=1,728 sf 0.00% Impervious Runoff Depth=0.43"
Tc=6.0 min CN=61 Runoff=0.01 cfs 62 cf

Reach DP-1: DP-1 Inflow=0.22 cfs 707 cf
Outflow=0.22 cfs 707 cf

Reach DP-2: DP-2 Inflow=0.01 cfs 62 cf
Outflow=0.01 cfs 62 cf

Reach DP-3: DP-3 Inflow=0.00 cfs 0 cf
Outflow=0.00 cfs 0 cf

Pond 4P: Drywell Peak Elev=54.55' Storage=2,764 cf Inflow=1.83 cfs 5,451 cf
Discarded=0.05 cfs 4,563 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 4,563 cf

Pond UGC-1: UGC-1 Peak Elev=40.65' Storage=393 cf Inflow=0.58 cfs 1,633 cf
Discarded=0.11 cfs 1,633 cf Primary=0.00 cfs 0 cf Outflow=0.11 cfs 1,633 cf

Total Runoff Area = 45,226 sf Runoff Volume = 7,852 cf Average Runoff Depth = 2.08"
34.19% Pervious = 15,465 sf 65.81% Impervious = 29,761 sf

Summary for Subcatchment 1: DA-1

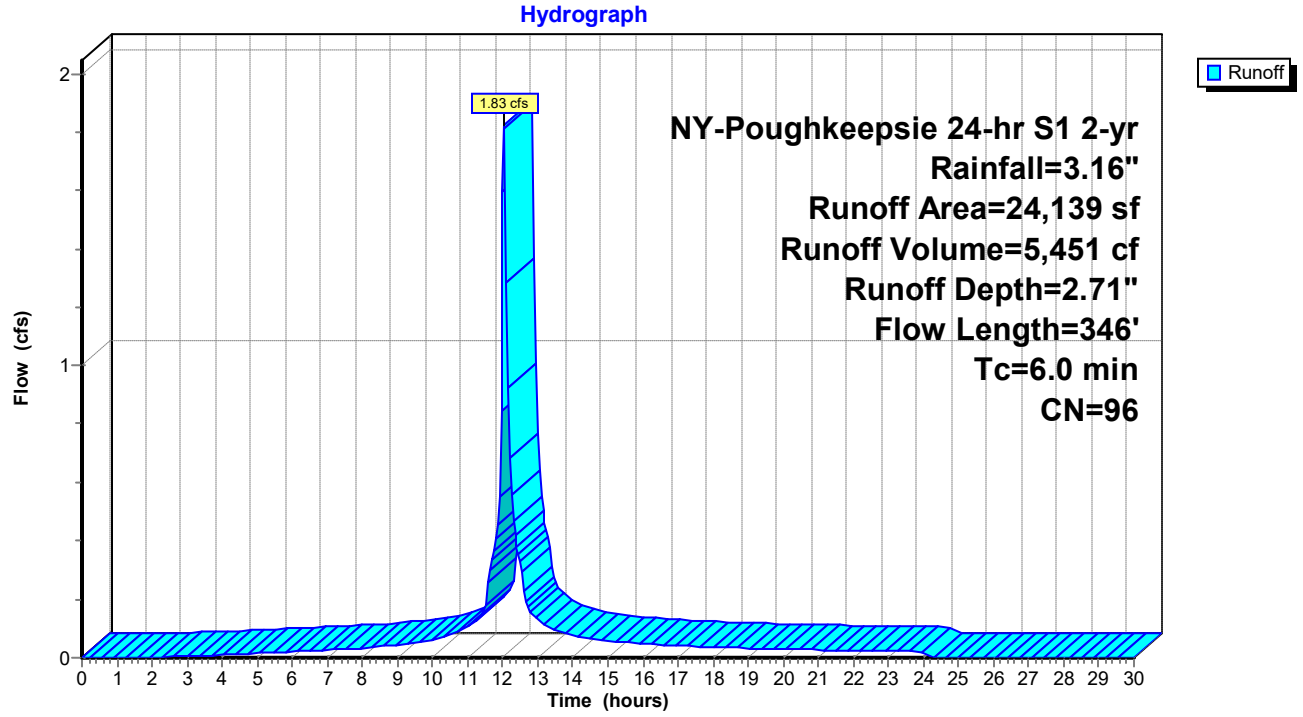
Runoff = 1.83 cfs @ 12.04 hrs, Volume= 5,451 cf, Depth= 2.71"
Routed to Pond 4P : Drywell

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
1,482	61	>75% Grass cover, Good, HSG B
16,877	98	Roofs, HSG B
5,780	98	Paved parking, HSG B
24,139	96	Weighted Average
1,482		6.14% Pervious Area
22,657		93.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

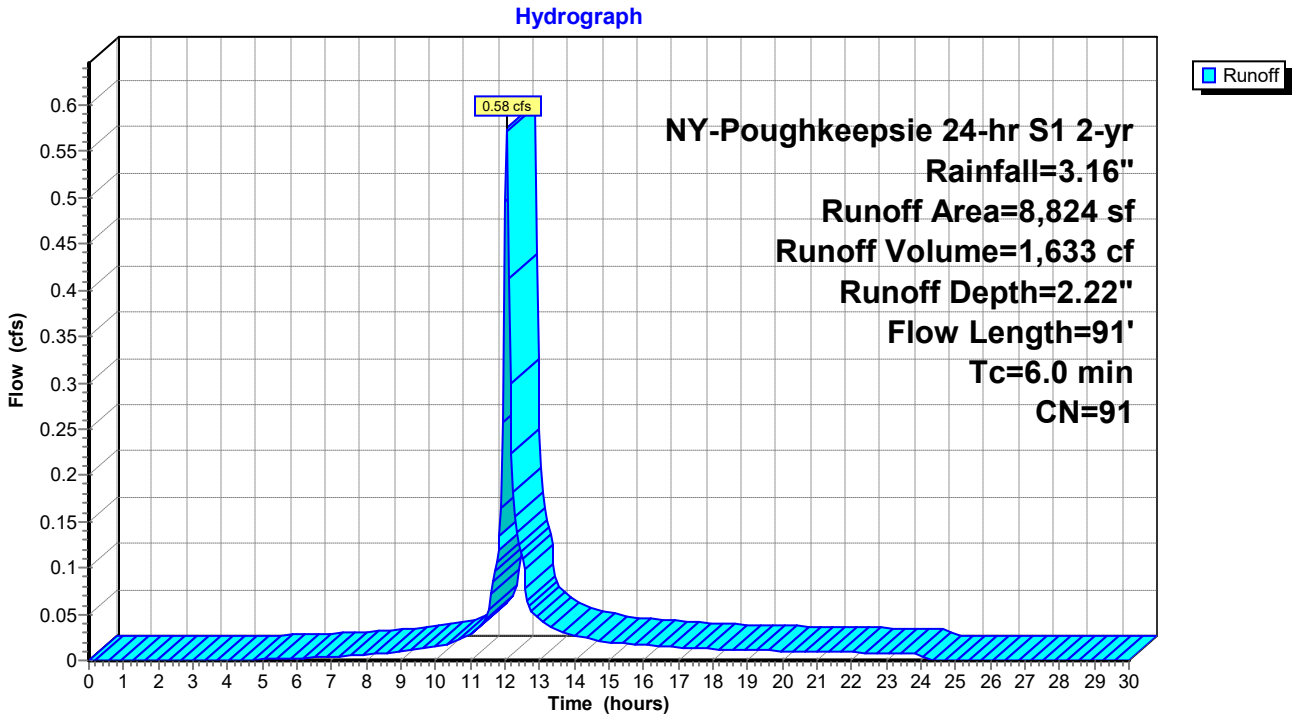
Runoff = 0.58 cfs @ 12.04 hrs, Volume= 1,633 cf, Depth= 2.22"
Routed to Pond UGC-1 : UGC-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
1,720	61	>75% Grass cover, Good, HSG B
7,104	98	Paved parking, HSG B
8,824	91	Weighted Average
1,720		19.49% Pervious Area
7,104		80.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



Summary for Subcatchment 3: DA-3

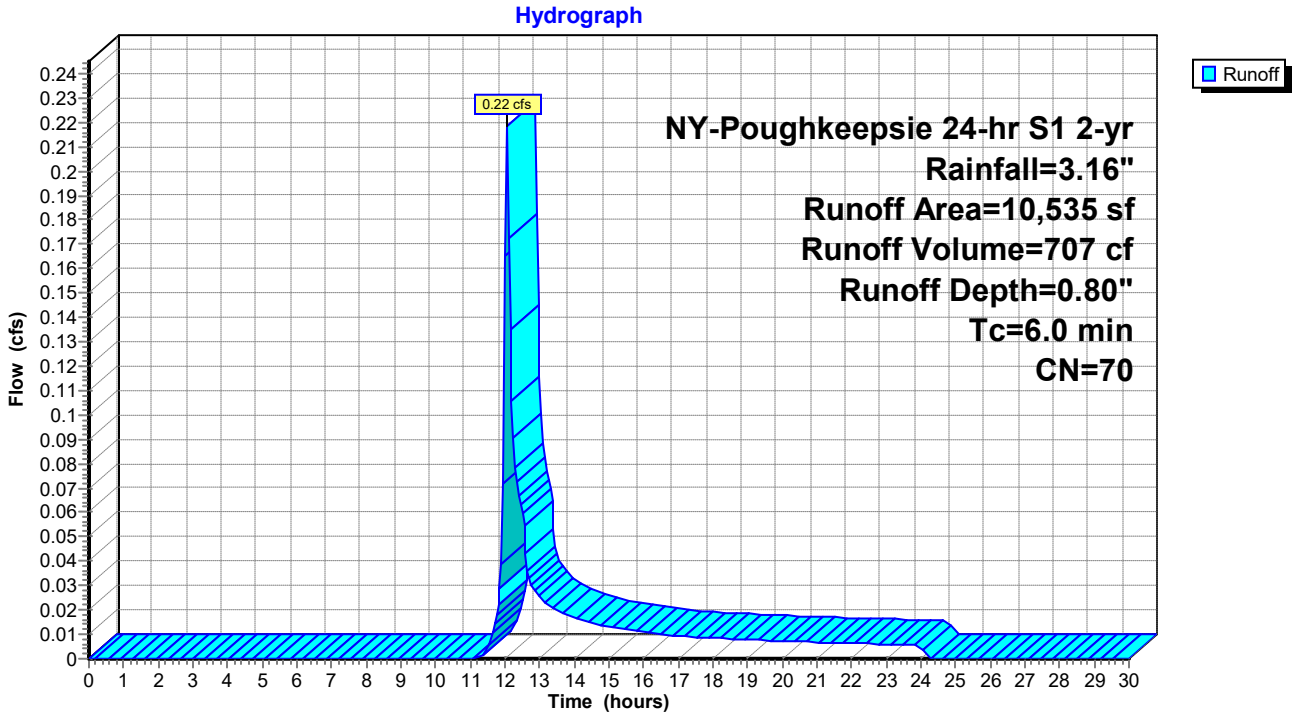
Runoff = 0.22 cfs @ 12.05 hrs, Volume= 707 cf, Depth= 0.80"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

	Area (sf)	CN	Description
	9,618	69	50-75% Grass cover, Fair, HSG B
*	917	80	Pervious Pavers
	10,535	70	Weighted Average
	10,535		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 3: DA-3



Summary for Subcatchment 4: DA-4

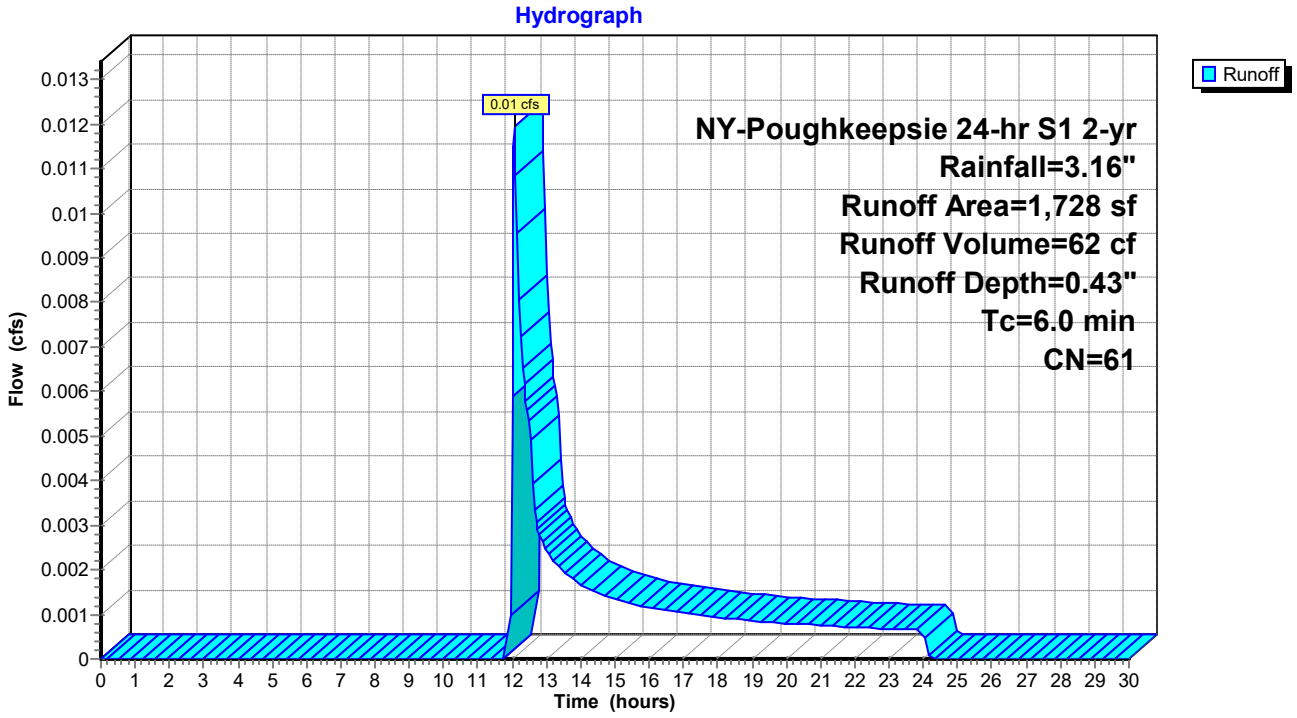
Runoff = 0.01 cfs @ 12.07 hrs, Volume= 62 cf, Depth= 0.43"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
1,728	61	>75% Grass cover, Good, HSG B
1,728		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 4: DA-4



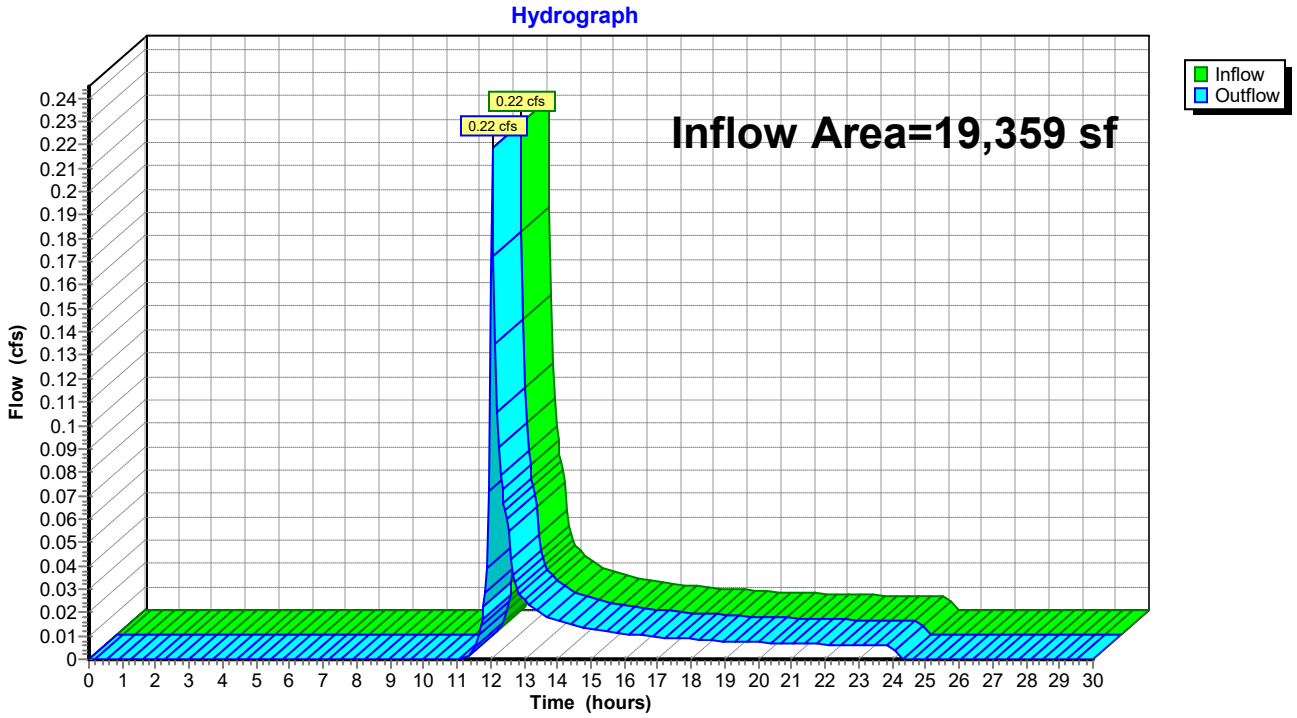
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 19,359 sf, 36.70% Impervious, Inflow Depth = 0.44" for 2-yr event
Inflow = 0.22 cfs @ 12.05 hrs, Volume= 707 cf
Outflow = 0.22 cfs @ 12.05 hrs, Volume= 707 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



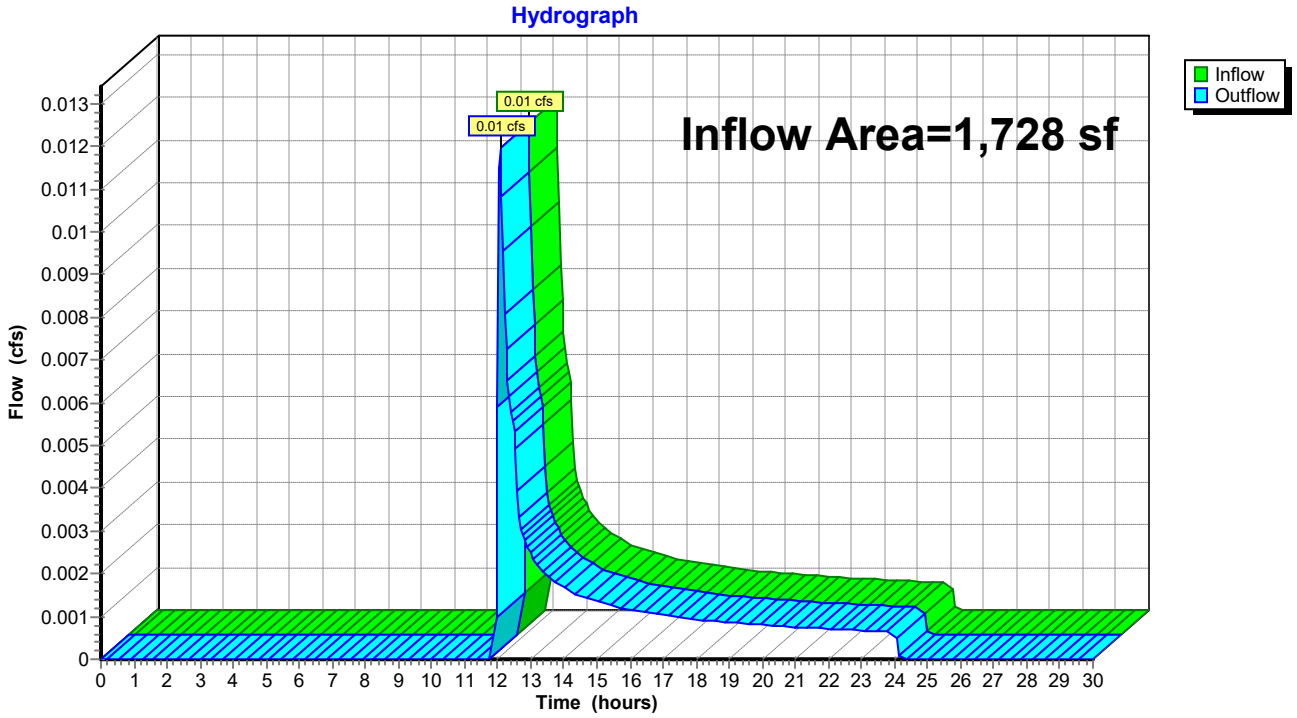
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,728 sf, 0.00% Impervious, Inflow Depth = 0.43" for 2-yr event
Inflow = 0.01 cfs @ 12.07 hrs, Volume= 62 cf
Outflow = 0.01 cfs @ 12.07 hrs, Volume= 62 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



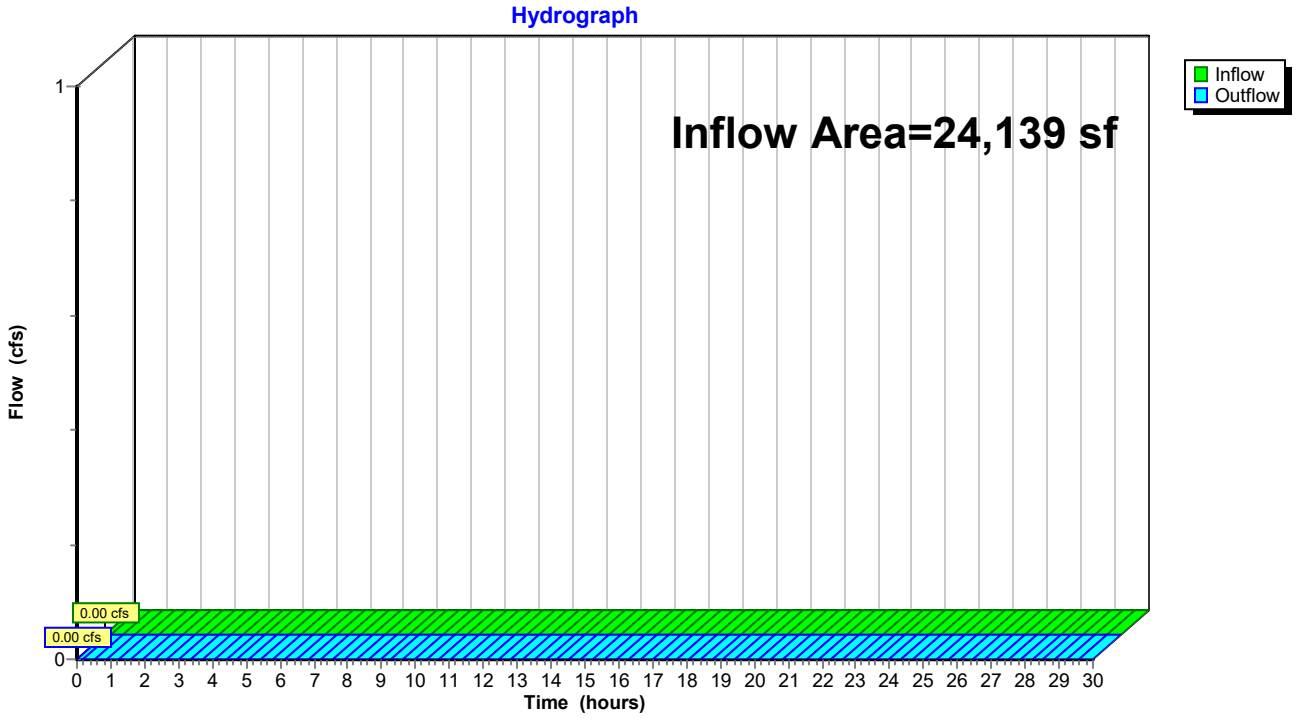
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 0.00" for 2-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Summary for Pond 4P: Drywell

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 2.71" for 2-yr event
Inflow = 1.83 cfs @ 12.04 hrs, Volume= 5,451 cf
Outflow = 0.05 cfs @ 9.90 hrs, Volume= 4,563 cf, Atten= 97%, Lag= 0.0 min
Discarded = 0.05 cfs @ 9.90 hrs, Volume= 4,563 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach DP-3 : DP-3

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 54.55' @ 15.29 hrs Surf.Area= 2,370 sf Storage= 2,764 cf

Plug-Flow detention time= 399.6 min calculated for 4,563 cf (84% of inflow)
Center-of-Mass det. time= 322.4 min (1,101.6 - 779.2)

Volume	Invert	Avail.Storage	Storage Description
#1	52.50'	4,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 13,414 cf Overall - 2,439 cf Embedded = 10,975 cf x 40.0% Voids
#2	53.41'	2,439 cf	**ADS_StormTech SC-800 +Cap** x 47 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 47 Chambers in 9 Rows Cap Storage= 3.4 cf x 2 x 9 rows = 61.6 cf
		6,829 cf	Total Available Storage

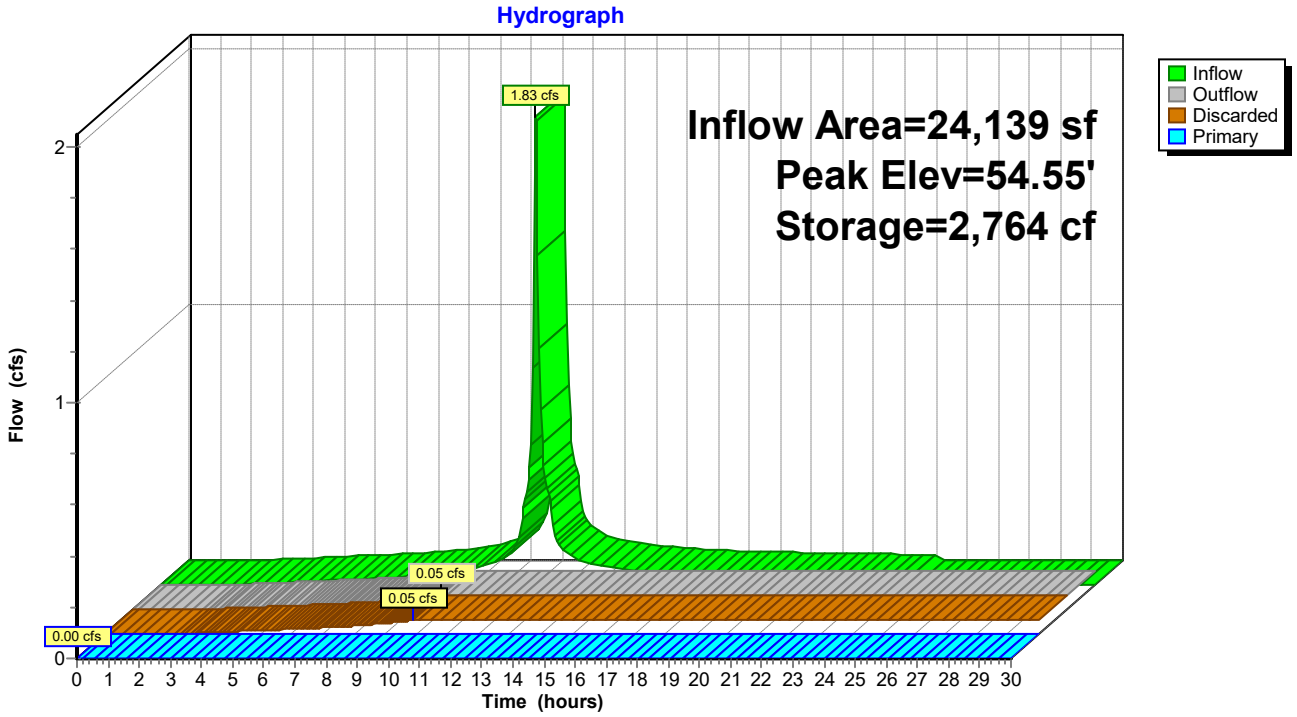
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

Device	Routing	Invert	Outlet Devices
#1	Primary	55.19'	**6.0" Round Culvert** L= 60.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 55.19' / 54.50' S= 0.0115 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Discarded	52.50'	**1.000 in/hr Exfiltration over Surface area**

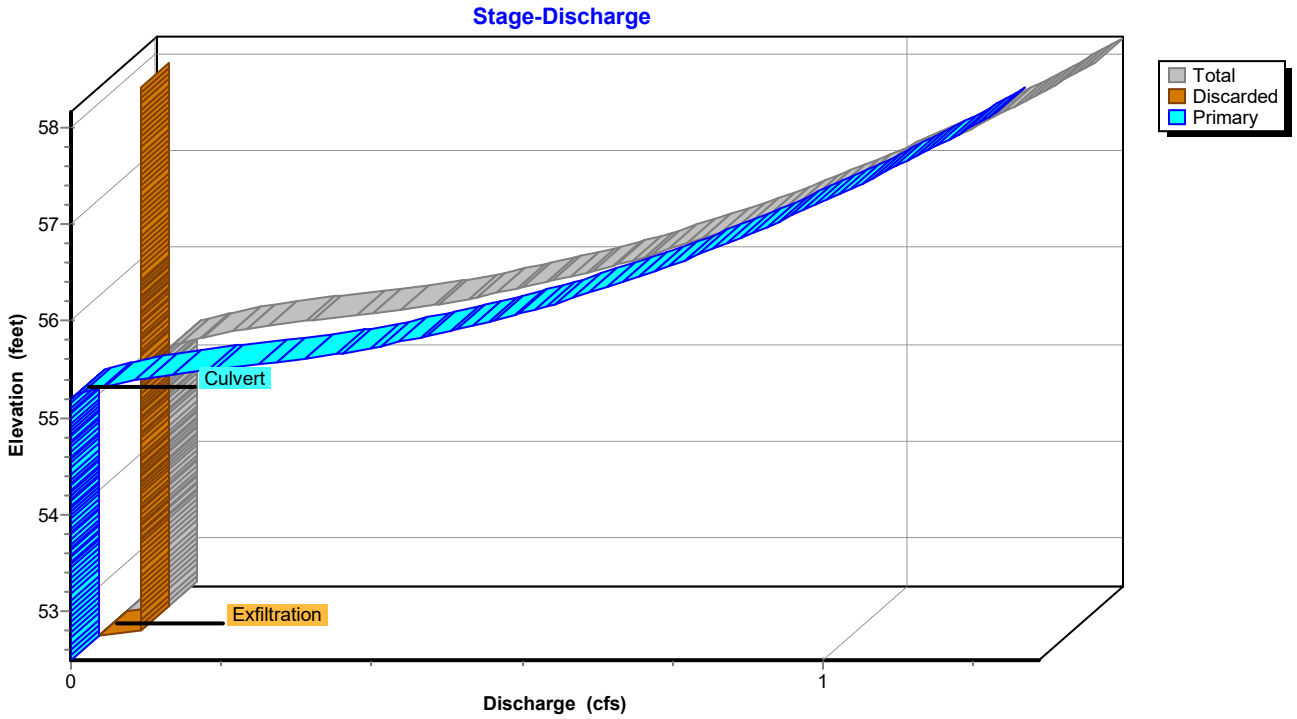
Discarded OutFlow Max=0.05 cfs @ 9.90 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=52.50' (Free Discharge)
↑—**1=Culvert** (Controls 0.00 cfs)

Pond 4P: Drywell



Pond 4P: Drywell



Stage-Area-Storage for Pond 4P: Drywell

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.50	**2,370**	0
52.60	2,370	95
52.70	2,370	190
52.80	2,370	284
52.90	2,370	379
53.00	2,370	474
53.10	2,370	569
53.20	2,370	664
53.30	2,370	758
53.40	2,370	853
53.50	2,370	1,017
53.60	2,370	1,188
53.70	2,370	1,358
53.80	2,370	1,528
53.90	2,370	1,696
54.00	2,370	1,863
54.10	2,370	2,029
54.20	2,370	2,194
54.30	2,370	2,357
54.40	2,370	2,519
54.50	2,370	2,680
54.60	2,370	2,839
54.70	2,370	2,996
54.80	2,370	3,151
54.90	2,370	3,304
55.00	2,370	3,455
55.10	2,370	3,604
55.20	2,370	3,750
55.30	2,370	3,894
55.40	2,370	4,034
55.50	2,370	4,171
55.60	2,370	4,304
55.70	2,370	4,432
55.80	2,370	4,554
55.90	2,370	4,669
56.00	2,370	4,775
56.10	2,370	4,875
56.20	2,370	4,971
56.30	2,370	5,066
56.40	2,370	5,161
56.50	2,370	5,256
56.60	2,370	5,350
56.70	2,370	5,445
56.80	2,370	5,540
56.90	2,370	5,635
57.00	2,370	5,730
57.10	2,370	5,824
57.20	2,370	5,919
57.30	2,370	6,014
57.40	2,370	6,109
57.50	2,370	6,204
57.60	2,370	6,298
57.70	2,370	6,393
57.80	2,370	6,488
57.90	2,370	6,583
58.00	2,370	6,678
58.10	2,370	**6,772**

Summary for Pond UGC-1: UGC-1

Inflow Area = 8,824 sf, 80.51% Impervious, Inflow Depth = 2.22" for 2-yr event
Inflow = 0.58 cfs @ 12.04 hrs, Volume= 1,633 cf
Outflow = 0.11 cfs @ 11.90 hrs, Volume= 1,633 cf, Atten= 82%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.90 hrs, Volume= 1,633 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach DP-1 : DP-1

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 40.65' @ 12.51 hrs Surf.Area= 608 sf Storage= 393 cf

Plug-Flow detention time= 24.5 min calculated for 1,630 cf (100% of inflow)
Center-of-Mass det. time= 24.4 min (837.7 - 813.3)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,472 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

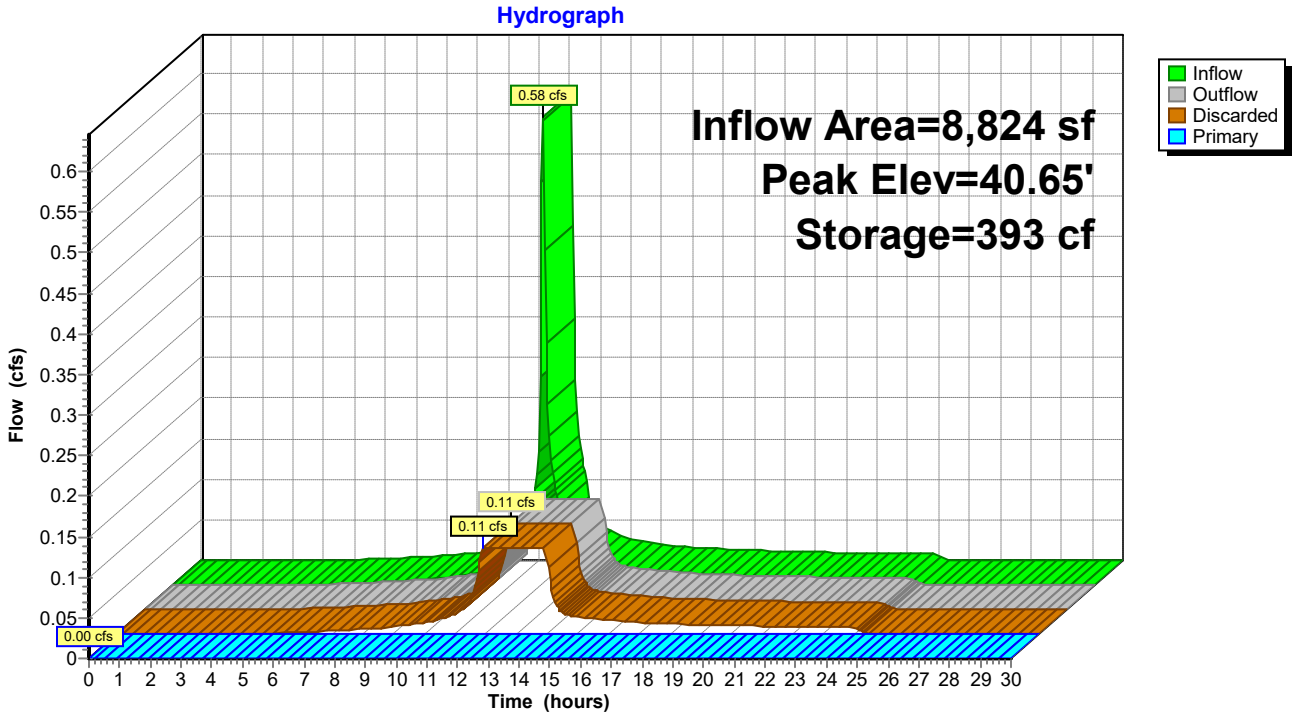
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.90' S= 0.0100 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf

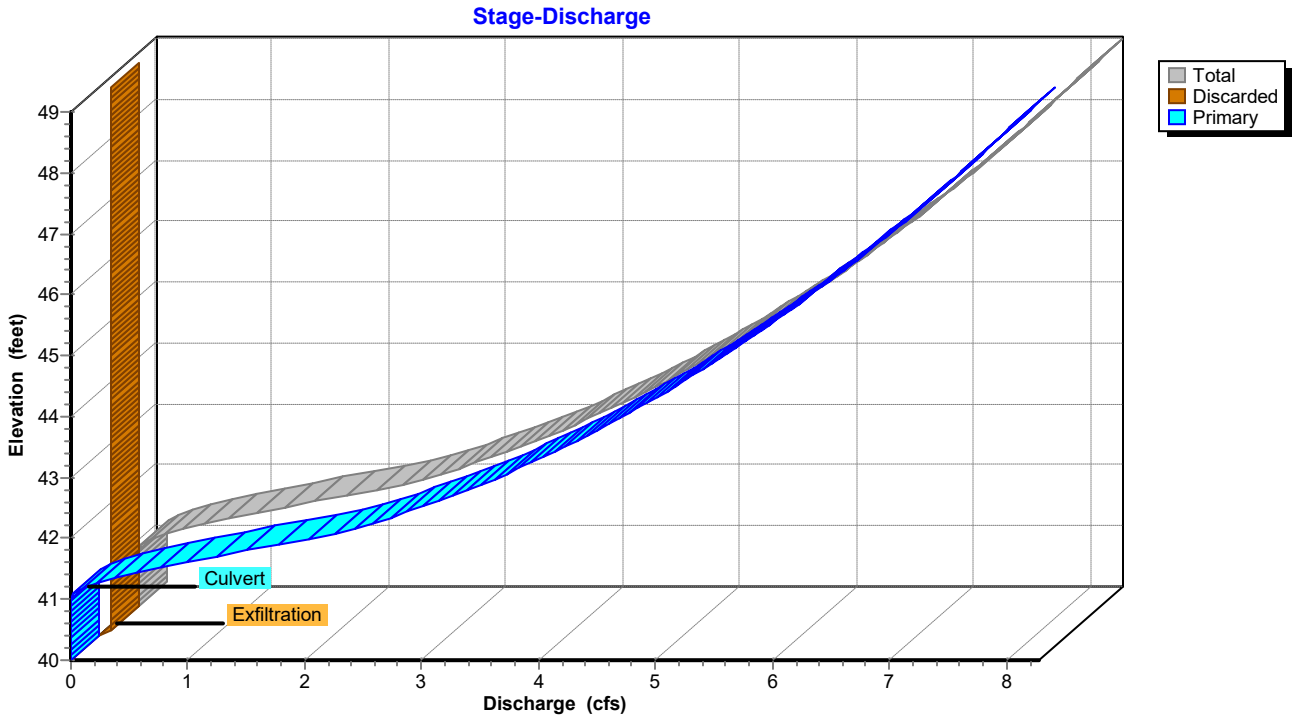
Discarded OutFlow Max=0.11 cfs @ 11.90 hrs HW=40.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)
↑—**2=Culvert** (Controls 0.00 cfs)

Pond UGC-1: UGC-1



Pond UGC-1: UGC-1



Stage-Area-Storage for Pond UGC-1: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
40.00	**608**	0
40.10	608	61
40.20	608	122
40.30	608	182
40.40	608	243
40.50	608	304
40.60	608	365
40.70	608	426
40.80	608	486
40.90	608	547
41.00	608	608
41.10	608	669
41.20	608	730
41.30	608	790
41.40	608	851
41.50	608	912
41.60	608	973
41.70	608	1,034
41.80	608	1,094
41.90	608	1,155
42.00	608	1,216
42.10	608	1,277
42.20	608	1,338
42.30	608	1,398
42.40	608	1,459
42.50	608	1,520
42.60	608	1,581
42.70	608	1,642
42.80	608	1,702
42.90	608	1,763
43.00	608	1,824
43.10	608	1,885
43.20	608	1,946
43.30	608	2,006
43.40	608	2,067
43.50	608	2,128
43.60	608	2,189
43.70	608	2,250
43.80	608	2,310
43.90	608	2,371
44.00	608	2,432
44.10	608	2,493
44.20	608	2,554
44.30	608	2,614
44.40	608	2,675
44.50	608	2,736
44.60	608	2,797
44.70	608	2,858
44.80	608	2,918
44.90	608	2,979
45.00	608	3,040
45.10	608	3,101
45.20	608	3,162
45.30	608	3,222
45.40	608	3,283
45.50	608	3,344
45.60	608	3,405
45.70	608	3,466
45.80	608	3,526
45.90	608	3,587
46.00	608	3,648
46.10	608	3,709
46.20	608	3,770
46.30	608	3,830
46.40	608	3,891
46.50	608	3,952
46.60	608	4,013
46.70	608	4,074
46.80	608	4,134
46.90	608	4,195
47.00	608	4,256
47.10	608	4,317
47.20	608	4,378
47.30	608	4,438
47.40	608	4,499
47.50	608	4,560
47.60	608	4,621
47.70	608	4,682
47.80	608	4,742
47.90	608	4,803
48.00	608	4,864
48.10	608	4,925
48.20	608	4,986
48.30	608	5,046
48.40	608	5,107
48.50	608	5,168
48.60	608	5,229
48.70	608	5,290
48.80	608	5,350
48.90	608	5,411
49.00	608	**5,472**

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=24,139 sf 93.86% Impervious Runoff Depth=4.21"
Flow Length=346' Tc=6.0 min CN=96 Runoff=2.60 cfs 8,478 cf

Subcatchment 2: DA-2 Runoff Area=8,824 sf 80.51% Impervious Runoff Depth=3.67"
Flow Length=91' Tc=6.0 min CN=91 Runoff=0.87 cfs 2,700 cf

Subcatchment 3: DA-3 Runoff Area=10,535 sf 0.00% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=70 Runoff=0.51 cfs 1,582 cf

Subcatchment 4: DA-4 Runoff Area=1,728 sf 0.00% Impervious Runoff Depth=1.18"
Tc=6.0 min CN=61 Runoff=0.05 cfs 170 cf

Reach DP-1: DP-1 Inflow=0.51 cfs 1,755 cf
Outflow=0.51 cfs 1,755 cf

Reach DP-2: DP-2 Inflow=0.05 cfs 170 cf
Outflow=0.05 cfs 170 cf

Reach DP-3: DP-3 Inflow=0.15 cfs 1,195 cf
Outflow=0.15 cfs 1,195 cf

Pond 4P: Drywell Peak Elev=55.46' Storage=4,117 cf Inflow=2.60 cfs 8,478 cf
Discarded=0.05 cfs 4,961 cf Primary=0.15 cfs 1,195 cf Outflow=0.21 cfs 6,156 cf

Pond UGC-1: UGC-1 Peak Elev=41.17' Storage=714 cf Inflow=0.87 cfs 2,700 cf
Discarded=0.11 cfs 2,527 cf Primary=0.10 cfs 173 cf Outflow=0.21 cfs 2,700 cf

Total Runoff Area = 45,226 sf Runoff Volume = 12,931 cf Average Runoff Depth = 3.43"
34.19% Pervious = 15,465 sf 65.81% Impervious = 29,761 sf

Summary for Subcatchment 1: DA-1

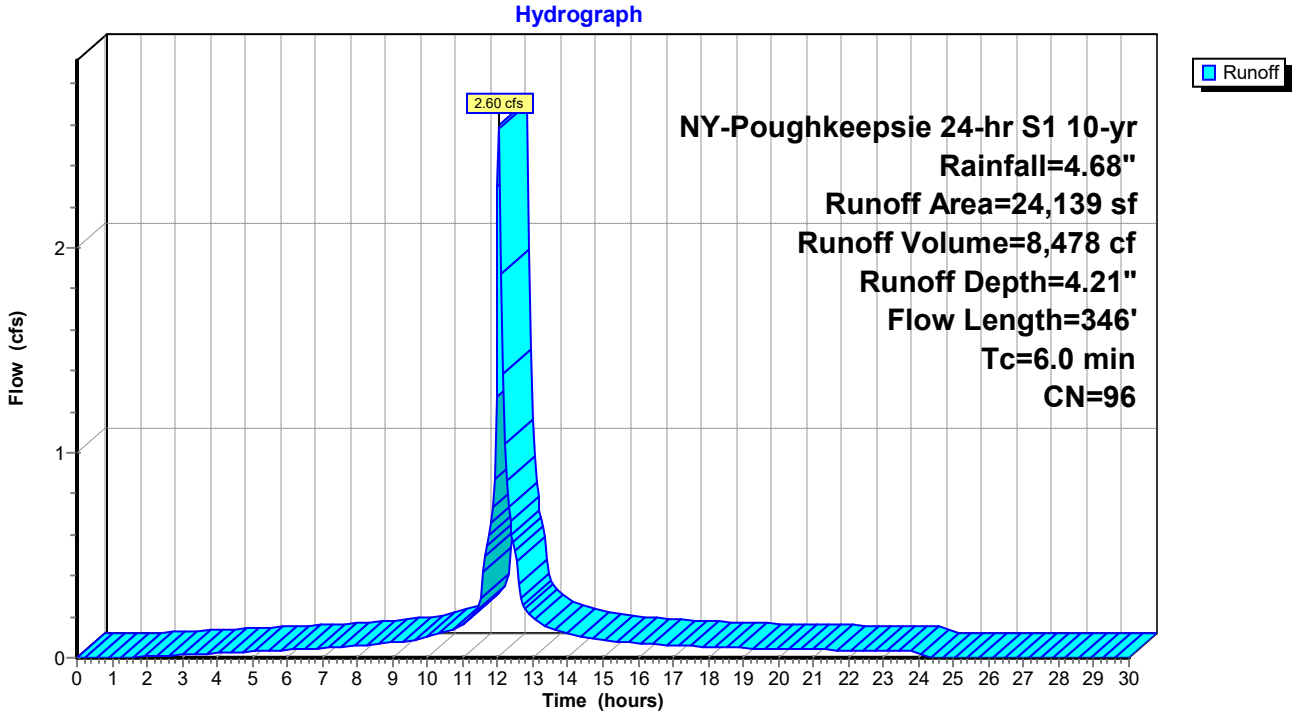
Runoff = 2.60 cfs @ 12.04 hrs, Volume= 8,478 cf, Depth= 4.21"
Routed to Pond 4P : Drywell

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
1,482	61	>75% Grass cover, Good, HSG B
16,877	98	Roofs, HSG B
5,780	98	Paved parking, HSG B
24,139	96	Weighted Average
1,482		6.14% Pervious Area
22,657		93.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

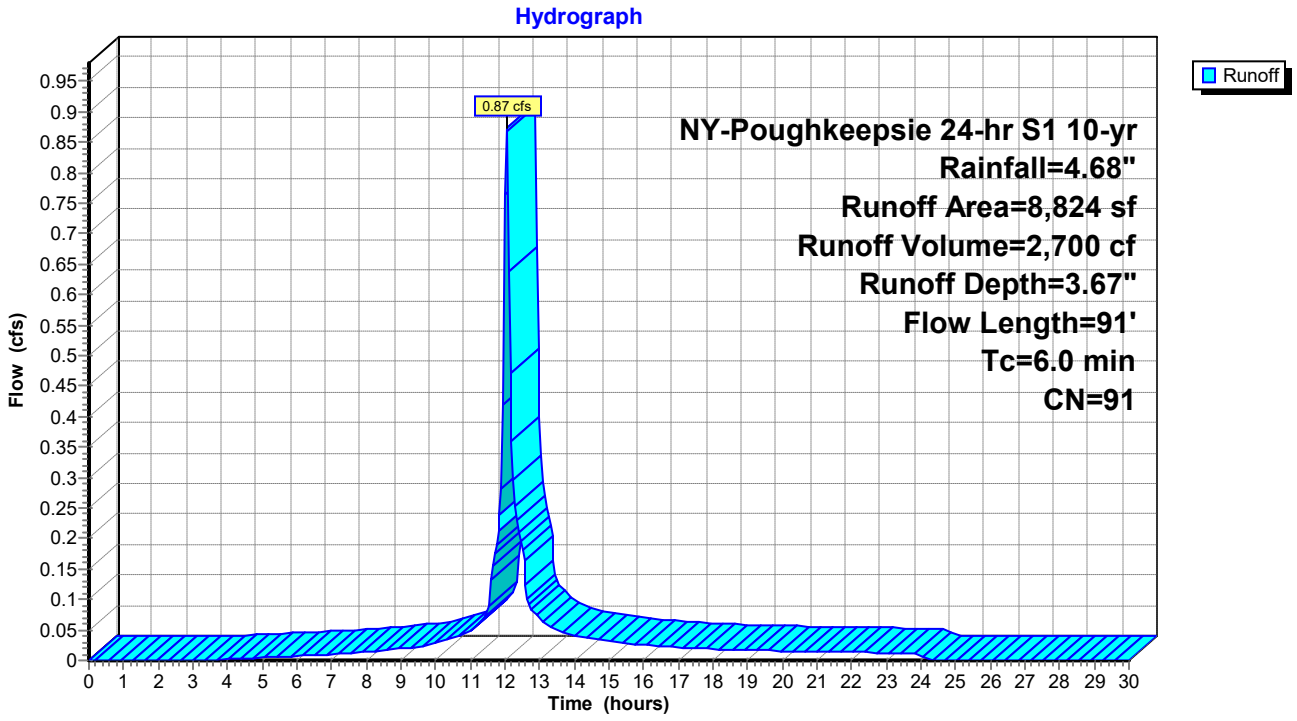
Runoff = 0.87 cfs @ 12.04 hrs, Volume= 2,700 cf, Depth= 3.67"
Routed to Pond UGC-1 : UGC-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
1,720	61	>75% Grass cover, Good, HSG B
7,104	98	Paved parking, HSG B
8,824	91	Weighted Average
1,720		19.49% Pervious Area
7,104		80.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



Summary for Subcatchment 3: DA-3

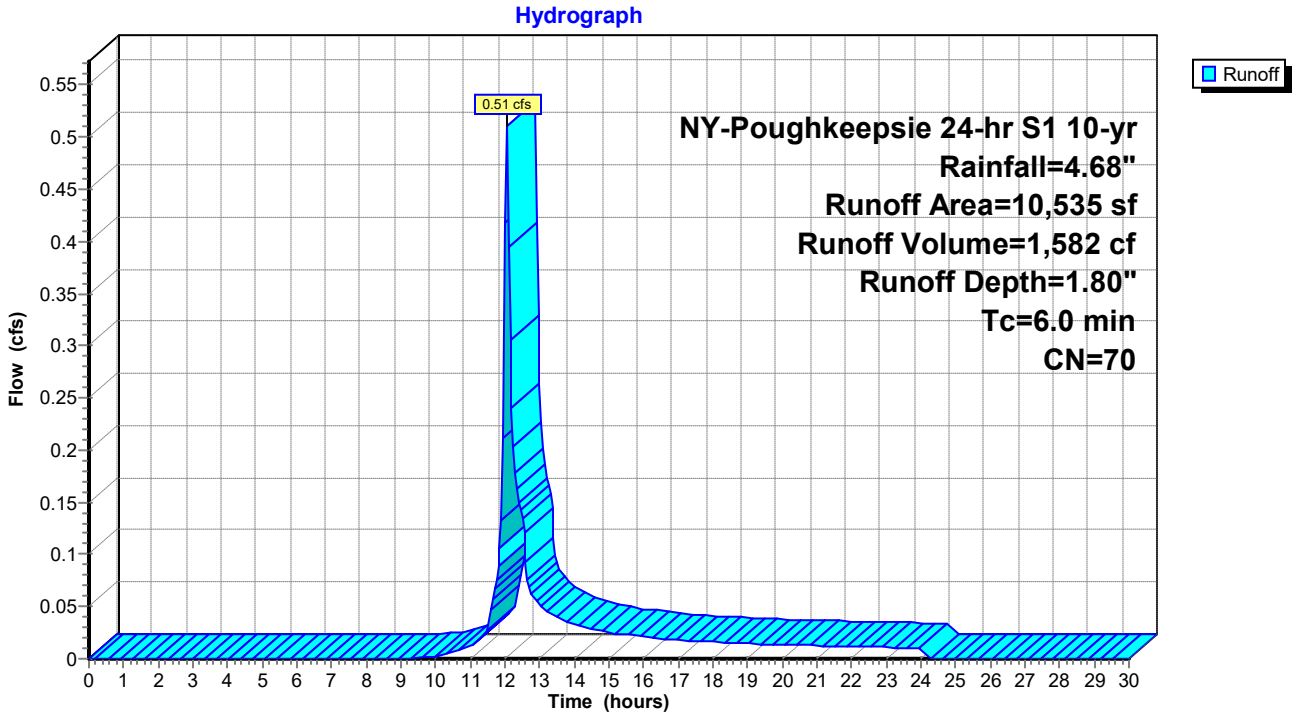
Runoff = 0.51 cfs @ 12.05 hrs, Volume= 1,582 cf, Depth= 1.80"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

	Area (sf)	CN	Description
	9,618	69	50-75% Grass cover, Fair, HSG B
*	917	80	Pervious Pavers
	10,535	70	Weighted Average
	10,535		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 3: DA-3



Summary for Subcatchment 4: DA-4

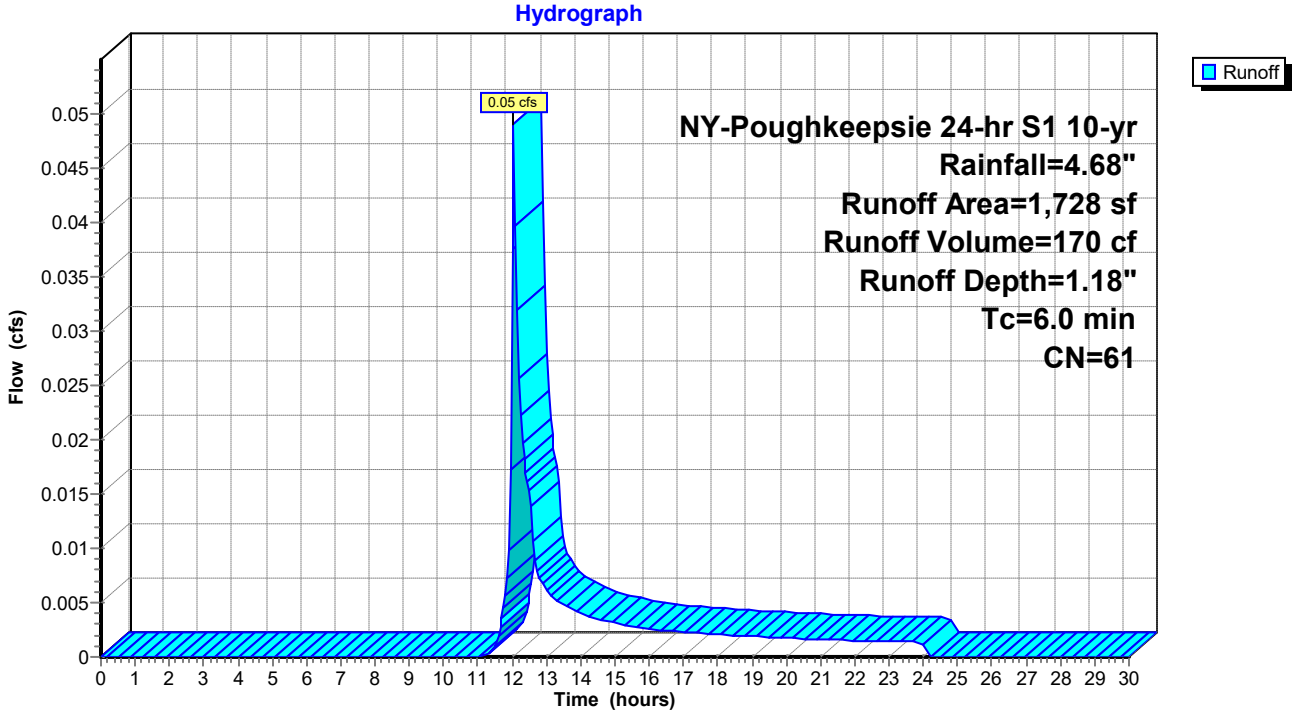
Runoff = 0.05 cfs @ 12.05 hrs, Volume= 170 cf, Depth= 1.18"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
1,728	61	>75% Grass cover, Good, HSG B
1,728		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 4: DA-4



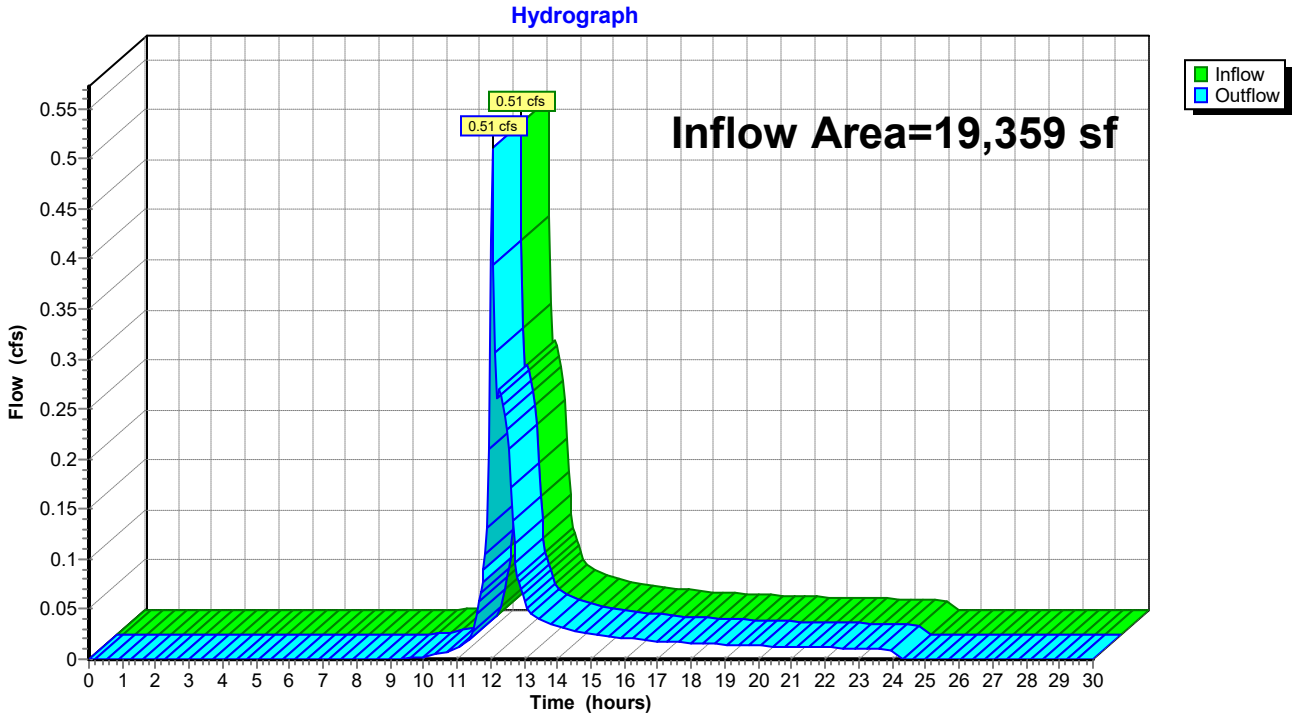
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 19,359 sf, 36.70% Impervious, Inflow Depth = 1.09" for 10-yr event
Inflow = 0.51 cfs @ 12.05 hrs, Volume= 1,755 cf
Outflow = 0.51 cfs @ 12.05 hrs, Volume= 1,755 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



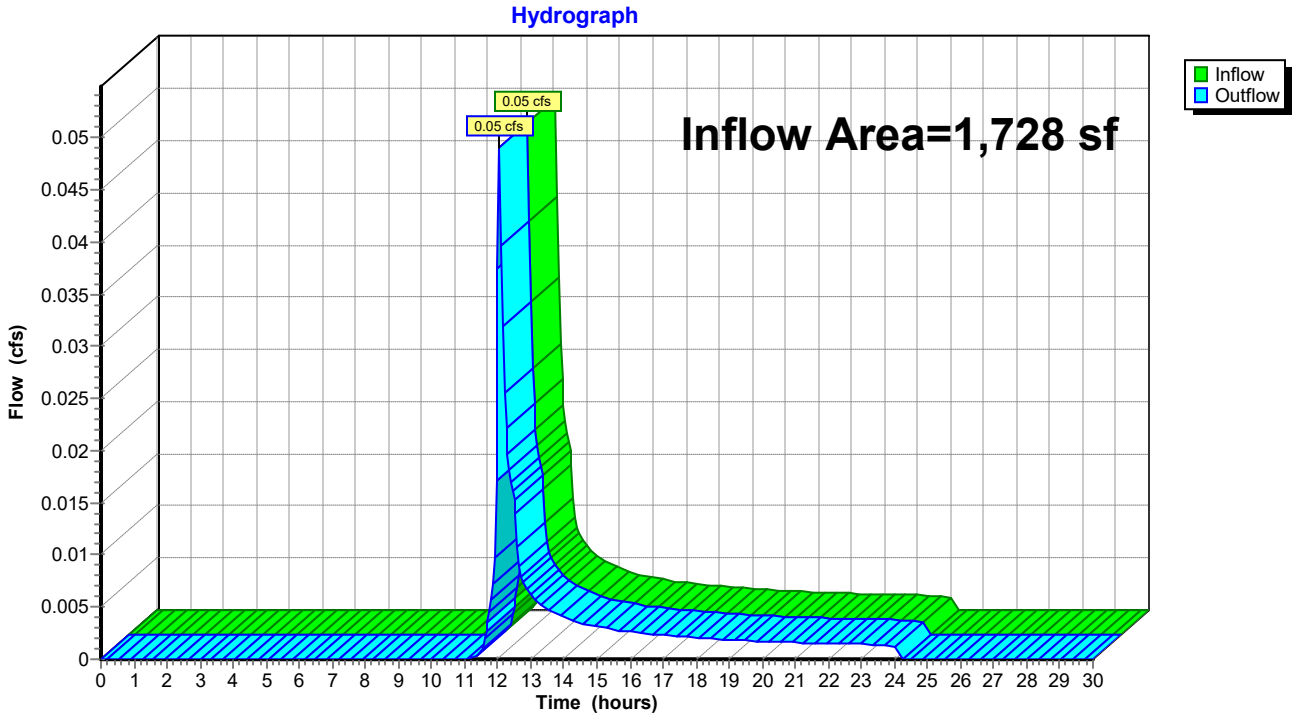
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,728 sf, 0.00% Impervious, Inflow Depth = 1.18" for 10-yr event
Inflow = 0.05 cfs @ 12.05 hrs, Volume= 170 cf
Outflow = 0.05 cfs @ 12.05 hrs, Volume= 170 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



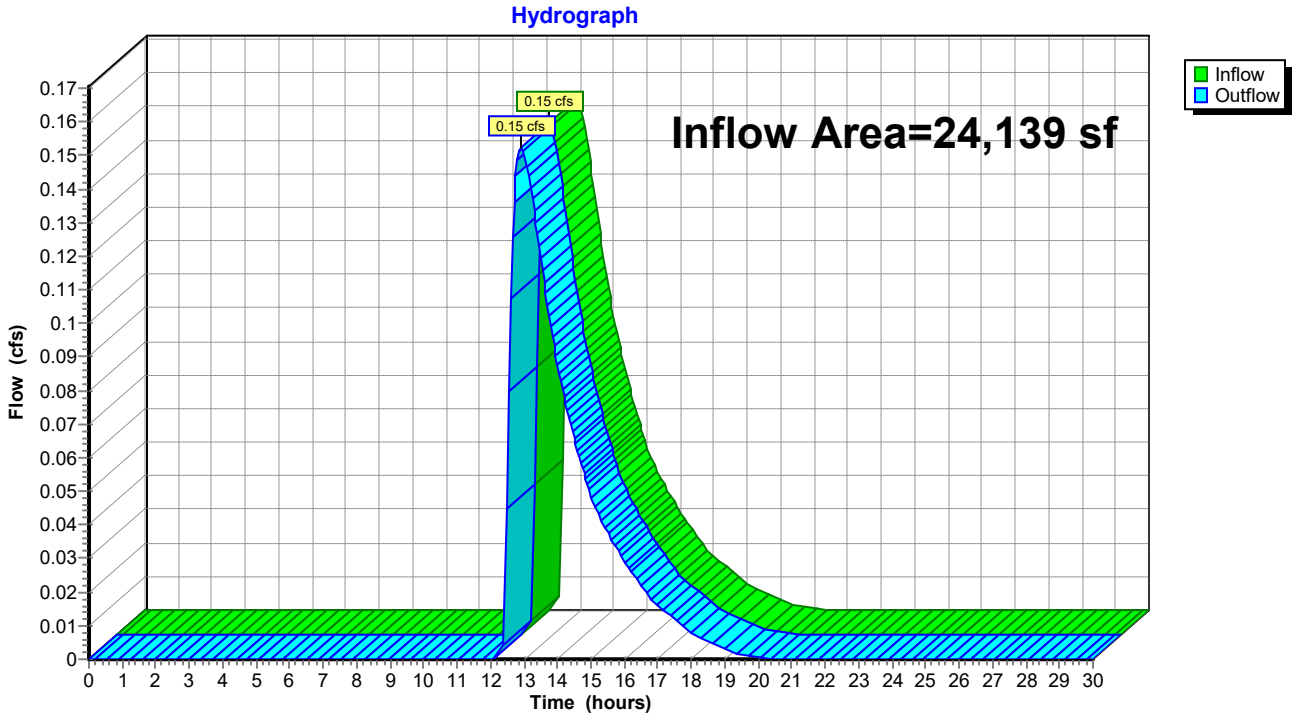
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 0.59" for 10-yr event
Inflow = 0.15 cfs @ 12.92 hrs, Volume= 1,195 cf
Outflow = 0.15 cfs @ 12.92 hrs, Volume= 1,195 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Summary for Pond 4P: Drywell

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 4.21" for 10-yr event
Inflow = 2.60 cfs @ 12.04 hrs, Volume= 8,478 cf
Outflow = 0.21 cfs @ 12.92 hrs, Volume= 6,156 cf, Atten= 92%, Lag= 52.8 min
Discarded = 0.05 cfs @ 8.05 hrs, Volume= 4,961 cf
Primary = 0.15 cfs @ 12.92 hrs, Volume= 1,195 cf
Routed to Reach DP-3 : DP-3

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 55.46' @ 12.92 hrs Surf.Area= 2,370 sf Storage= 4,117 cf

Plug-Flow detention time= 342.9 min calculated for 6,146 cf (72% of inflow)
Center-of-Mass det. time= 239.2 min (1,006.2 - 767.0)

Volume	Invert	Avail.Storage	Storage Description
#1	52.50'	4,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 13,414 cf Overall - 2,439 cf Embedded = 10,975 cf x 40.0% Voids
#2	53.41'	2,439 cf	**ADS_StormTech SC-800 +Cap** x 47 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 47 Chambers in 9 Rows Cap Storage= 3.4 cf x 2 x 9 rows = 61.6 cf
		6,829 cf	Total Available Storage

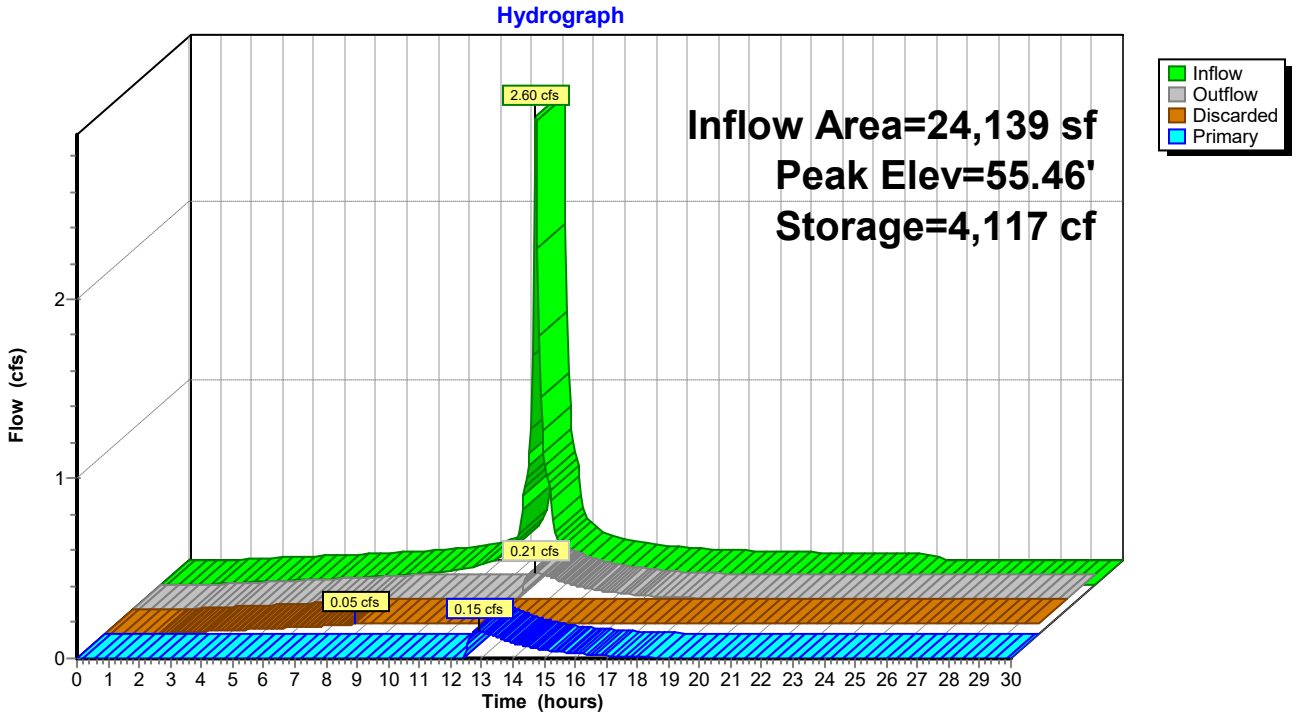
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

Device	Routing	Invert	Outlet Devices
#1	Primary	55.19'	**6.0" Round Culvert** L= 60.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 55.19' / 54.50' S= 0.0115 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Discarded	52.50'	**1.000 in/hr Exfiltration over Surface area**

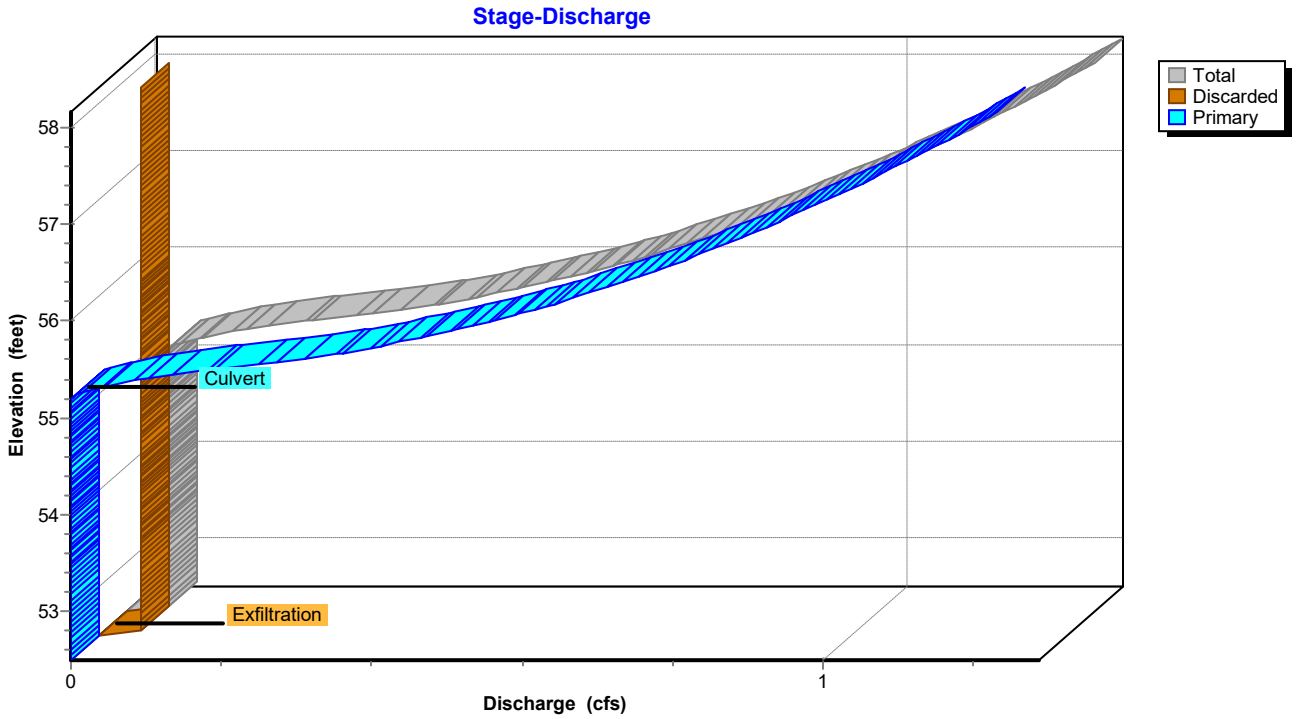
Discarded OutFlow Max=0.05 cfs @ 8.05 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.15 cfs @ 12.92 hrs HW=55.46' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.15 cfs @ 1.40 fps)

Pond 4P: Drywell



Pond 4P: Drywell



Stage-Area-Storage for Pond 4P: Drywell

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.50	**2,370**	0
52.60	2,370	95
52.70	2,370	190
52.80	2,370	284
52.90	2,370	379
53.00	2,370	474
53.10	2,370	569
53.20	2,370	664
53.30	2,370	758
53.40	2,370	853
53.50	2,370	1,017
53.60	2,370	1,188
53.70	2,370	1,358
53.80	2,370	1,528
53.90	2,370	1,696
54.00	2,370	1,863
54.10	2,370	2,029
54.20	2,370	2,194
54.30	2,370	2,357
54.40	2,370	2,519
54.50	2,370	2,680
54.60	2,370	2,839
54.70	2,370	2,996
54.80	2,370	3,151
54.90	2,370	3,304
55.00	2,370	3,455
55.10	2,370	3,604
55.20	2,370	3,750
55.30	2,370	3,894
55.40	2,370	4,034
55.50	2,370	4,171
55.60	2,370	4,304
55.70	2,370	4,432
55.80	2,370	4,554
55.90	2,370	4,669
56.00	2,370	4,775
56.10	2,370	4,875
56.20	2,370	4,971
56.30	2,370	5,066
56.40	2,370	5,161
56.50	2,370	5,256
56.60	2,370	5,350
56.70	2,370	5,445
56.80	2,370	5,540
56.90	2,370	5,635
57.00	2,370	5,730
57.10	2,370	5,824
57.20	2,370	5,919
57.30	2,370	6,014
57.40	2,370	6,109
57.50	2,370	6,204
57.60	2,370	6,298
57.70	2,370	6,393
57.80	2,370	6,488
57.90	2,370	6,583
58.00	2,370	6,678
58.10	2,370	**6,772**

Summary for Pond UGC-1: UGC-1

Inflow Area = 8,824 sf, 80.51% Impervious, Inflow Depth = 3.67" for 10-yr event
Inflow = 0.87 cfs @ 12.04 hrs, Volume= 2,700 cf
Outflow = 0.21 cfs @ 12.41 hrs, Volume= 2,700 cf, Atten= 76%, Lag= 22.0 min
Discarded = 0.11 cfs @ 11.70 hrs, Volume= 2,527 cf
Primary = 0.10 cfs @ 12.41 hrs, Volume= 173 cf
Routed to Reach DP-1 : DP-1

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 41.17' @ 12.41 hrs Surf.Area= 608 sf Storage= 714 cf

Plug-Flow detention time= 38.5 min calculated for 2,696 cf (100% of inflow)
Center-of-Mass det. time= 38.4 min (835.0 - 796.5)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,472 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

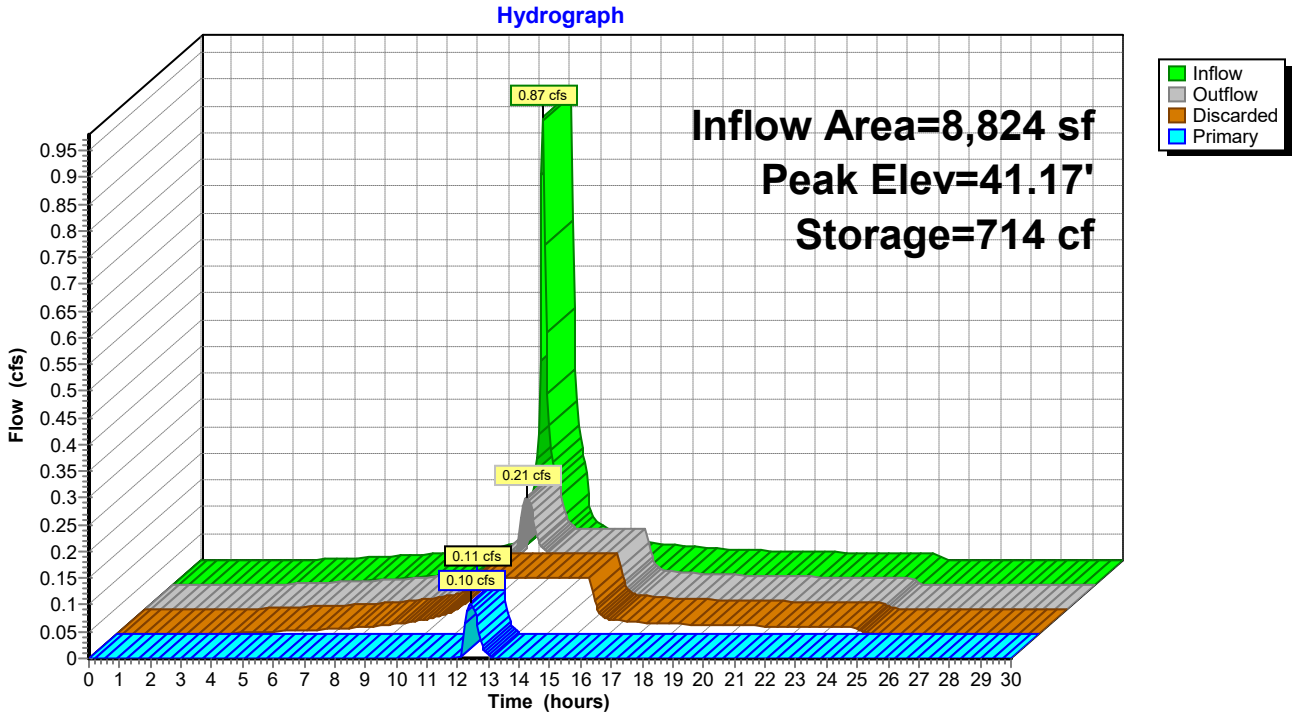
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.90' S= 0.0100 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf

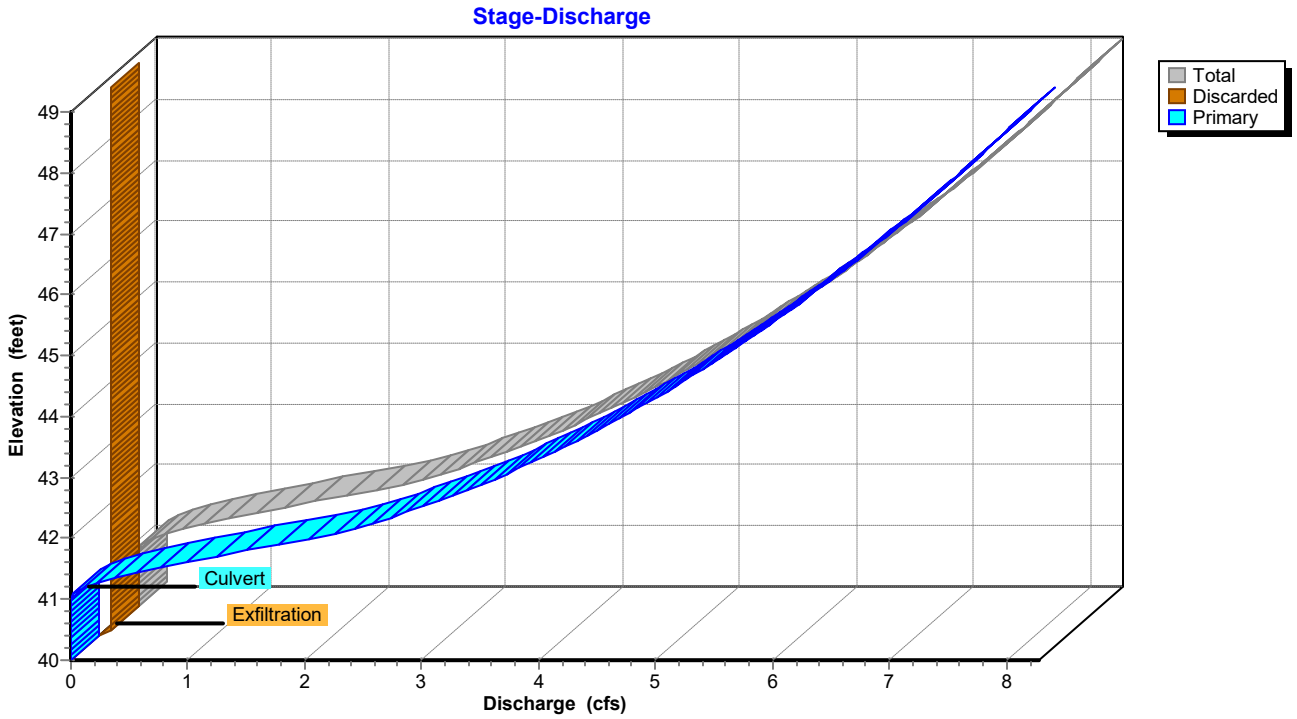
Discarded OutFlow Max=0.11 cfs @ 11.70 hrs HW=40.11' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.10 cfs @ 12.41 hrs HW=41.17' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 0.10 cfs @ 1.12 fps)

Pond UGC-1: UGC-1



Pond UGC-1: UGC-1



Stage-Area-Storage for Pond UGC-1: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
40.00	**608**	0
40.10	608	61
40.20	608	122
40.30	608	182
40.40	608	243
40.50	608	304
40.60	608	365
40.70	608	426
40.80	608	486
40.90	608	547
41.00	608	608
41.10	608	669
41.20	608	730
41.30	608	790
41.40	608	851
41.50	608	912
41.60	608	973
41.70	608	1,034
41.80	608	1,094
41.90	608	1,155
42.00	608	1,216
42.10	608	1,277
42.20	608	1,338
42.30	608	1,398
42.40	608	1,459
42.50	608	1,520
42.60	608	1,581
42.70	608	1,642
42.80	608	1,702
42.90	608	1,763
43.00	608	1,824
43.10	608	1,885
43.20	608	1,946
43.30	608	2,006
43.40	608	2,067
43.50	608	2,128
43.60	608	2,189
43.70	608	2,250
43.80	608	2,310
43.90	608	2,371
44.00	608	2,432
44.10	608	2,493
44.20	608	2,554
44.30	608	2,614
44.40	608	2,675
44.50	608	2,736
44.60	608	2,797
44.70	608	2,858
44.80	608	2,918
44.90	608	2,979
45.00	608	3,040
45.10	608	3,101
45.20	608	3,162
45.30	608	3,222
45.40	608	3,283
45.50	608	3,344
45.60	608	3,405
45.70	608	3,466
45.80	608	3,526
45.90	608	3,587
46.00	608	3,648
46.10	608	3,709
46.20	608	3,770
46.30	608	3,830
46.40	608	3,891
46.50	608	3,952
46.60	608	4,013
46.70	608	4,074
46.80	608	4,134
46.90	608	4,195
47.00	608	4,256
47.10	608	4,317
47.20	608	4,378
47.30	608	4,438
47.40	608	4,499
47.50	608	4,560
47.60	608	4,621
47.70	608	4,682
47.80	608	4,742
47.90	608	4,803
48.00	608	4,864
48.10	608	4,925
48.20	608	4,986
48.30	608	5,046
48.40	608	5,107
48.50	608	5,168
48.60	608	5,229
48.70	608	5,290
48.80	608	5,350
48.90	608	5,411
49.00	608	**5,472**

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=24,139 sf 93.86% Impervious Runoff Depth=7.74"
Flow Length=346' Tc=6.0 min CN=96 Runoff=4.35 cfs 15,570 cf

Subcatchment 2: DA-2 Runoff Area=8,824 sf 80.51% Impervious Runoff Depth=7.14"
Flow Length=91' Tc=6.0 min CN=91 Runoff=1.54 cfs 5,252 cf

Subcatchment 3: DA-3 Runoff Area=10,535 sf 0.00% Impervious Runoff Depth=4.65"
Tc=6.0 min CN=70 Runoff=1.28 cfs 4,086 cf

Subcatchment 4: DA-4 Runoff Area=1,728 sf 0.00% Impervious Runoff Depth=3.61"
Tc=6.0 min CN=61 Runoff=0.16 cfs 520 cf

Reach DP-1: DP-1 Inflow=1.95 cfs 5,464 cf
Outflow=1.95 cfs 5,464 cf

Reach DP-2: DP-2 Inflow=0.16 cfs 520 cf
Outflow=0.16 cfs 520 cf

Reach DP-3: DP-3 Inflow=1.12 cfs 7,481 cf
Outflow=1.12 cfs 7,481 cf

Pond 4P: Drywell Peak Elev=57.69' Storage=6,385 cf Inflow=4.35 cfs 15,570 cf
Discarded=0.05 cfs 5,450 cf Primary=1.12 cfs 7,481 cf Outflow=1.17 cfs 12,931 cf

Pond UGC-1: UGC-1 Peak Elev=41.61' Storage=979 cf Inflow=1.54 cfs 5,252 cf
Discarded=0.11 cfs 3,874 cf Primary=0.98 cfs 1,378 cf Outflow=1.08 cfs 5,252 cf

Total Runoff Area = 45,226 sf Runoff Volume = 25,428 cf Average Runoff Depth = 6.75"
34.19% Pervious = 15,465 sf 65.81% Impervious = 29,761 sf

Summary for Subcatchment 1: DA-1

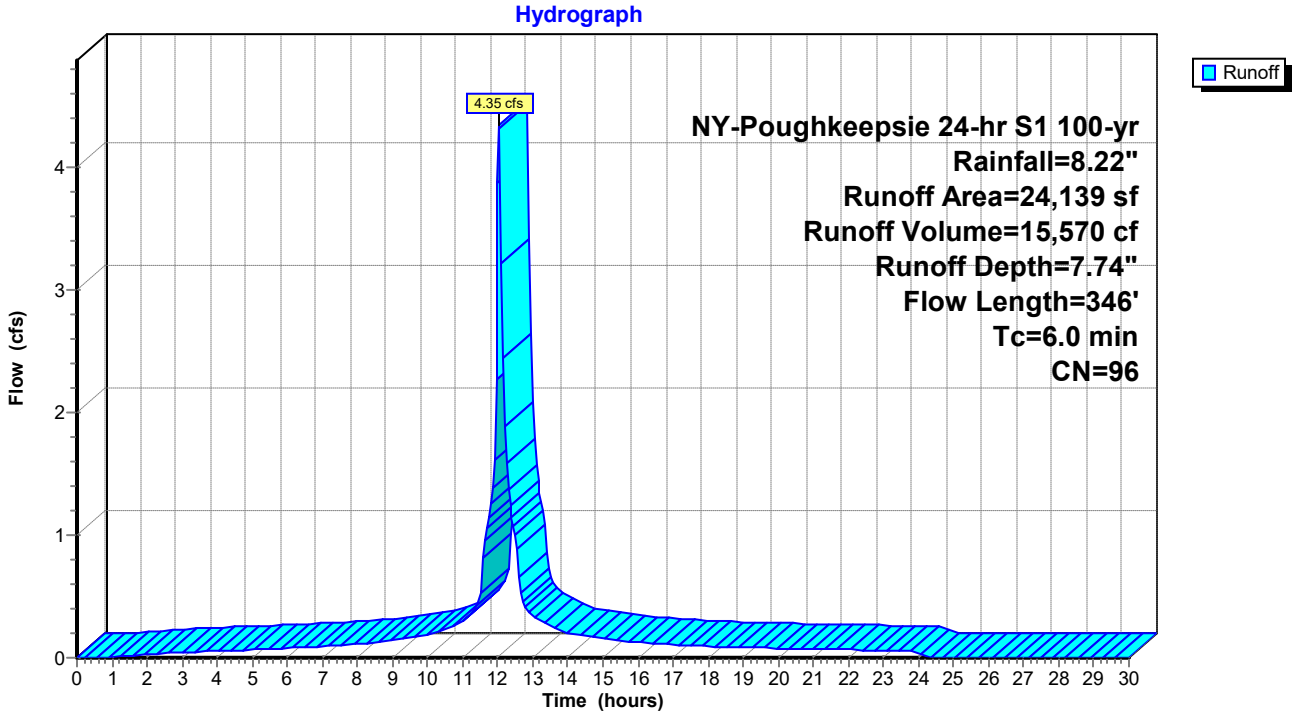
Runoff = 4.35 cfs @ 12.04 hrs, Volume= 15,570 cf, Depth= 7.74"
Routed to Pond 4P : Drywell

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
1,482	61	>75% Grass cover, Good, HSG B
16,877	98	Roofs, HSG B
5,780	98	Paved parking, HSG B
24,139	96	Weighted Average
1,482		6.14% Pervious Area
22,657		93.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

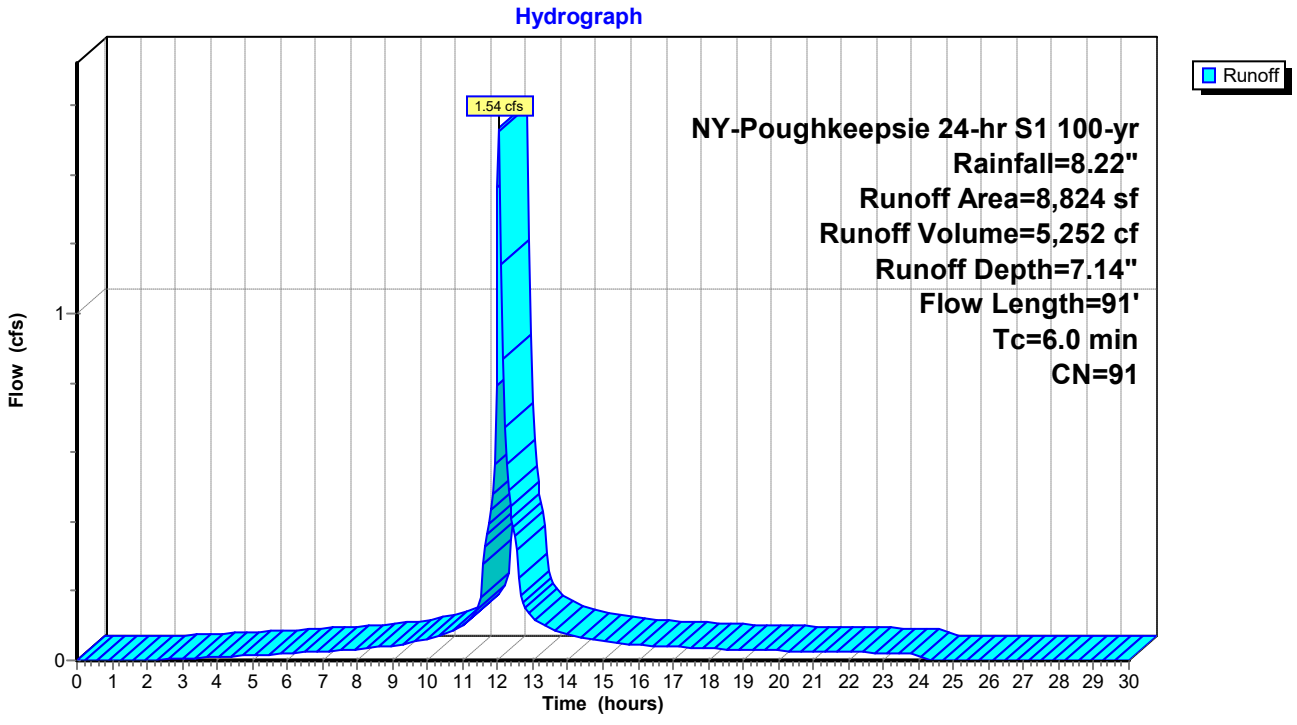
Runoff = 1.54 cfs @ 12.04 hrs, Volume= 5,252 cf, Depth= 7.14"
Routed to Pond UGC-1 : UGC-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
1,720	61	>75% Grass cover, Good, HSG B
7,104	98	Paved parking, HSG B
8,824	91	Weighted Average
1,720		19.49% Pervious Area
7,104		80.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



Summary for Subcatchment 3: DA-3

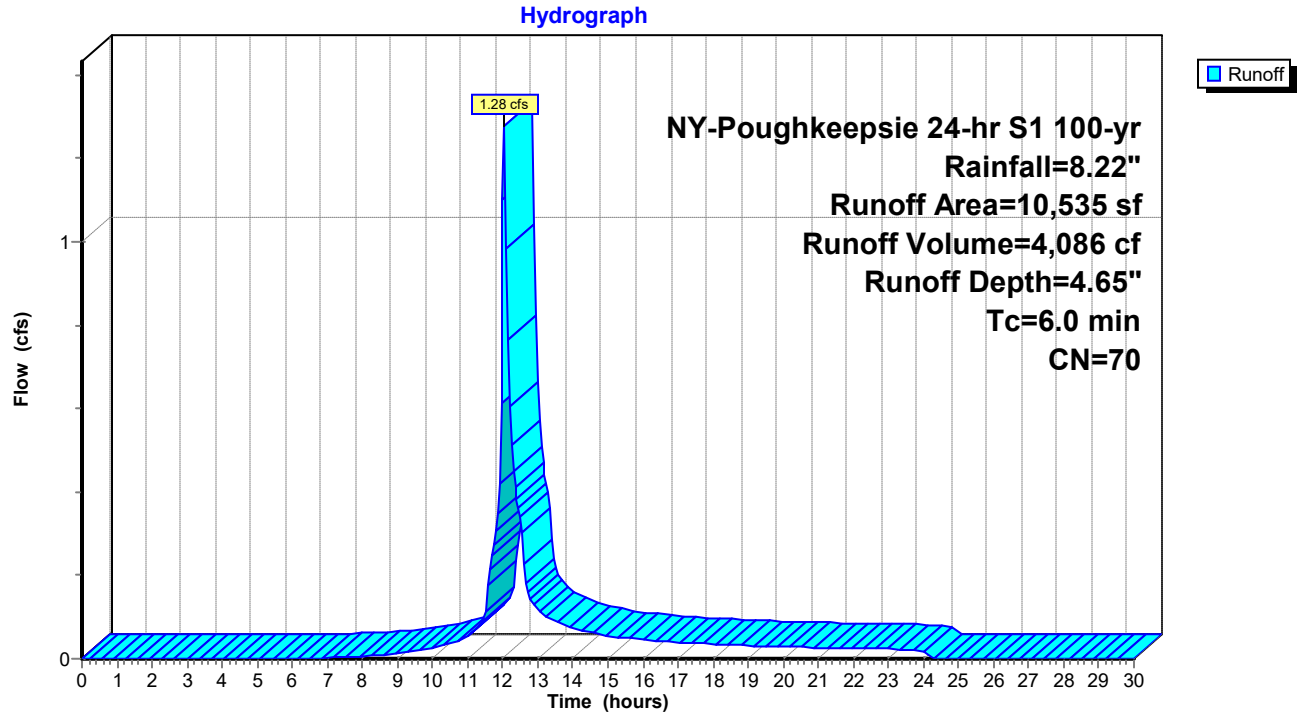
Runoff = 1.28 cfs @ 12.04 hrs, Volume= 4,086 cf, Depth= 4.65"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

	Area (sf)	CN	Description
	9,618	69	50-75% Grass cover, Fair, HSG B
*	917	80	Pervious Pavers
	10,535	70	Weighted Average
	10,535		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 3: DA-3



Summary for Subcatchment 4: DA-4

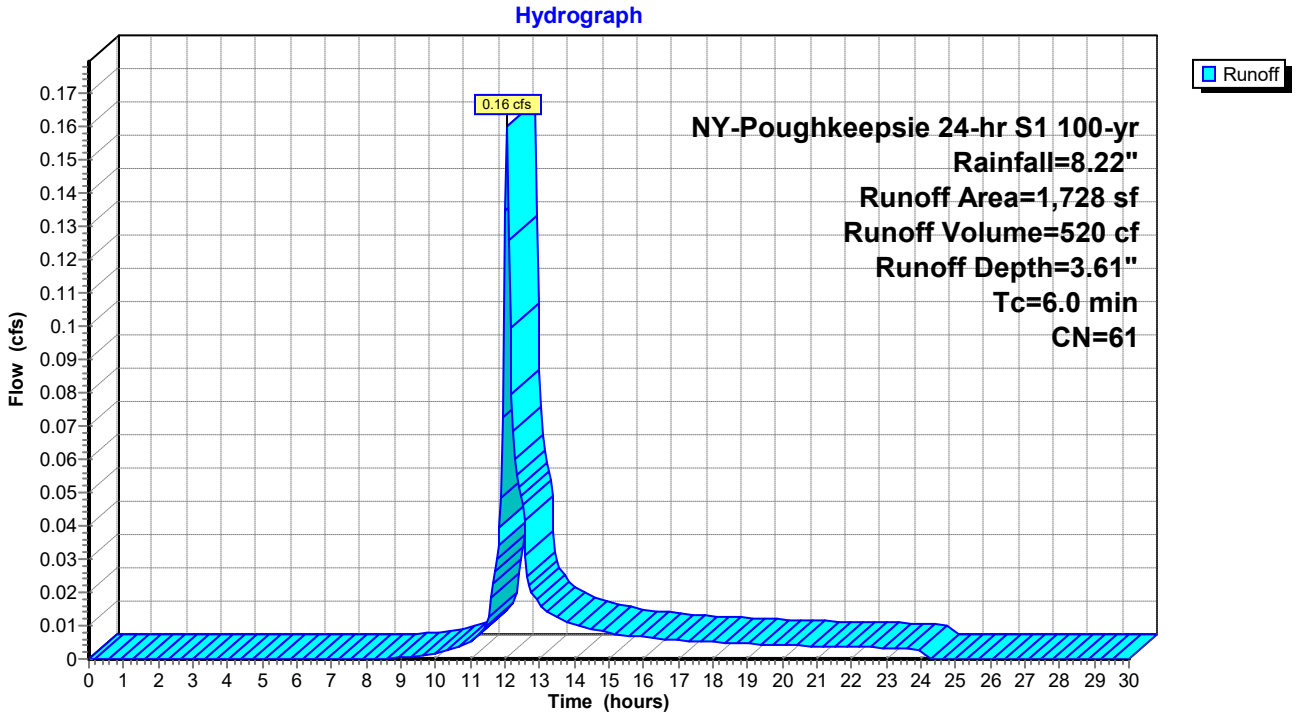
Runoff = 0.16 cfs @ 12.05 hrs, Volume= 520 cf, Depth= 3.61"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
1,728	61	>75% Grass cover, Good, HSG B
1,728		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 4: DA-4



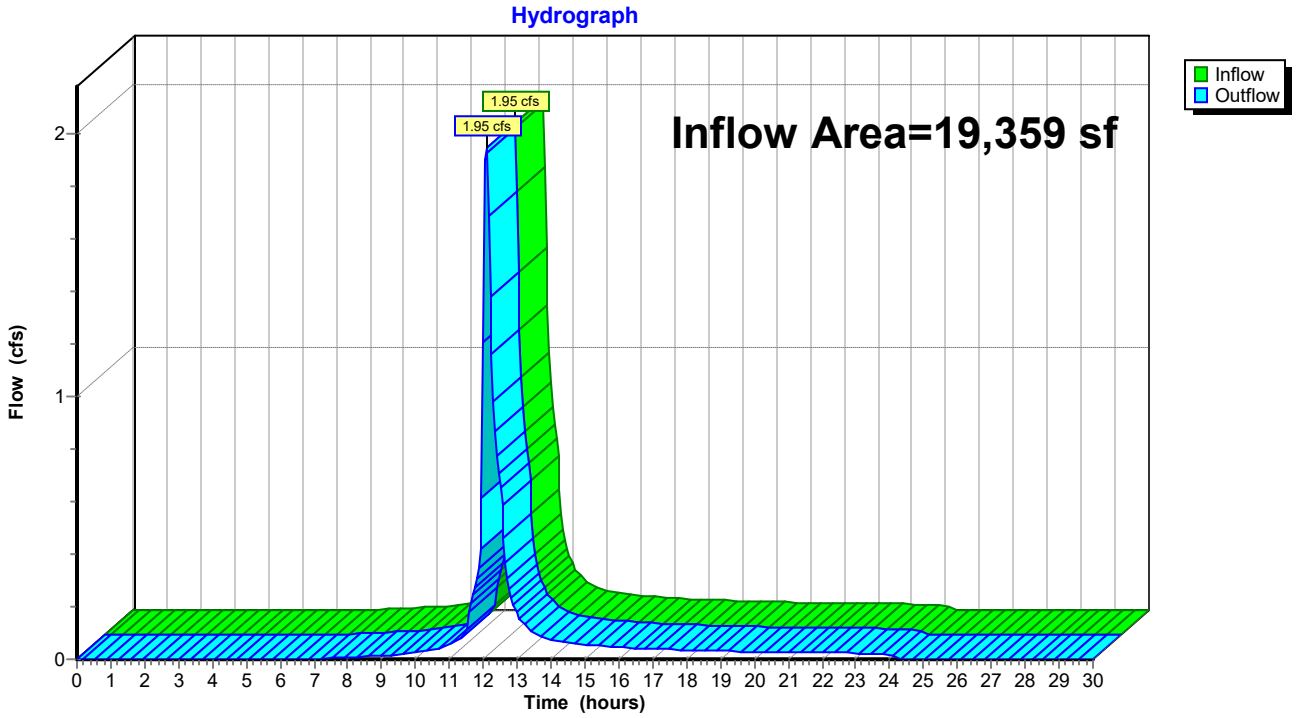
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 19,359 sf, 36.70% Impervious, Inflow Depth = 3.39" for 100-yr event
Inflow = 1.95 cfs @ 12.08 hrs, Volume= 5,464 cf
Outflow = 1.95 cfs @ 12.08 hrs, Volume= 5,464 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



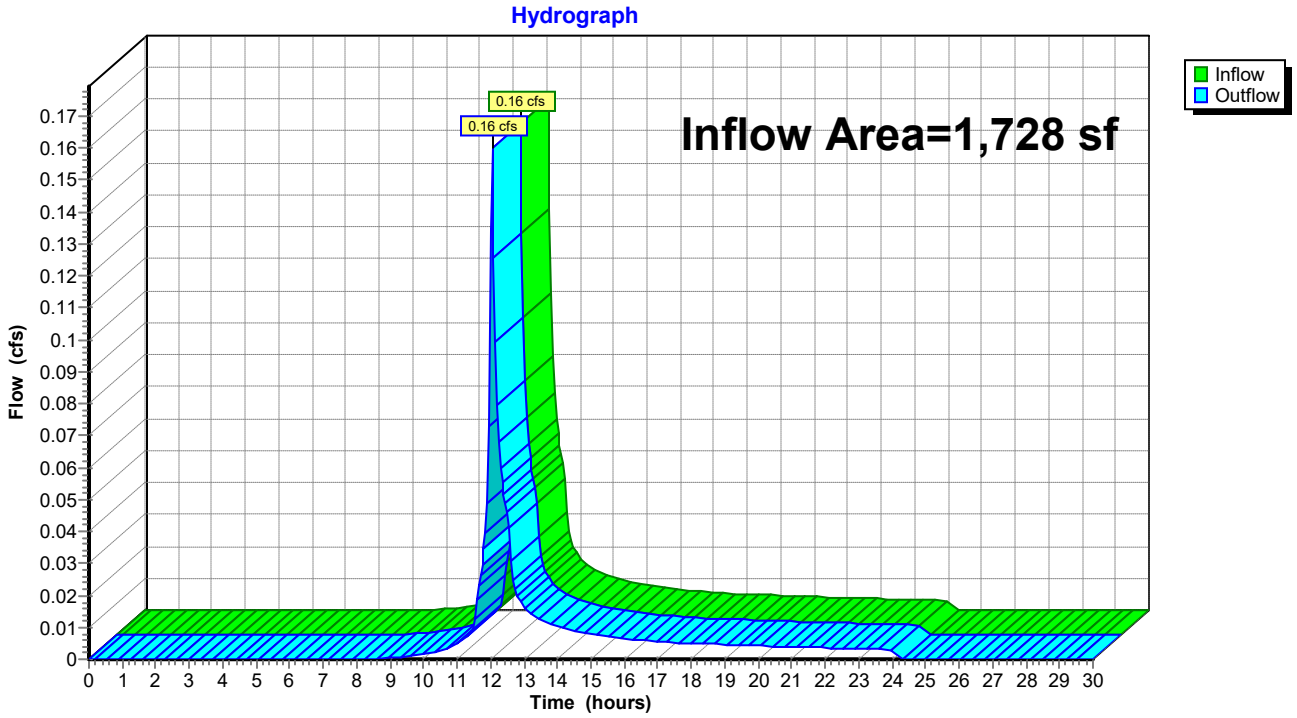
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,728 sf, 0.00% Impervious, Inflow Depth = 3.61" for 100-yr event
Inflow = 0.16 cfs @ 12.05 hrs, Volume= 520 cf
Outflow = 0.16 cfs @ 12.05 hrs, Volume= 520 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



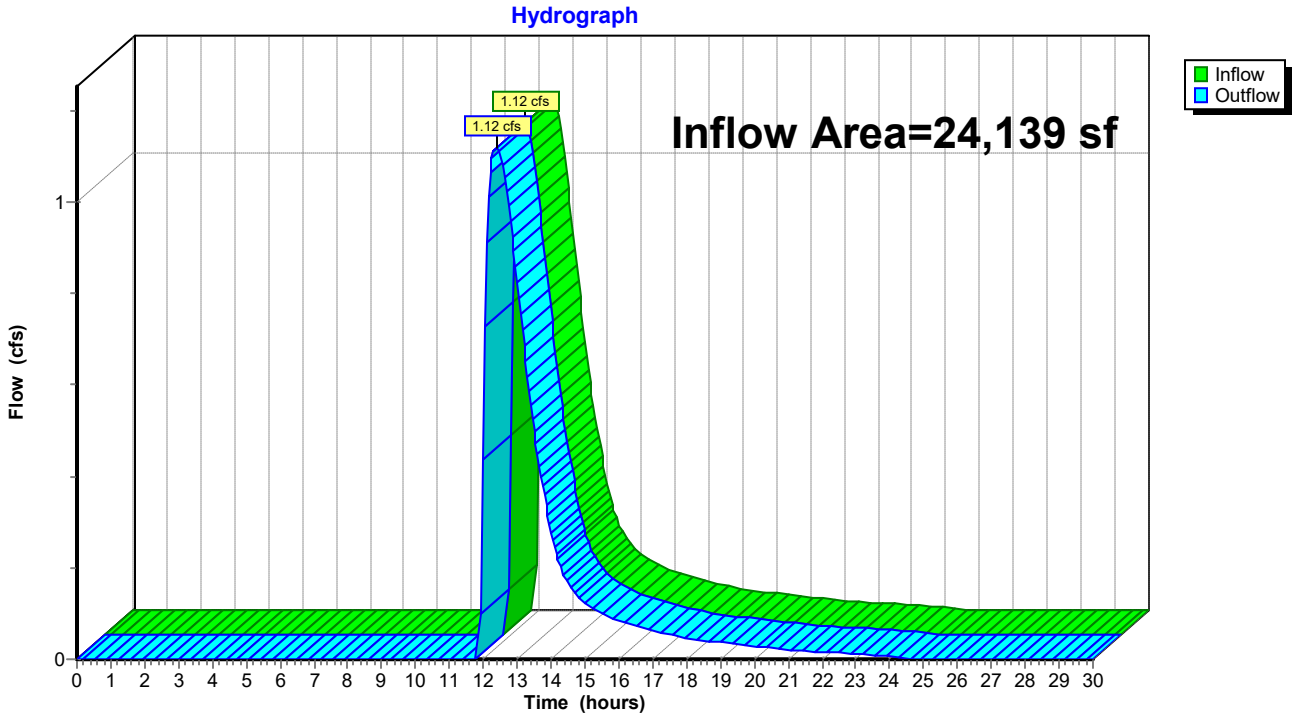
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 3.72" for 100-yr event
Inflow = 1.12 cfs @ 12.38 hrs, Volume= 7,481 cf
Outflow = 1.12 cfs @ 12.38 hrs, Volume= 7,481 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Summary for Pond 4P: Drywell

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 7.74" for 100-yr event
Inflow = 4.35 cfs @ 12.04 hrs, Volume= 15,570 cf
Outflow = 1.17 cfs @ 12.38 hrs, Volume= 12,931 cf, Atten= 73%, Lag= 20.7 min
Discarded = 0.05 cfs @ 4.25 hrs, Volume= 5,450 cf
Primary = 1.12 cfs @ 12.38 hrs, Volume= 7,481 cf
Routed to Reach DP-3 : DP-3

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 57.69' @ 12.38 hrs Surf.Area= 2,370 sf Storage= 6,385 cf

Plug-Flow detention time= 217.6 min calculated for 12,931 cf (83% of inflow)
Center-of-Mass det. time= 137.0 min (890.0 - 753.0)

Volume	Invert	Avail.Storage	Storage Description
#1	52.50'	4,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 13,414 cf Overall - 2,439 cf Embedded = 10,975 cf x 40.0% Voids
#2	53.41'	2,439 cf	**ADS_StormTech SC-800 +Cap** x 47 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 47 Chambers in 9 Rows Cap Storage= 3.4 cf x 2 x 9 rows = 61.6 cf
		6,829 cf	Total Available Storage

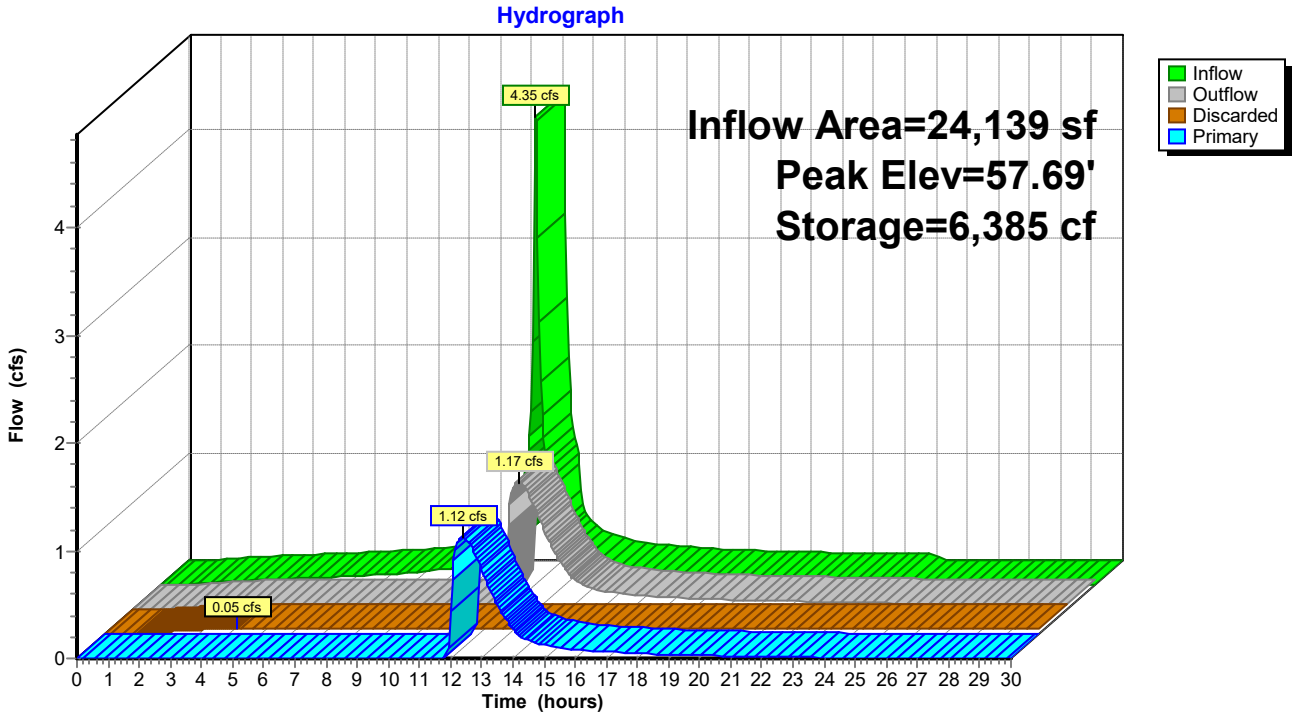
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

Device	Routing	Invert	Outlet Devices
#1	Primary	55.19'	**6.0" Round Culvert** L= 60.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 55.19' / 54.50' S= 0.0115 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Discarded	52.50'	**1.000 in/hr Exfiltration over Surface area**

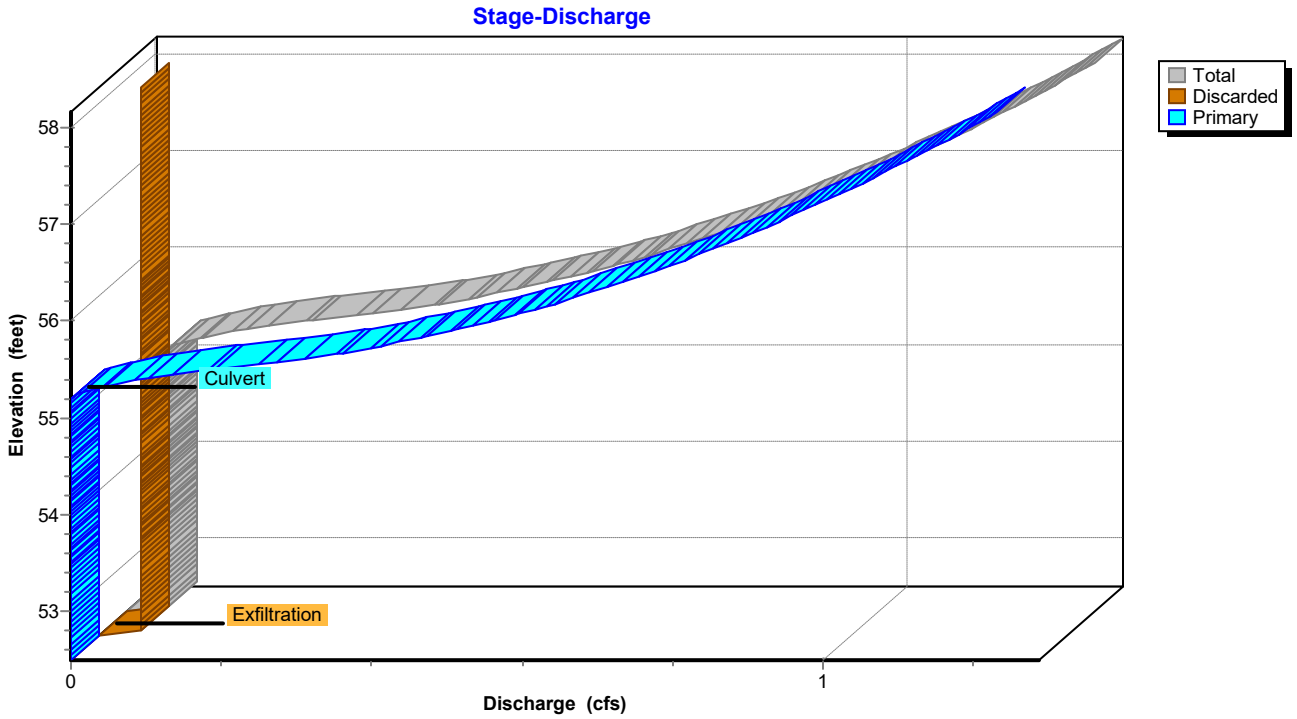
Discarded OutFlow Max=0.05 cfs @ 4.25 hrs HW=52.56' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=1.12 cfs @ 12.38 hrs HW=57.69' (Free Discharge)
1=Culvert (Inlet Controls 1.12 cfs @ 5.70 fps)

Pond 4P: Drywell



Pond 4P: Drywell



Stage-Area-Storage for Pond 4P: Drywell

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.50	**2,370**	0
52.60	2,370	95
52.70	2,370	190
52.80	2,370	284
52.90	2,370	379
53.00	2,370	474
53.10	2,370	569
53.20	2,370	664
53.30	2,370	758
53.40	2,370	853
53.50	2,370	1,017
53.60	2,370	1,188
53.70	2,370	1,358
53.80	2,370	1,528
53.90	2,370	1,696
54.00	2,370	1,863
54.10	2,370	2,029
54.20	2,370	2,194
54.30	2,370	2,357
54.40	2,370	2,519
54.50	2,370	2,680
54.60	2,370	2,839
54.70	2,370	2,996
54.80	2,370	3,151
54.90	2,370	3,304
55.00	2,370	3,455
55.10	2,370	3,604
55.20	2,370	3,750
55.30	2,370	3,894
55.40	2,370	4,034
55.50	2,370	4,171
55.60	2,370	4,304
55.70	2,370	4,432
55.80	2,370	4,554
55.90	2,370	4,669
56.00	2,370	4,775
56.10	2,370	4,875
56.20	2,370	4,971
56.30	2,370	5,066
56.40	2,370	5,161
56.50	2,370	5,256
56.60	2,370	5,350
56.70	2,370	5,445
56.80	2,370	5,540
56.90	2,370	5,635
57.00	2,370	5,730
57.10	2,370	5,824
57.20	2,370	5,919
57.30	2,370	6,014
57.40	2,370	6,109
57.50	2,370	6,204
57.60	2,370	6,298
57.70	2,370	6,393
57.80	2,370	6,488
57.90	2,370	6,583
58.00	2,370	6,678
58.10	2,370	**6,772**

Summary for Pond UGC-1: UGC-1

Inflow Area = 8,824 sf, 80.51% Impervious, Inflow Depth = 7.14" for 100-yr event
Inflow = 1.54 cfs @ 12.04 hrs, Volume= 5,252 cf
Outflow = 1.08 cfs @ 12.12 hrs, Volume= 5,252 cf, Atten= 30%, Lag= 4.9 min
Discarded = 0.11 cfs @ 11.20 hrs, Volume= 3,874 cf
Primary = 0.98 cfs @ 12.12 hrs, Volume= 1,378 cf
Routed to Reach DP-1 : DP-1

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 41.61' @ 12.12 hrs Surf.Area= 608 sf Storage= 979 cf

Plug-Flow detention time= 32.3 min calculated for 5,243 cf (100% of inflow)
Center-of-Mass det. time= 32.2 min (808.3 - 776.0)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,472 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

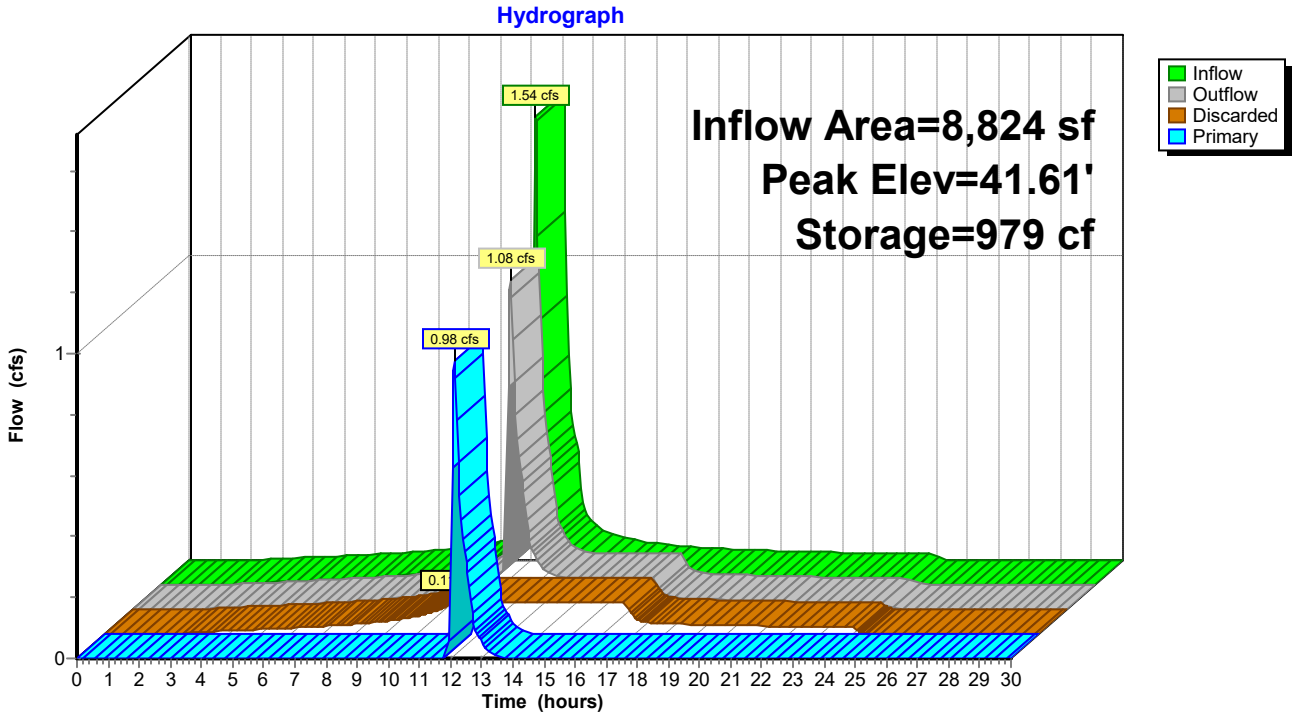
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.90' S= 0.0100 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf

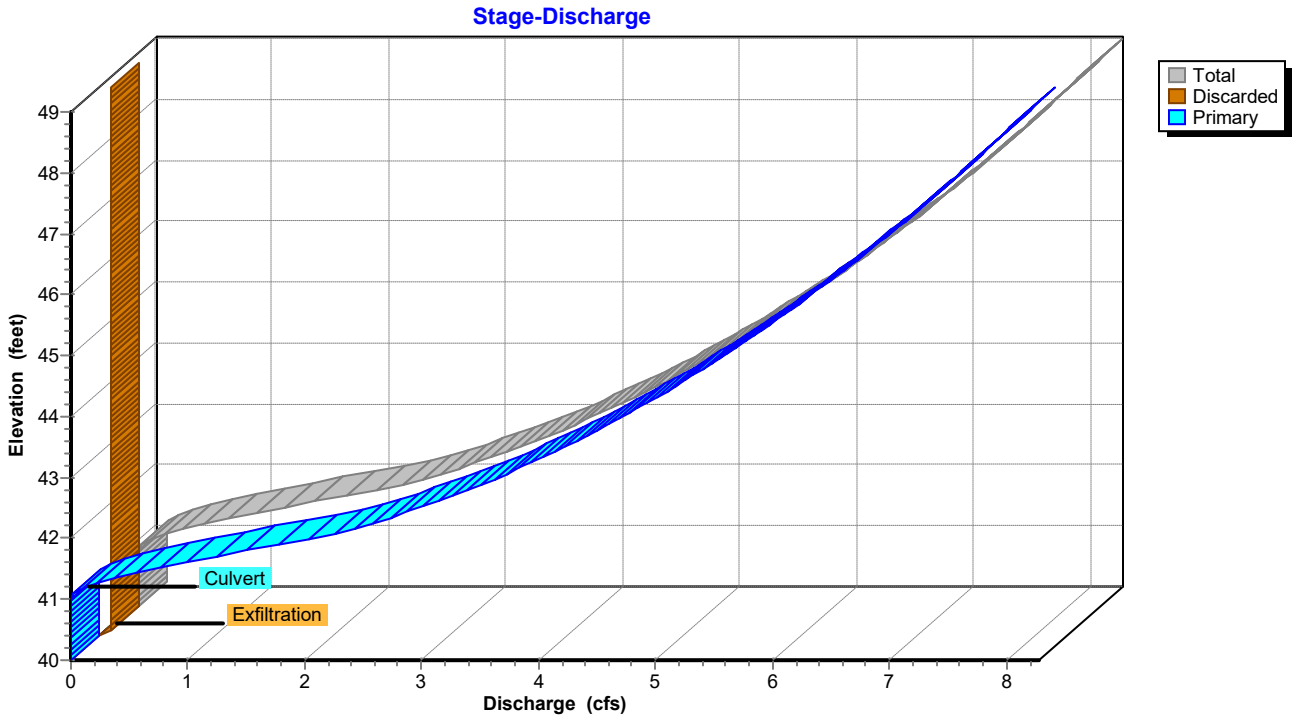
Discarded OutFlow Max=0.11 cfs @ 11.20 hrs HW=40.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.93 cfs @ 12.12 hrs HW=41.59' (Free Discharge)
↑—**2=Culvert** (Barrel Controls 0.93 cfs @ 2.76 fps)

Pond UGC-1: UGC-1



Pond UGC-1: UGC-1

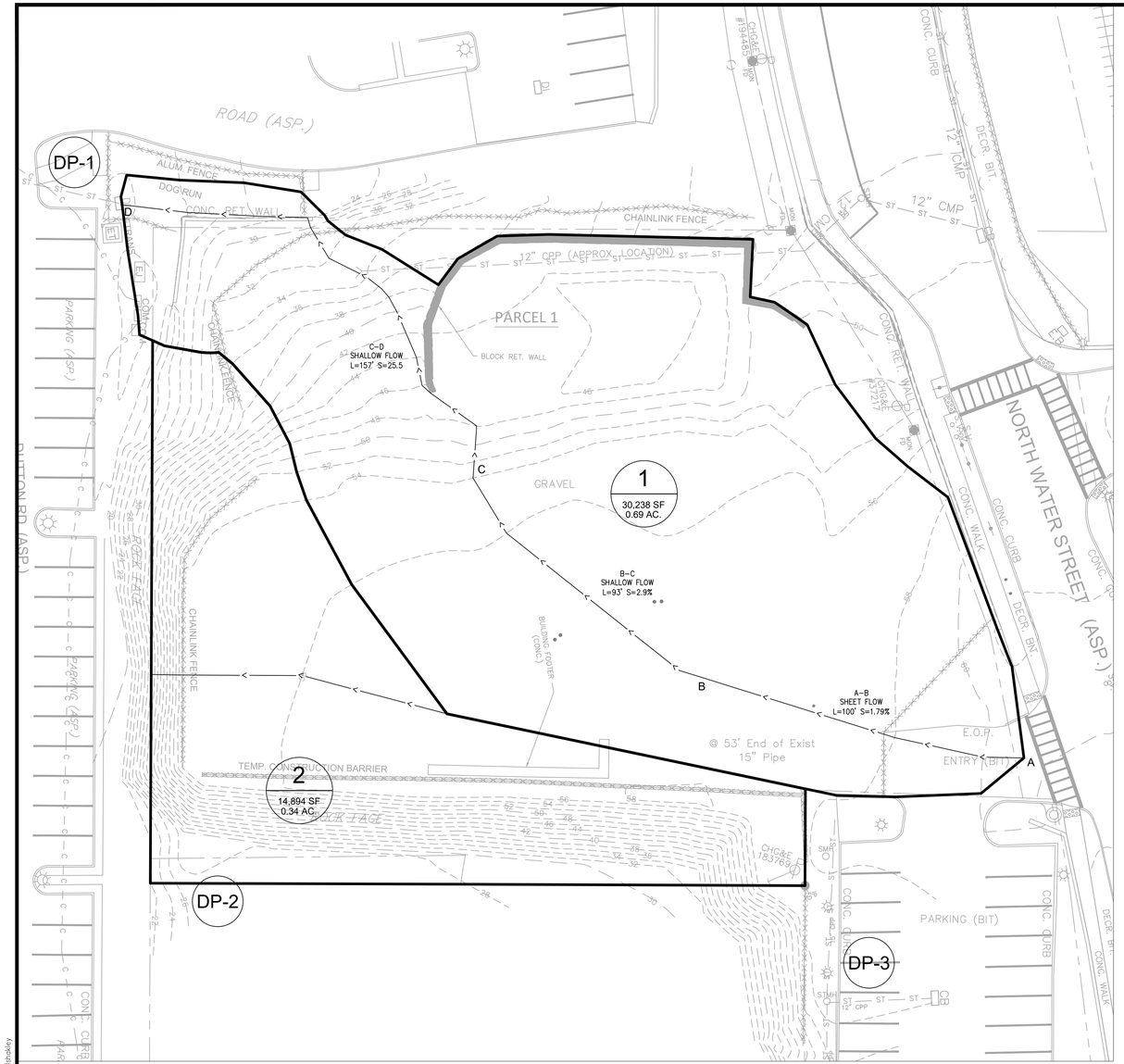


Stage-Area-Storage for Pond UGC-1: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
40.00	**608**	0
40.10	608	61
40.20	608	122
40.30	608	182
40.40	608	243
40.50	608	304
40.60	608	365
40.70	608	426
40.80	608	486
40.90	608	547
41.00	608	608
41.10	608	669
41.20	608	730
41.30	608	790
41.40	608	851
41.50	608	912
41.60	608	973
41.70	608	1,034
41.80	608	1,094
41.90	608	1,155
42.00	608	1,216
42.10	608	1,277
42.20	608	1,338
42.30	608	1,398
42.40	608	1,459
42.50	608	1,520
42.60	608	1,581
42.70	608	1,642
42.80	608	1,702
42.90	608	1,763
43.00	608	1,824
43.10	608	1,885
43.20	608	1,946
43.30	608	2,006
43.40	608	2,067
43.50	608	2,128
43.60	608	2,189
43.70	608	2,250
43.80	608	2,310
43.90	608	2,371
44.00	608	2,432
44.10	608	2,493
44.20	608	2,554
44.30	608	2,614
44.40	608	2,675
44.50	608	2,736
44.60	608	2,797
44.70	608	2,858
44.80	608	2,918
44.90	608	2,979
45.00	608	3,040
45.10	608	3,101
45.20	608	3,162
45.30	608	3,222
45.40	608	3,283
45.50	608	3,344
45.60	608	3,405
45.70	608	3,466
45.80	608	3,526
45.90	608	3,587
46.00	608	3,648
46.10	608	3,709
46.20	608	3,770
46.30	608	3,830
46.40	608	3,891
46.50	608	3,952
46.60	608	4,013
46.70	608	4,074
46.80	608	4,134
46.90	608	4,195
47.00	608	4,256
47.10	608	4,317
47.20	608	4,378
47.30	608	4,438
47.40	608	4,499
47.50	608	4,560
47.60	608	4,621
47.70	608	4,682
47.80	608	4,742
47.90	608	4,803
48.00	608	4,864
48.10	608	4,925
48.20	608	4,986
48.30	608	5,046
48.40	608	5,107
48.50	608	5,168
48.60	608	5,229
48.70	608	5,290
48.80	608	5,350
48.90	608	5,411
49.00	608	**5,472**

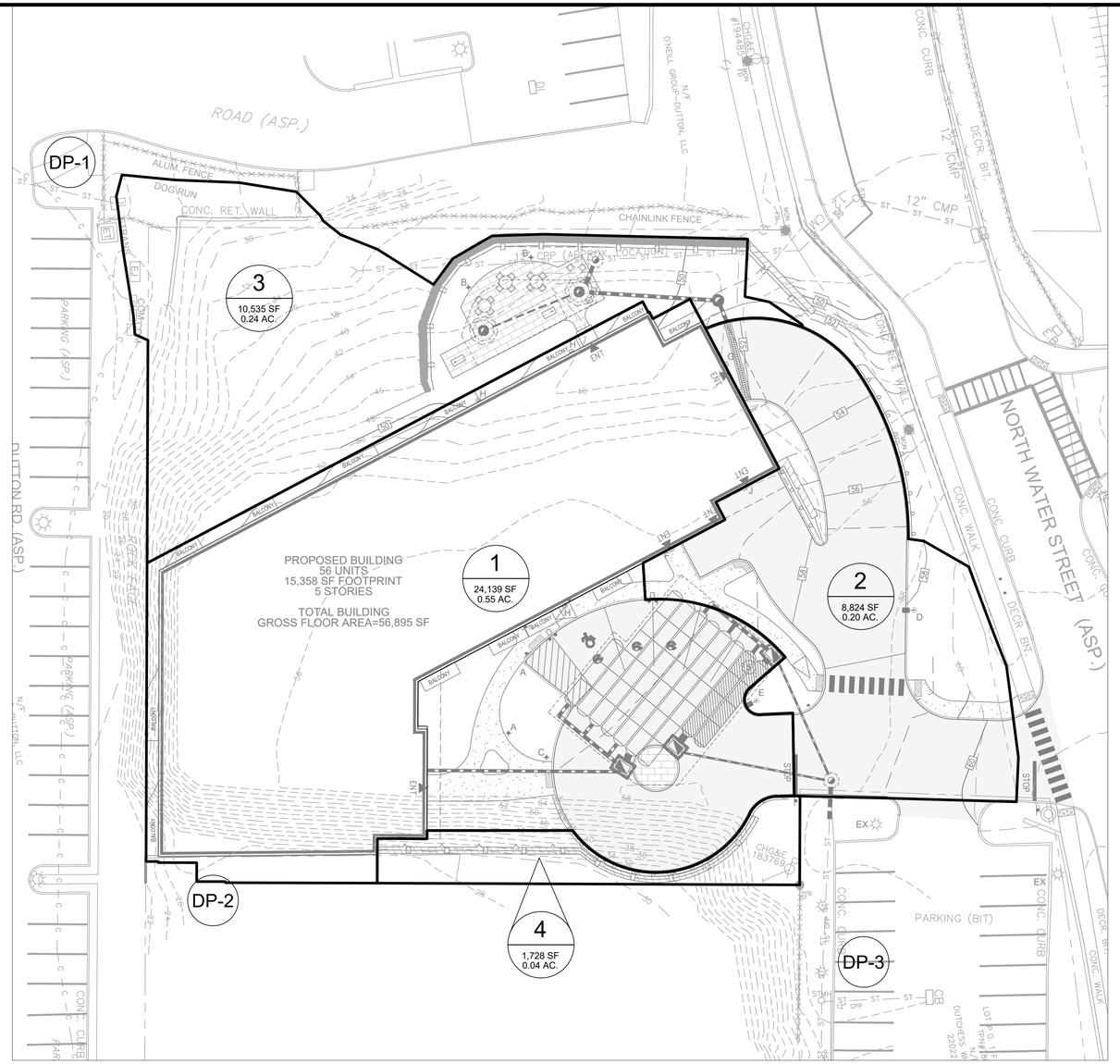
APPENDIX G

Map Pocket: Pre- & Post-Development Drainage Area Maps



PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=20'



PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=20'

LEGEND

120	EXISTING MAJOR CONTOUR LINE
123	EXISTING MINOR CONTOUR LINE
120	PROPOSED MAJOR CONTOUR LINE
123	PROPOSED MINOR CONTOUR LINE
	DRAINAGE LINE
	SOIL BOUNDARY LINE
A > B	TIME OF CONCENTRATION LINE
	TEST PIT LOCATION
MgB	SOIL TYPE DESIGNATION
1 XX,XXX SF X.XX AC.	DRAINAGE AREA DESIGNATION

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION

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

DRAINAGE AREA MAPS

WATER STREET DEVELOPMENT

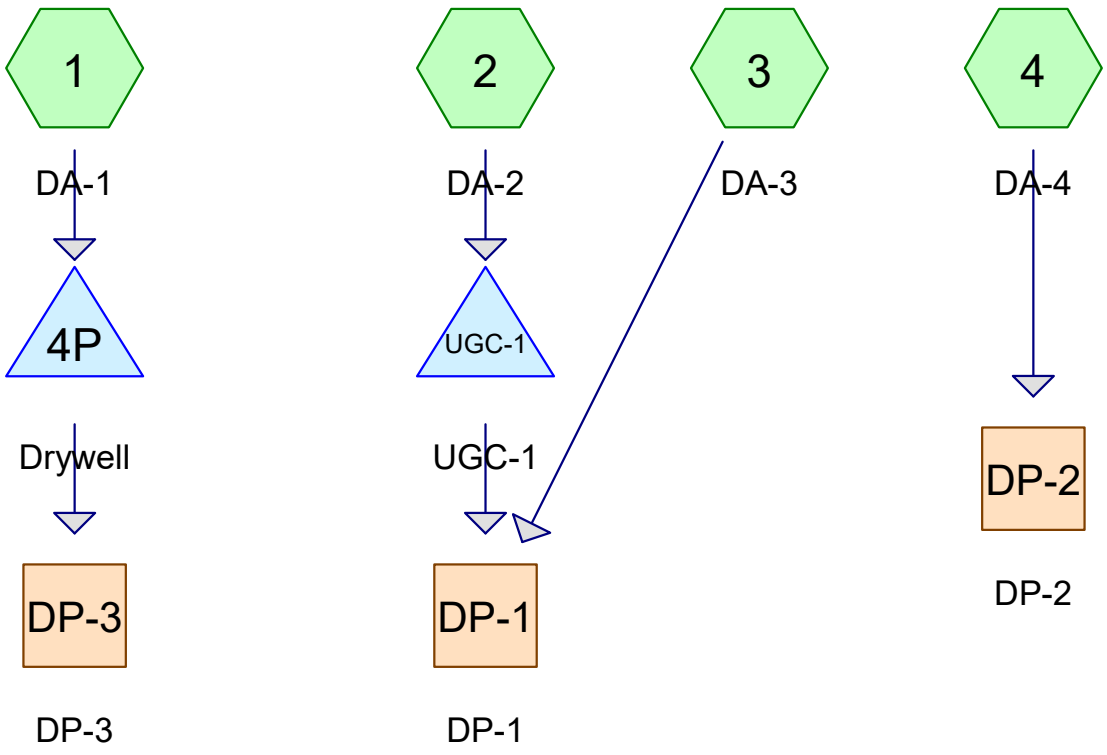
141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS
COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DA22298501.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DA-1
Checked	KFC	Date	2025-07-22	SHEET OF 16
Approved	LRC	Scale	1"=20'	

X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pok-Sunrise Developers Corp\DWG\DA22298501.dwg 9/26/2025 7:32 AM Batoskey

APPENDIX H

25-Year Hydraulic Analysis



Subcat Reach Pond Link

Routing Diagram for 141 N Water_POST
Prepared by The LRC Group
HydroCAD® 10.20-6a s/n 02009 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr	NY-Poughkeepsie 24-hr S1	25-yr	Default	24.00	1	5.85	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
9,618	69	50-75% Grass cover, Fair, HSG B (3)
4,930	61	>75% Grass cover, Good, HSG B (1, 2, 4)
12,884	98	Paved parking, HSG B (1, 2)
917	80	Pervious Pavers (3)
16,877	98	Roofs, HSG B (1)
45,226	**87**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
44,309	HSG B	1, 2, 3, 4
0	HSG C	
0	HSG D	
917	Other	3
45,226		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
0	9,618	0	0	0	9,618	50-75% Grass cover, Fair	
0	4,930	0	0	0	4,930	>75% Grass cover, Good	
0	12,884	0	0	0	12,884	Paved parking	
0	0	0	0	917	917	Pervious Pavers	
0	16,877	0	0	0	16,877	Roofs	
0	**44,309**	**0**	**0**	**917**	**45,226**	**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	4P	55.19	54.50	60.0	0.0115	0.010	0.0	6.0	0.0	
2	UGC-1	41.00	40.90	10.0	0.0100	0.010	0.0	12.0	0.0	

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: DA-1 Runoff Area=24,139 sf 93.86% Impervious Runoff Depth=5.38"
Flow Length=346' Tc=6.0 min CN=96 Runoff=3.20 cfs 10,818 cf

Subcatchment 2: DA-2 Runoff Area=8,824 sf 80.51% Impervious Runoff Depth=4.81"
Flow Length=91' Tc=6.0 min CN=91 Runoff=1.10 cfs 3,537 cf

Subcatchment 3: DA-3 Runoff Area=10,535 sf 0.00% Impervious Runoff Depth=2.69"
Tc=6.0 min CN=70 Runoff=0.76 cfs 2,359 cf

Subcatchment 4: DA-4 Runoff Area=1,728 sf 0.00% Impervious Runoff Depth=1.91"
Tc=6.0 min CN=61 Runoff=0.08 cfs 274 cf

Reach DP-1: DP-1 Inflow=0.76 cfs 2,904 cf
Outflow=0.76 cfs 2,904 cf

Reach DP-2: DP-2 Inflow=0.08 cfs 274 cf
Outflow=0.08 cfs 274 cf

Reach DP-3: DP-3 Inflow=0.54 cfs 3,139 cf
Outflow=0.54 cfs 3,139 cf

Pond 4P: Drywell Peak Elev=55.97' Storage=4,741 cf Inflow=3.20 cfs 10,818 cf
Discarded=0.05 cfs 5,179 cf Primary=0.54 cfs 3,139 cf Outflow=0.60 cfs 8,317 cf

Pond UGC-1: UGC-1 Peak Elev=41.33' Storage=811 cf Inflow=1.10 cfs 3,537 cf
Discarded=0.11 cfs 2,992 cf Primary=0.35 cfs 545 cf Outflow=0.46 cfs 3,537 cf

Total Runoff Area = 45,226 sf Runoff Volume = 16,989 cf Average Runoff Depth = 4.51"
34.19% Pervious = 15,465 sf 65.81% Impervious = 29,761 sf

Summary for Subcatchment 1: DA-1

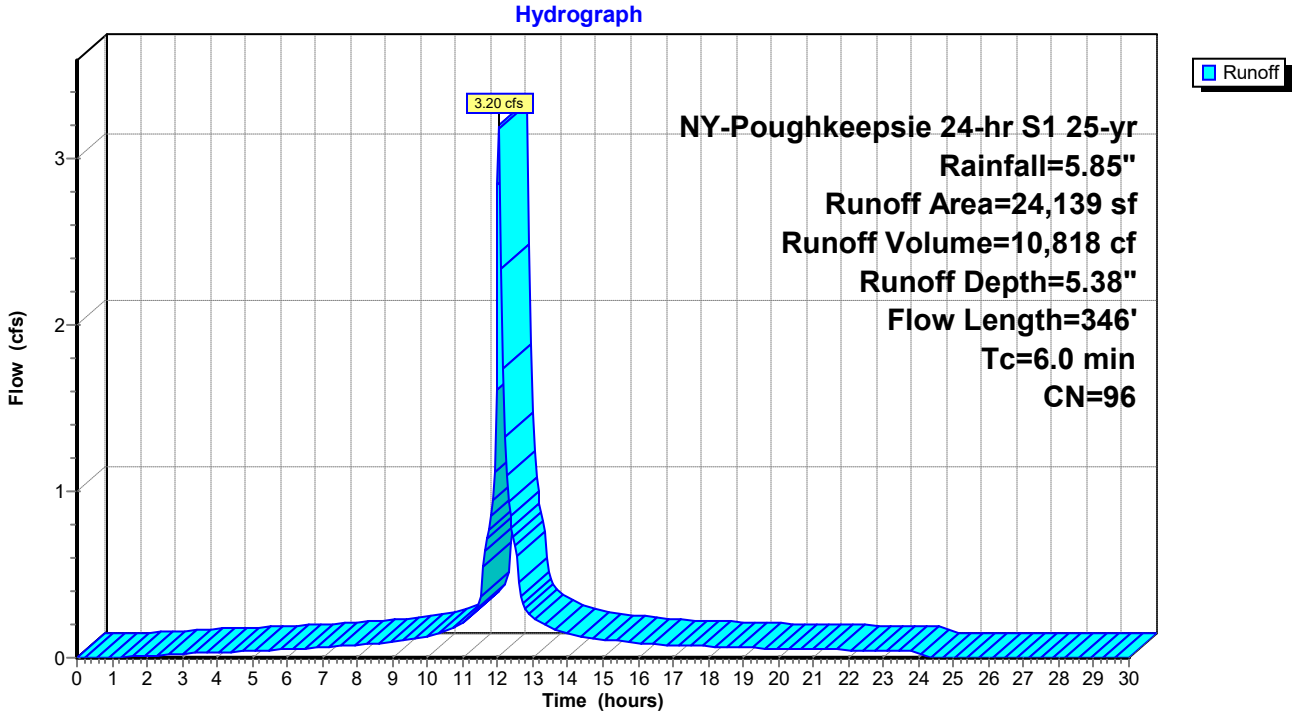
Runoff = 3.20 cfs @ 12.04 hrs, Volume= 10,818 cf, Depth= 5.38"
Routed to Pond 4P : Drywell

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
1,482	61	>75% Grass cover, Good, HSG B
16,877	98	Roofs, HSG B
5,780	98	Paved parking, HSG B
24,139	96	Weighted Average
1,482		6.14% Pervious Area
22,657		93.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	100	0.0179	0.75		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.6	93	0.0290	2.74		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
0.7	153	0.2550	3.53		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.5	346	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1: DA-1



Summary for Subcatchment 2: DA-2

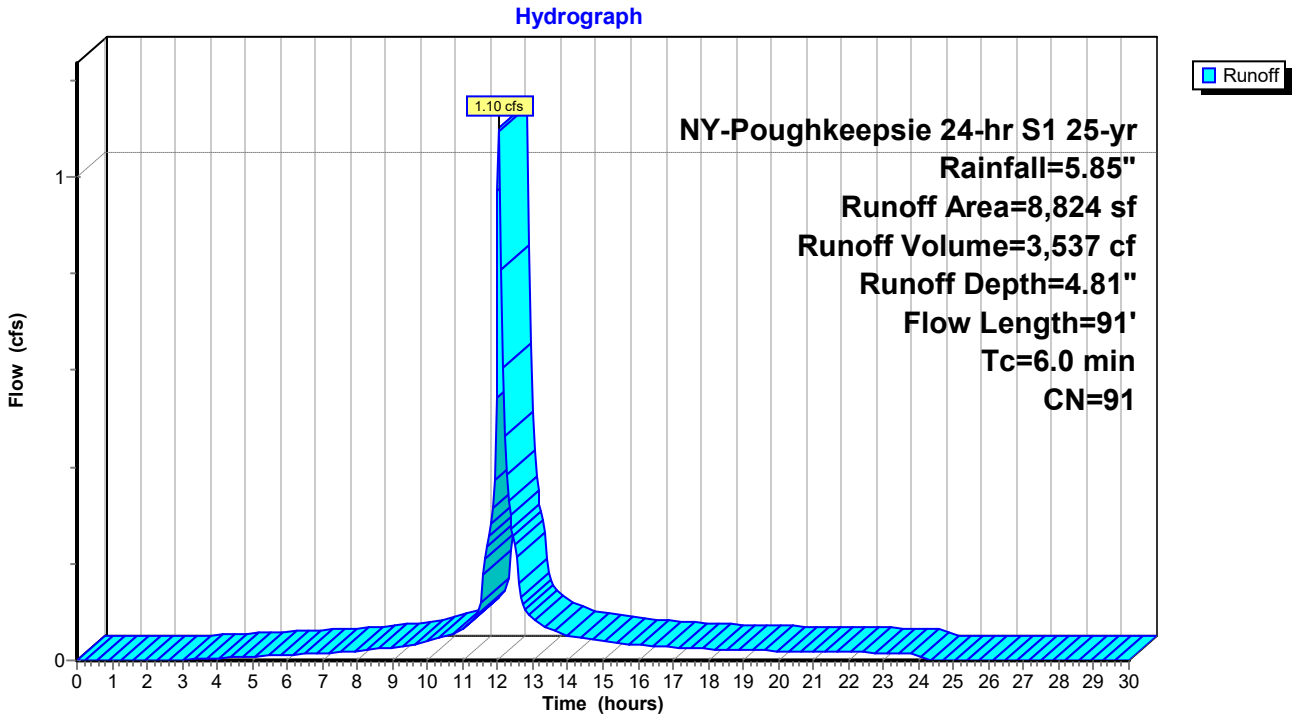
Runoff = 1.10 cfs @ 12.04 hrs, Volume= 3,537 cf, Depth= 4.81"
Routed to Pond UGC-1 : UGC-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
1,720	61	>75% Grass cover, Good, HSG B
7,104	98	Paved parking, HSG B
8,824	91	Weighted Average
1,720		19.49% Pervious Area
7,104		80.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	81	0.0310	0.90		**Sheet Flow, A-B** n= 0.022 P2= 3.16"
0.1	10	0.5000	3.13		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.16"
1.6	91	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2: DA-2



Summary for Subcatchment 3: DA-3

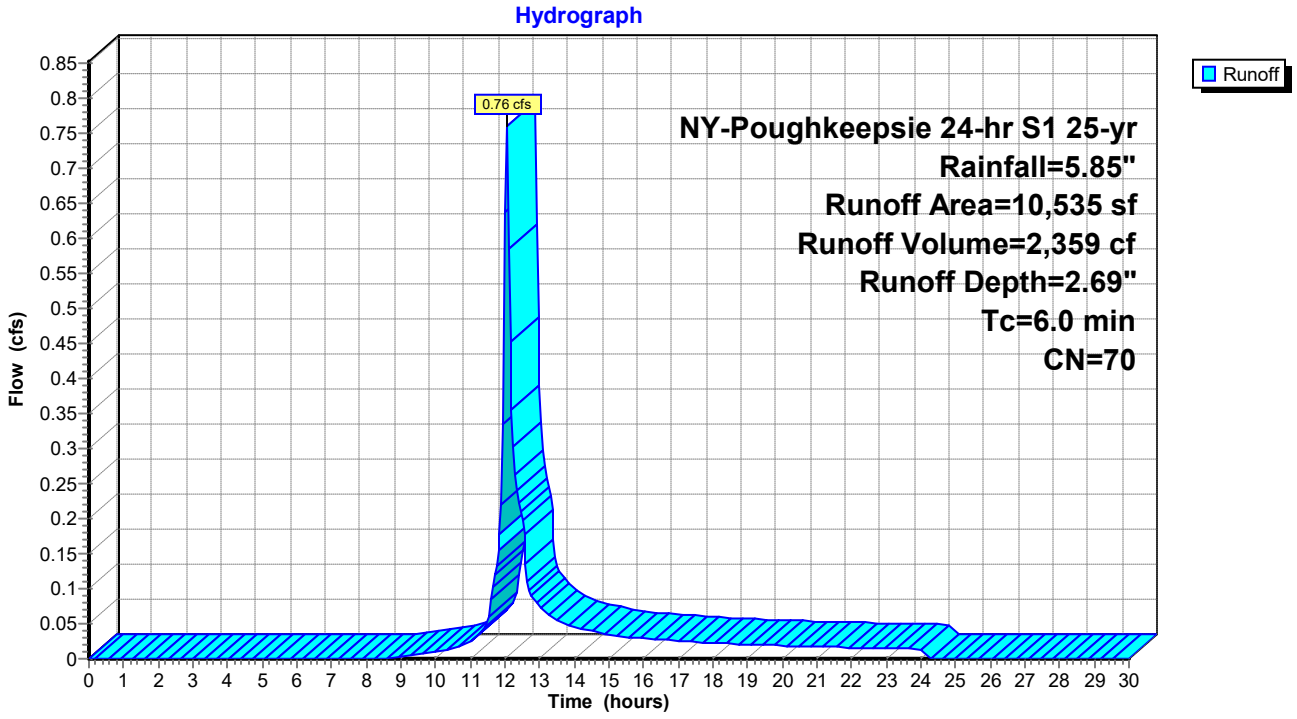
Runoff = 0.76 cfs @ 12.05 hrs, Volume= 2,359 cf, Depth= 2.69"
Routed to Reach DP-1 : DP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 25-yr Rainfall=5.85"

	Area (sf)	CN	Description
	9,618	69	50-75% Grass cover, Fair, HSG B
*	917	80	Pervious Pavers
	10,535	70	Weighted Average
	10,535		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 3: DA-3



Summary for Subcatchment 4: DA-4

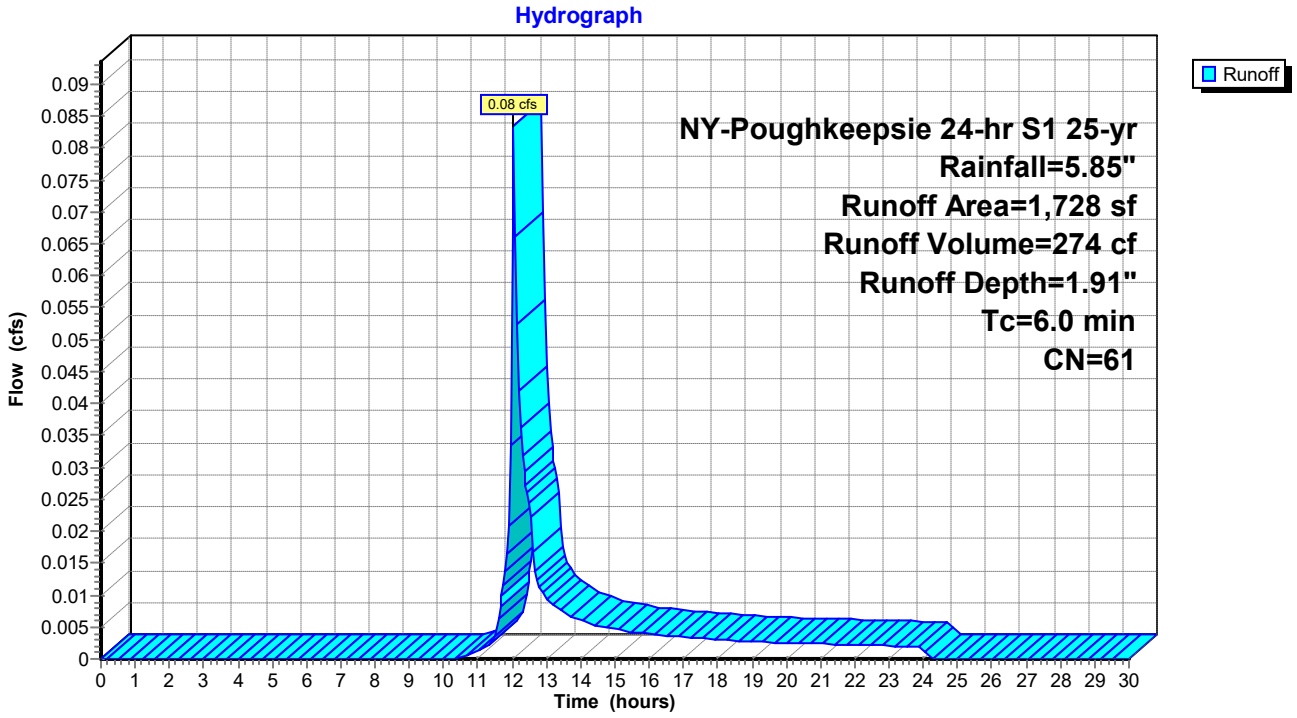
Runoff = 0.08 cfs @ 12.05 hrs, Volume= 274 cf, Depth= 1.91"
Routed to Reach DP-2 : DP-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
1,728	61	>75% Grass cover, Good, HSG B
1,728		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min. Tc**

Subcatchment 4: DA-4



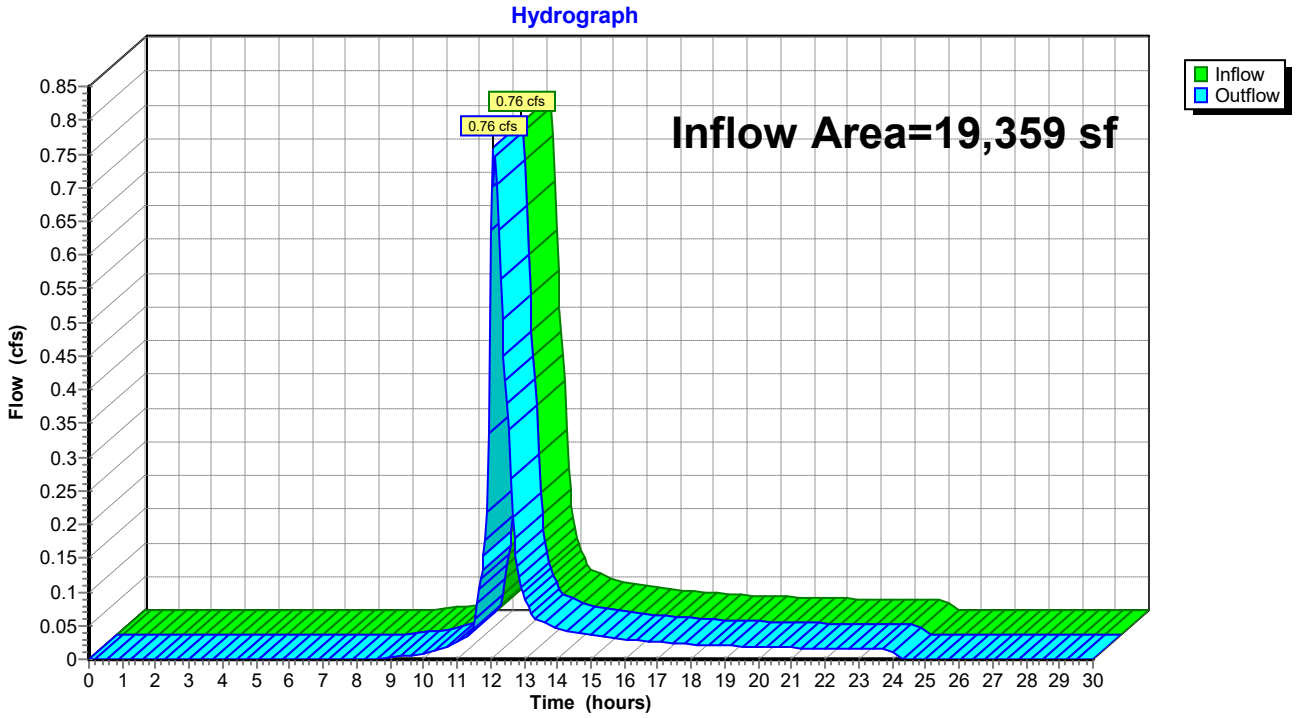
Summary for Reach DP-1: DP-1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 19,359 sf, 36.70% Impervious, Inflow Depth = 1.80" for 25-yr event
Inflow = 0.76 cfs @ 12.05 hrs, Volume= 2,904 cf
Outflow = 0.76 cfs @ 12.05 hrs, Volume= 2,904 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1



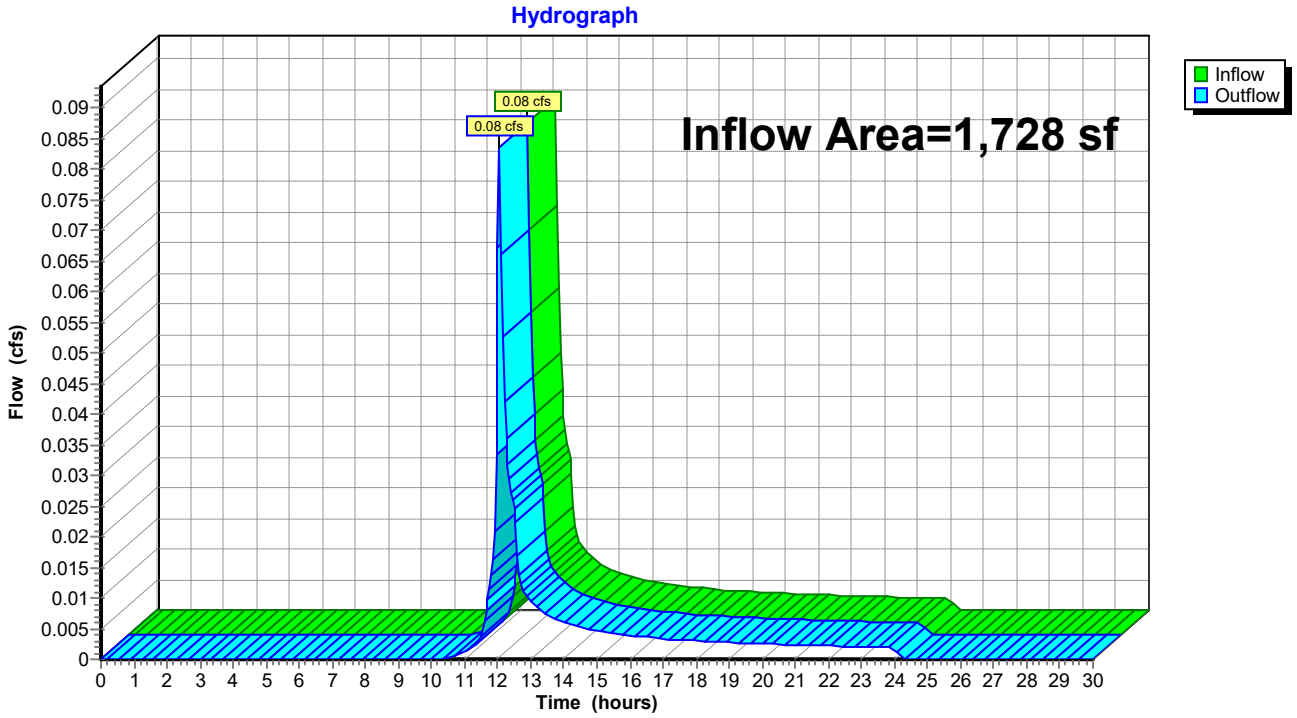
Summary for Reach DP-2: DP-2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,728 sf, 0.00% Impervious, Inflow Depth = 1.91" for 25-yr event
Inflow = 0.08 cfs @ 12.05 hrs, Volume= 274 cf
Outflow = 0.08 cfs @ 12.05 hrs, Volume= 274 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: DP-2



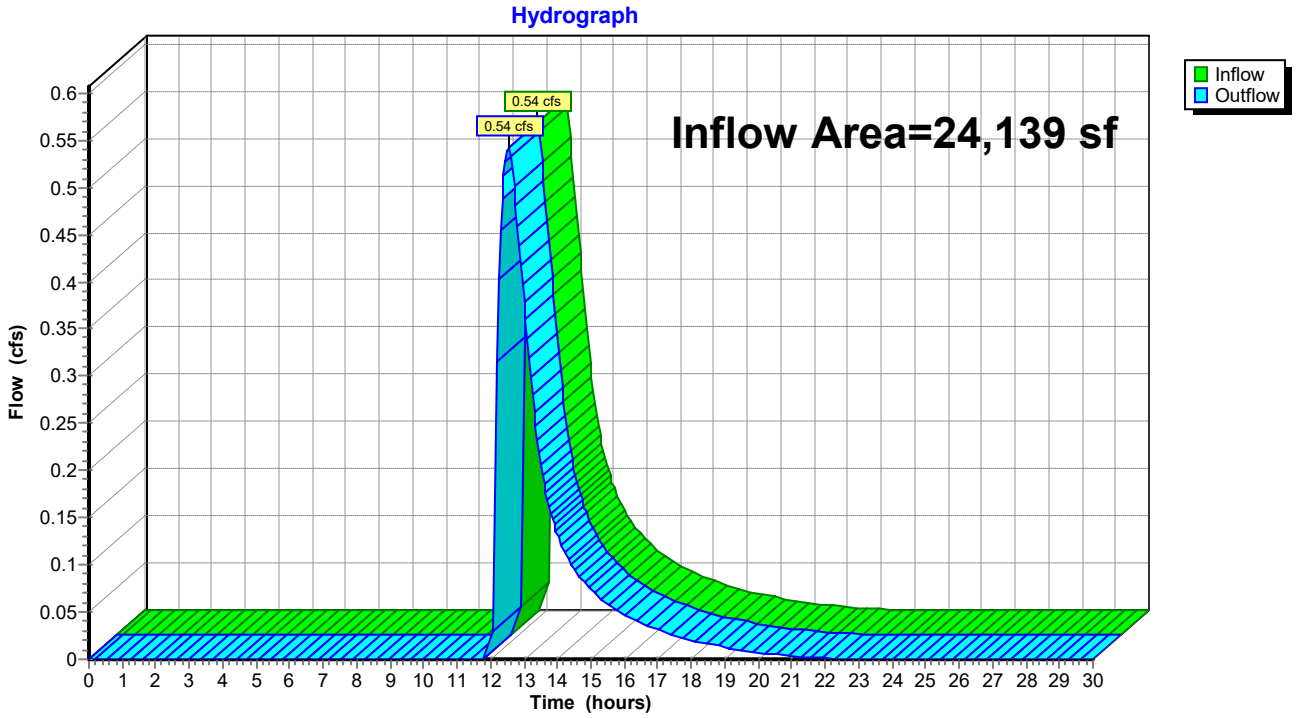
Summary for Reach DP-3: DP-3

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 1.56" for 25-yr event
Inflow = 0.54 cfs @ 12.55 hrs, Volume= 3,139 cf
Outflow = 0.54 cfs @ 12.55 hrs, Volume= 3,139 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-3: DP-3



Summary for Pond 4P: Drywell

Inflow Area = 24,139 sf, 93.86% Impervious, Inflow Depth = 5.38" for 25-yr event
Inflow = 3.20 cfs @ 12.04 hrs, Volume= 10,818 cf
Outflow = 0.60 cfs @ 12.55 hrs, Volume= 8,317 cf, Atten= 81%, Lag= 30.4 min
Discarded = 0.05 cfs @ 6.60 hrs, Volume= 5,179 cf
Primary = 0.54 cfs @ 12.55 hrs, Volume= 3,139 cf
Routed to Reach DP-3 : DP-3

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 55.97' @ 12.55 hrs Surf.Area= 2,370 sf Storage= 4,741 cf

Plug-Flow detention time= 277.4 min calculated for 8,317 cf (77% of inflow)
Center-of-Mass det. time= 181.0 min (941.9 - 761.0)

Volume	Invert	Avail.Storage	Storage Description
#1	52.50'	4,390 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 13,414 cf Overall - 2,439 cf Embedded = 10,975 cf x 40.0% Voids
#2	53.41'	2,439 cf	**ADS_StormTech SC-800 +Cap** x 47 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 47 Chambers in 9 Rows Cap Storage= 3.4 cf x 2 x 9 rows = 61.6 cf
		6,829 cf	Total Available Storage

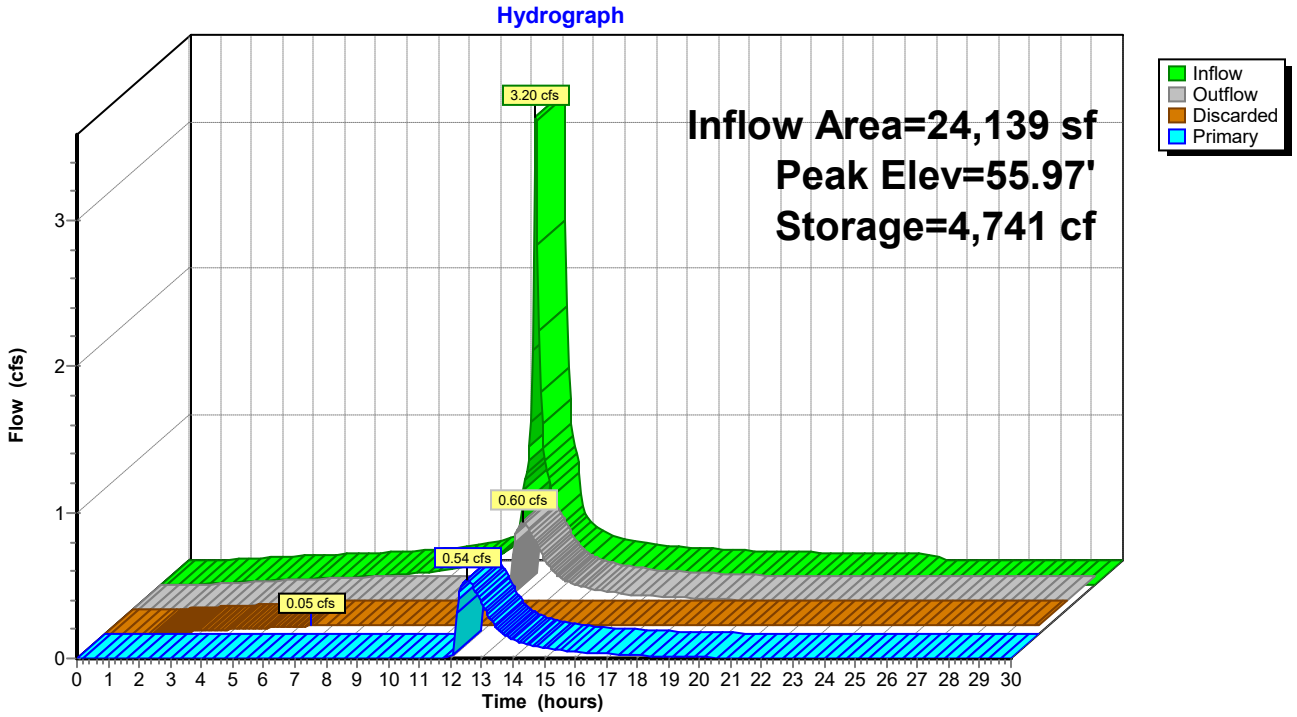
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

Device	Routing	Invert	Outlet Devices
#1	Primary	55.19'	**6.0" Round Culvert** L= 60.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 55.19' / 54.50' S= 0.0115 '/' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Discarded	52.50'	**1.000 in/hr Exfiltration over Surface area**

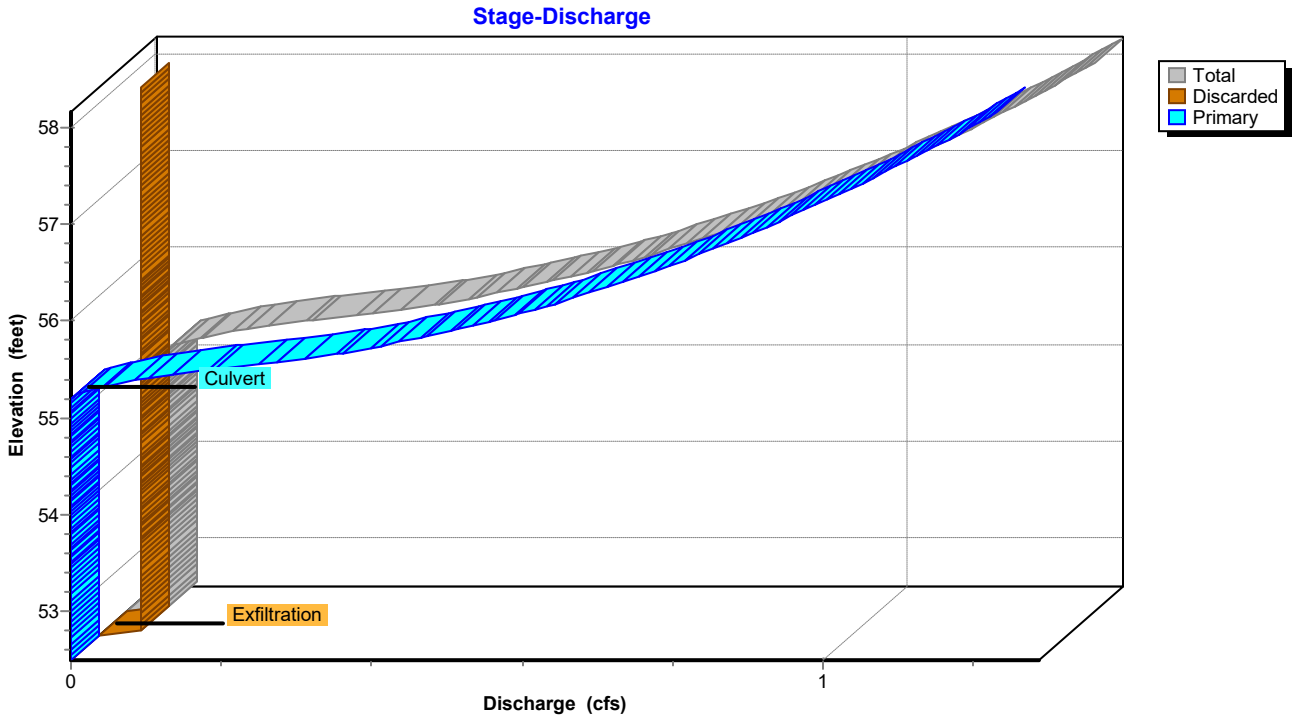
Discarded OutFlow Max=0.05 cfs @ 6.60 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.54 cfs @ 12.55 hrs HW=55.97' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.54 cfs @ 2.76 fps)

Pond 4P: Drywell



Pond 4P: Drywell



Stage-Area-Storage for Pond 4P: Drywell

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.50	**2,370**	0
52.60	2,370	95
52.70	2,370	190
52.80	2,370	284
52.90	2,370	379
53.00	2,370	474
53.10	2,370	569
53.20	2,370	664
53.30	2,370	758
53.40	2,370	853
53.50	2,370	1,017
53.60	2,370	1,188
53.70	2,370	1,358
53.80	2,370	1,528
53.90	2,370	1,696
54.00	2,370	1,863
54.10	2,370	2,029
54.20	2,370	2,194
54.30	2,370	2,357
54.40	2,370	2,519
54.50	2,370	2,680
54.60	2,370	2,839
54.70	2,370	2,996
54.80	2,370	3,151
54.90	2,370	3,304
55.00	2,370	3,455
55.10	2,370	3,604
55.20	2,370	3,750
55.30	2,370	3,894
55.40	2,370	4,034
55.50	2,370	4,171
55.60	2,370	4,304
55.70	2,370	4,432
55.80	2,370	4,554
55.90	2,370	4,669
56.00	2,370	4,775
56.10	2,370	4,875
56.20	2,370	4,971
56.30	2,370	5,066
56.40	2,370	5,161
56.50	2,370	5,256
56.60	2,370	5,350
56.70	2,370	5,445
56.80	2,370	5,540
56.90	2,370	5,635
57.00	2,370	5,730
57.10	2,370	5,824
57.20	2,370	5,919
57.30	2,370	6,014
57.40	2,370	6,109
57.50	2,370	6,204
57.60	2,370	6,298
57.70	2,370	6,393
57.80	2,370	6,488
57.90	2,370	6,583
58.00	2,370	6,678
58.10	2,370	**6,772**

Summary for Pond UGC-1: UGC-1

Inflow Area = 8,824 sf, 80.51% Impervious, Inflow Depth = 4.81" for 25-yr event
Inflow = 1.10 cfs @ 12.04 hrs, Volume= 3,537 cf
Outflow = 0.46 cfs @ 12.22 hrs, Volume= 3,537 cf, Atten= 58%, Lag= 10.5 min
Discarded = 0.11 cfs @ 11.60 hrs, Volume= 2,992 cf
Primary = 0.35 cfs @ 12.22 hrs, Volume= 545 cf
Routed to Reach DP-1 : DP-1

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 41.33' @ 12.22 hrs Surf.Area= 608 sf Storage= 811 cf

Plug-Flow detention time= 35.6 min calculated for 3,531 cf (100% of inflow)
Center-of-Mass det. time= 35.5 min (823.4 - 787.9)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,472 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

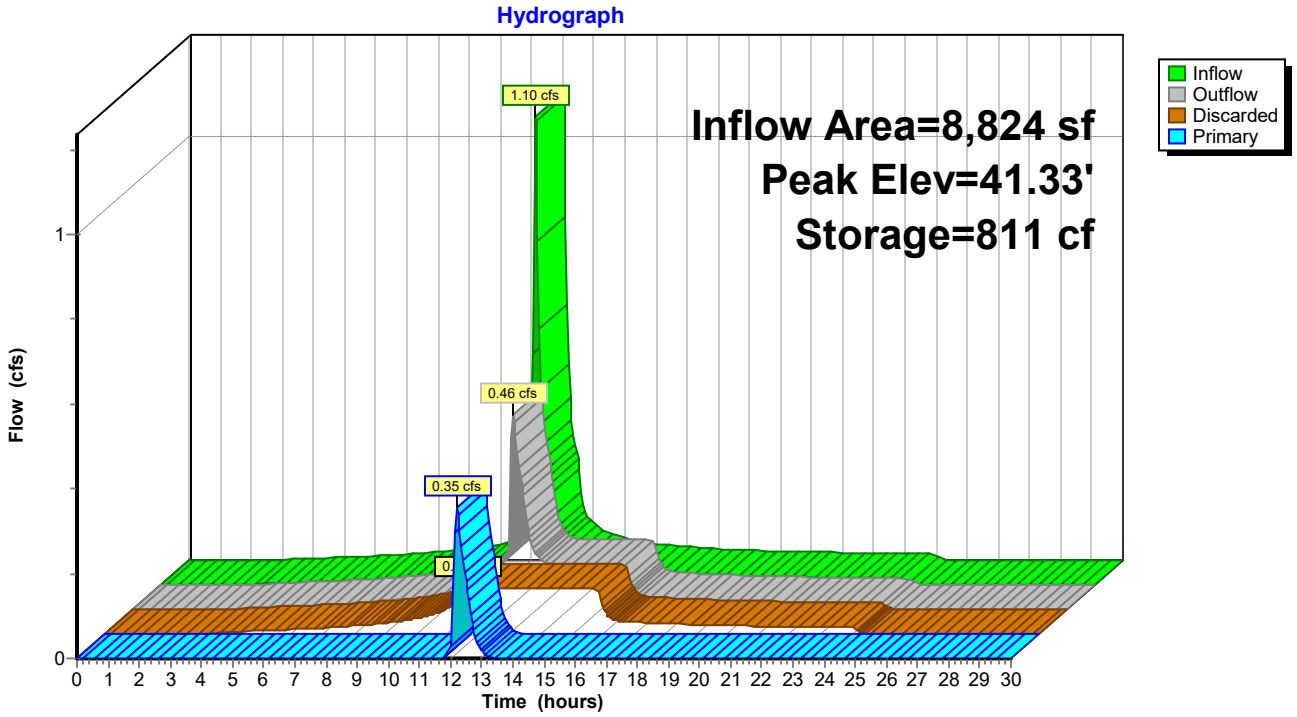
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**7.500 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.90' S= 0.0100 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf

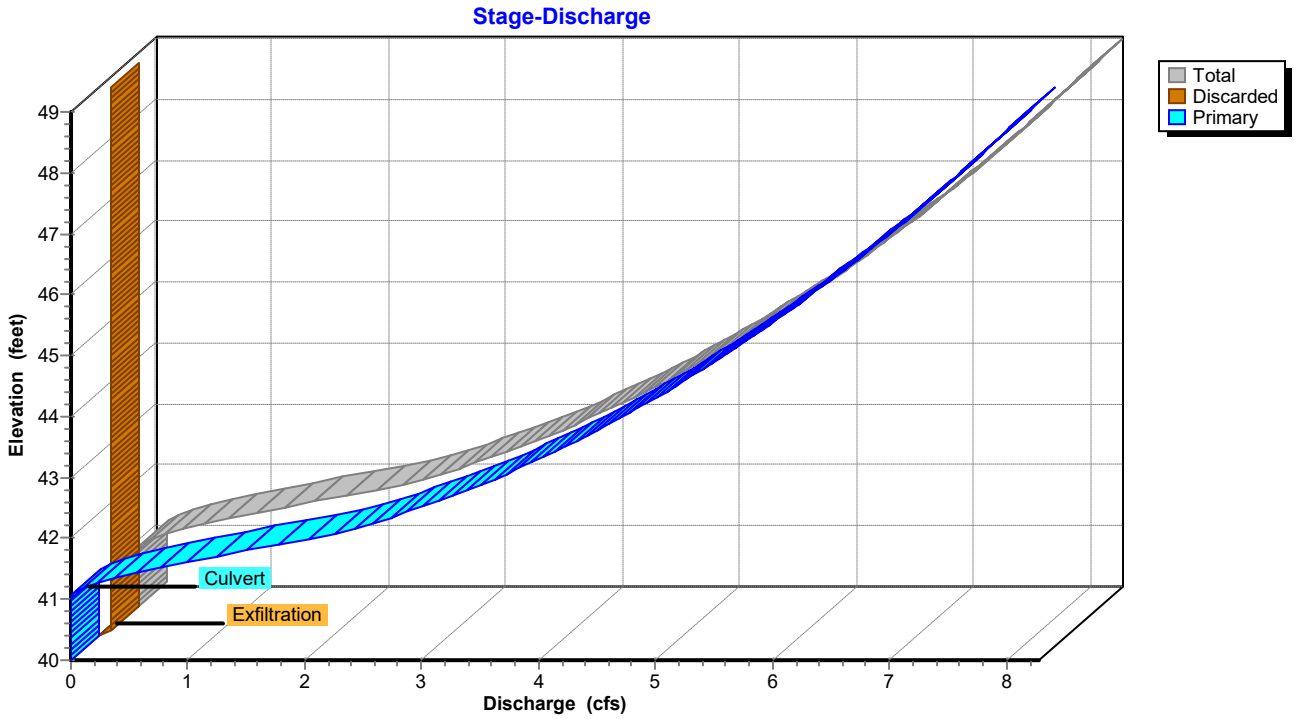
Discarded OutFlow Max=0.11 cfs @ 11.60 hrs HW=40.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.34 cfs @ 12.22 hrs HW=41.33' (Free Discharge)
↑—**2=Culvert** (Barrel Controls 0.34 cfs @ 2.27 fps)

Pond UGC-1: UGC-1



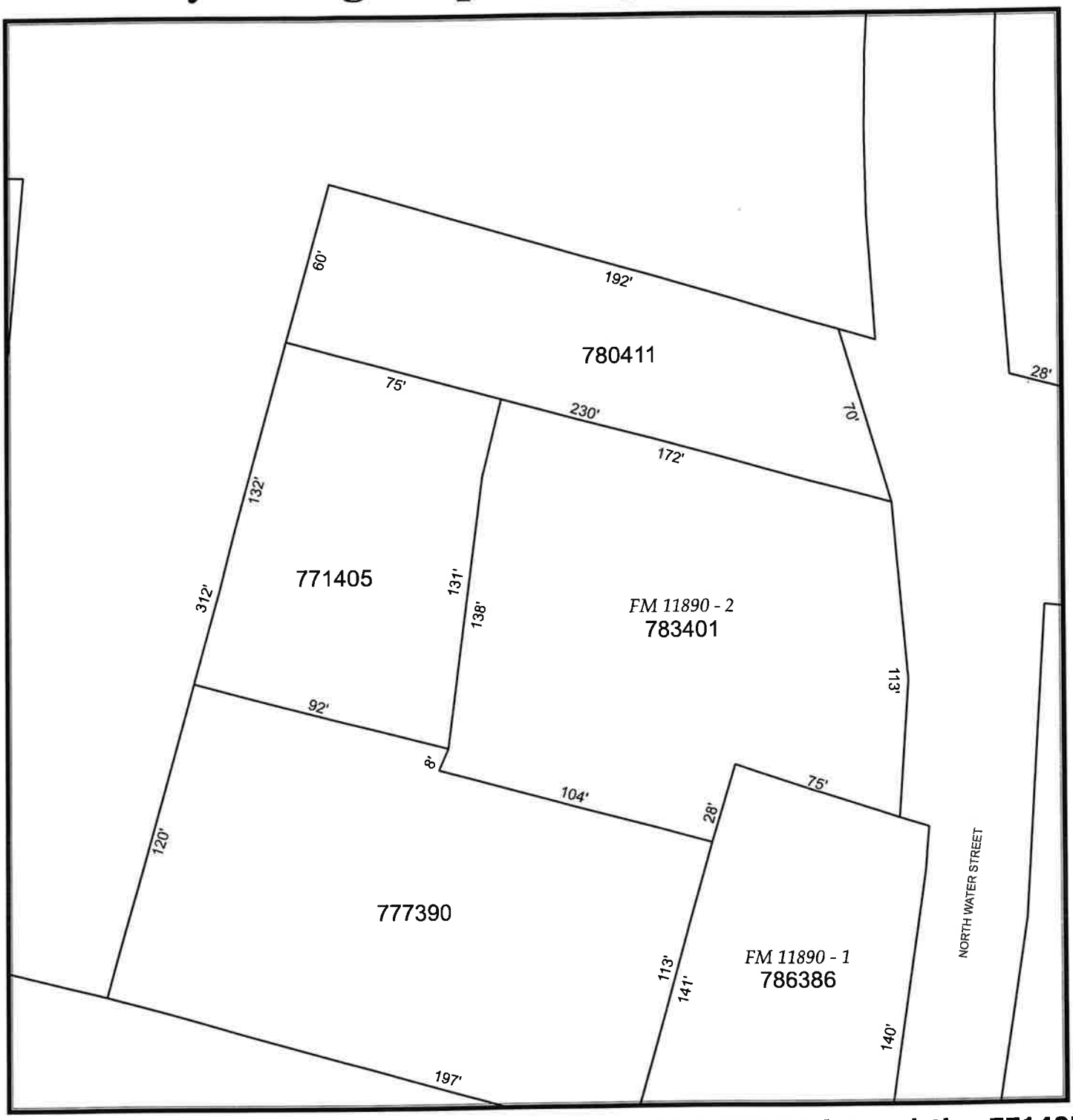
Pond UGC-1: UGC-1



Stage-Area-Storage for Pond UGC-1: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
40.00	**608**	0
40.10	608	61
40.20	608	122
40.30	608	182
40.40	608	243
40.50	608	304
40.60	608	365
40.70	608	426
40.80	608	486
40.90	608	547
41.00	608	608
41.10	608	669
41.20	608	730
41.30	608	790
41.40	608	851
41.50	608	912
41.60	608	973
41.70	608	1,034
41.80	608	1,094
41.90	608	1,155
42.00	608	1,216
42.10	608	1,277
42.20	608	1,338
42.30	608	1,398
42.40	608	1,459
42.50	608	1,520
42.60	608	1,581
42.70	608	1,642
42.80	608	1,702
42.90	608	1,763
43.00	608	1,824
43.10	608	1,885
43.20	608	1,946
43.30	608	2,006
43.40	608	2,067
43.50	608	2,128
43.60	608	2,189
43.70	608	2,250
43.80	608	2,310
43.90	608	2,371
44.00	608	2,432
44.10	608	2,493
44.20	608	2,554
44.30	608	2,614
44.40	608	2,675
44.50	608	2,736
44.60	608	2,797
44.70	608	2,858
44.80	608	2,918
44.90	608	2,979
45.00	608	3,040
45.10	608	3,101
45.20	608	3,162
45.30	608	3,222
45.40	608	3,283
45.50	608	3,344
45.60	608	3,405
45.70	608	3,466
45.80	608	3,526
45.90	608	3,587
46.00	608	3,648
46.10	608	3,709
46.20	608	3,770
46.30	608	3,830
46.40	608	3,891
46.50	608	3,952
46.60	608	4,013
46.70	608	4,074
46.80	608	4,134
46.90	608	4,195
47.00	608	4,256
47.10	608	4,317
47.20	608	4,378
47.30	608	4,438
47.40	608	4,499
47.50	608	4,560
47.60	608	4,621
47.70	608	4,682
47.80	608	4,742
47.90	608	4,803
48.00	608	4,864
48.10	608	4,925
48.20	608	4,986
48.30	608	5,046
48.40	608	5,107
48.50	608	5,168
48.60	608	5,229
48.70	608	5,290
48.80	608	5,350
48.90	608	5,411
49.00	608	**5,472**

City of Poughkeepsie: Map Sheet 6062-59



Explanation: Per Abandonment, I have merged 780411 & 783401 into existing 771405. Therefore:

1) Delete 780411

2) Delete 783401

3) 771405 is now 1.01 Ac(c)

Ian

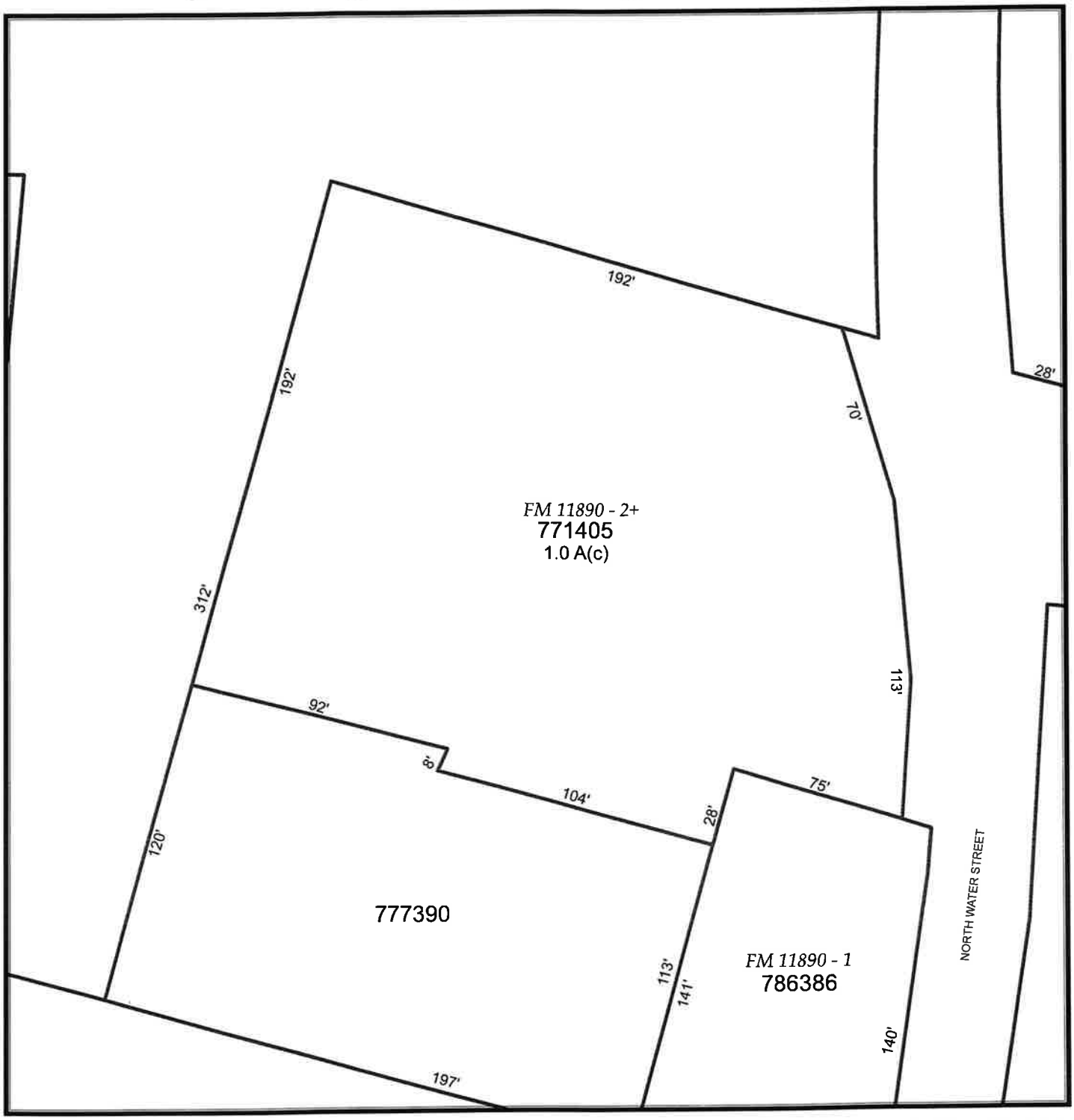
BEFORE

Scale: N/A

Date: 08/21/2025

N

City of Poughkeepsie: Map Sheet 6062-59



Explanation: Per Abandonment, I have merged 780411 & 783401 into existing 771405. Therefore:

1) Delete 780411

2) Delete 783401

3) 771405 is now 1.01 Ac(c)

Ian

AFTER

Scale: N/A

Date: 08/21/2025

N

Parcel Information

Municipality: City of Poughkeepsie

Grid: 6062-59-780411-0000

Deleted: 8/21/2025

View in Parcel Access | View in Document Search | View Changes

Grid

Swis:	131300: City of Poughkeepsi
Parcel Grid:	6062-59-780411-0000
Prior Parcel Grid:	0000-00-000000-0000 Prior Parcel Could Not Be Found!
Split Parcels:	

Owners

Name 1:	141 NORTH WATER STREET
Name 2:	LLC
Name 3:	
Name 4:	

Deed References

Deed Book:	22021
Deed Page:	52659
Deed Recorded Date:	07/20/2021

Location

Location Number:	
Location Address:	N WATER ST
Easting:	607800
Northing:	624110
Split Town:	
School District:	131300: Poughkeepsie City S

Other

Life Estate:	N
Agricultural District:	
Status:	D
File Map Number:	
Lot Number:	
Lot Size:	0.29 AC (S)
Date Created:	08/09/2018

Comments

8/9/2018 DOC#22018-5628 (DEEDS SURPLUS PAPER ROAD) TO FORM THIS NEW PARCEL.
22018 5628 - SURVEY WITHIN DOCUMENT
22021 52658 - CORRECTION DEED FOR 22018 5628; NO RUPD AS CITY ALREADY CONVEYED TITLE

PER ABANDONMENT, MERGED INTO EXISTING 771405: 8/21/2025

Parcel Information

Municipality: City of Poughkeepsie

Grid: 6062-59-783401-0000

Deleted: 8/21/2025

View in Parcel Access | View in Document Search | View Changes

Grid

Swis:	131300: City of Poughkeepsi
Parcel Grid:	6062-59-783401-0000
Prior Parcel Grid:	6062-59-785397-0000
	View Prior Parcel
Split Parcels:	

Owners

Name 1:	141 NORTH WATER STREET
Name 2:	LLC
Name 3:	
Name 4:	

Deed References

Deed Book:	22020
Deed Page:	2724
Deed Recorded Date:	07/21/2020

Location

Location Number:	
Location Address:	N WATER ST
Easting:	607830
Northing:	624010
Split Town:	
School District:	131300: Poughkeepsie City S

Other

Life Estate:	N
Agricultural District:	
Status:	D
File Map Number:	11990
Lot Number:	2
Lot Size:	0.46 AC (C)
Date Created:	02/28/2006

Comments

22006/3024 UTILITY EASEMENT CONVEYED TO CITY OF POUGHKEEPSIE - 4/24/06
8/19/2009 PER DOC#22009-4000 AC REDUCED TO .46 AC(C)FOR HOFFMAN STREET BRIDGE PROJECT.

PER ABANDONMENT, MERGED INTO EXISTING 771405: 8/21/2025

Parcel Information

Parcel Updated Successfully!

Municipality: City of Poughkeepsie

Grid: 6062-59-771405-0000

View in Parcel Access | View in Document Search | View Changes

Grid

Swis:	131300: City of Poughkeepsi
Parcel Grid:	6062-59-771405-0000
Prior Parcel Grid:	0000-00-000000-0000 Prior Parcel Could Not Be Found!
Split Parcels:	

Owners

Name 1:	141 NORTH WATER STREET
Name 2:	LLC
Name 3:	
Name 4:	

Deed References

Deed Book:	22021
Deed Page:	52659
Deed Recorded Date:	07/20/2021

Location

Location Number:	141
Location Address:	N WATER ST
Easting:	607710
Northing:	624050
Split Town:	
School District:	131300: Poughkeepsie City S

Other

Life Estate:	N
Agricultural District:	
Status:	A
File Map Number:	11890
Lot Number:	2+
Lot Size:	1.01 AC (C)
Date Created:	

Comments

SEE ALSO 22020 2724 FOR REMAINING DESCRIPTION

PER ABANDONMENT, MERGED WITH 780411 & 783401, CHANGING ACREAGE FROM 0.262 (D) TO 1.01 (C): 8/21/2025

PB-2024-029

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

PAID
MAY 29 2024
$1452
By #1044

Application for Site Plan, Special Permit & Facade Approval 848458

I. **PROPERTY ADDRESS:** 106 100-ALBANY STREET

II. **PROPERTY OWNER:** ALBANY STREET LLC
ADDRESS: PO BOX 553
HUGHSONVILLE
NY 12537 (state and zip code)
PHONE NUMBER: (914) 489-3235 (include area code)

III. **NAME OF APPLICANT:** SAME
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:** ERNST MARTIN, JR, PE, LS
ADDRESS: PO BOX 553
HUGHSONVILLE
NY 12537 (state and zip code)
PHONE NUMBER: (914) 489-3235 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): RESIDENTIAL APARTMENTS

VI. **ZONING DISTRICT:** R-4

OFFICE USE ONLY
CODE: PLSF
ID # 011130
FEE: $1452 —
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)

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

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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: $_____

LOT AND BULK INFORMATION:

Lot area: 0.287 (acres) 12,500 (square feet)

Building Footprint: 2240 (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: 18 (percentage, building coverage only)

Gross Floor Area: 4480 (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: 2 (stories) 28 (feet)

Floor Area Ratio: 0.36 (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: 9

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) _____ (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: APARTMENT RENTALS
(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 FOUR (4)

Number with three or more bedrooms: —

Total number of units: FOUR (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, ERNST MARTIN, 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.

_____ 5/28/24

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

ERNST MARTIN JR, PE, LS

Professional Engineer & Land Surveyor

emartinpels@gmail.com

Mill Pond Place, PO Box 553
Hughsonville, NY 12537
(914) 489-3235

May 28. 2024

City of Poughkeepsie Planning Board
62 Civic Plaza
Poughkeepsie, New York 12601

Re: Albany Street Apartments
100-106 Albany Street

Dear Board Members:.

Albany Street LLC would like to develop the above referenced property to four (4) two bedroom residential apartments. The site will provide nine (9) onsite parking spaces (including one handicap) directly accessed to Albany Street. The site will also be served by municipal water and sewer located within Albany Street. Site lighting and landscaping shall also be provided together with onsite stormwater management. Previously, a preapplication meeting was held with Judith Knauss and staff.

Enclosed for your review and consideration please find the following:

1. Six (6) copies of the Site Plan (full size).
2. Six (6) copies of the Site Plan (11"x17")
3. Six (6) copies of the Architectural Plan
4. Application for Site Plan
5. Full Environmental Assessment Form
6. Application Fee in the amount of $1,452.00

Would you kindly place this project on your June 25th agenda. Thank you!

Should you have any questions, contact me at (914) 489-3235 or via email emartinpels@gmail.com.

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Very truly yours,

Ernst Martin, Jr., PE, LS
EM/me
Cc: Paula Martin
Shannon Martin

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: ALBANY STREET APARTMENTS		
Project Location (describe, and attach a general location map): 100-106 ALBANY STREET		
Brief Description of Proposed Action (include purpose or need): CONSTRUCT FOUR APARTMENTS IN A SINGLE BUILDING.		
Name of Applicant/Sponsor: ALBANY STREET LLC	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address: PO BOX 553		
City/PO: HUGHSONVILLE	State: NY	Zip Code: 12537
Project Contact (if not same as sponsor; give name and title/role): ERNST MARTIN, JR, PE, LS	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address: PO BOX 553		
City/PO: HUGHSONVILLE	State: NY	Zip Code: 12537
Property Owner (if not same as sponsor): SAME	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address:		
City/PO:	State:	Zip Code:

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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 Council, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☒Yes ☐No	C/POK PLANNING BOARD	5/2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☒No		
e. County agencies ☐Yes ☒No		
f. Regional agencies ☐Yes ☒No		
g. State agencies ☐Yes ☒No		
h. Federal agencies ☐Yes ☒No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☒No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☒No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☒No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MEDIUM HIGH DENSITY RESIDENTIAL - R-4

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? C/POUGHKEEPSIE

b. What police or other public protection forces serve the project site?
C/POUGHKEEPSIE

c. Which fire protection and emergency medical services serve the project site?
C/POUGHKEEPSIE

d. What parks serve the project site?
WARYAS PARK, UPPER LANDING PARK
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

b. a. Total acreage of the site of the proposed action? 0.287 acres
b. Total acreage to be physically disturbed? 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.287 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
At completion of all phases				4

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☒No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☒No
If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 880 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: C/POUGHKEEPSIE
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: C/POUGHKEEPSIE
- Name of district: C/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)?

ONSITE STORMWATER MGM'T.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☒No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☒No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☒No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No

If yes:

i. Provide details including sources, time of day and duration:

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

Describe:

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

If yes:

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

PARKING LOT & BUILDING

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

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.13	+0.13
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: MISC BRUSH/GRASS	0.287	0.157	-0.13

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:

DAY CARE

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

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

☐ Neither database

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

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

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

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

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ 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? > 6 feet

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

c. Predominant soil type(s) present on project site: URBAN (UNCLASSIFIED) 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: 50 % of site
☐ Moderately Well Drained: 50 % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 40 % of site
☐ 10-15%: 60 % 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:
BIRDS
RABBITS

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: HUDSON RIVER

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

iii. Distance between project and resource: 1/4 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: HUDSON RIVER

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 ALBANY STREET LLC Date 5/28/24

Signature _____ Title AGENT/OWNER

PRINT FORM

ERNST MARTIN JR, PE, LS

Professional Engineer & Land Surveyor

emartinpels@gmail.com

Mill Pond Place, PO Box 553
Hughsonville, NY 12537
(914) 489-3235

September 18, 2025 HAND DELIVERED

City of Poughkeepsie Planning Board
62 Civic Plaza
Poughkeepsie, New York 12601

Re: Albany Street Apartments
100-106 Albany Street

Dear Board Members:

In accordance with previous comments prepared by the C/Poughkeepsie Planning Department, C/Poughkeepsie Engineering Department, and DC Planning Department, we offer the following for your review and consideration:

C/POUUGHKEEPSIE PLANNING DEPARTMENT (email dated 7/9/24)

1. Landscaping is shown between the parking lot/street line and along the southerly property line on Sheet 4/6.
2. Landscaping is shown between the parking lot and adjacent property line on Sheet 4/6.
3. Grading for access to the site, and within the site is shown on Sheet 3/6.
4. Site landscaping is shown on Sheet 4/6.
5. Landscape strips are shown along all property lines on Sheet 4/6.

C/POUGHKEEPSIE ENGINEERING DEPARTMENT (memo dated 7/16/24)

1. Roof leaders are shown on Sheet 3/6.
2. Adjacent owners are shown on Sheet 1/6.
3. Existing sewer and water main sizes are shown on Sheets 1/6 and 3/6.
4. Sanitary sewer manhole inverts are shown on Sheets 1/6 and 3/6.
5. The proposed sanitary sewer connection is shown on Sheet 3/6.
6. The proposed water service connection is shown on Sheet 3/6.
7. Certification of the water service for domestic and fire flow will be forthcoming.

8. Details for water service and sewer service are shown on Sheet 5/6. The traffic control plan will be forthcoming.
9. The conceptual plan for stormwater attenuation is shown on Sheet 3/6 and details on Sheet 6/6. The stormwater report shall be forthcoming.
10. Erosion and sediment control plan is shown on Sheet 3/6, and associated details on Sheet 5/6.
11. The sitework bond estimate shall be forthcoming.
12. The grading of the site is shown on Sheet 3/6.
13. The grading of the parking lot together with spot elevations is shown on Sheet 3/6.
14. The existing curb cut is shown on Sheet 1/6. Said curb cut shall be eliminated and replaced with 6" curb. In addition, a portion of the sidewalk shall be removed and replaced as shown on Sheets 2/6 and 5/6.
15. The grading on the sides and rear of the proposed building will be accomplished without a retaining wall. A proposed retaining wall is required and shown on the southerly side of the site as shown on Sheet 3/6.

DC DEPARTMENT OF PLANNING (memo dated 7/16/24)

1. The site was evaluated as to facing the building towards the street, and the parking in the rear. Although this would be the preferred approach, the dimensions required to place the building, parking, driving aisle, and setback requirements would be extremely difficult within the 100' depth of the lot. In addition, a high and long retaining wall would be required along the rear of the lot which will impact the viewshed from the adjoining properties. Also placing the parking to the rear will require additional blacktop, which will generate more stormwater runoff that will have to be accommodated via onsite infrastructure.
2. Nine parking spaces are provided, whereas eight are required. It is not advisable to have less parking for four apartments.
3. The internal sidewalk is connected to the public sidewalk as shown on Sheet 2/6.
4. Lighting is shown on Sheet 4/6.

The intent of this letter is to supplement the submission previously made on August 26, 2025.

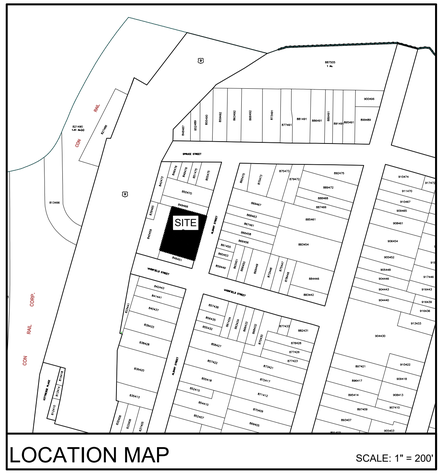
Should you have any questions, please contact me at (845) 489-3235 or via email emartinpels@gmail.com.

Very truly yours,



Ernst Martin, Jr., PE, LS
EM/me

Albany Street Apartments
Site Development Plan
City of Poughkeepsie, New York



LOCATION MAP SCALE: 1" = 200'



AREA MAP SCALE: 1" = 500'

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

FILE NO:

PROJECT NAME: ALBANY STREET APARTMENTS

PROJECT LOCATION: 100-106 ALBANY STREET

APPLICANT: ALBANY STREET, LLC

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 20____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

Fire Chief

Police Chief

Building Inspector

City Engineer

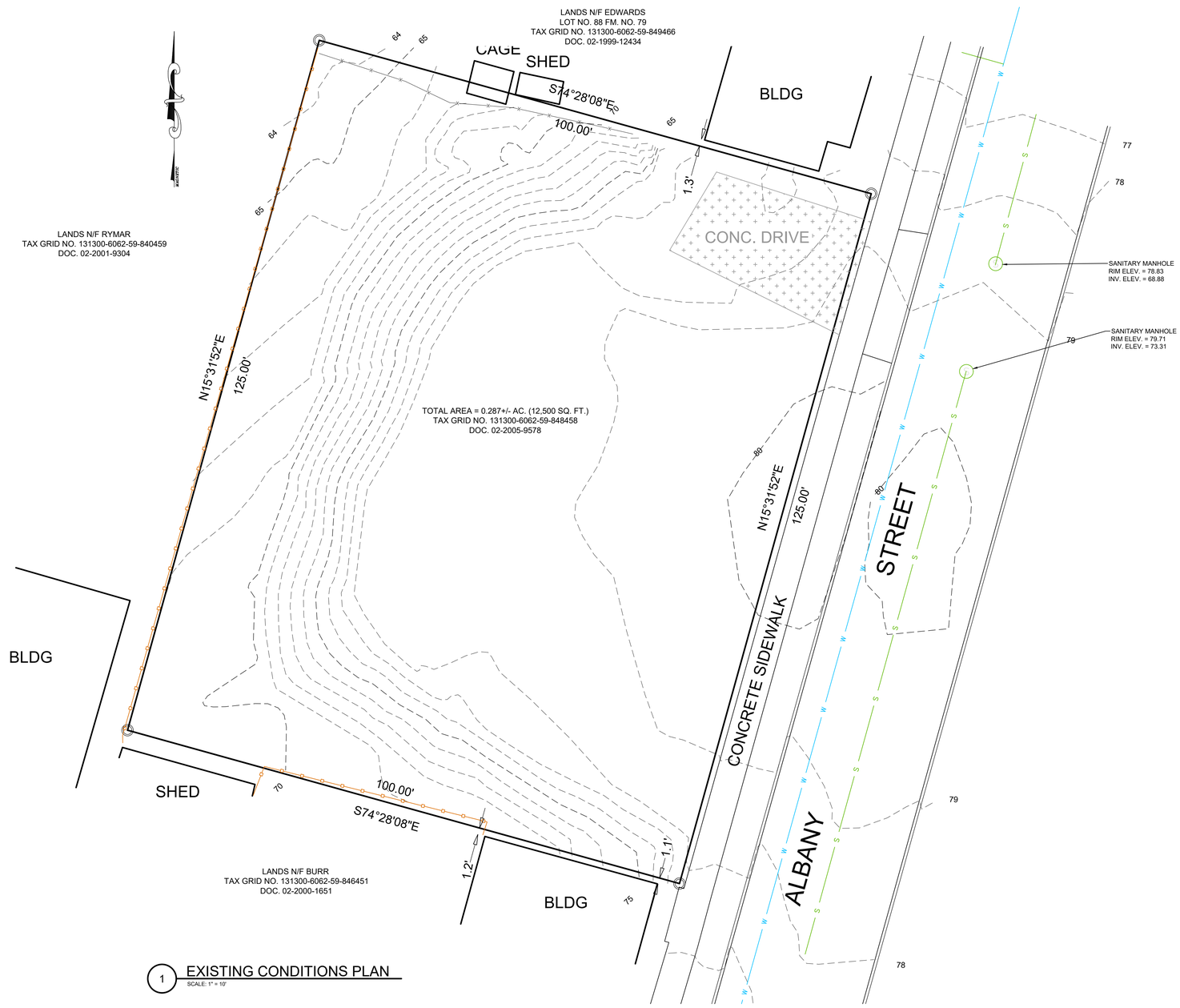
Commissioner of Public Works

Owner's Consent Note

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 HEREON

Albany Street, LLC

DATE



1 EXISTING CONDITIONS PLAN
SCALE: 1" = 10'

OWNER INFOMATION

Albany Street LLC
Mill Pond Place
P.O. Box 553
Hughsonville, NY 12537

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	Ernst Martin JR. PE
Revisions	
Project No.	NYSPE STAMP

ERNST MARTIN Jr. P.E. L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
MILL POND PLACE
P.O.BOX 553
HUGHSONVILLE, NY, 12537
(914)-489-3235

PROJECT
Proposed Site Plan
for
Albany Street LLC
City of Poughkeepsie Dutchess County, New York

DRAWING
Existing Conditions

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	1
DATE	CHECKED BY	
08-25-25	EM	1 of 6

Zone Classification	Medium High Density Residence (R-4) District
Use	Multi-Family Residential
Tax Map Parcel No	131300-6062-59-848458
Topographic Datum	NAVD 88
Total Area:	12,500 SF
Water Supply:	City of Poughkeepsie
Sewage Disposal:	City of Poughkeepsie

Bulk Regulations:	Required	Proposed
Lot Area (square feet)	11,200	12,500
Lot Frontage (feet)	50	125
Lot Width (feet)	30	125
Minimum Side Yard (feet)	15[b]	15
Minimum Front Yard (feet)	20	5*
Maximum Lot Coverage	40%	49%
Maximum height	3 stories or 40'	2 stories, 28'
Required Open Space (s.f.)	1,600[c]	1,600

* Average of adjoining properties

[a] Minimum required lot per dwelling unit for multifamily dwelling Section 19-3.15: Two-bedroom units; 2,800 square feet.

[b] 15' or $\frac{1}{3}$ the height of adj. BLDG. Adj BLDG = 30'

[c] Section 19-3.15(i) -Required open space. There shall be provided in each multiple dwelling or townhouse development, excluding townhouses on fee simple lots.
400 square feet of usable open space for each one-or-more-bedroom unit.

* Pre-existing, non-conforming

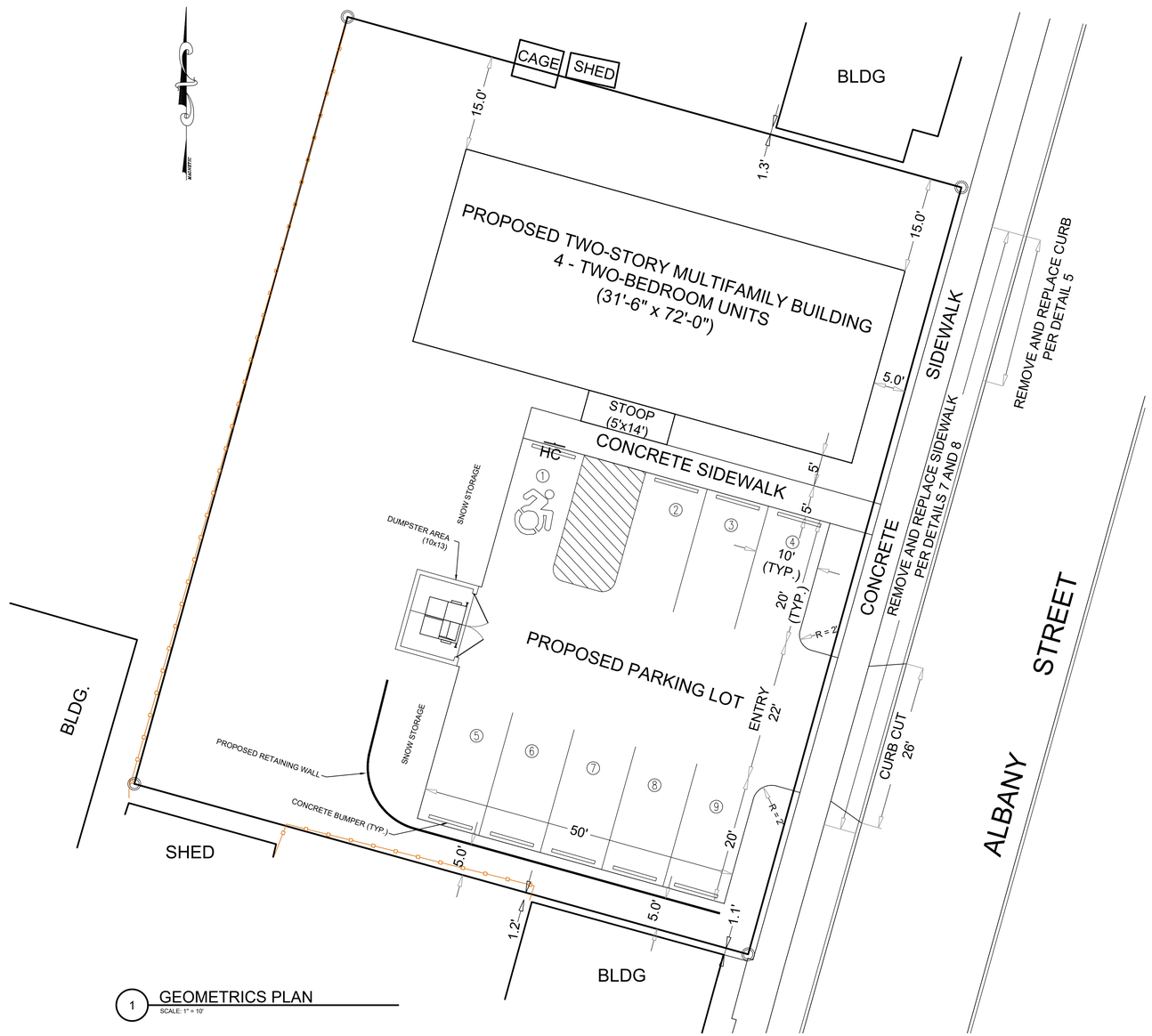
Off-street Parking Calculations

19-4.3 Off-street parking loading

Use	Minimum Off-street Parking
Multifamily dwelling	1 space for each studio or efficiency apartment; 1.5 spaces for each 1-bedroom apartment; 2.0 spaces for each 2-bedroom or larger apartment

Use		Required
2-Bedroom Apt.	4 units	8

9 Parking Spaces Provided (including 1 Handicapped Space)



1 GEOMETRICS PLAN
SCALE: 1" = 10'

OWNER INFOMATION

Albany Street LLC
Mill Pond Place
P.O. Box 553
Hughsonville, NY 12537

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	Ernst Martin JR. PE
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Project No.	NYSPE STAMP

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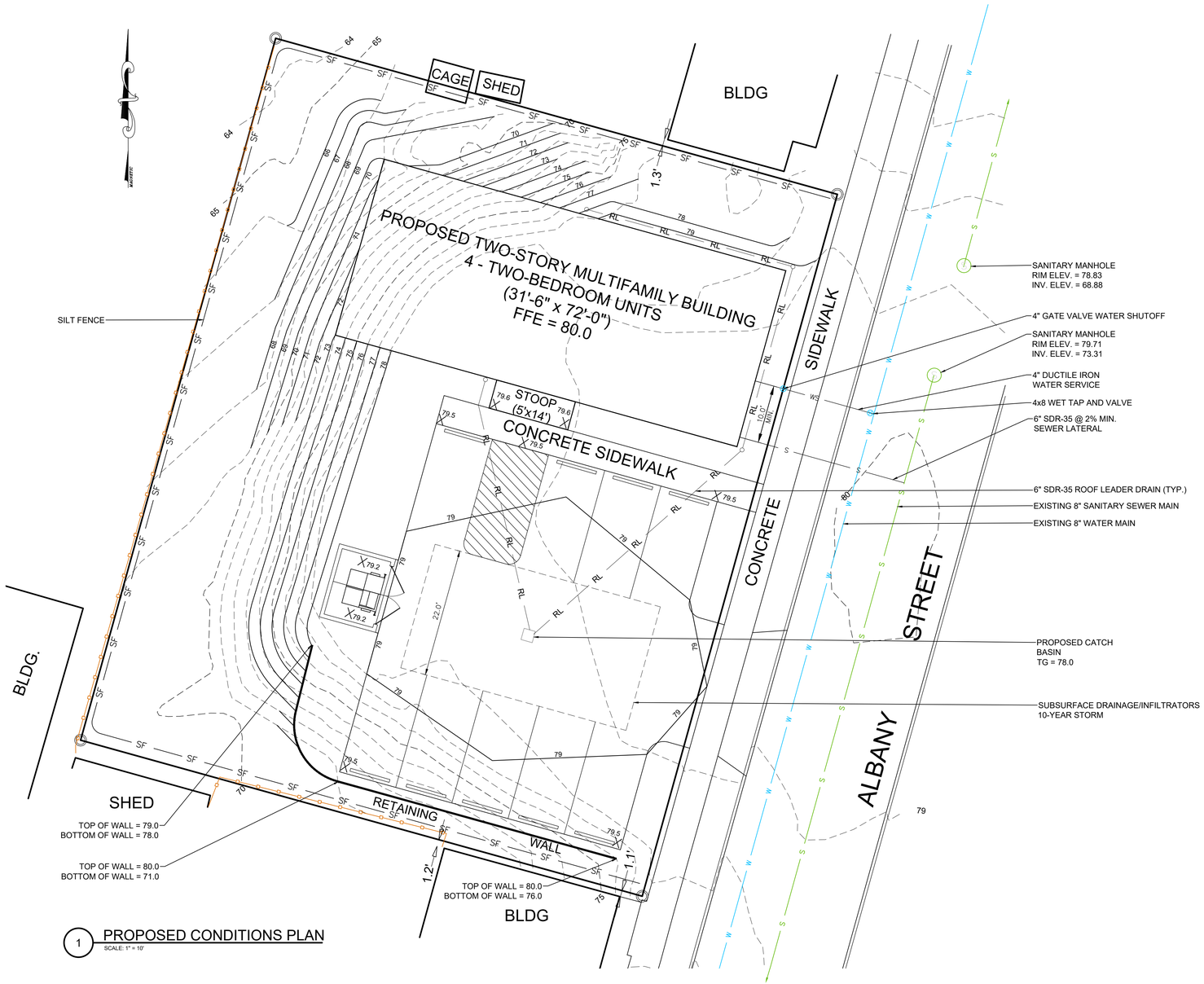
PROJECT
Proposed Site Plan
Albany Street LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Geometrics Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	2
DATE	CHECKED BY	
08-25-25	EM	2 of 6



1 PROPOSED CONDITIONS PLAN
SCALE: 1" = 10'

OWNER INFOMATION

Albany Street LLC
Mill Pond Place
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Revisions	
Project No.	NYSPE STAMP

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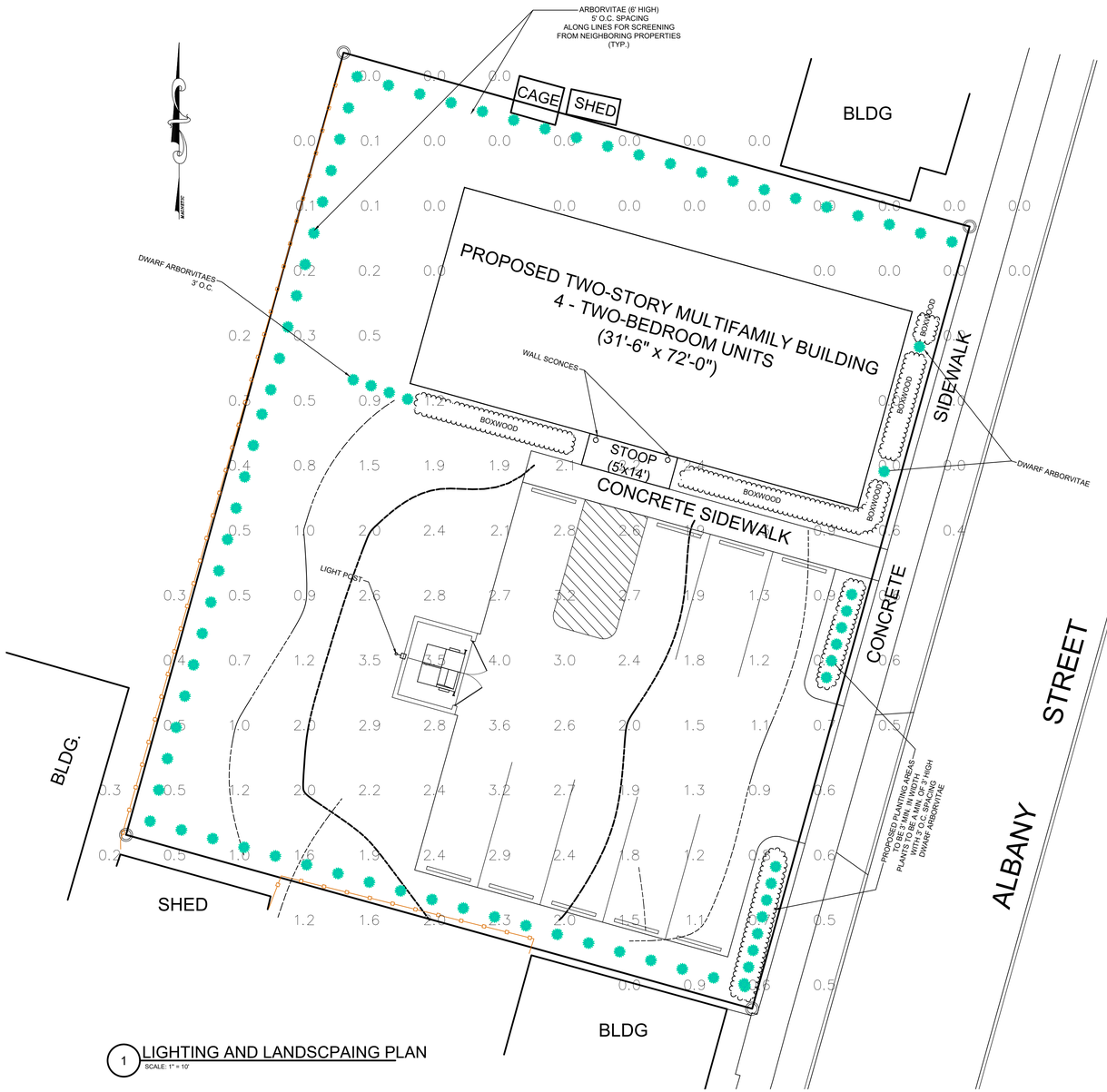
PROJECT
Proposed Site Plan
Albany Street LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Grading and Utility Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	3
DATE	CHECKED BY	
08-25-25	EM	3 of 6



1 LIGHTING AND LANDSCPAING PLAN
SCALE: 1" = 10'

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY
LP Single Lightpole		(1) 190W	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	ELECTRONIC	POLE	Lithonia Lighting, ESX1 LED P4 40K R3	120V 1P 2W		1
WM Wall Mount		(1) LED, NICHIA 219CT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	ELECTRONIC	WALL	Lithonia Lighting, OLLWD LED P1 40K MVOLT	120V 1P 2W	, PS4	2

Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT



LITHONIA LIGHTING

2 WALL SCONCE DETAIL
NOT TO SCALE



LITHONIA LIGHTING

3 LIGHT POLE DETAIL
NOT TO SCALE

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Revisions	
Project No.	NYSPE STAMP

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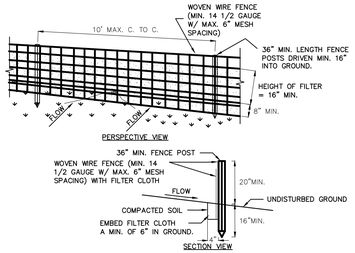
PROJECT
Proposed Site Plan
Albany Street LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Lighting and Landscaping Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	4
DATE	CHECKED BY	
08-25-25	EM	4 of 6

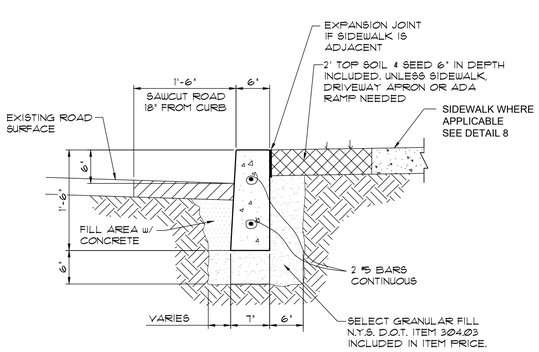


CONSTRUCTION SPECIFICATIONS

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.

1 SILT FENCE DETAIL

NOT TO SCALE



NOTE:

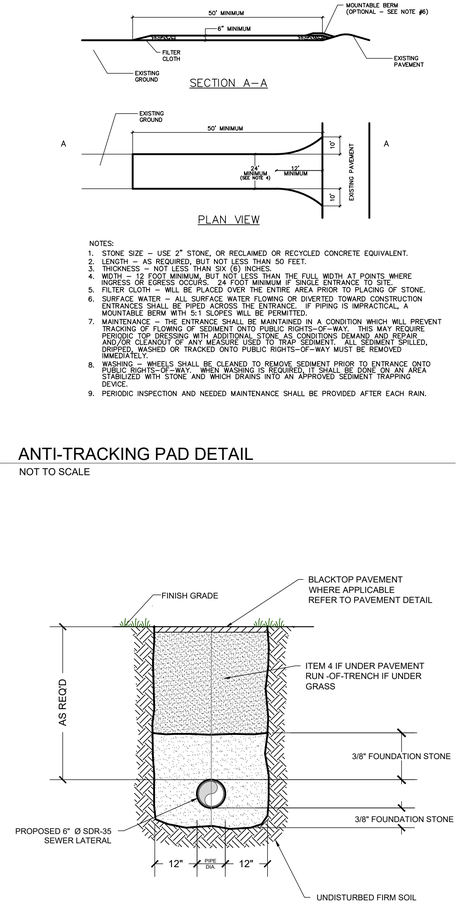
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"

2 ANTI-TRACKING PAD DETAIL

NOT TO SCALE

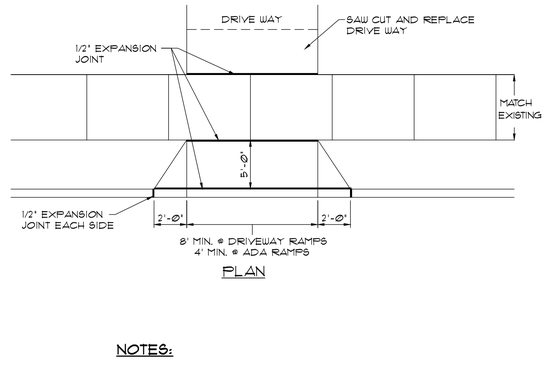


NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, 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.

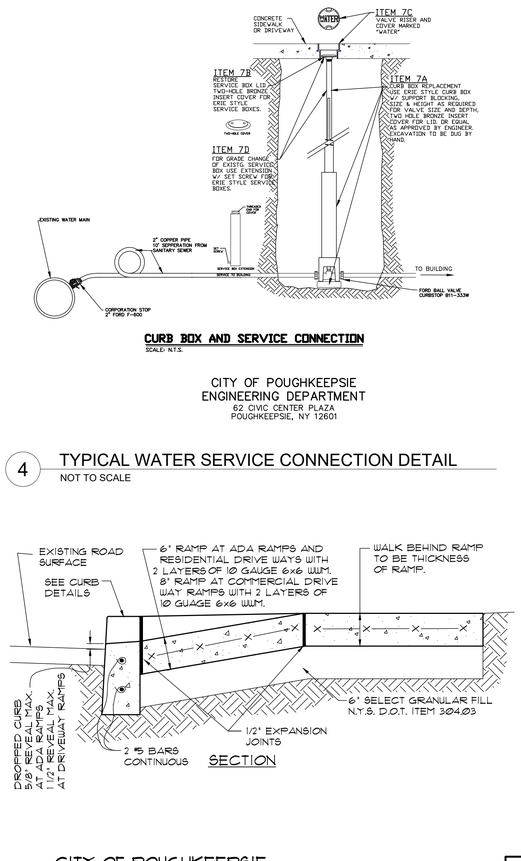
3 TYPICAL WATER SERVICE TRENCH DETAIL

NOT TO SCALE



4 TYPICAL WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



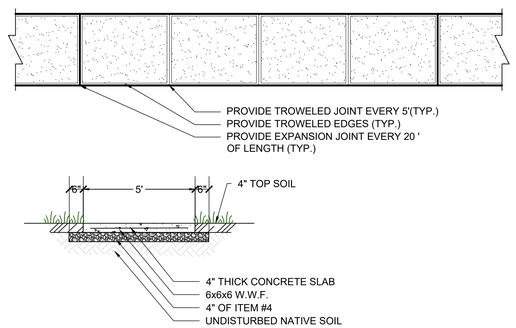
CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

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

5 TYPICAL CURB DETAIL

NOT TO SCALE

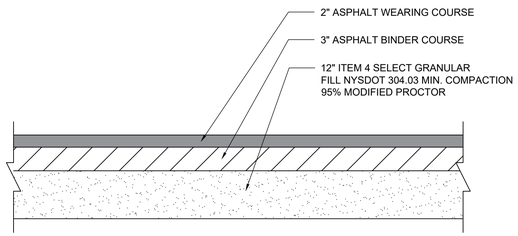


NOTE:

1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH
3. ALL SIDEWALK SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
4. EXPANSION JOINTS SHALL BE LOCATED AS MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.

6 SEWER LATERAL TRENCH DETAIL

NOT TO SCALE



7 DRIVEWAY RAMP DETAILS

NOT TO SCALE

NOTES:

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

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

8 CAST-IN-PLACE CONCRETE SIDEWALK FOR BUILDING

NOT TO SCALE

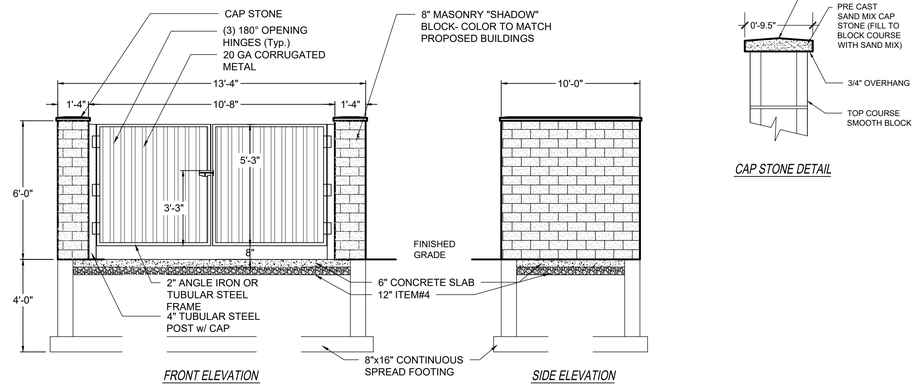
9 TYPICAL PAVEMENT SECTION DETAIL

NOT TO SCALE

10 REFUSE ENCLOSURE DETAIL

NOT TO SCALE

DRIVEWAY RAMPS & ADA RAMP



OWNER INFOMATION

Albany Street LLC
Mill Pond Place
P.O. Box 553
Hughsonville, NY 12537

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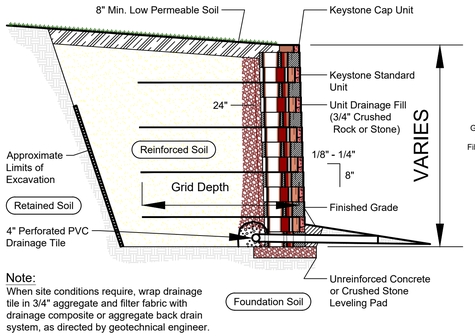
	Ernst Martin JR. PE
Revisions	
Project No.	NYSPE STAMP

ERNST MARTIN Jr. P.E. L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
MILL POND PLACE
P.O.BOX 553
HUGHSONVILLE, NY, 12537
(914)-489-3235

PROJECT
Proposed Site Plan
Albany Street LLC
City of Poughkeepsie — Dutchess County, New York

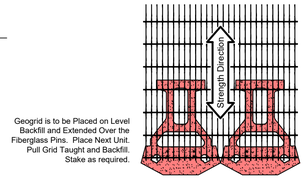
DRAWING
Construction Details and Notes

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	5
DATE	CHECKED BY	
08-25-25	EM	5 of 6



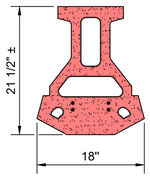
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Standard Unit - Near Vertical Setback



Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

GRID & PIN CONNECTION

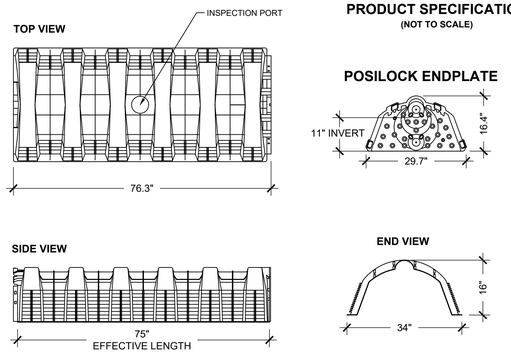


KEYSTONE STANDARD III UNIT 21 TRI PLANE FACE

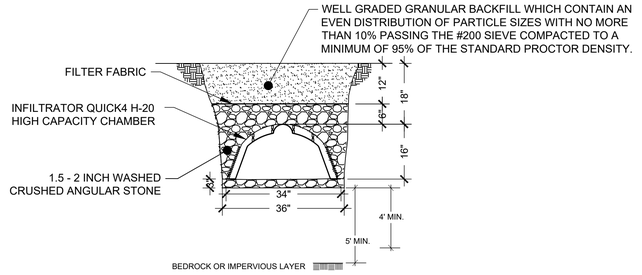
NOTES:
1. UNITS TO BE KEYSTONE STANDARD III UNIT 21 TRI PLANE FACE OR EQUAL

1 RETAINING WALL DETAIL
NOT TO SCALE

INFILTRATOR WATER TECHNOLOGIES
HIGH CAPACITY H-20 CHAMBER
PRODUCT SPECIFICATION
(NOT TO SCALE)



H-20 HIGH CAPACITY CHAMBER SYSTEM
TRENCH DETAIL
(NOT TO SCALE)



NOTES:
1. UNITS ARE TO BE HIGH CAPACITY H-20 INFILTRATORS.
2. TOPSOIL COVER IS TO BE PLACED OVER UNITS AS SHOWN.
3. THE TOPSOIL LAYER SHALL BE SEEDED TO PROMOTE GRASS GROWTH.
4. UNITS TO BE SUPPLIED BY INFILTRATOR SYSTEMS INC., 6 OLD BUSINESS PARK ROAD, OLD SAYBROOK C.T. 06475.
5. UNITS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
6. MANUFACTURE WEB SITE AND INSTRUCTIONS - HTTP://WWW.INFILTRATORSYSTEMS.COM
7. CHANGES IN INFILTRATOR MODEL, MANUFACTURE/INSTALLATION REQUIREMENTS WILL REQUIRE RE-APPROVAL FROM THE DCHD.
8. TRENCHES ARE TO BE GRADED LEVEL.
9. INFILTRATORS ARE TO BE SET LEVEL.
10. A SPLASH PAD TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
11. ENDS OF INFILTRATOR LATERALS TO BE CAPPED.

2 STORMWATER INFILTRATOR DETAIL
NOT TO SCALE

NOTE: THE CONTRACTOR SHOULD BE AWARE THAT DUE TO THE VARYING SIZES & GEOMETRY OF THE PROPOSED STORM SEWER PIPING, THAT ACTUAL CATCH BASIN SIZES SHALL VARY. THE CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE OF 3" FROM THE OUTER DIAMETER OF THE PIPE TO THE INSIDE FACE OF THE CATCH BASIN WALL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ACTUAL CATCH BASIN SIZES.

CONSTRUCTION NOTES:
1. THE TOP OF THE PIPES TO BE SET AT EQUAL ELEVATIONS WHEN INLET PIPE IS SMALLER THAN OUTLET PIPE.
2. POLYPROPYLENE STEEL REINFORCED PLASTIC STEPS AS SUPPLIED BY M.A. INDUSTRIES, OR EQUAL, TO BE SET EVERY 12" TO BOTTOM OF CATCH BASIN.
3. FRAME AND GRATE TO MEET OR EXCEED H-20 LOADING.
4. ALL PIPES SHALL BE INSTALLED FLUSH WITH THE INSIDE WALL OF THE CATCH BASIN AND GROUTED IN PLACE ON BOTH THE INSIDE AND OUTSIDE FACE OF THE BASIN.
5. BRICK FRAME AND GRATE TO GRADE MATCH BOTH CROWN OF ROAD AND SLOPE OF ROAD. A MAXIMUM OF TWO TIERS OF CONCRETE BRICKS OR ONE 6" SOLID CONCRETE BLOCK SHALL BE PERMITTED. RISERS SHALL BE PARGED BOTH INSIDE AND OUTSIDE.
6. BASE AND RISER SECTIONS SHALL BE INTEGRALLY CAST.
7. INSIDE DIMENSIONS SHALL REMAIN CONSTANT FROM TOP TO BOTTOM AND SHALL MATCH THE FRAME OPENING OF THE GRATE.
8. THE BASINS SHALL CONFORM TO ASTM C-478 SPECIFICATIONS AND SHALL HAVE A MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
9. PROVIDE PROPER ANCHORING IN CASES OF HIGH GROUNDWATER TO PREVENT FLOATATION.
10. ALL BASINS WITH A TOTAL DEPTH OF GREATER THAN 8'-0" SHALL HAVE A MIN. WALL THICKNESS OF 8".
11. LADDER RUNGS TO BE PROVIDED FOR CATCH BASINS IN EXCESS OF 4'-0" TOTAL DEPTH (TOP TO BOTTOM OF SUMP).
12. ROOF LEADERS OR FOOTING DRAINS TO CONNECT TO STORM SEWER SYSTEM WHENEVER POSSIBLE.
13. SHOP DRAWINGS TO REFLECT KNOCKOUTS OR OPENING SIZES INDICATIVE OF OUTSIDE PIPE DIAMETER FOR VARIOUS PIPE SIZES AND LOCATIONS WHERE PIPE(S) DO NOT MEET BASIN AT RIGHT ANGLES.

3 PRE CAST CONCRETE DROP INLET
NOT TO SCALE

OWNER INFOMATION
Albany Street LLC
Mill Pond Place
P.O. Box 553
Hughsonville, NY 12537

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	Ernst Martin JR. PE
Revisions	
Project No.	NYSPE STAMP

ERNST MARTIN Jr. P.E. L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
MILL POND PLACE
P.O.BOX 553
HUGHSONVILLE, NY, 12537
(914)-489-3235

PROJECT
Proposed Site Plan
Albany Street LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Construction Details and Notes

SCALE	DRAWN BY	DRAWING No.
AS NOTED	DD	6
DATE	CHECKED BY	
08-25-25	EM	6 of 6



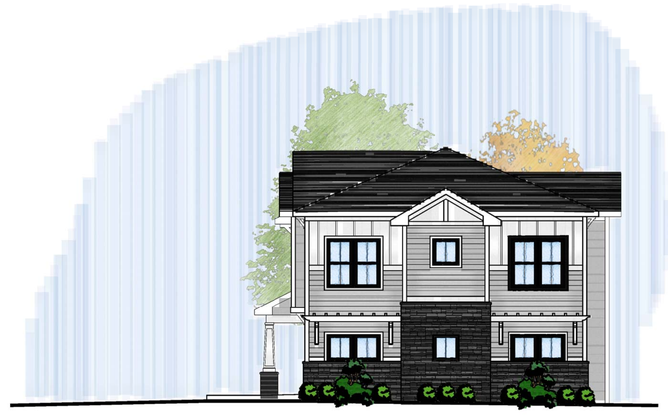
1 C-1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 1' 2' 5' 10'



2 C-1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 1' 5' 10' 20'



3 C-1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 1' 5' 10' 20'



4 C-1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 1' 5' 10' 20'

project no.
22-47

date
30 OCT 24

drawn by
RKT

revision date	description

NEW APARTMENTS FOR:
ALBANY STREET APARTMENTS
100 ALBANY STREET POUGHKEEPSIE, NY

PROPOSED ELEVATIONS

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

sheet no.
C-1

PURSUANT TO SECTION 645 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION. UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

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: ALBANY STREET APARTMENTS		
Project Location (describe, and attach a general location map): 100-106 ALBANY STREET		
Brief Description of Proposed Action (include purpose or need): CONSTRUCT FOUR APARTMENTS IN A SINGLE BUILDING.		
Name of Applicant/Sponsor: ALBANY STREET LLC	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address: PO BOX 553		
City/PO: HUGHSONVILLE	State: NY	Zip Code: 12537
Project Contact (if not same as sponsor; give name and title/role): ERNST MARTIN, JR, PE, LS	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address: PO BOX 553		
City/PO: HUGHSONVILLE	State: NY	Zip Code: 12537
Property Owner (if not same as sponsor): SAME	Telephone: (914) 489-3235 E-Mail: EMARTINPELS@GMAIL.COM	
Address:		
City/PO:	State:	Zip Code:

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MAY 28 2024

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 Council, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☒Yes ☐No	C/POK PLANNING BOARD	5/2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☒No		
e. County agencies ☐Yes ☒No		
f. Regional agencies ☐Yes ☒No		
g. State agencies ☐Yes ☒No		
h. Federal agencies ☐Yes ☒No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☒No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☒No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☒No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☒No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☒No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MEDIUM HIGH DENSITY RESIDENTIAL - R-4

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? C/POUGHKEEPSIE

b. What police or other public protection forces serve the project site?
C/POUGHKEEPSIE

c. Which fire protection and emergency medical services serve the project site?
C/POUGHKEEPSIE

d. What parks serve the project site?
WARYAS PARK, UPPER LANDING PARK
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

b. a. Total acreage of the site of the proposed action? 0.287 acres
b. Total acreage to be physically disturbed? 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.287 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
At completion of all phases				4

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☒No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

If Yes:

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

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☒No
If yes, describe. _____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 880 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: C/POUGHKEEPSIE
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: C/POUGHKEEPSIE
- Name of district: C/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)?

ONSITE STORMWATER MGM'T.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☒No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☒No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☒No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:
- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No

If yes:

i. Provide details including sources, time of day and duration:

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

Describe:

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

If yes:

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

PARKING LOT & BUILDING

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

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.13	+0.13
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: MISC BRUSH/GRASS	0.287	0.157	-0.13

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:

DAY CARE

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

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

☐ Neither database

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

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

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

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

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ 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? > 6 feet

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

c. Predominant soil type(s) present on project site: URBAN (UNCLASSIFIED) 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: 50 % of site
☐ Moderately Well Drained: 50 % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 40 % of site
☐ 10-15%: 60 % 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:
BIRDS
RABBITS

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: HUDSON RIVER

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

iii. Distance between project and resource: 1/4 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: HUDSON RIVER

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 ALBANY STREET LLC Date 5/28/24

Signature _____ Title AGENT/OWNER

PRINT FORM

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): **8484580000**

Project Name: **100-106 Albany Street Multiple dwelling**

Applicant: **Albany Street LLC**

Address of Property: **Albany Street**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **7/16/2024**

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:	Notes:	☐ Major Project
Date Received: **7/9/2024**		
Date Requested: **7/16/2024**		Referral #: **ZR24-226**
Date Required: **8/8/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **7/16/2024**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

July 16, 2024

To: Planning Board, City of Poughkeepsie
Re: ZR24-226, 100-106 Albany Street
Parcel: 848458, Albany Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan and architectural approval for a new four-unit apartment building with associated parking and landscaping.

COMMENTS

1. The proposed building is oriented to the side, with roughly two thirds of the street frontage dedicated to the parking lot. We understand that slopes on the rear of the parcel are a primary consideration in this site design, but substantial earthwork will clearly be necessary regardless of building and parking lot orientation. We suggest that the Board and applicant consider whether the plan could be adjusted so that the building faces the street and the parking uses less of the frontage.

2. To that end, the applicant could consider applying for a parking reduction variance from the ZBA, especially given the presence of street parking.

3. The internal sidewalk should connect to the public sidewalk.

4. No lighting plan was included. Best practice for outdoor lighting is low, even light using full cut-off fixtures with a low BUG (backlight, uplight, glare) rating and a maximum color temperature of 3,000K.

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: July 16, 2024
2. Name of Site Plan: Proposed Site Plan Albany Street LLC
3. Address or Location: 100-106 Albany Street
4. Owner: Albany Street LLC
5. Engineer/ Architect: Ernst Martin
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. Show roof leaders on site plan.
2. Show adjoiners on site plan.
3. Indicate diameter of watermain and sanitary sewer main at Albany Street.
4. Show sanitary manhole invert elevations on site plan.
5. Show sanitary sewer service complete from main to building. Indicate diameter and material type. Certify proposed service is sufficient for the proposed use.
6. Show connection for water service complete from building to main. Indicate diameter and material type. A valve is required at the main and property/curb line.
7. Certify proposed water service is sufficient for the domestic use and fire flow. Hydrant flow rates are available from fire department.
8. Provide detail for water service and sewer service. All utilities through street and sidewalk must be delineated, hatched and edges shown as sawcut. Show traffic control plan.
9. Provide on-site attenuation of stormwater. There is no storm sewer available for connection in this area. Provide brief stormwater report. Report should validate how predevelopment runoff rates are not exceeded. Green infrastructure practices are encouraged.
10. Erosion and sediment control best management practices should be implemented. Silt fence and stabilized construction entrance should be considered.
11. Provide sitework bond estimate.
12. Will grading be required for building construction?
13. Proposed parking at southside of site is shown on the site plan in a steeply graded area. The site plan contours do not appear to be consistent with current site conditions. Show spot elevations at parking lot.
14. Show existing curb cut at northside of site. Replace with 6" curb, topsoil and seed.
15. Show retaining wall at northside of site. The wall is in disrepair. How will it be addressed?

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Lot 848458 "100-106" ALBANY STREET
OCTOBER 28, 2025
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from Albany Street LLC for the proposed construction of a four-family dwelling at lot #848458 Albany Street, File #2024-029; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Ernst Martin Jr. P.E L.S., dated 8/25/25, and supplemental documentation; and,

WHEREAS, at the September 23rd, 2025 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed construction of a four-family dwelling at lot #848458 Albany Street, with the following conditions:

- All City department comments be resolved to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Anne Saylor
Planning Board Chair

_____
Date

THE CITY OF POUGHKEEPSIE
ZONING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
121 PARKER AVENUE
SEPTEMBER 9, 2025
RESOLUTION

In the matter of the appeal of Verizon Wireless of the East LP d/b/a Verizon Wireless regarding the property at 121 Parker Avenue, Grid #6162-55-257465, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 9th day of September 2025, at 6:00pm:

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Verizon Wireless of the East LP d/b/a Verizon Wireless, relative to the proposed installation of a telecommunications facility (cell tower) on the property at 121 Parker Avenue, requiring variances of Section 19-3.25(8) Table 3.25-2B(D) which requires a maximum front set back of 12' to allow a front setback of 134', 19-3.25(8) Table 3.25-2B(G) which requires a minimum frontage occupancy of 70% to allow a minimum frontage occupancy of 0%, 19-3.25(10)(o) which requires that walls fences and other enclosures shall be constructed of natural materials and shall not exceed a height of three feet along the frontage line and six feet along the side and/or rear lot lines to allow 8' high chain link fencing, 19-3.25(11)(d) which states that curb cuts be limited to one per parcel and that commercial driveway width at the frontage line is limited to 20 feet wide to allow two curb cuts, one approximately 20' wide, and another approximately 24' wide, 19-3.25(14)(c) which states that all portions of improved 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 native perennials and non-invasive annuals, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development to allow for no landscaping on the western portion of the property, 19-3.25(14)(d)(1) which states that in parking lots of 1/2 acre or more, at least 20%of the area within the inside perimeter of the parking surface of the parking area shall be landscaped and maintained with trees, shrubs and other plant materials, as determined necessary by the Planning Board. In all parking lots providing eight or more off-street parking spaces, a minimum of one canopy tree having a caliper of at least three inches and 10 shrubs shall be planted for each eight parking spaces and any additional portion thereof, said tree(s) to be planted in median dividers wide enough to fit mature trees, landscape islands or such other locations as may be determined by the Planning Board to allow for no landscaping within the parking area, 19-3.25(4)(d)(2) states that the following shall be provided, a six-foot-wide landscape strip around the perimeter of the parking lot if feasible, to be planted with a mix of shade trees, evergreen trees and shrubs. Provide a minimum of one tree for every 35 feet of lot perimeter but not necessarily at 35 feet on-center. In the judgment of the Planning Board, additional trees and sufficient shrubs may be necessary to effectively shade and screen the parking lot to allow for no landscaping on the western perimeter of the parking area.

WHEREAS, the application was submitted by Verizon Wireless of the East LP d/b/a Verizon Wireless, accompanied by a site plan prepared by Steven M. Matthews, dated August 4, 2025, with supplemental materials; and,

WHEREAS, a public hearing was held on February 11, 2025, March 11, 2025, April 8, 2025; and,

WHEREAS, the project was classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the Planning Board declared Lead Agency pursuant to SEQRA on October 22, 2024; and,

WHEREAS, at the January 28th, 2025, meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHERAS, on October 25, 2024, the application was reviewed by the Dutchess County Department of Planning and Development, who found the requested area variances to be a matter of local concern; and,

NOW THEREFORE BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Section 19-3.25(8) Table 3.25-2B(D), Section 19-3.25(8) Table 3.25-2B(G), Section 19-3.25(10)(o), Section 19-3.25(11)(d), Section 19-3.25(14)(c), Section 19-3.25(14)(d)(1), and Section 19-3.25(4)(d)(2) of the Zoning Code, as follows:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The criteria the Board uses to make that determination are:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variances;

The applicant has demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood. The frontage occupancy, front setback, driveway width, and lack of landscaping are an existing condition of the site that have not created an undesirable change in the character of the neighborhood. Additional chain link fencing will match the existing chain link fencing which has not produced an undesirable change in the character of the neighborhood. Landscaping will be added to the northern, eastern and southern perimeters of the property to bring it more in line with the neighborhood.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances:

The requested variances regarding front yard setbacks and frontage occupancy could not be achieved through another feasible method. The applicant has proposed additional landscaping along the unpaved sections of site and proposed the removal of the barbed wire fence topper.

(3) whether the requested area variances are substantial:

The applicant has mitigated much of the substance of the requested area variances by proposing additional landscaping along the perimeter of the site, and the removal of the barbed wire fence topper.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The applicant has demonstrated that the variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The additional landscaping proposed, and the removal of the barbed wire fence topper would have a positive impact on the physical conditions in the neighborhood.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variances.

The hardship is self-created, inasmuch as the applicant chose to develop a telecommunications tower on the site. However, this factor constitutes only one factor to be considered by the board of appeals and it does not, in and of itself, preclude the board from granting the variance requested.

The variances are granted subject to the following condition:

Motion: Scott Parker
Second: Justin Phillips
Carried: 6:0:0

_____ _____

Scott Parker, Chairman Date
Zoning Board of Appeals

VERIZON WIRELESS OF THE EAST LP,
d/b/a

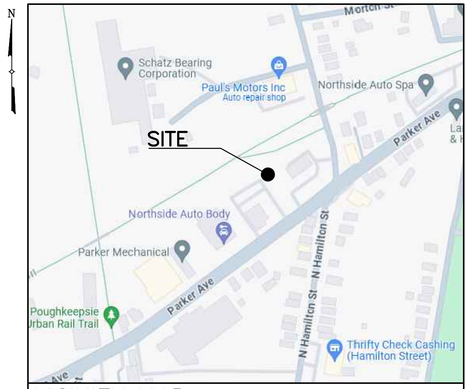
verizon

SITE NAME:
121 PARKER AVE

FUZE ID#: 17099955
MDG#: 5000350891



VICINITY MAP (TAX MAP)



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:

FROM NORTH GREENBUSH, HEAD EAST ON JORDAN RD 0.3 MI.
TURN RIGHT ONTO US-4 S/N GREENBUSH RD 1.5 MI.
TURN RIGHT ONTO NY-43 W 1.1 MI. USE THE RIGHT 2 LANES TO MERGE ONTO I-90 W VIA THE RAMP TO ALBANY0.2 MI. MERGE ONTO I-90 W 1.2 MI. TAKE EXIT 6A TO MERGE ONTO I-787 S TOWARD ALBANY 3.4 MI. USE THE RIGHT 2 LANES TO TAKE EXIT 1 TO MERGE ONTO I-87 S. TOLL ROAD 67.1 MI. TAKE EXIT 18 TO MERGE ONTO NY-299 E TOWARD POUGHKEEPSIE. TOLL ROAD 0.9 MI.
MERGE ONTO NY-299 E 5.1 MI. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO RTE 9W S 2.3 MI. USE THE RIGHT LANE TO TAKE THE RAMP TO MID HUDSON BRIDGE/POUGHKEEPSIE 0.4 MI. CONTINUE ONTO US-44 E TOLL ROAD 2.4 MI. TURN LEFT ONTO S HAMILTON ST 1.0 MI. SHARP LEFT ONTO PARKER AVE 190 FT TURN RIGHT. DESTINATION WILL BE ON THE RIGHT

SITE ADDRESS:	121 PARKER AVE POUGHKEEPSIE, NY 12601
MUNICIPALITY:	TOWN OF POUGHKEEPSIE
COUNTY:	DUTCHESS
TAX MAP NUMBER:	131300-6162-55-257465-0000
ZONING DISTRICT:	G-CM (MIXED USE COMMERCIAL)
STRUCTURE COORDINATES:	41.714019° -73.920667°
GROUND ELEVATION:	172.8'± AMSL
PROPERTY OWNER:	PARKER AVE REALTY, LLC 47 MARIE CT WAPPINGERS FALLS, NY 12590
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	4	8/4/25
AD-1	ADJOINERS PLAN	4	8/4/25
SB-1	SETBACK PLAN	4	8/4/25
C-1	OVERALL SITE PLAN	4	8/4/25
C-2	SITE DETAIL PLAN	4	8/4/25
C-3	ELEVATION & ORIENTATION PLAN	4	8/4/25
C-4A	SITE DETAILS	4	8/4/25
C-4B	SITE DETAILS	4	8/4/25
C-4C	SITE DETAILS	4	8/4/25
C-5	EQUIPMENT ELEVATIONS	4	8/4/25

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

SITE PLAN DESIGN NOTES:

1. THE APPLICANT HAS SUFFICIENT CAPITAL TO FUND THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT.
2. THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS FOR PUBLIC USE, EXISTING COVENANTS, OR DEED RESTRICTIONS RECORDED FOR THIS PARCEL OR IMMEDIATELY ADJACENT TO THIS PARCEL.
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4. THERE ARE NO WATERCOURSES, MARSHES, ROCK OUTCROPS, OR ISOLATED TREES WITHIN THE PROPOSED FACILITY PROJECT LOCATION. WOODED AREA AT THE NORTH END OF THE PARCEL AND CURBS, SIDEWALKS AND STREETS ARE SHOWN THROUGHOUT THIS PLAN SET.
5. THE SITE IS NOT WITHIN NOR IMMEDIATELY ADJACENT TO A FLOOD PLAIN.
6. THERE ARE NO FIRE ALARM SYSTEMS OR KNOX BOXES PROPOSED FOR THIS PROJECT.
7. PRIOR TO START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, NO FENCE SHALL CROSS PUBLIC SIDEWALKS AND NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN FENCED AREA.
8. STORMWATER MEASURES TO ADDRESS RUNOFF QUANTITY OR QUALITY ARE NOT APPLICABLE FOR THIS PROJECT AND THEREFORE NOT INCLUDED. THIS IS NOT APPLICABLE SINCE THE EXISTING PROJECT AREA WAS DEVELOPED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT STORMWATER REGULATIONS. SINCE THE EXISTING CONDITIONS AT THE PROJECT AREA ARE IMPERVIOUS (ASPHALT PARKING AREA) AND WILL BE CHANGED TO PERVIOUS (SAWCUT AND REMOVE ASPHALT AND REPLACE WITH LOOSE CRUSHED STONE) THE RATE OF STORMWATER RUNOFF FOR THE PARCEL WILL BE DECREASED RENDERING STORMWATER IMPROVEMENTS MOOT.

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DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Project Contact Info
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Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11860.077	MQ

NO.	DATE	ISSUE
0	6/14/24	FOR COMMENT
1	7/30/24	FOR ZONING
2	12/3/24	PER CITY COMMENTS
3	6/4/25	ADD LANDSCAPING
4	8/4/25	REVISE FENCING

RELEASED BY | DATE

STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

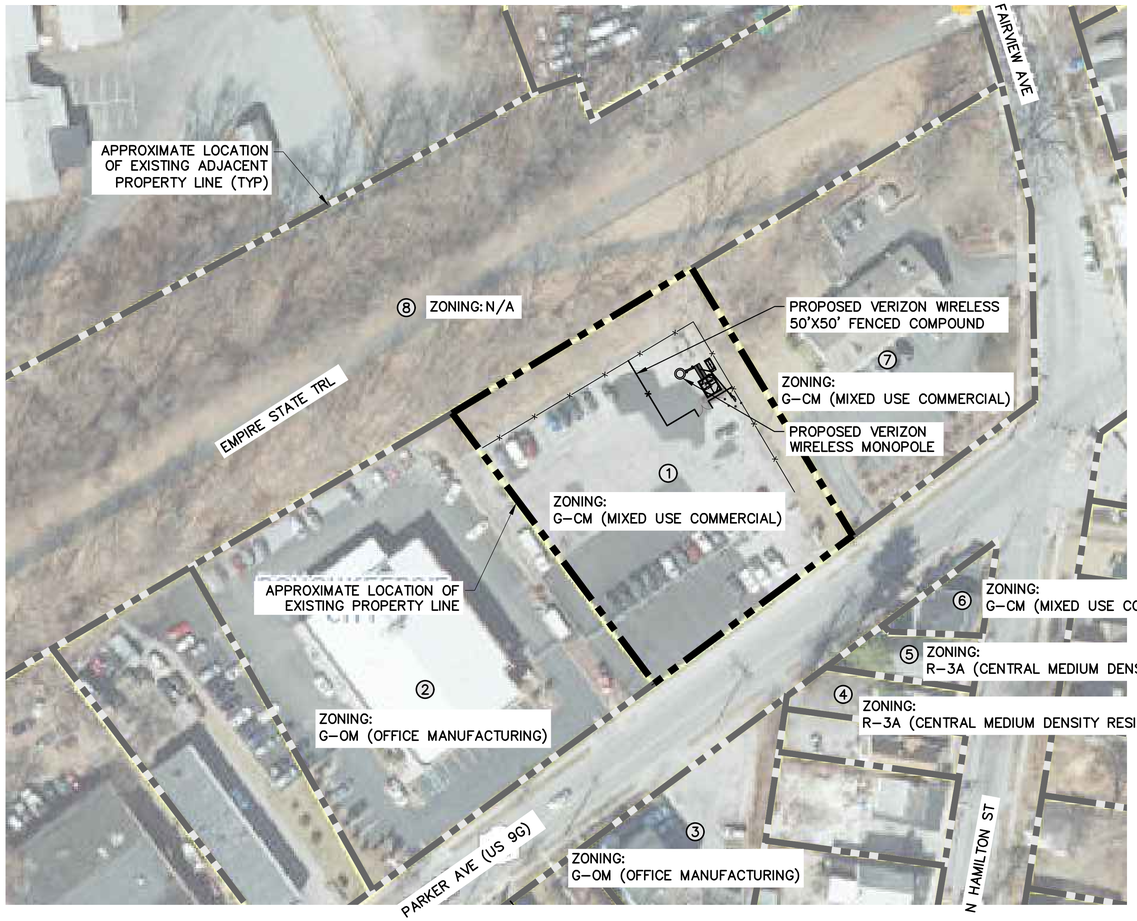
SITE ADDRESS
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

N

APPROXIMATE



1 / AD-1 ADJOINERS PLAN

SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

	SBL	OWNER	ADDRESS
1	131300-6162-5 5-257465-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
2	131300-6162-5 4-241454-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
3	131300-6162-5 5-257435-0000	DNH Valley LLC	28 Sherwood Hts Wappingers Falls, NY 12590
4	131300-6162-5 5-268446-0000	Lory Properties Corp	PO Box 235 Stormville, NY 12582
5	131300-6162-5 5-271449-0000	214 Hamilton LLC	214 N Hamilton St Poughkeepsie, NY 12601
6	131300-6162-5 5-272453-0000	Soto, Robert	19 Vervalen Dr Poughkeepsie, NY 12603
7	131300-6162-5 5-269473-0000	Parker Avenue Realty LLC	47 Marie Ct Wappingers Falls, NY 12590
8	131300-6162-5 5-265487-0000	County of Dutchess	22 Market St Poughkeepsie, NY 12601

2 / AD-1 ADJOINERS LIST

SCALE: NTS

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2	12/3/24	PER CITY COMMENTS
3	6/4/25	ADD LANDSCAPING
4	8/4/25	REVISE FENCING

RELEASED BY

DATE

STATE OF NEW YORK · STEVEN M. MATTSON · LICENSED PROFESSIONAL ENGINEER · 087507

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CITY OF POUGHKEEPSIE
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SHEET TITLE

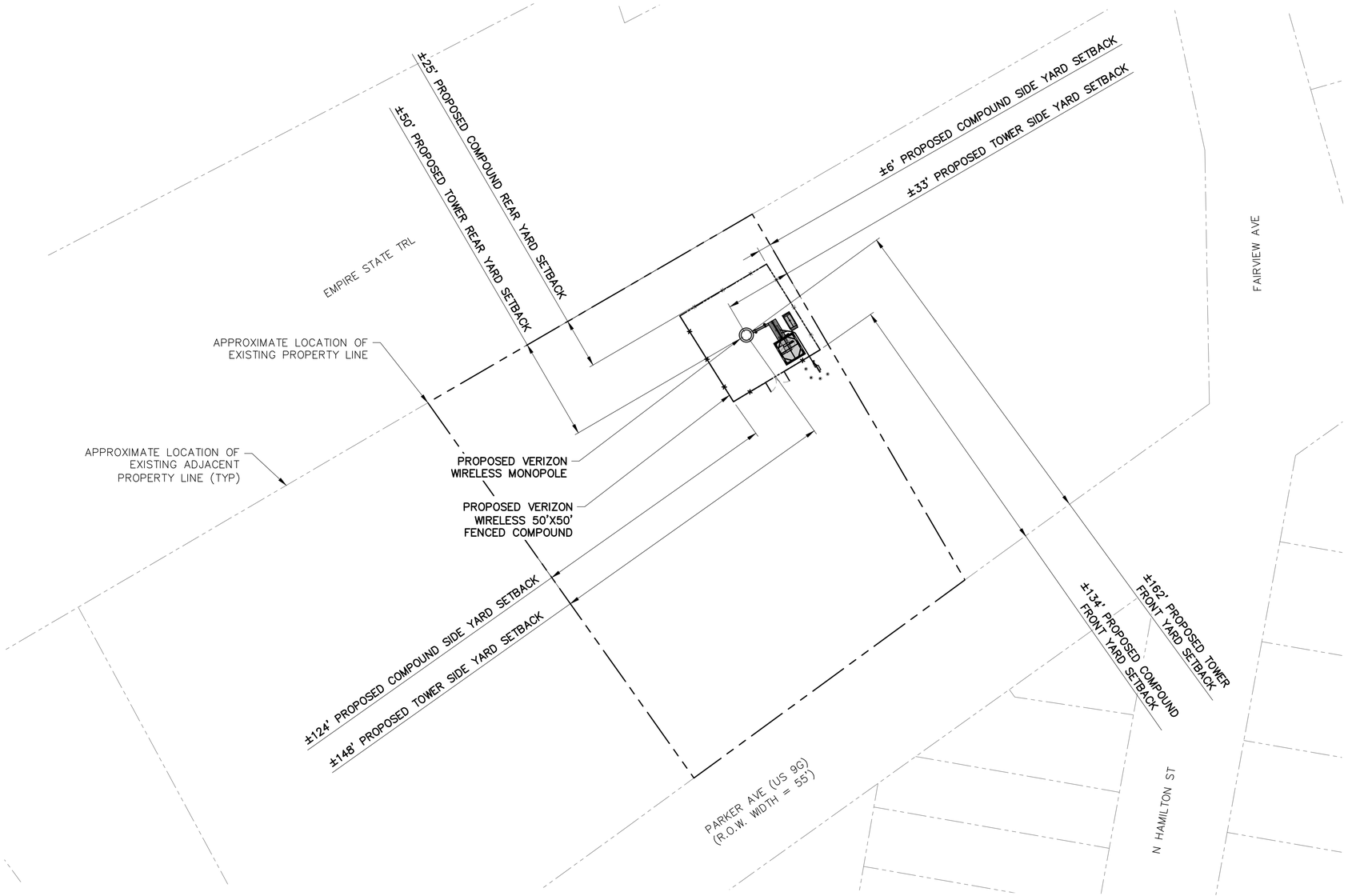
ADJOINERS PLAN

SHEET NUMBER

AD-1

N

APPROXIMATE



1 / SB-1 SETBACK PLAN

SCALE: 1" = 60' (11x17 SIZE)
1" = 30' (22x34 SIZE)

BULK REQUIREMENTS

CITY OF POUGHKEEPSIE
ZONING DISTRICT: G-CM (MIXED USE COMMERCIAL)

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER			
FRONT:	TBD	–	162 FT
SIDE:	TBD	–	33 FT
REAR:	TBD	–	50 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	TBD	–	134 FT
SIDE:	TBD	–	6 FT
REAR:	TBD	–	25 FT
MAXIMUM TOWER HEIGHT:	PER RF REQUIREMENTS	–	104 FT

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4	8/4/25	REVISE FENCING

RELEASED BY | DATE

STATE OF NEW YORK * STEVEN M. MATTIOLI * 087507 * LICENSED PROFESSIONAL ENGINEER *

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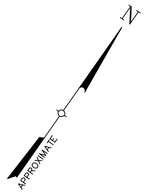

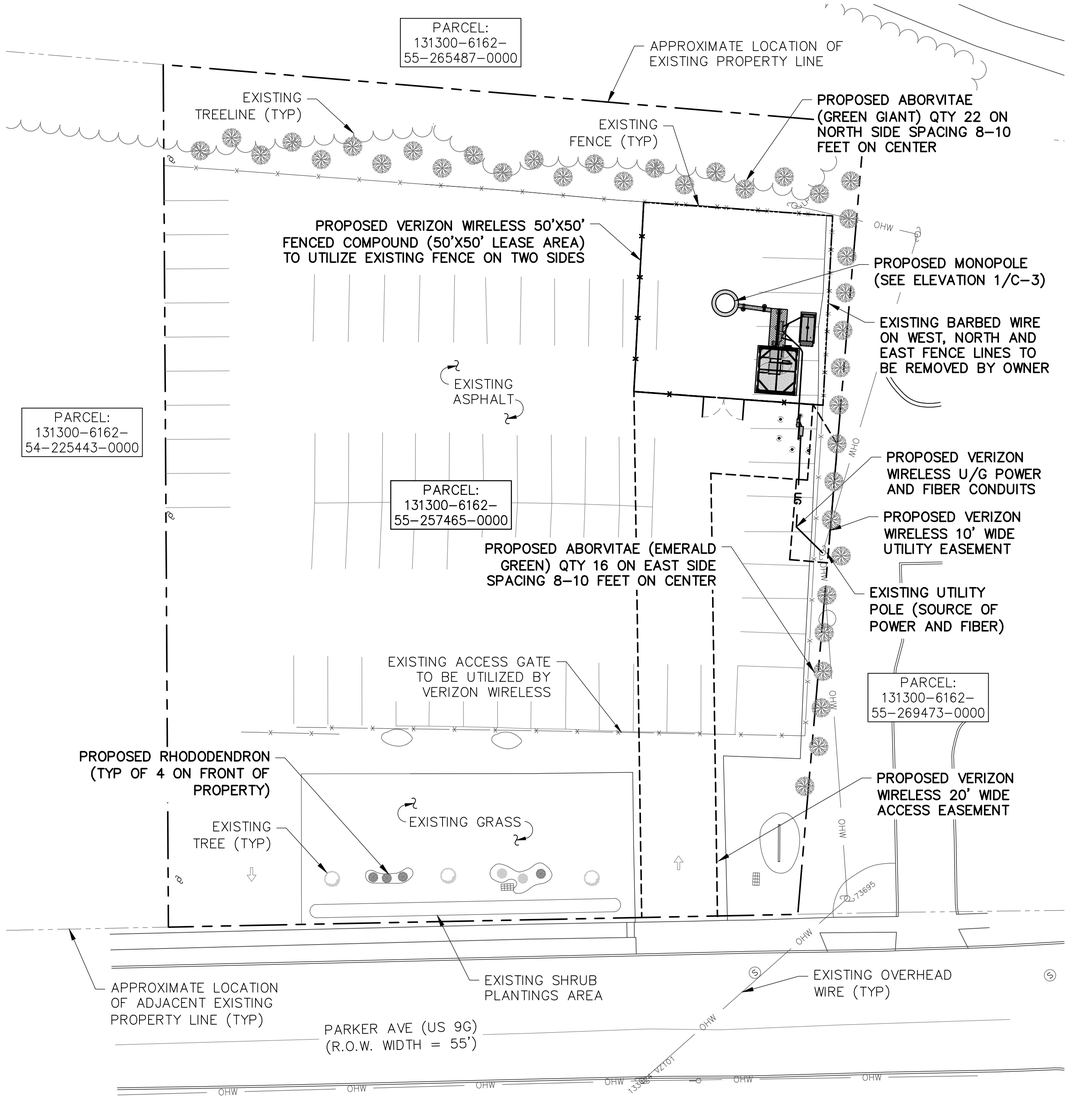

1 C-1 PROPOSED SITE PLAN

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

PLANTING SCHEDULE		
SPECIES	PLANTING TIME	QTY
ARBORVITAE 'EMERALD GREEN'	EARLY SPRING (APRIL – EARLY MAY) & EARLY FALL (LATE AUGUST – SEPTEMBER)	16
ARBORVITAE 'GREEN GIANT'	EARLY SPRING (APRIL – EARLY MAY) & EARLY FALL (LATE AUGUST – SEPTEMBER)	22
RHODODENDRONS (SMALL SHRUB VARIETIES)	EARLY SPRING (MID-APRIL – MID-MAY) & EARLY FALL (SEPTEMBER – MID-OCTOBER)	4

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DUTCHESS COUNTY
NY 12601

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

N

APPROXIMATE

EXISTING FENCE TO BE UTILIZED BY VERIZON WIRELESS 50'X50' FENCED COMPOUND

PROPOSED LANDSCAPING (TYP) (SEE SHEET C-1)

EXISTING BARBED WIRE ON WEST, NORTH AND EAST FENCE LINES TO BE REMOVED BY OWNER

NOTE:

PROPOSED GRADE WILL MATCH EXISTING GRADE THROUGHOUT COMPOUND

PROPOSED SILT FENCE

PROPOSED VERIZON WIRELESS 50KW DIESEL GENERATOR ON 4'X8' CONCRETE PAD

PROPOSED VERIZON WIRELESS UTILITY & RF EQUIPMENT ON H-FRAME

PROPOSED VERIZON WIRELESS CABLE BRIDGE

PROPOSED MONOPOLE

EXISTING FENCE/ EDGE OF ASPHALT PARKING LOT

PROPOSED VERIZON WIRELESS GPS UNIT MOUNTED TO H-FRAME POST (SEE DETAIL 3/C-6)

PROPOSED UG POWER AND FIBER CONDUITS TO VERIZON WIRELESS H-FRAME

PROPOSED 12'-6"x11'-0" CONCRETE EQUIPMENT PAD

FINISH GRADE AT TOWER = 172.8'

PROPOSED VERIZON WIRELESS 10'X12' ICE CANOPY

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET

PROPOSED VERIZON WIRELESS BATTERY CABINET

TOP OF CONCRETE = 172.97'

PROPOSED UTILITY BACKBOARD

PROPOSED BOLLAR (TYP)

PROPOSED TEMPORARY SOIL/GRAVEL STOCKPILE AREA

CONTRACTOR TO REMOVE EXISTING ASPHALT AND REPLACE WITH PROPOSED GRAVEL SURFACING THROUGHOUT COMPOUND AREA

PROPOSED VERIZON WIRELESS 50'X50' FENCED COMPOUND. NEW FENCE SECTIONS TO MATCH EXISTING

PROPOSED 12' WIDE DOUBLE GATE

PROPOSED TEMPORARY CONCRETE WASH AREA

PROPOSED U/G MAIN POWER AND FIBER CONDUITS

EXISTING UTILITY POLE (SOURCE OF POWER AND FIBER)

1 / C-2 SITE DETAIL PLAN

SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11860.077	MQ

NO.	DATE	ISSUE
0	6/14/24	FOR COMMENT
1	7/30/24	FOR ZONING
2	12/3/24	PER CITY COMMENTS
3	6/4/25	ADD LANDSCAPING
4	8/4/25	REVISE FENCING

RELEASED BY | DATE

STATE OF NEW YORK
STEPHEN M. MATTESON
087507
LICENSED PROFESSIONAL ENGINEER

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS

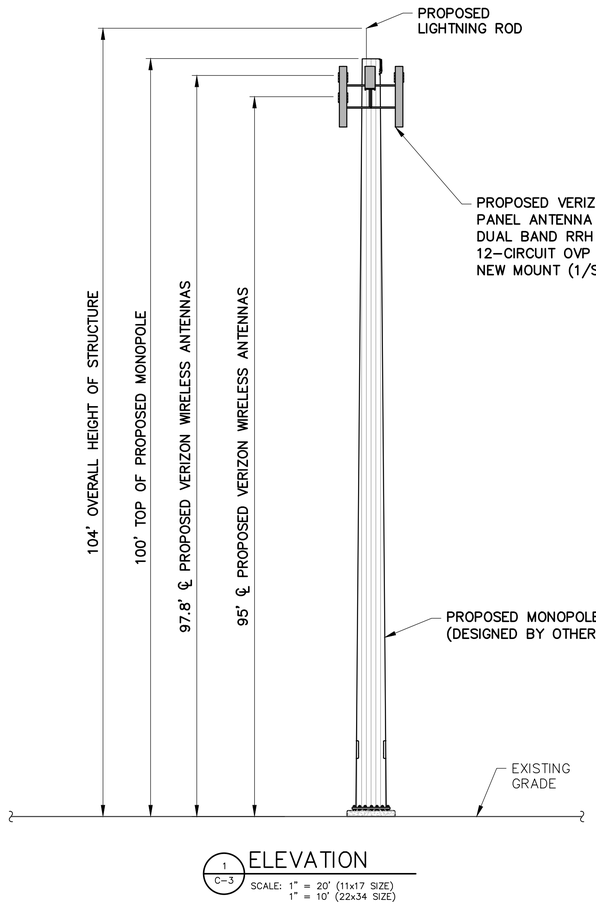
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

SITE DETAIL PLAN

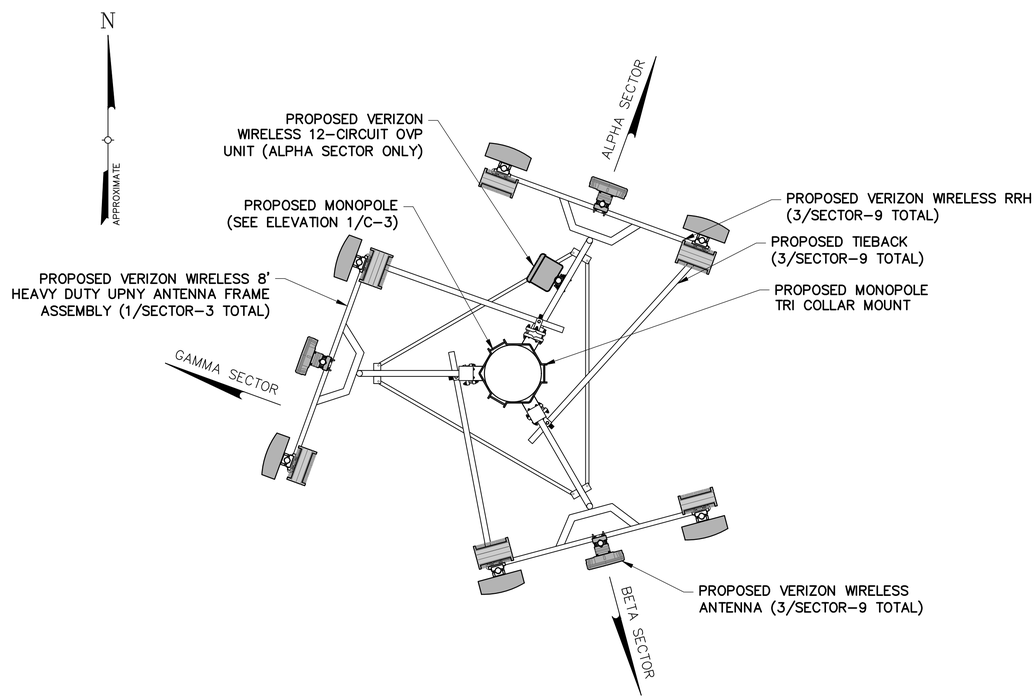
SHEET NUMBER

C-2



1 C-3 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)



2 C-3 ANTENNA ORIENTATION

SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)

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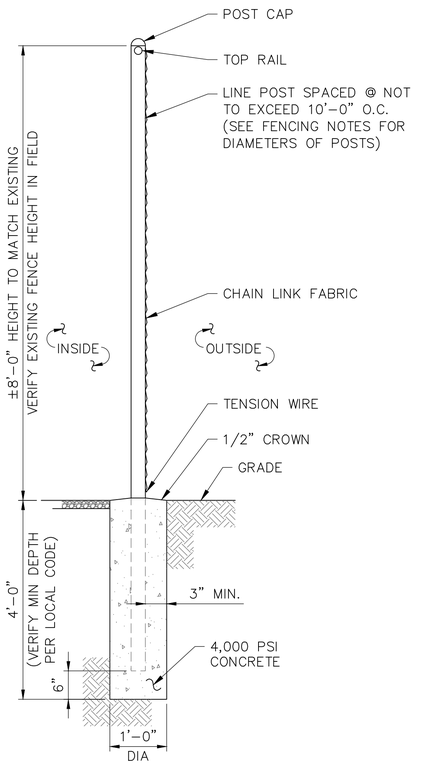
DUTCHESS COUNTY
NY 12601

SHEET TITLE

ELEVATION &
ORIENTATION PLAN

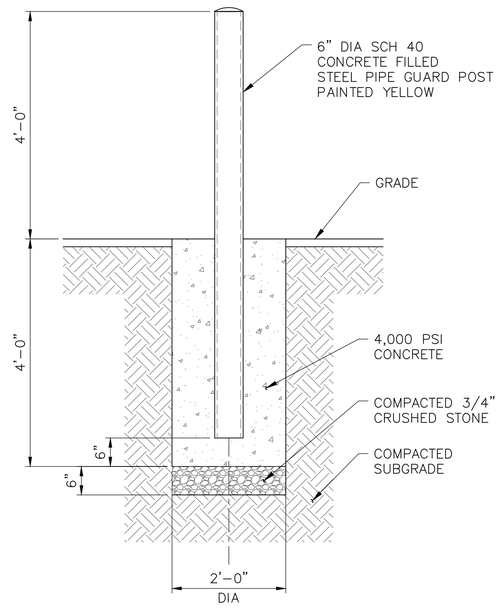
SHEET NUMBER

C-3



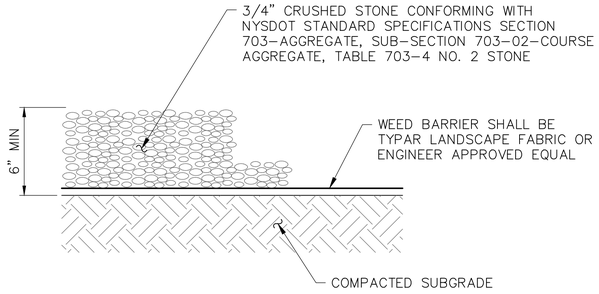
1 C-4A **FENCE DETAIL**

SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



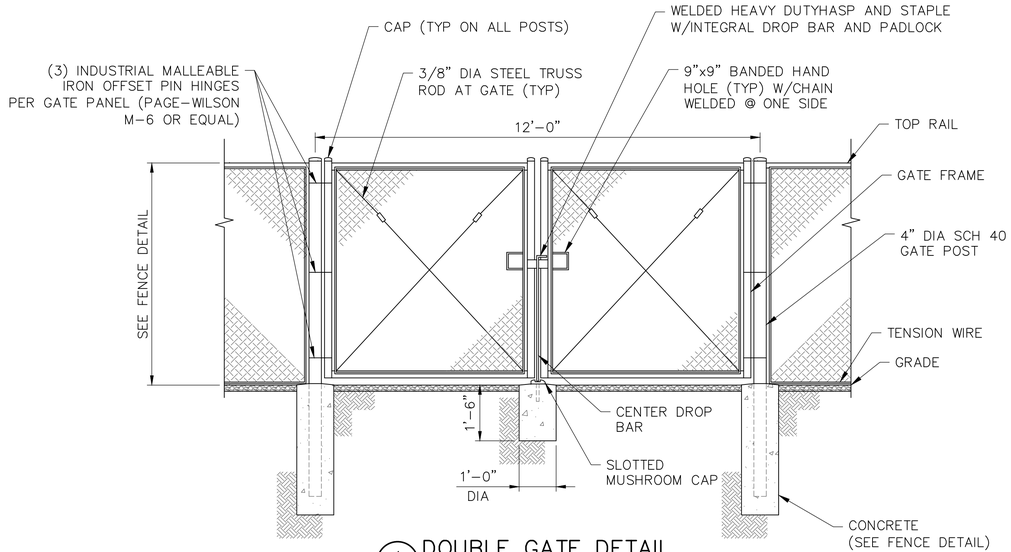
2 C-4A **BOLLARD DETAIL**

SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



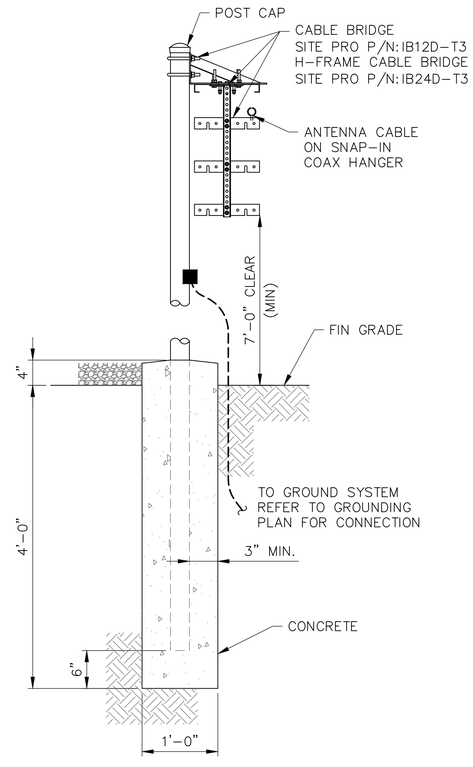
3 C-4A **GRAVEL SURFACING TREATMENT**

SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



4 C-4A **DOUBLE GATE DETAIL**

SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



5 C-4A **CABLE BRIDGE**

SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)

verizon

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STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

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FUZE ID#: 17099955
MDG#: 5000350891

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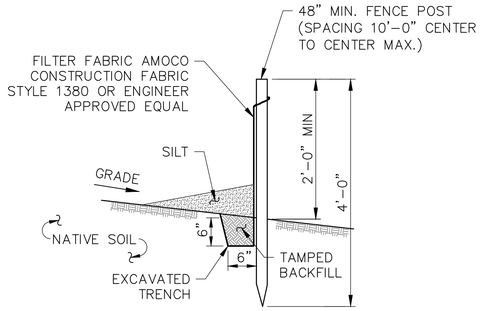
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

SITE DETAILS

SHEET NUMBER

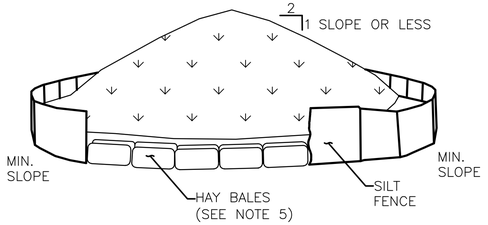
C-4A



NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

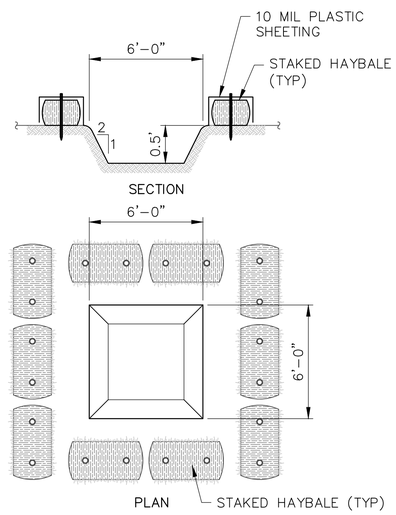
1 C-4B **SILT FENCE DETAIL**
SCALE: NTS



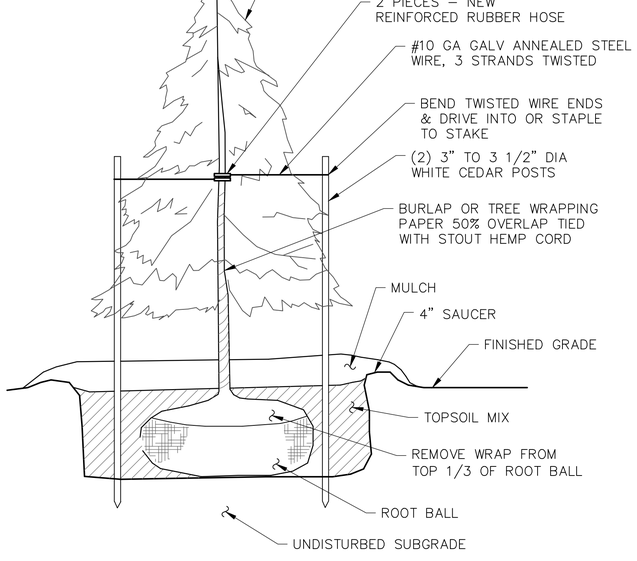
NOTES:

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

2 C-4B **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NTS

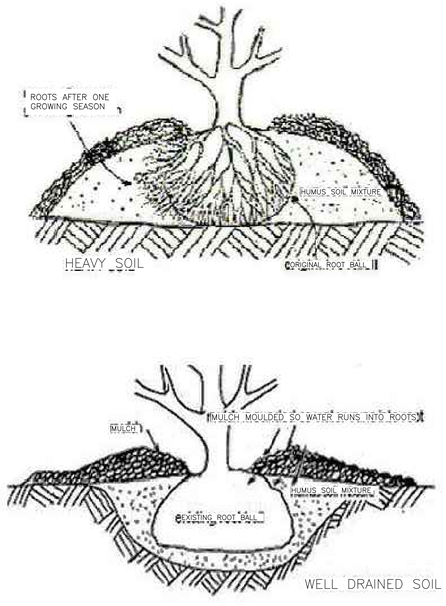


3 C-4B **TEMPORARY CONCRETE WASH**
SCALE: NTS



ELEVATION

NOTE:
FOR TREES 2'-5' HIGH, USE 2 STAKES, 1/2 HT. OF TREE + 1-1/2'.
FOR TREES 6'-9' HIGH, USE 2 STAKES, 1/2 HT. OF TREE + 2'.



RHODODENDRON PLANTING

4 C-4B **TREE/SHRUB PLANTING DETAILS**
SCALE: NTS

verizon
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WEST HENRIETTA, NY 14586

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4B

Lumecon | DETROIT SERIES

LDS - LFC
LED Wall Pack



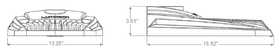
Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

The LDS-LFC large full cutoff is the first of its kind in Lumecon's LED Detroit Series. Combining a sleek fixture design with energy efficient performance allows this fixture to be used for building facades, general security, storage areas, tunnel and entry door applications replacing existing fixtures up to 400W HID one-for-one.

Dimensions & Weights

Model	Width	Length	Height	Weight
LDS-LFC	13.25"	15.52;	3.61"	13 lbs



Technical Specifications

Input Voltage: 120-277V or 347-480V.

Housing: Die-cast aluminum housing with 60% gloss polyester powder coat finishes for maximum durability. The base aluminum material is prepared using an environmentally-friendly non-chrome 2-step surface cleaning and passivation process. The process results in a more durable conversion layer than traditional chromate conversion coatings and allows maximum adhesion of the powder coating to the aluminum substrate. Housing features an integrated heat sink and driver compartment built into the fixture design.

Mounting: Wall mount bracket standard.

Split Circuit: Optional

Effective Projected Area (EPA): 0.83 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K (standard), 5000K.

LED Lifetime: All LED's are rated for a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F/-40°C to 95°F/35°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Custom Optics: Lumecon meticulously engineered premium acrylic optical lenses to maximize the distribution and uniformity of light while minimizing cost. Our arrays distribute light at least 21% further and with 29% more uniformity than leading competitors. Lumecon custom lenses create a uniform, well-lit environment that mitigates illuminance "hot spots" and use less wattage than typical LED area lights.

Surge Protection: Thermally protected 40kV varistor type surge suppressor is included and meets ANSI C136.2-2015: Extreme Level. Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed to UL 1598, UL 8750 for Wet Locations. "Full compliance and test documentation is available for TM-21, LM-79, LM-80, ETL Listing to UL1598 and UL 8750. Salt Fog tested for 3,000 hours per ASTM B117-16 / ASTM D610-08. Ingress Protection: IP66 per ANSI/IEC 60529-2004. Passed 3G vibration @ 100K cycles, per ANSI C136.31-2018.

DesignLights Consortium® (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Manufacturing Origin: US Manufactured and Assembled.

Buy American: Meets Buy American requirements within the ARRA.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Ubiquia® Wireless Controls: Ubiquia Ubicell Wireless Node allows for advanced light control via Ubivu Control Platform. All nodes are self-provisioning on power-up and are global Carrier LTE compatible with no Gateways or Concentrators required. Single SKU 120v to 480v operation, 22 Satellite Global GPS and Celestial Clock, Simultaneous Metering for Line and Load, High Accuracy Tilt and Vibration sensor, 10 second Last Gasp and Nonvolatile Memory, OTA Updates and a 10 year warranty. Ask your local Lumecon Representative for more information.

Dimulator Photo-Control: Maximize the cost-saving benefits of your outdoor LED light fixtures with the stand-alone Dimming solution. All Dimulators (except for CD and DIM 3 versions) have three selectable dimming levels (30%,50%, 70%) with three different start times (10:00 pm, Midnight, or 2:00 am), which are selectable through the ten position selector switch located on the bottom of the base. All dimming schedules will return to full brightness at 5:00 am. The stand-alone unit is made to work with the ANSI C136.41 receptacle and will provide dimming of LED fixtures.

Email: sales@Lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

Lumecon | DETROIT SERIES

LDS - LFC
LED Wall Pack

Ordering Information

LDS-LFC – Options / Ordering Example: LDS-LFC-110-DB-T5-1-50-WM

Wattage	Color	Distribution	Voltage	Color Temperature	Mounting Methods
30 - 30 Watts	DB - Dark Bronze	T2 - Type II	1 - 120v-277v	22 - 2200K [4]	WM - Wall Mount Bracket [4]
45 - 45 Watts	WH - White	T3 - Type III	2 - 347v-480v	27 - 2700K [4]	
60 - 60 Watts	BK - Black	T4 - Type IV		30 - 3000K [4]	
80 - 80 Watts	GR - Gray	T5 - Type V		40 - 4000K	
110 - 110 Watts	CC - Custom	NR - Narrow		50 - 5000K	
125 - 125 Watts	AF - Automotive Finish				
160 - 160 Watts					

Options & Accessories

R - Receptacle Only

RS - Receptacle Only with Shorting Cap

7P - Seven-pin Twist Lock Photocell Receptacle Only [1]

PC1 - 120v-277v Button Eye Photocell [2]

PC2 - 347v 480v Button Eye Photocell [2]

OC1 - On/Off [3]

OC2 - Dim/High [3,4]

OC3 - On/Off w/Photocell [3,4]

OC4 - Dim/High w/Photocell [3,4]

UBI - Ubicquia Wireless Controls [5]

BB - Battery Back-Up (only available on the 30W - 80W models and on 120/277v models)

SC - Split Circuit [6,7,8]

CWMB - Cosmetic Wall Mount Bracket

DIM4 - 105-305 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-HV - High Voltage 312-530 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-CD - Constant all-night Dimming

DIM4-CD-HV - Constant all-night Dimming, 315-530 VAC 50/60Hz

DIM4-CUL - 120 VAC. 50/60 Hz, cUL certified version with gray cover

DIM4-ALC - Adaptive Lighting Control with 2% per year incremental increase to compensate for aging fixture

DIM3-XX - Factory set dimming schedule (10 position selector switch not available)

BSS - Bird Spikes (Field Installed)

Accessories ordered as a separate line item:

33-00112 - External Glare Shield

33-00120 - Full Glare Snoot

Notes:
1. For units with 7P the mounting must be restricted to +/-45° from horizontal aim per ANSI C136.10-2010. If more than a 45° Tilt, use PC1 or PC2
2. Cannot be combined with Occupancy Sensor. Use OC3 or OC4 when Occupancy Sensor and Photocell are needed and aiming greater than 45° from horizontal.
3. Must note on PO Mounting Height for proper lens application
4. See Occupancy Sensor Default Settings Table
5. UBI requires the 7P option be selected: OC1 or OC2 are optional
6. Split circuit is only available for 30W, 45W, 60W, and 80W models.
7. Split circuit is not compatible with Occupancy sensing our photo-eye control.
8. Split Circuit and Battery Back-up cannot both fit in the same housing. Battery Back-Up will require external. Battery Backup will only control one of the circuits.
9. 3000K or warmer, and fixed mounts must be ordered for IDA certification compliance.

If OCC Sensor Option is selected, mounting height specifications need to be clarified:

If Mounting height and parameter settings not specified when ordered. Default mounting height is 10-40' less and preset factory settings.

- ☐ Mounting height between 0' - 10'
- ☐ Mounting height between 10' - 20'
- ☐ Mounting height over 20' +

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Note: Specifications and photometric data are subject to change at any time without notice.
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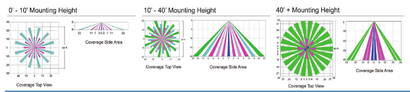
Lumecon | DETROIT SERIES

LDS - LFC
LED Wall Pack

OCC Sensor Patterns



Occupancy Sensor Default Settings - Option OC2						
Option	Dimmed State (Unoccupied)	High Level (When occupied)	Photocell Operation (OC4 Option Only*)	Dwell Time (Occupancy time delay)	Ramp-up Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FC*	5 Minutes	Disabled	Disabled

*Note: OC2 and OC4 settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable by using the Wattstopper® App. If any other settings are desired to be set at the factory, please note these changes on Purchase Order.

Mounting Method Dimensions



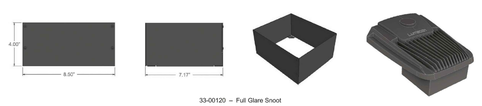
LDS-LFC Wall Mount Bracket

LDS-FC Optional Cosmetic Wall Mount Bracket

External Glare Shield and Full Glare Snoot Dimensions



33-00112 – External Glare Shield



33-00120 – Full Glare Snoot

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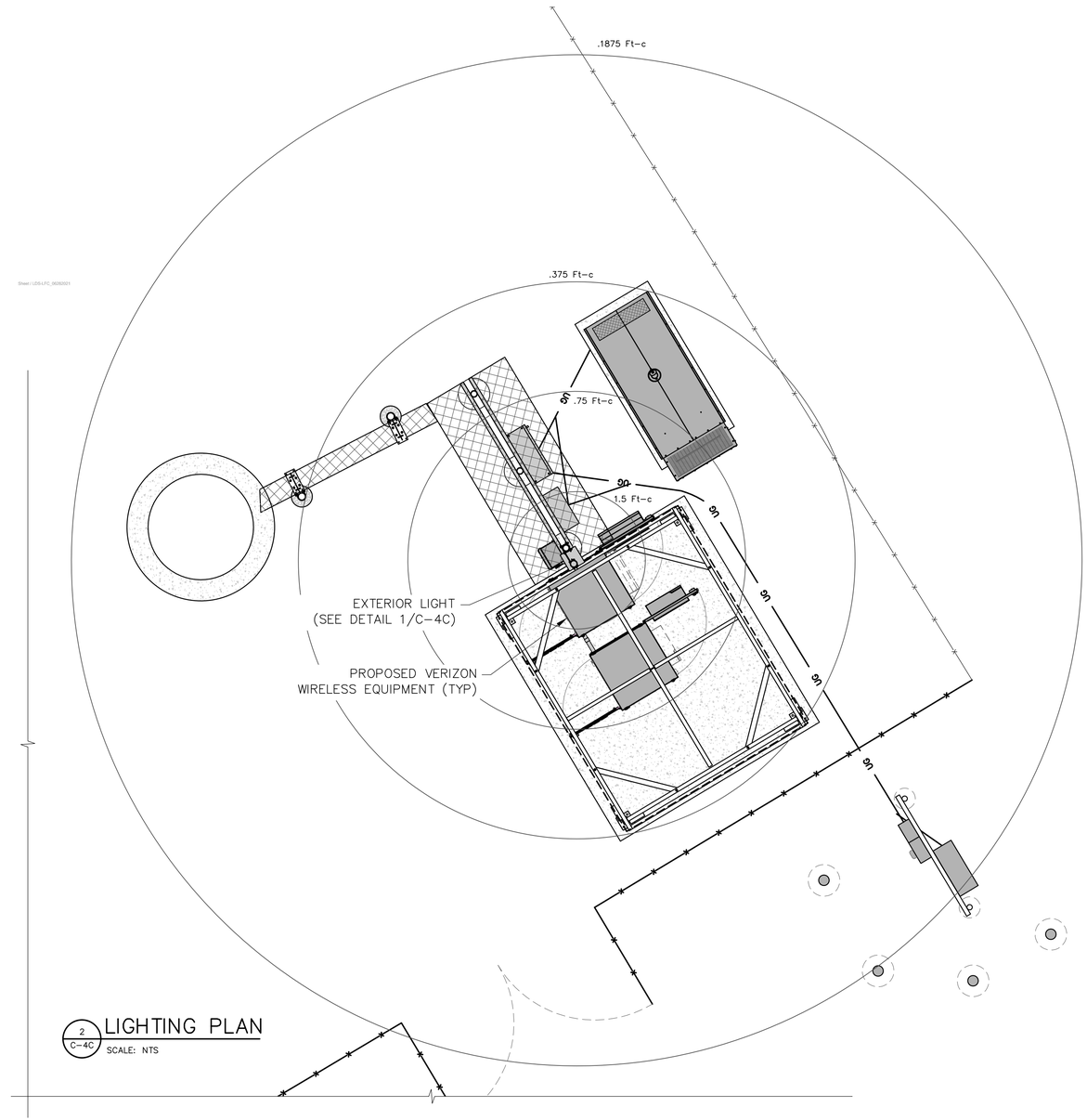
Please see www.lumecon.com for current specifications and documentation.

1 C-4C LIGHT DETAILS
SCALE: NTS

NOTE:
CONTRACTOR SHALL INSTALL 60W BLACK TYPE IV 3000K FIXTURE. (MAX KELVIN RATING ALLOWED = 3000K)



2 C-4C LIGHTING PLAN
SCALE: NTS

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11860.077	MQ

NO.	DATE	ISSUE
0	6/14/24	FOR COMMENT
1	7/30/24	FOR ZONING
2	12/3/24	PER CITY COMMENTS
3	6/4/25	ADD LANDSCAPING
4	8/4/25	REVISE FENCING

RELEASED BY | DATE



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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

121 PARKER AVE
FUZE ID#: 17099955
MDG#: 5000350891

SITE ADDRESS

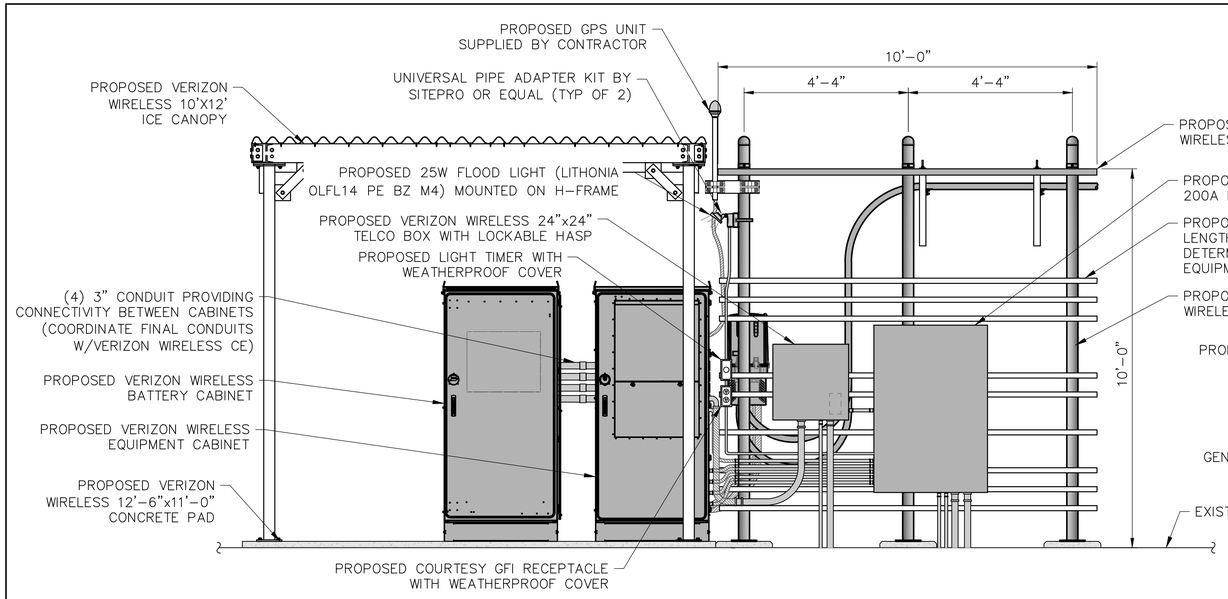
121 PARKER AVE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NY 12601

SHEET TITLE

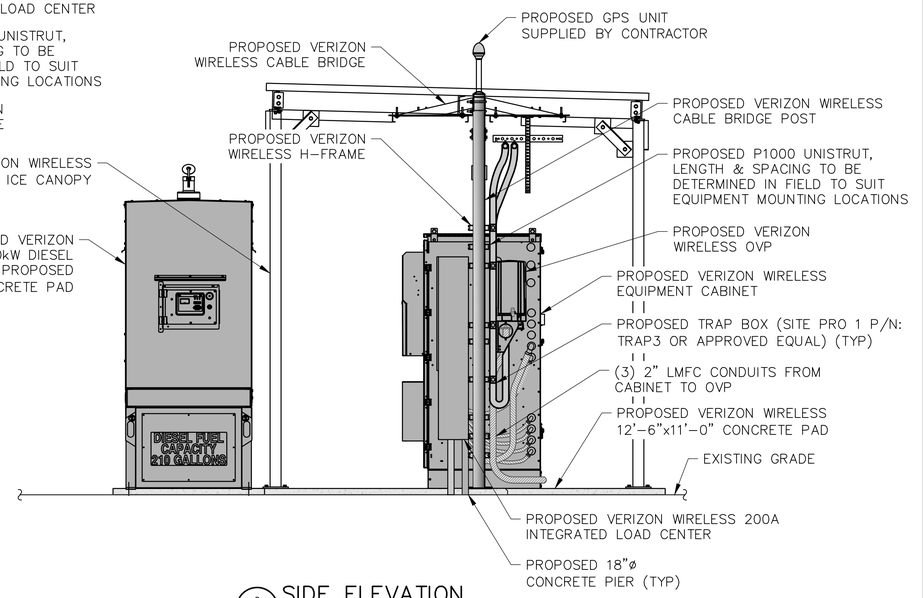
SITE DETAILS

SHEET NUMBER

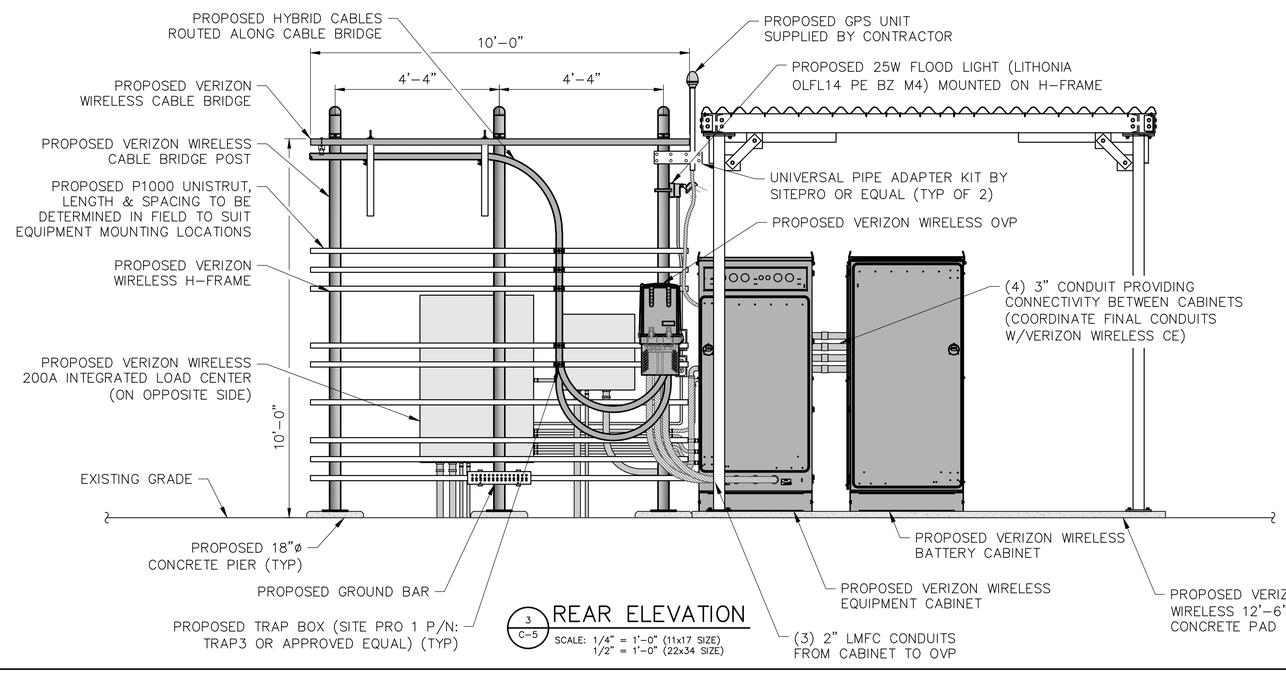
C-4C



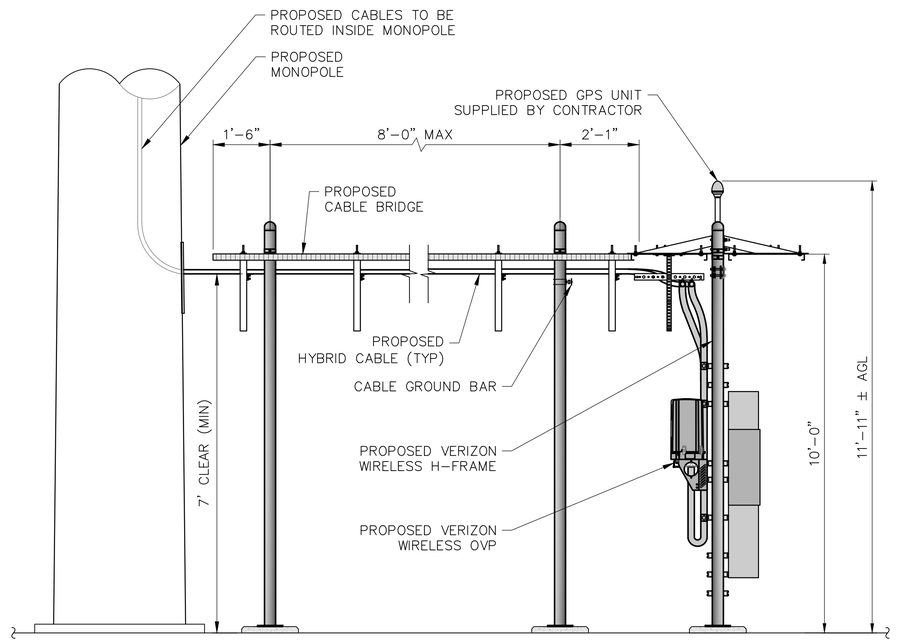
1 C-5 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



2 C-5 **SIDE ELEVATION**
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



3 C-5 **REAR ELEVATION**
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 C-5 **EQUIPMENT ELEVATION**
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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STATE OF NEW YORK · STEVEN M. MATTHEWS · 087507 · LICENSED PROFESSIONAL ENGINEER

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DUTCHESS COUNTY
NY 12601

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET NUMBER
C-5

Mid-band Coverage Plots (Location Justification)

The following slides display the coverage plots for

- Mid-band Coverage – Existing Sites
- Mid-band Coverage – Existing Sites + DC Youth Bureau (Proposed Location)
- Mid-band Coverage – Existing Sites + Pendell Rd Alternative (2 Pendell Rd)

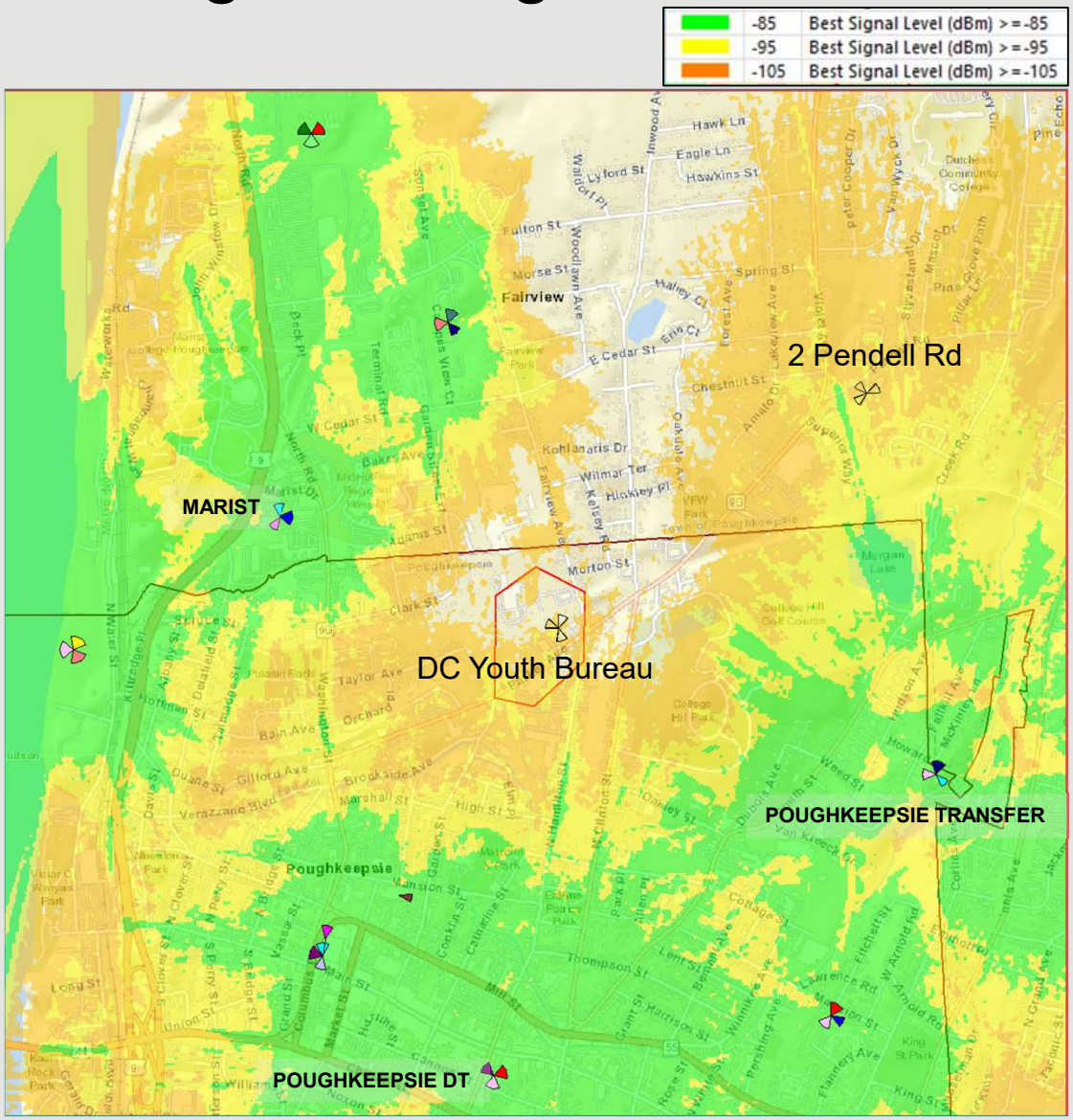
Prepared by: Brendan Hennessy, RF Engineer III, Verizon Wireless

Project: DC Youth Bureau – Supplemental Materials

Date: 1/28/2025

verizon

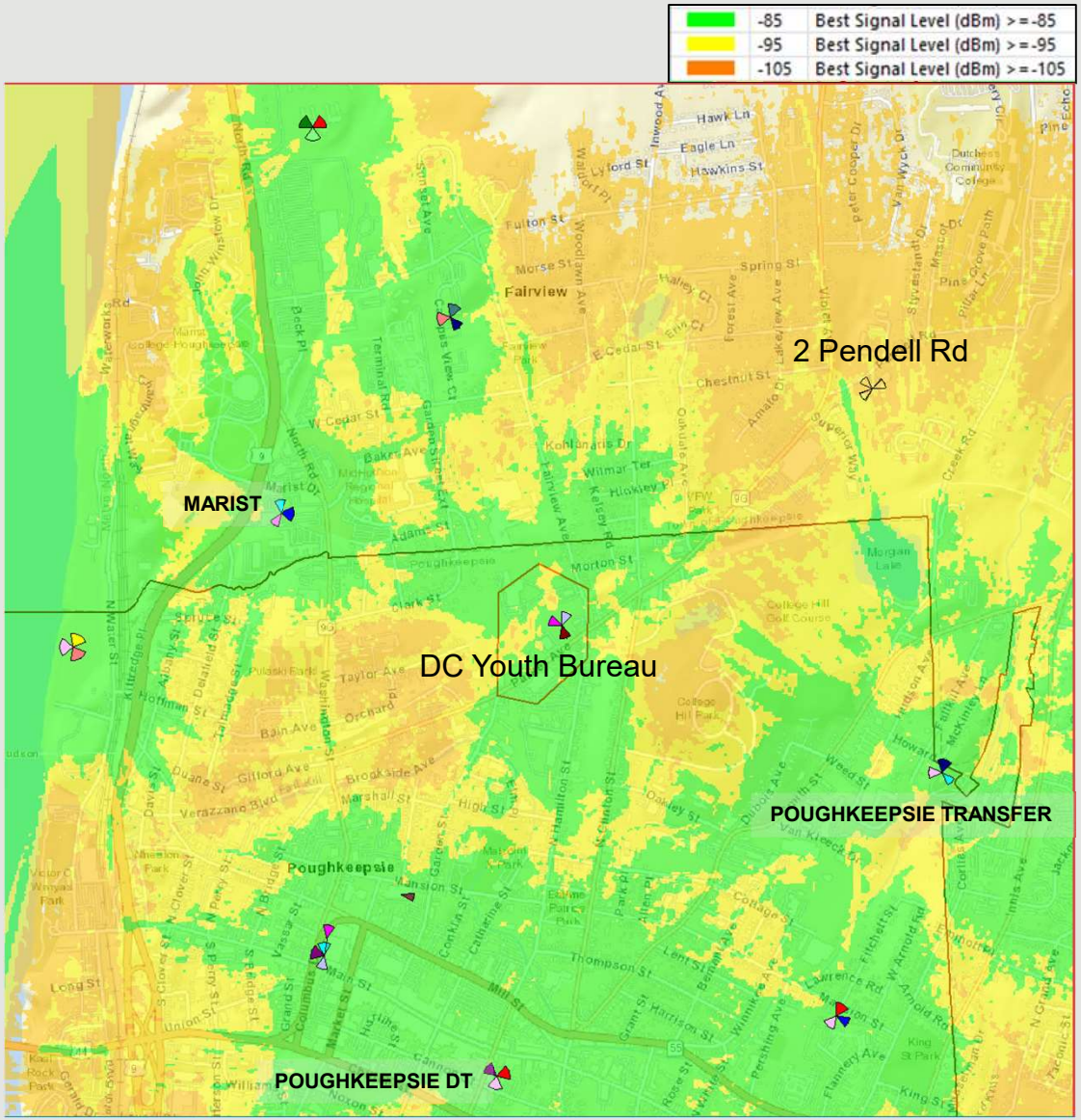
2100MHz Coverage - Existing



The map above represents mid band coverage from existing sites. Additional mid band network densification is required to resolve the problem. The DC Youth Bureau project and search ring is strategically located where existing coverage is weak or non-existent.

verizon

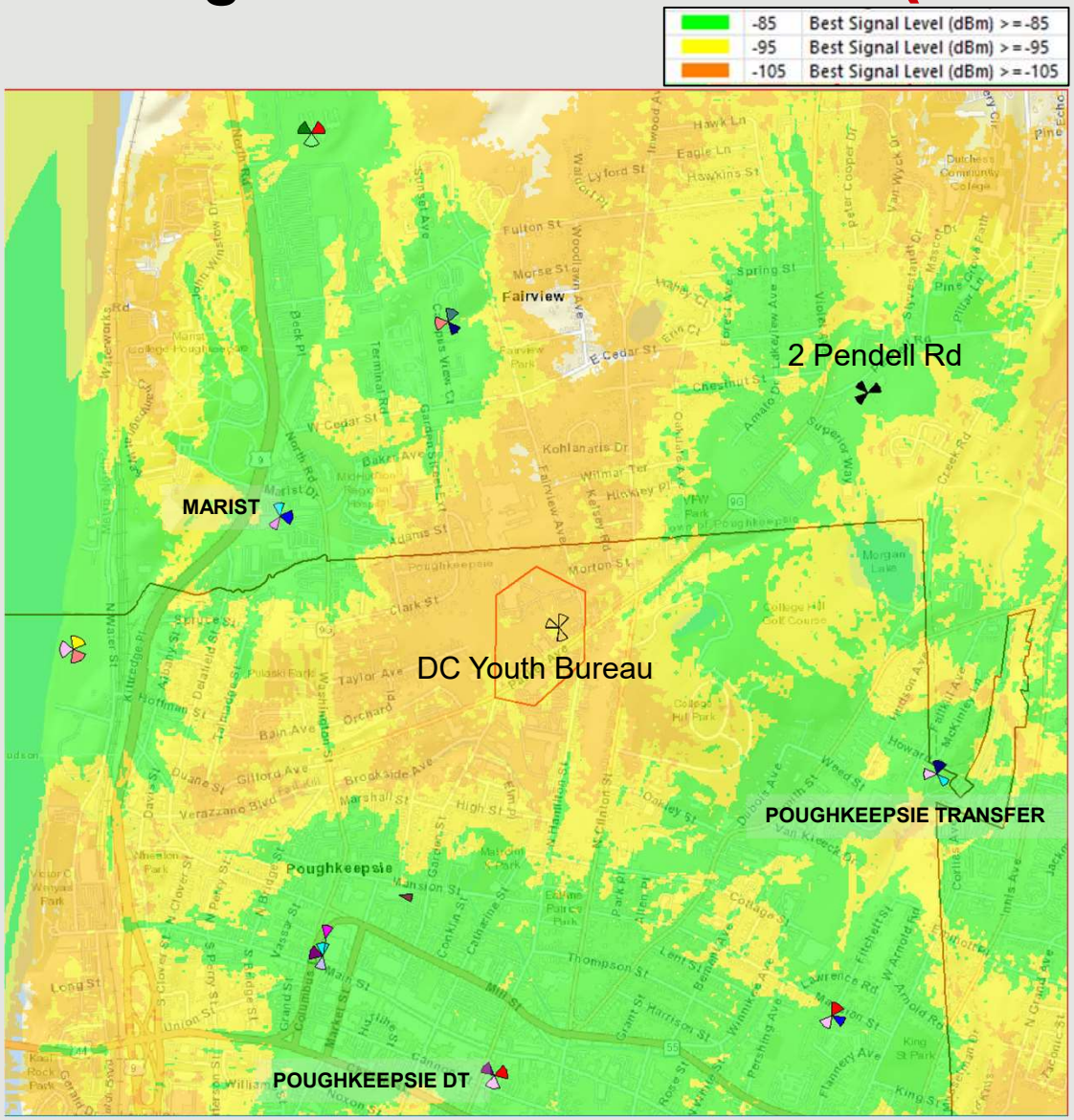
2100MHz Coverage - Proposed Location



The map above adds the mid band footprint of the proposed DC Youth Bureau site. The improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap area.

verizon

2100MHz Coverage – Alternative location (2 Pendell Rd)



The map above adds the mid band footprint of the proposed site when located at 2 Pendell Rd, with an ACL of 135'. Relocating the site to 2 Pendell Rd pulls the new midband coverage away from the target area, and would only be able to provide Tier 4 (Orange) coverage to the objective area. This would equate to marginal outdoor coverage and no indoor coverage.

verizon

Location Justification Narrative/Summary

As mentioned before, DC Youth Bureau project area is already experiencing high network utilization, primarily on low band due to lack of adequate and reliable mid band coverage in the area. Due to the high number of users in the project area, it is important to provide adequate mid band signal strength to this objective area.

Verizon RF evaluated the coverage at one alternative site location using an ACL of 135'. It is clear from the analysis that the currently proposed location provides adequate mid-band coverage in the identified project area. The 2 Pendell Rd alternative location does not provide adequate mid-band coverage to portions of Parker Ave, N Clinton St, N Hamilton St, Fairview Ave, Kelsey Rd, Morton St, Kinkley Pl, Clark St, as well as businesses and residences along these roadways. Midband coverage in the DC Youth Bureau project area would primarily be Tier 4 (Orange), which equates to marginal outdoor coverage, with no indoor coverage. This would cause the capacity objective of the DC Youth Bureau project to fail.

Relocating the project approximately 0.8 miles Northeast of the currently proposed location, even with a taller ACL, will not provide the midband coverage needed to address capacity problems in the area. In fact, the 2 Pendell Rd location may be considered for colocation by Verizon in addition to building the DC Youth Bureau project.

verizon

VISUAL RESOURCE EVALUATION

PROPOSED 100' TALL
TELECOMMUNICATIONS STRUCTURE

121 Parker Ave
City of Poughkeepsie,
Dutchess County
New York, 12601

Submitted by:

verizon

1275 John Street, Suite 100
West Henrietta, NY 14586

Prepared by:

Tectonic

36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
845-567-8703 FAX

Original - July 30, 2024
Revised - December 2, 2024

VISUAL RESOURCE EVALUATION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the City of Poughkeepsie will contain views of the proposed 100-foot-tall wireless telecommunications structure.

Setting:

The proposed site is located 3/4th of a mile southeast of Marist College on Parker Ave in the City of Poughkeepsie, Dutchess County, New York. The surrounding land use is a mix residential and commercial use properties with some wooded park areas. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 40 to 60 feet.

Methodology:

On Wednesday July 17, 2024, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 100-foot tower. Conditions were partly cloudy with a temperature of approximately 80°, and with wind speeds of approximately 6-8 mph. The study area consisted of a 2-mile radius from the project site. The field study for this visual resource evaluation was conducted during the summer season with 100% leaf on conditions.

On Monday November 18, 2024, Tectonic conducted another field investigation for the purpose of evaluating visibility of the proposed installation of the 100-foot tower along the Empire State Trail, Walkway Over the Hudson inside the 2 mile viewshed. The conditions were clear with a temperature of approximately 40°, and with wind speeds of approximately 7-10 mph. The field study for this visual resource evaluation was conducted during the late fall season with leaf off on conditions.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a 4' diameter, helium-filled weather balloon at 100-feet above ground level (AGL). The balloons provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove and walked the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure.

The first viewshed analysis resulted in the discovery the proposed structure will be visible from clear and elevated areas southeast and northwest up to a quarter mile away on Parker Ave, Garden Ave and High St.

The 2nd analysis revealed that the proposed structure will be visible on the trail from clear points starting from the west starting where the Walkway Over the Hudson crosses over US-9, 0.87 miles away. The proposed structure will be visible from the east starting where the trail crosses under NY-9G (Parker Ave) a quarter of a mile away. The proposed structure will also be visible from points on the Poughkeepsie Urban Rail Trail from the Parker Ave entrance to a quarter mile north.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

Process:

Photographs of the weather balloon from the viewpoints noted were taken with a Nikon D5300 Digital 24-megapixel camera using a 55mm focal length lens to mimic the view as observed from the human eye.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed structure. Photographs for which there is a corresponding simulated view (#20, #21, #27, #30, #31, #34, #35, #36 & #37) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 100-feet AGL. The digital images of the balloon and similar structure was then merged and scaled with digital image editing software. With this process, the structure is scaled to the correct height and width by scaling the similar type of structure using measurements from the marker balloon. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of 4', one can determine the proper width of the antenna array by multiplying the balloon width by a factor of 2. The composite is printed out to a PDF file, producing the final image.

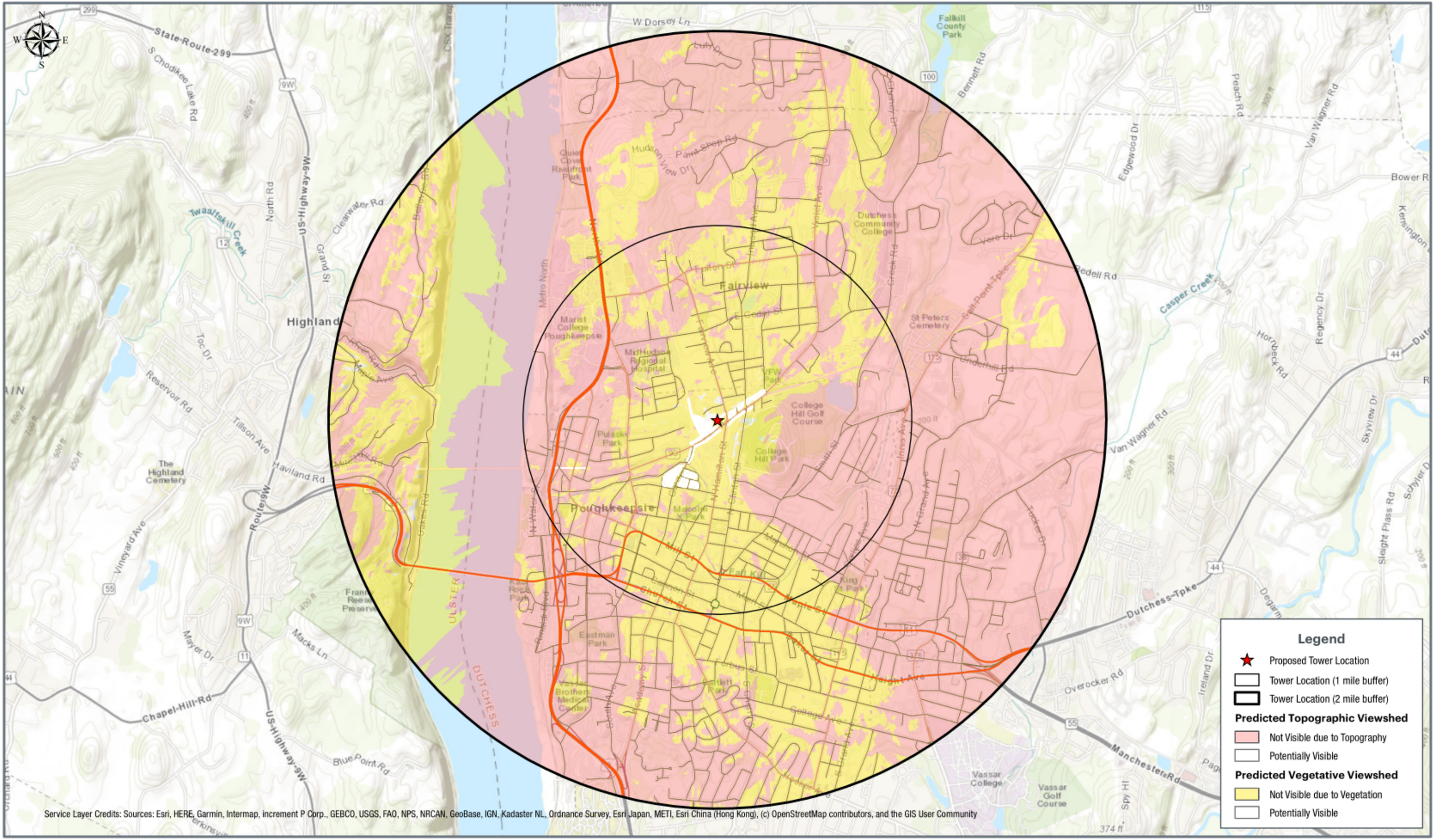
We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

Conclusion:

The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

Sincerely,
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.

Steven M. Matthews, PE
Managing Director - Engineering



Tectonic

100ft Tower
25ft High Density Development
60ft Mixed Forests & 20ft Woody Wetlands

121 Parker Avenue
Poughkeepsie, New York 12601

0 0.25 0.5 1 Miles

Field Veified Viewshed Map

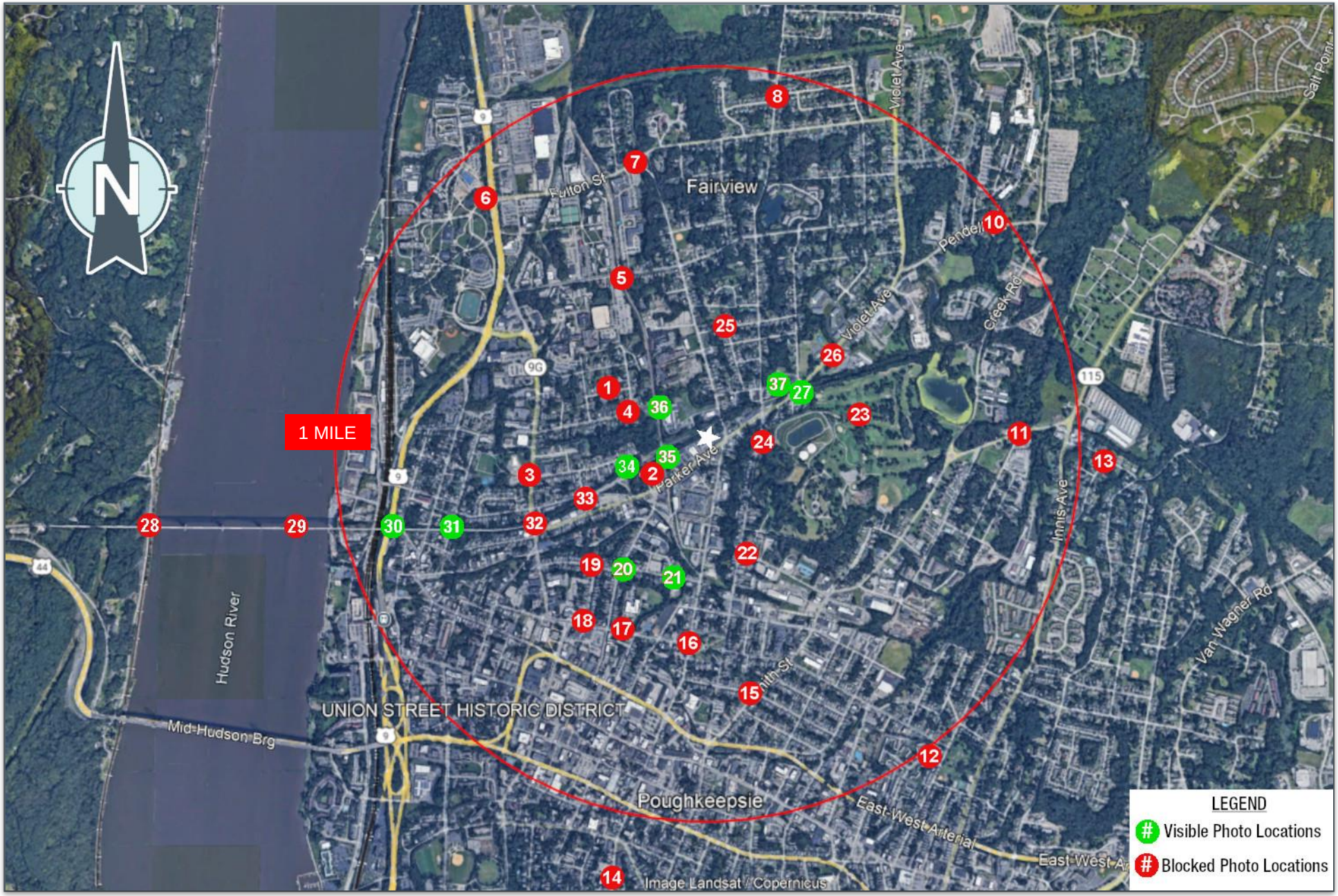
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic

Looking Southeast from #58 Parker Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-1

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from #18 Orchard Pl (NYS Parks, Recreation & Historic Preservation)
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-2

11860.077



Tectonic

Looking East from the parking lot of the Pulaski Park Pool.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.52 miles±

P-3

11860.077



Tectonic

Looking Southeast from #57 Clark St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-4

11860.077



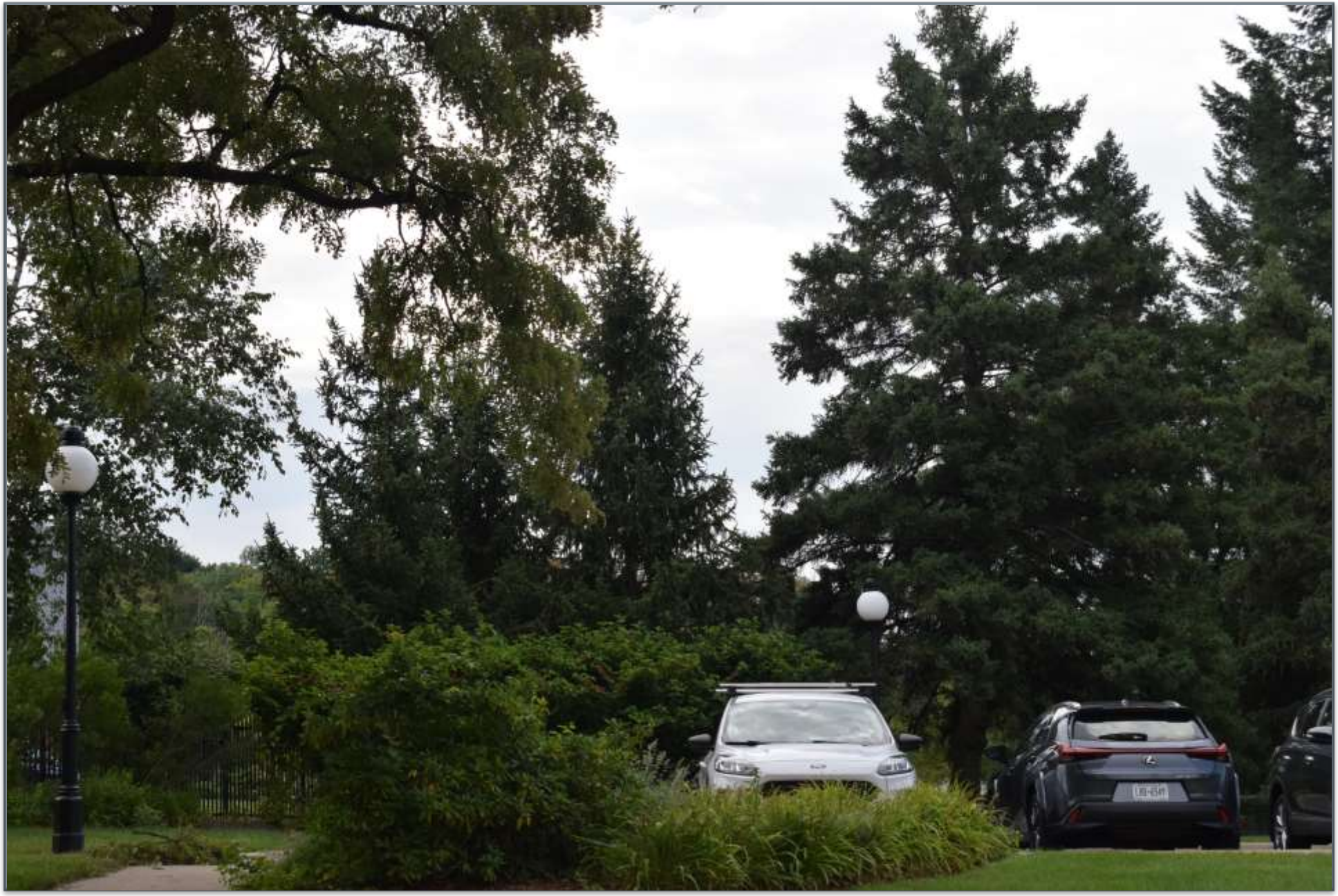
Tectonic

Looking Southeast from the intersection of Garden St Ext & Cedar St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is .50 miles±

P-5

11860.077



Tectonic

Looking Southeast from the Kieren Gate at Marist College.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.80 miles±

P-6

11860.077



Tectonic

Looking South from the intersection of Fulton St & Fairview Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.78 miles±

P-7

11860.077



Tectonic

Looking Southwest from the intersection of Inwood Ave & Lyford Ln.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.93 miles±

P-8

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of School St and Violet Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-9

11860.077



Tectonic

Looking Southwest from the intersection of Pendell Rd & Styvestandt Dr.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.88 miles±

P-10

11860.077



Tectonic

Looking West from the intersection of Fishkill Ave & Salt Point Turnpike.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.84 miles±

P-11

11860.077



Tectonic

Looking Northwest from King St Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-12

11860.077



Tectonic

Looking Northwest from the intersection of Fulton Ave &S Grand St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.62 miles±

P-13

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Barclay St and S Hamilton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.18 miles±

P-14

11860.077



Tectonic

Looking Northwest from the intersection of Thompson St & Smith St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.67 miles±

P-15

11860.077



Tectonic

Looking North from the intersection of Mansion St & N Hamilton St (Mansion St Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-16

11860.077



Tectonic

Looking North from Mansion St (the south side of Malcom X Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.54 miles±

P-17

11860.077



Tectonic

Looking Northeast from the intersection of Mansion St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.58 miles±

P-18

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles±

P-19

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

S-20

11860.077



Tectonic

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

P-21

11860.077



Tectonic

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

S-21

11860.077



Tectonic

Looking Northwest from the intersection of Oakley St & N Clinton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.32 miles±

P-22

11860.077



Tectonic

Looking Northwest from the highest point in College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.33 miles±

P-23

11860.077



Tectonic

Looking West from the north entrance to College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.13 miles±

P-24

11860.077



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Hinkley Pl & Kelsey St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles±

P-25

11860.077



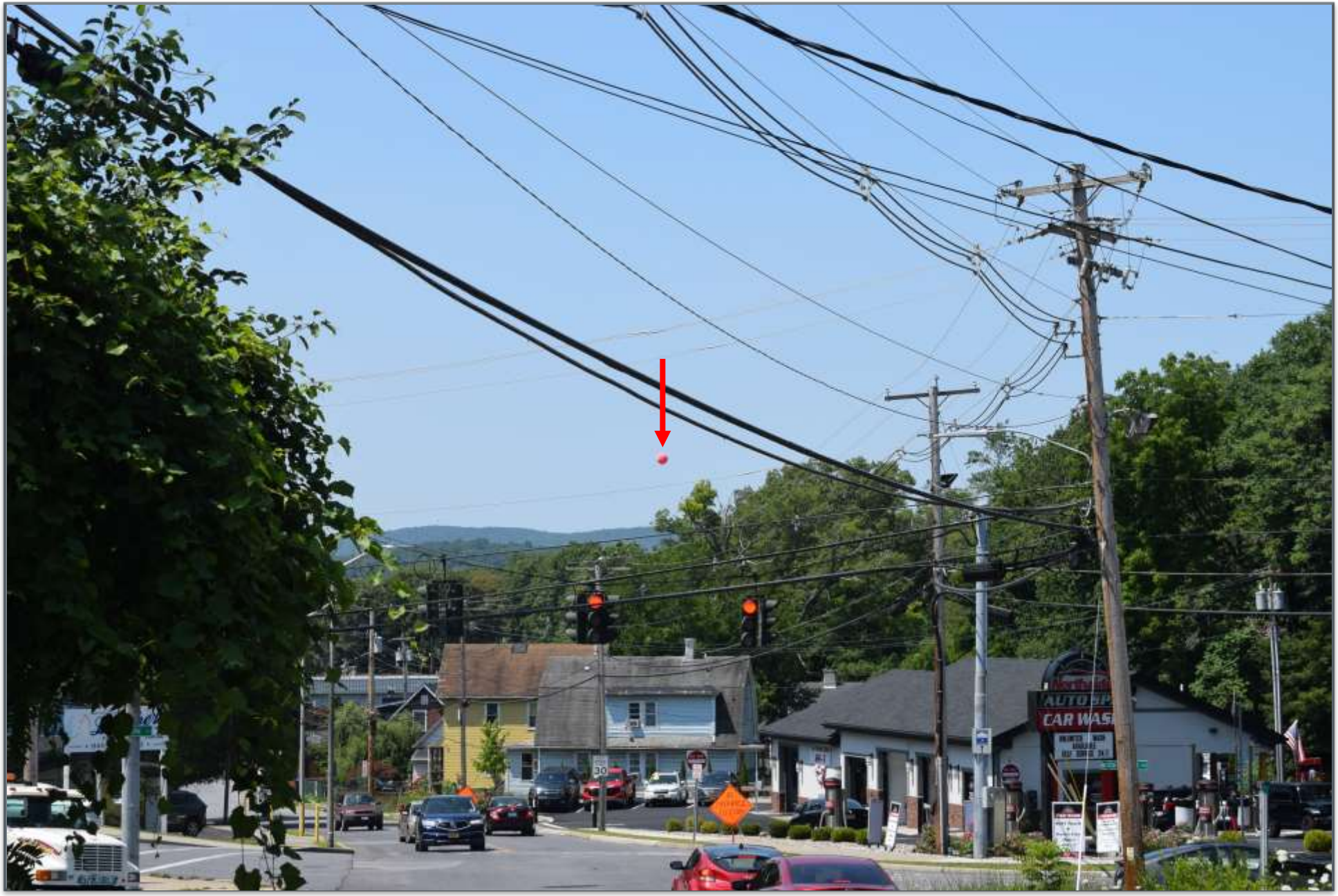
Tectonic

Looking Southwest from 1 Violet Ave (VFW Post 170).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0..34 miles±

P-26

11860.077



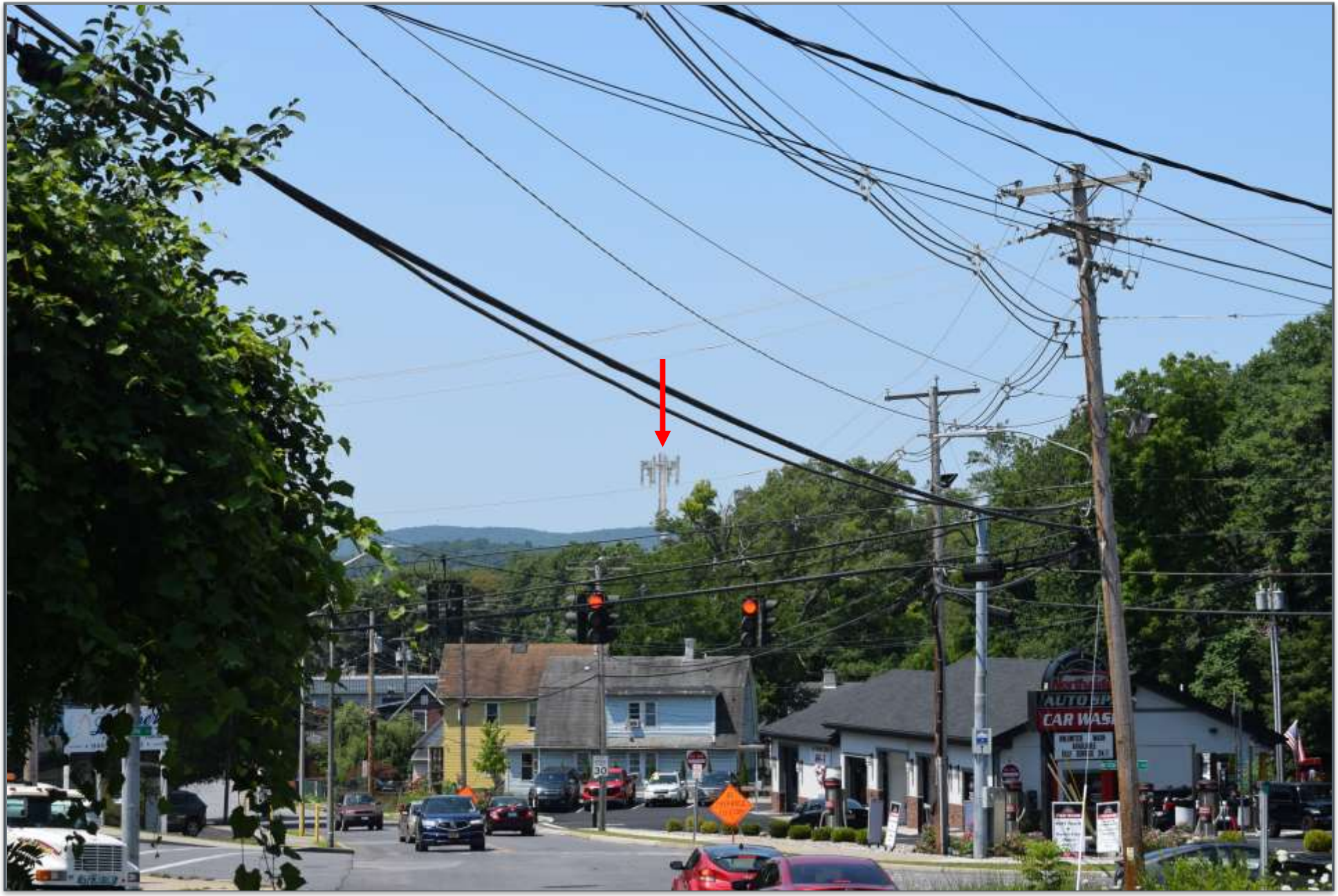
Tectonic

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-27

11860.077



Tectonic

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-27

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the Walkway Over The Hudson at Oakes Rd.
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.50 miles±

P-28

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (middle of the bridge marker).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.14 miles±

P-29

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

P-30

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

S-30

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-31

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

S-31

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (East Gate Plaza).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.50 miles±

P-32

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (Public Rest Area).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-33

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (William R. Steinhaus monument). Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

P-34

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the Walkway Over The Hudson (William R. Steinhaus monument). Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

S-34

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

P-35

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

S-35

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

P-36

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

S-36

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

P-37

11860.027



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

S-37

11860.027

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Writer's Telephone Extension: 258
solson@youngsommer.com

December 20, 2024

Via Federal Express

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

RE: Verizon Wireless Site Plan Review Application – 121 Parker Avenue

Dear Chairwoman Saylor and Members of the Planning Board:

During the recent Planning Board meeting, one of the board members commented that the descriptions on photos 28-30 seemed to be incorrect. Tectonic Engineering has corrected those inadvertent errors.

Enclosed please find ten (10) copies of the revised Visual Resource Evaluation with the correct description on those photographs and simulations.

Very truly yours,
Young/Sommer LLC

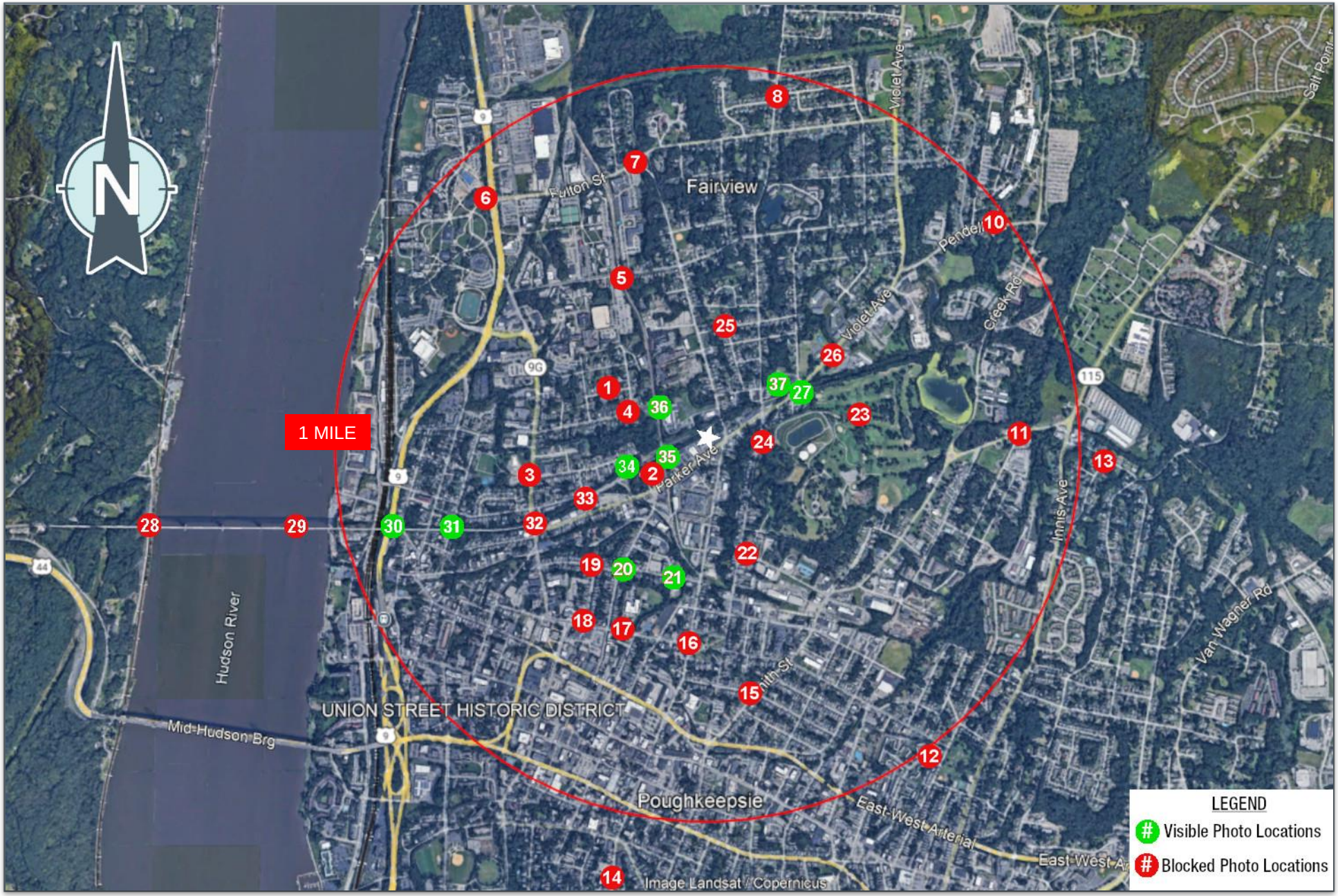
By: _____
Scott P. Olson



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

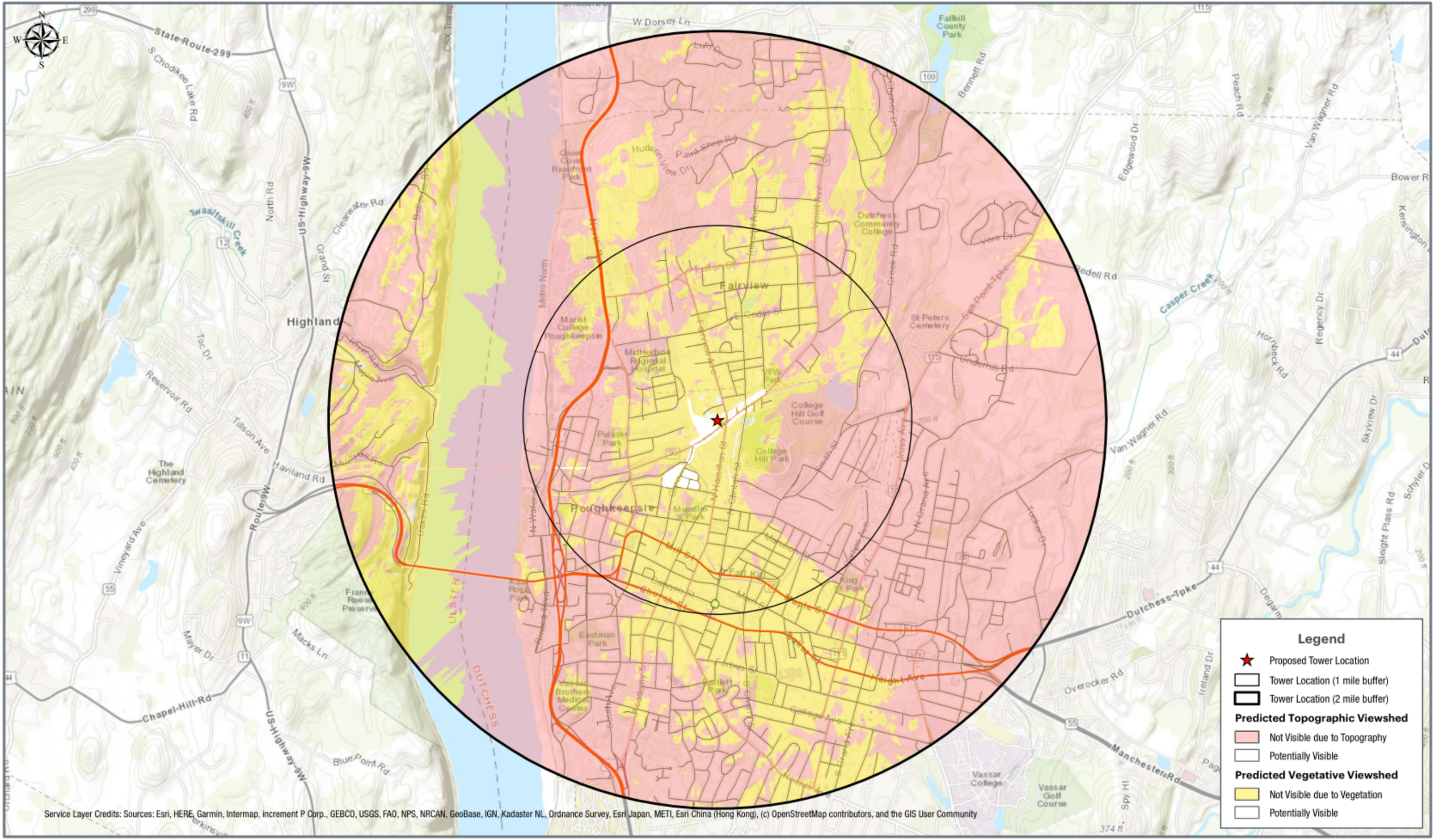
PHOTO LOG
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic

100ft Tower
25ft High Density Development
60ft Mixed Forests & 20ft Woody Wetlands

121 Parker Avenue
Poughkeepsie, New York 12601

0 0.25 0.5 1 Miles

Field Veified
Viewshed Map

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #58 Parker Ave.
The proposed monopole will not be visible from this location.
Distance from the photographic location to the proposed site is 0.23 miles±

P-1

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from #18 Orchard Pl (NYS Parks, Recreation & Historic Preservation)
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-2

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking East from the parking lot of the Pulaski Park Pool.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.52 miles±

P-3

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #57 Clark St.
The proposed monopole will not be visible from this location.
Distance from the photographic location to the proposed site is 0.23 miles±

P-4

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Garden St Ext & Cedar St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is .50 miles±

P-5

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Kieren Gate at Marist College.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.80 miles±

P-6

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking South from the intersection of Fulton St & Fairview Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.78 miles±

P-7

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Inwood Ave & Lyford Ln.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.93 miles±

P-8

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of School St and Violet Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-9

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Pendell Rd & Styvestandt Dr.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.88 miles±

P-10

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of Fishkill Ave & Salt Point Turnpike.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.84 miles±

P-11

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from King St Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-12

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Fulton Ave &S Grand St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.62 miles±

P-13

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Barclay St and S Hamilton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.18 miles±

P-14

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Thompson St & Smith St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.67 miles±

P-15

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Mansion St & N Hamilton St (Mansion St Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-16

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from Mansion St (the south side of Malcom X Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.54 miles±

P-17

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Mansion St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.58 miles±

P-18

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles±

P-19

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

S-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

P-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

S-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Oakley St & N Clinton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.32 miles±

P-22

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the highest point in College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.33 miles±

P-23

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the north entrance to College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.13 miles±

P-24

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Hinkley Pl & Kelsey St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles±

P-25

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from 1 Violet Ave (VFW Post 170).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0..34 miles±

P-26

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-27

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-27

11860.077



Tectonic

Looking East from the Walkway Over The Hudson at Oakes Rd.
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.50 miles±

P-28

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (middle of the bridge marker).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.14 miles±

P-29

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

P-30

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (over Dutchess Ave & Albany St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.85 miles±

S-30

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

P-31

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (over Talmadge St).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 0.70 miles±

S-31

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (East Gate Plaza).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.50 miles±

P-32

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (Public Rest Area).
Proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-33

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (William R. Steinhaus monument).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

P-34

11860.027



Tectonic

Looking Northeast from the Walkway Over The Hudson (William R. Steinhaus monument).
Proposed monopole will be partially visible from this location.

Distance from the photographic location to the proposed site is 1120' ±

S-34

11860.027



Tectonic

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

P-35

11860.027



Tectonic

Looking Southeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 875' ±

S-35

11860.027



Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

P-36

11860.027



Tectonic

Looking Northeast from the Poughkeepsie Urban Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 770' ±

S-36

11860.027



Tectonic

Looking Southwest from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

P-37

11860.027



Tectonic

Looking Southwest from the Poughkeepsie Rail Trail.
Proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles ±

S-37

11860.027

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): **2574650000**

Project Name: **121 Parker Communication Tower**

Applicant: **Verizon Wireless of the East LP**

Address of Property: **121 Parker Ave, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

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: **9/16/2025**

Date Received: **9/16/2025**

Date Requested:

Date Required: **10/15/2025**

Date Transmitted: **10/16/2025**

Notes: **Extension of 30 day clock granted by city to 10/17/25.**

☐ Major Project

Referral #: **ZR25-258**

☐ Also mailed hard copy

Reviewer:

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): **2574650000**

Project Name: **Verizon Wireless Parker Ave**

Applicant: **Verizon Wireless**

Address of Property: **121 Parker Ave, Poughkeepsie, NY 12601**

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

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: **10/25/2024**	Notes:	☐ Major Project
Date Received: **10/25/2024**		Referral #: **ZR24-372**
Date Requested:		
Date Required: **11/22/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **11/13/2024**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

November 13, 2024

To: Planning Board, City of Poughkeepsie
Re: ZR24-372, Verizon Wireless Tower
Lot: 885821, 825 Main Street

The Dutchess County Department of Planning & 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 100-foot telecommunications tower with a 50' x 50' equipment area.

COMMENTS
We recently commented on this project in a letter to the ZBA (ZR24-340). Many of the comments in that letter apply to the Planning Board process as well, and are repeated and adjusted here as appropriate. As in the ZBA letter, we recommend a reexamination of potential sites.

This property sits in the heart of the Walkway-Gateway district. The zoning code states that "the purpose of the Walkway-Gateway (W-G) District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest." The code prioritizes activity and vibrancy in this area, describing a future of commercial storefronts, upper-story apartments, and public amenities geared towards residents and the many visitors to the Walkway Over the Hudson and connected trails. While such a vision is inherently slow to develop, in recent years the neighborhood has made progress with the construction of the Northside Line, the opening of the law enforcement center, the in-progress headquarters for Scenic Hudson at Northside Junction, and the potential redevelopment of the former Schatz Federal Bearing factory site. Additional redevelopment in line with the city's vision is very much a possibility in the future. This site may just be a parking lot now, but it is a key parcel in the future revitalization of this area in line with the city's adopted plans and codes.

To that end, our concern is not with the height of the tower, but that the development of a tower on this parcel will impact its potential future redevelopment and the redevelopment of the corridor more broadly. We believe that additional efforts should be undertaken to find a location that will better limit the installation's impact on the City's development goals. We encourage the Planning Board to hire an outside RF engineer to assist with such a reevaluation.

Additional comments:
- The provided visual assessment includes a selection of locations that are generally several blocks away from the project. We suggest that the visual analysis should include depictions of the site from Parker Avenue and the adjacent rail trail.
- Should the location be accepted by the city, the Board could consider requiring landscape screening along the rail trail side of the installation.

(ZR24-372, cont.)

RECOMMENDATION
For the reasons stated above, we recommend the Board **condition site plan approval** for a cell tower on this parcel on a re-examination of potential sites, potentially including the broadening of the search area if at all feasible.

> **Voting and Reporting Requirements**: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP
Commissioner
By



Dylan Tuttle, Senior Planner

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: January 22, 2025

2. Name of Site Plan: 121 Parker Avenue

3. Address or Location: 121 Parker Avenue

4. Owner: Parker Ave. Realty, LLC

5. Engineer/ Architect: Tectonic

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

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

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Please indicate if secondary containment is provided generator 's diesel tank.
2. Provide a spill prevention plan for filling tank.

Joseph A. Chenier, CPESC, CPMSM
Assistant City Engineer

Subject to the FCC Shot Clock of 150 days for an Application for Other than a Small Wireless Facility Using a New Structure - 83 Fed Reg 51867 codified at 47 CFR § 1.6003(c)(1)(iv)

ZONING BOARD OF APPEALS and PLANNING BOARD
of the CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

In the Matter of the Application of

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless

Lands n/f of Parker Avenue Realty, LLC
121 Parker Avenue
City of Poughkeepsie, Dutchess County, New York
Grid#: 131300-6162-55-257465

APPLICATION FOR USE AND AREA VARIANCES and STATEMENT OF INTENT

Submitted by:
Verizon Wireless
Kathy Pomponio, Manager – Network Real Estate
1275 John Street, Suite 100
West Henrietta, New York 14586
(585) 321-5435

Tectonic Engineering & Surveying Consultants, P.C.
Steven Matthews, P.E.
36 British American Blvd, Suite 101
Latham, New York 12110
(518) 783-1630

Airosmith Development
Steven Grassl, Specialist, Site Acquisition
318 West Avenue
Saratoga Springs, New York 12866
(914) 523-6495

Please direct all correspondence to:

Young/Sommer LLC
Scott P. Olson, Esq.
Executive Woods
Five Palisades Drive
Albany, New York 12205
(518) 438-9907

Dated: August 8, 2024

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: $1000.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

ZONING DISTRICT: WALKWAY - Gateway district / Gateway Commercial mixed use subdistrict

OWNER INFORMATION:
Name: Parker Ave. Realty, LLC
Address: 47 Marie Ct.
Wappinger Falls, NY 12590
Phone: TBD
Email: TBD

APPLICANT INFORMATION:
Name: Verizon Wireless of the East LP d/b/a Verizon Wireless
Address: 1275 John St., Suite 100
West Henrietta, NY 14586
Phone: 585-321-5435
Email: c/o Solson@youngsommer.com

CONSULTANT INFORMATION:
Name: Young Sommer LLC (ATTN: Scott Olson)
Address: 5 Palisades Dr.
Albany, N.Y. 12205
Phone: 518-527-6813
Email: Solson@youngsommer.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: Scott Olson, Attorney for Applicant

Date of decision/determination/violation: July 5, 2024

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

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION
PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

USE VARIANCE REQUESTS

SECTION	PROHIBITING	TO ALLOW
19-3.25(4)	Cell tower facilities	Cell tower facility

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (c) of the Zoning Ordinance, **no use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.** In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence (The applicant must demonstrate, by competent financial evidence, that they cannot realize a reasonable financial return on their property for any of the currently permitted uses in the Zoning District. The financial statement should relate only to the subject property and not to the applicant's personal finances);

2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood (Please explain how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. For example, does the subject property have unique constraints or characteristics not found in other properties in the district or neighborhood?);

3) The requested use variance, if granted, will not alter the essential character of the neighborhood. Explain fully how the character of the neighborhood will not be altered and the intent of the Zoning Ordinance will not be adversely affected.

4) The alleged hardship has not been self-created (An applicant cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property in a position to know the conditions for which the applicant is seeking relief). Explain fully how the hardship is not self-created.

Responses to the above questions shall be attached to and submitted with the application. **Use as many sheets as necessary.**

ZONING BOARD OF APPEALS USE VARIANCE APPLICATION
PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

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 Environmental Assessment Form. Please note that in some instances it may be determined that a Full EAF is required.
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

RF Justification; Health and Safety Certification; Site Selection Analysis; and other materials attached hereto.

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.

Scott Olson
SIGNATURE OF APPLICANT

7/29/2024
DATE

Scott Olson, Attorney for Applicant

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: $350.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave

ZONING DISTRICT: Mixed Use Commercial (G-CM)

OWNER INFORMATION:

Name: Parker Ave Realty, LLC
Address: 47 Marie CT
Wappinger Falls, NY 12590
Phone: TBD
Email: TBD

APPLICANT INFORMATION:

Name: Verizon Wireless of the East LP d/b/a Verizon Wireless
Address: 1275 John St., Suite 100
West Henrietta, NY 14586
Phone: 585-321-5435
Email: c/o solson@youngsommer.com

CONSULTANT INFORMATION:

Name: Young Sommer LLC (Attn: Scott Olson)
Address: 5 Palisades Dr.
Albany, NY 12205
Phone: 518-527-6813
Email: solson@youngsommer.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: Scott Olson, Attorney for Applicant

Date of decision/determination/violation: July 5, 2024

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

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
19-3.25(8)	max front set back is 12'	Proposing 134' set back (122' variance)
19-3.26(8)	Min. front occupancy 70%	None proposed - 100% variance
19-3.25(10)(6)	Chain link fence prohibited	Chain link fence (9' tall)
19-3.25(14)(C)	landscaping required	landscaping not proposed

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

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

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

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

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 121 Parker Ave., Poughkeepsie, NY

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):

RF Justification

Health and Safety Certification

Site Selection Analysis

Other

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.

Scott Olson — 7/25/24

SIGNATURE OF APPLICANT — DATE

Scott Olson

Print Name Attorney for Applicant

Revised June 2020: Previous Editions Obsolete

Subject to the 150-day FCC Shot Clock Timeframe Set Forth in 47 CFR § 1.6003(c)(1)(iv)

ZONING BOARD OF APPEALS and PLANNING BOARD
of the CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

In the Matter of the Application of

VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Premises: Lands n/f of Parker Avenue Realty, LLC
121 Parker Avenue
City of Poughkeepsie, Dutchess County, New York
Grid #: 131300-6162-55-257465

STATEMENT OF INTENT and
APPLICATION FOR USE AND AREA VARIANCES

I. Introduction

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the construction of an unmanned public utility/personal wireless service facility (a "communications facility") on a portion of lands n/f owned by Parker Avenue Realty, LLC and located at 121 Parker Avenue in the City of Poughkeepsie, County of Dutchess, State of New York (the "premises").

Verizon Wireless is considered a public utility for purposes of zoning under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) **[EXHIBIT 1]**, and a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA") **[EXHIBIT 2]**. Verizon Wireless' equipment will be in operation twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. Copies of the applicable Verizon Wireless FCC licenses are included herewith **[EXHIBIT 3]**.

The proposed communications facility consists of a 100± ft. monopole tower (104± ft. when including a 4± ft. lightning rod), a ground mounted equipment platform and all associated antennas, improvements and access/utilities, all of which will be located within a secure 50' by 50' fenced communications compound. The project is located in the Walkway-Gateway district, Gateway commercial mixed use subdistrict ("G-CM") zoning district. According to §19-3.25(4) of the Poughkeepsie Code, communications facilities are not permitted in the G-CM zoning district. A use variance is, therefore, required.

II. Purpose of DC Youth Bureau Communications Facility

This project is part of a multi-million dollar comprehensive upgrade of the Verizon Wireless network in Dutchess County and serves as a suitable platform for future advanced

wireless services expansion at the proposed site. The proposed site/facility will resolve existing significant service gaps in Verizon Wireless' network which will be a benefit to the general public and emergency services agencies that routinely rely on wireless communications to serve the public.

The purpose of the Project (referred to internally as the "DC Youth Bureau" communications facility) is to expand Verizon Wireless services to the northern portion of the City of Poughkeepsie which is currently not adequately served. Verizon Wireless' RF Justification Report is included as **EXHIBIT 4**.

EXHIBIT 4 also contains RF propagation maps that further illustrate the significant gaps in service in the target area that this facility is designed to resolve. The RF propagation maps are based on current data concerning existing signal strength/service in the target area as well as relevant topographical data. The RF Justification Report clearly illustrates that significant gaps in service exist in the target area and that the proposed facility will resolve those gaps.

Enclosed in **EXHIBIT 5** is a Site Selection Analysis prepared by Tectonic Engineering describing the overall site selection process that was followed to identify the proposed location for the facility.

III. Description of Land Use

Verizon Wireless' communications facility will consist of the following general components: nine (9) antennas mounted at the top position of a proposed 100± ft. monopole tower; an unmanned equipment platform and related equipment; cabling connecting the antennas to the equipment platform; and associated cabling and all related ground equipment and utility services (power and telephone/fiberoptic services) **[see, Zoning Site Plans prepared by Tectonic Engineering, included herewith at EXHIBIT 6]**.

Access to the facility from Parker Ave (US RT 9G) will be provided via an existing curb cut through the existing paved parking lot. Utilities will be installed underground from an existing overhead utility pole. A nine foot (9') chain link safety fence (with three strands of barbed wire on top) will be installed to secure the tower site and protect the tower and Verizon Wireless' telecommunications equipment from unauthorized access.

The proposed communications facility will be unmanned and will be visited for routine maintenance purposes approximately 1 - 3 times per year. The project will not require water or sanitary sewer services installed. As such, the project will not have any impact on existing public water and sewage services. In addition, neither pedestrian nor vehicular access will be significantly impacted as a result of the proposed facility.

IV. Need For Area Variance

Section 19.3.25(4) prohibits the proposed facility in the G-cm zoning district. A use variance is, therefore, required. Additional area variances are also required.

In addition to the need for a use variance, the following area variances are required:

1. Variance from maximum allowable front yard of 12', when 134' is proposed (§19-3.25(8));

2. Variance from minimum frontage requirement of 70% when the cell tower is not proposed to be located in the front yard (§19-3.25(8));

3. Variance from prohibition of use of chain link fence and maximum height of 6' when the proposed fence is 9' (§19-3.25(10)(o)); and

4. Variance from the requirement to provide landscaping to improve the aesthetics of the area (§19-3.25(14)(c).

According to a July 5, 2024 letter from the Poughkeepsie Building Department, it has also been suggested that additional area variances are required from: (i) Section 19-3.25(14)(d)(1) concerning landscaping for parking lots greater than ½ acre; (ii) Section 19-4.3(5)(b) regarding the length of the existing parking spaces; and (iii) Section 19-4.3(5)(c) which requires lighting for parking areas. Verizon Wireless does not believe that variances from the above sections are required for this application since the requirements do not relate to Verizon Wireless' proposed improvements. It appears that these requirements apply to the underlying, existing use.

The request for variance relief is subject to the long standing public utility variance standard as discussed in *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993).

In *Rosenberg*, the New York Court of Appeals determined that cellular telephone companies are public utilities for purposes of zoning. The Court held that proposed cellular telephone installations are subject to the traditional standard afforded to public utilities, rather than the standards generally required for non-public utility uses:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Id. at 372-74 (citing *Consolidated Edison Co. v. Hoffman*, 43 NY2d 598 [1978]).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service to such area. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter "Anderson"). *See also, Cellular Tel. Co. v. Rosenberg*, 82 NY2d 364 [1993]; *Payne v. Taylor*, 178 AD2d 979 [4th Dept 1991].

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, from any portion or area in the municipality if location of the facility is determined to be necessary for the transmission of public utility services. In *Rosenberg*, 82 N.Y.2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v. Griffin*, 272 AD 551 [2d Dept 1947] (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

The requirements from which Verizon Wireless seeks variances are requirements that would typically not be applied to a cell tower facility. For example, the minimum front yard occupancy of 70% and the maximum setback of 12' are two requirements that, if followed, would place the proposed cell tower facility extremely close to the right of way. This is widely known to be antithetical to proper design and placement of cell tower facilities. Most municipalities and design experts call for large tower setbacks and for them not to be located in the front yard.

While the use of smallish fences may be appropriate for certain uses, such small fences without security features such as barbed wire do not provide the necessary security needed for a cell tower facility.

[ADDRESS LANDSCAPING]

To assist the ZBA with the review of the use and area variance application, the Applicant has provided the following additional materials in support of the Application:

1. Completed Full Environmental Assessment Form in **EXHIBIT 7**;

2. Verizon Wireless has completed a balloon test to determine the visibility of the proposed tower from various locations surrounding the site. The results of the balloon test are memorialized in the Visual Resource Evaluation ("VRE") provided in **EXHIBIT 8**. Significantly, the tower will be visible from only three (3) of the twenty-seven (27) locations analyzed in the VRE;

3. Letter confirming that Verizon Wireless will permit collocation on/at this tower site in **EXHIBIT 9**;

4. RF Emissions Compliance Report dated July 26, 2024 prepared by SiteSafe, which confirms that the facility will be fully compliant with applicable FCC emissions requirements, is provided in **EXHIBIT 10**; and

5. Non-interference report dated July 30, 2024 which demonstrates that the proposed facility will not interfere with local electronic devices or other FCC-licensed frequencies is provided in **EXHIBIT 11**.

V. Conclusion

Approval of the DC Youth Bureau communications facility will enable Verizon Wireless to provide an adequate and safe level of hand-held wireless telephone service to the identified area of the City of Poughkeepsie and surrounding environs, within the confines of applicable technological and land use limitations. Such approval will also be in the public interest, in that it will allow Verizon Wireless to comply with its statutory mandate to build out its network and provide local businesses, residents and public service entities with safe and reliable wireless communications services. Based upon the foregoing, Verizon Wireless respectfully requests the City of Poughkeepsie Zoning Board of Appeals grant the requested use and area variances and the Planning Board to issue site plan approval.

Thank you for your consideration.

Respectfully submitted,

VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Scott P. Olson, Esq.
Regional Local Counsel

Dated: August 8, 2024

DOCUMENTATION OF PUBLIC UTILITY STATUS
and
OVERVIEW OF *ROSENBERG* DECISION

In *Cellular Tel. Co. v Rosenberg*, 82 NY2d 364 [1993], the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Rosenberg, 82 NY2d at 372-74 (citing *Consolidated Edison Co. v Hoffman*, 43 NY2d 598 [(1978]).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter “Anderson”). See also, *Cellular Tel. Co. v Rosenberg*, 82 NY2d 364 [1993]; *Payne v Taylor*, 178 AD2d 979 [4th Dept 1991].

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In *Rosenberg*, 82 NY2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v Griffin*, 272 AD 551 [2d Dept 1947] (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

In the present case, Verizon Wireless does not have reliable service capacity in the City. The communications facility proposed is necessary to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon Wireless satisfies the requisite showing of need for the facility under applicable New York law.

DOCUMENTATION OF PERSONAL WIRELESS SERVICE FACILITY STATUS
and
FEDERAL TELECOMMUNICATIONS ACT OF 1996

In addition to being considered a public utility under New York decisional law, Verizon Wireless is classified as a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA").

As stated in the long title of the Act, the goal of the TCA is to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).*

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that "[n]o State or local statute or regulation…may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." *TCA Section 253(a), emphasis added.*

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services" (*TCA §332(c)(7)(B)(i)(I)*);

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services" (*TCA §332(c)(7)(B)(i)(II)*);

- Applications must be processed within a reasonable period of time, and any decision to deny a request for placement of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (*TCA §§332(c)(7)(B)(ii) and (iii)*); and

- regulations based upon the perceived environmental effects of radio frequency emissions are prohibited, so long as the proposed personal wireless service facility complies with FCC regulations concerning such emissions (*TCA §332(c)(7)(B)(iv)*).

A reference copy of the Telecommunications Act of 1996 is included herewith.

104TH CONGRESS } HOUSE OF REPRESENTATIVES { REPORT
2d Session } { 104–458

TELECOMMUNICATIONS ACT OF 1996

JANUARY 31, 1996. Ordered to be printed

Mr. BLILEY, from the committee of conference, submitted the following

CONFERENCE REPORT

[To accompany S. 652]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the House to the bill (S. 652), to provide for a pro-competitive, de-regulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services to all Americans by opening all telecommunications markets to competition, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its disagreement to the amendment of the House to the text of the bill and agree to the same with an amendment as follows:

In lieu of the matter proposed to be inserted by the House amendment, insert the following:

SECTION 1. SHORT TITLE; REFERENCES.

(a) SHORT TITLE.—This Act may be cited as the "Telecommunications Act of 1996".

(b) REFERENCES.—Except as otherwise expressly provided, whenever in this Act an amendment or repeal is expressed in terms of an amendment to, or repeal of, a section or other provision, the reference shall be considered to be made to a section or other provision of the Communications Act of 1934 (47 U.S.C. 151 et seq.).

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

Sec. 1. Short title; references.
Sec. 2. Table of contents.
Sec. 3. Definitions.

22–327

Federal Communications Commission
Library

[redacted] *tity that has obtained an attachment to such conduit or right-of-way so that such entity may have a reasonable opportunity to add to or modify its existing attachment. Any entity that adds to or modifies its existing attachment after receiving such notification shall bear a proportionate share of the costs incurred by the owner in making such pole, duct, conduit, or right-of-way accessible.*

[redacted] *right-of-way shall not be required to bear any of the costs of rearranging or replacing its attachment, if such rearrangement or replacement is required as a result of an additional attachment or the modification of an existing attachment sought by any other entity*

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY.—Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(7) PRESERVATION OF LOCAL ZONING AUTHORITY.—

"(A) GENERAL AUTHORITY.—Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

"(B) LIMITATIONS.—

"(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

"(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

"(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

"(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

"(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

"(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

"(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

"(C) DEFINITIONS.—For purposes of this paragraph—

"(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

"(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

"(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).".

(b) RADIO FREQUENCY EMISSIONS.—Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93–62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY.—Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

[redacted]

RIERS.

Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(8) MOBILE SERVICES ACCESS.—A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of [illegible]

portionate share of the costs incurred by the owner in making such conduit or right-of-way accessible.

Conference agreement

The conference agreement adopts the Senate provision with modifications. The conference agreement amends section 224 of the Communications Act by adding new subsection (e)(1) to allow parties to negotiate the rates, terms, and conditions for attaching to poles, ducts, conduits, and rights-of-way owned or controlled by utilities. New subsection 224(e)(2) establishes a new rate formula charged to telecommunications carriers for the non-useable space of each pole. Such rate shall be based upon the number of attaching entities. The conferees also agree to three additional provisions from the House amendment. First, subsection (g) requires utilities that engage in the provision of telecommunications services or cable services to impute to its costs of providing such service an equal amount to the pole attachment rate for which such company would be liable under section 224. Second, new subsection 224(h) requires utilities to provide written notification to attaching entities of any plans to modify or alter its poles, ducts, conduit, or rights-of-way. New subsection 224(h) also requires any attaching entity that takes advantage of such opportunity to modify its own attachments shall bear a proportionate share of the costs of such alterations. Third, new subsection 224(i) prevents a utility from imposing the cost of rearrangements to other attaching entities if done solely for the benefit of the utility.

SECTION 704—FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS

Senate bill

No provision.

House amendment

Section 108 of the House amendment required the Commission to issue regulations within 180 days of enactment for siting of CMS. A negotiated rulemaking committee comprised of State and local governments, public safety agencies and the affected industries were to have attempted to develop a uniform policy to propose to the Commission for the siting of wireless tower sites.

The House amendment also required the Commission to complete its pending Radio Frequency (RF) emission exposure standards within 180 days of enactment. The siting of facilities could not be denied on the basis of RF emission levels for facilities that were in compliance with the Commission standard.

The House amendment also required that to the greatest extent possible the Federal government make available to use of Federal property, rights-of-way, easements and any other physical instruments in the siting of wireless telecommunications facilities.

Conference agreement

The conference agreement creates a new section 704 which prevents Commission preemption of local and State land use decisions and preserves the authority of State and local governments over

zoning and land use matters except in the limited circumstances set forth in the conference agreement. The conference agreement also provides a mechanism for judicial relief from zoning decisions that fail to comply with the provisions of this section. It is the intent of the conferees that other than under section 332(c)(7)(B)(iv) of the Communications Act of 1934 as amended by this Act and section 704 of the Telecommunications Act of 1996 the courts shall have exclusive jurisdiction over all other disputes arising under this section. Any pending Commission rulemaking concerning the preemption of local zoning authority over the placement, construction or modification of CMS facilities should be terminated.

When utilizing the term "functionally equivalent services" the conferees are referring only to personal wireless services as defined in this section that directly compete against one another. The intent of the conferees is to ensure that a State or local government does not in making a decision regarding the placement, construction and modification of facilities of personal wireless services described in this section unreasonably favor one competitor over another. The conferees also intend that the phrase "unreasonably discriminate among providers of functionally equivalent services" will provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services. For example, the conferees do not intend that if a State or local government grants a permit in a commercial district, it must also grant a permit for a competitor's 50-foot tower in a residential district.

Actions taken by State or local governments shall not prohibit or have the effect of prohibiting the placement, construction or modification of personal wireless services. It is the intent of this section that bans or policies that have the effect of banning personal wireless services or facilities not be allowed and that decisions be made on a case-by-case basis.

Under subsection (c)(7)(B)(ii), decisions are to be rendered in a reasonable period of time, taking into account the nature and scope of each request. If a request for placement of a personal wireless service facility involves a zoning variance or a public hearing or comment process, the time period for rendering a decision will be the usual period under such circumstances. It is not the intent of this provision to give preferential treatment to the personal wireless service industry in the processing of requests, or to subject their requests to any but the generally applicable time frames for zoning decision.

The phrase "substantial evidence contained in a written record" is the traditional standard used for judicial review of agency actions.

The conferees intend section 332(c)(7)(B)(iv) to prevent a State or local government or its instrumentalities from basing the regulation of the placement, construction or modification of CMS facilities directly or indirectly on the environmental effects of radio frequency emissions if those facilities comply with the Commission's regulations adopted pursuant to section 704(b) concerning such emissions.

The limitations on the role and powers of the Commission under this subparagraph relate to local land use regulations and are not intended to limit or affect the Commission's general authority over radio telecommunications, including the authority to regulate the construction, modification and operation of radio facilities.

The conferees intend that the court to which a party appeals a decision under section 332(c)(7)(B)(v) may be the Federal district court in which the facilities are located or a State court of competent jurisdiction, at the option of the party making the appeal, and that the courts act expeditiously in deciding such cases. The term "final action" of that new subparagraph means final administrative action at the State or local government level so that a party can commence action under the subparagraph rather than waiting for the exhaustion of any independent State court remedy otherwise required.

With respect to the availability of Federal property for the use of wireless telecommunications infrastructure sites under section 704(c), the conferees generally adopt the House provisions, but substitute the President or his designee for the Commission.

It should be noted that the provisions relating to telecommunications facilities are not limited to commercial mobile radio licensees, but also will include other Commission licensed wireless common carriers such as point to point microwave in the extremely high frequency portion of the electromagnetic spectrum which rely on line of sight for transmitting communication services.

SECTION 705—MOBILE SERVICE DIRECT ACCESS TO LONG DISTANCE CARRIERS

Senate bill

Subsection (b) of section 221 of the Senate bill, as passed, states that notwithstanding the MFJ or any other consent decree, no CMS provider will be required by court order or otherwise to provide long distance equal access. The Commission may only order equal access if a CMS provider is subject to the interconnection obligations of section 251 and if the Commission finds that such a requirement is in the public interest. CMS providers shall ensure that its subscribers can obtain unblocked access to the interexchange carrier of their choice through the use of interexchange carrier identification codes, except that the unblocking requirement shall not apply to mobile satellite services unless the Commission finds it is in the public interest.

House amendment

Under section 109 of the House amendment, the Commission shall require providers of two-way switched voice CMS to allow their subscribers to access the telephone toll services provider of their choice through the use of carrier identification codes. The Commission rules will supersede the equal access, balloting and prescription requirements imposed by the MFJ and the AT&T-McCaw consent decree. The Commission may exempt carriers or classes of carriers from the requirements of this section if it is consistent with the public interest, convenience, and necessity, and the

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ689	0008587211
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
09-11-2019	09-11-2019	06-13-2029	09-13-2019

Market Number	Channel Block	Sub-Market Designator
REA001	C	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** 0008587211 **Print Date:** 09-13-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VERIZON WIRELESS OF THE EAST LP

ATTN: REGULATORY
VERIZON WIRELESS OF THE EAST LP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNKA580	
Radio Service CL - Cellular	
Market Numer CMA144	**Channel Block** B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0007609324

Market Name
Orange County, NY

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
12-19-2017	01-09-2020	01-22-2028		01-10-2020

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	313.500	264.400	247.600	294.300	238.400	133.000	253.100	356.100
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	0.200	2.710	20.110	8.700

Antenna: 3

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	20.110	8.700	0.200	0.200	0.200	0.200	0.200	2.710

Antenna: 4

Maximum Transmitting ERP in Watts:	140.820							
Azimuth(from true north)	**0**	**45**	**90**	**135**	**180**	**225**	**270**	**315**
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.200	0.330	0.460	52.890	37.600	0.570	0.200

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.450	11.730	18.090	1.550	0.200	0.200	0.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	41-25-36.3 N	074-34-52.6 W	381.3	58.5	

Address: FINCHVILLE - 0.5 MILE FROM THE INTERSECTION OF GUYMARD TURNPIKE AND MOUNTAIN ROA
City: FINCHVILLE **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	48.980	100.000	43.650	6.920	0.950	0.220	1.100	8.510

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	0.200	1.260	12.880	61.660	95.500	32.360	4.470	0.620

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	17.380	2.290	0.210	0.200	2.240	22.910	83.180	75.860

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	162.690	437.890	100.310	2.460	0.890	0.890	0.890	8.740

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	0.960	0.960	2.160	35.100	38.800	2.320	0.960	0.960

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Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	7.130	0.980	0.980	0.980	0.980	0.980	32.460	241.190

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	41-33-04.8 N	074-05-01.0 W	196.3	47.5	1014196

Address: OFF VALLEY VIEW DRIVE
City: Newburgh **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	3.090	31.620	14.790	0.270	0.200	0.200	0.200

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	9.550	34.670	5.620	0.200

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	85.110	23.440	3.160	0.280	0.200	1.410	17.380	72.440

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293
City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	2.690	22.390	66.070	47.860	9.120	0.710	0.200	0.410

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	0.590	0.200	1.230	7.240	51.290	95.500	40.740	5.010

Reference Copy

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293

City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 6

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	83.180	22.910	2.140	0.230	0.210	1.820	15.850	74.130

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	41-18-12.3 N	074-06-51.5 W	432.8	27.7	

Address: Arden House Road

City: Woodbury **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	40.240	79.460	36.390	2.570	0.200	0.200	0.200	3.310

Antenna: 5

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	0.200	0.200	0.200	3.310	40.240	79.460	36.390	2.570

Antenna: 6

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	25.120	0.740	0.200	0.200	0.200	0.830	30.200	100.000

Control Points:

Control Pt. No. 1

Address: 500 West Dove Road

City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Waivers/Conditions:

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA801	0009761479
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-14-2021	12-14-2021	11-29-2036	12-14-2021

Market Number	Channel Block	Sub-Market Designator
CMA144	A	0

Market Name
Orange County, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA801 **File Number:** 0009761479 **Print Date:** 12-14-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA906	0009773259
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-21-2021	12-21-2021	11-29-2036	12-21-2021

Market Number	Channel Block	Sub-Market Designator
BEA010	B	15

Market Name
New York-No. New Jer.-Long Isl

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA906 **File Number:** 0009773259 **Print Date:** 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE581	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A1	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE581 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

REFERENCE COPY
This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE582	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A2	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE582 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

REFERENCE COPY
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE583	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A3	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE583 **File Number:** **Print Date:**

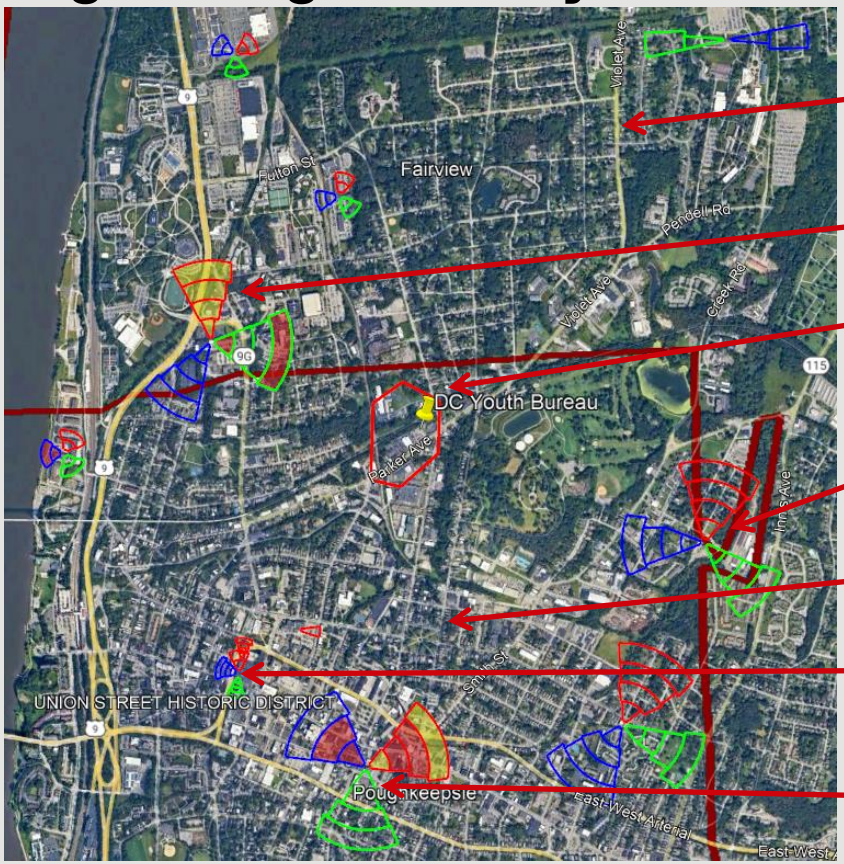
700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

Verizon Wireless Communications Facility

Engineering Necessity Case – "DC Youth Bureau"



Town of Poughkeepsie

Existing Marist Site

Proposed "DC Youth Bureau" Site & Search Area

Existing Poughkeepsie Transfer Site

City of Poughkeepsie

Existing Mid Hudson Civic Center Site

Existing Poughkeepsie DT Site

Prepared by: Brendan Hennessy, RF Engineer III, Verizon Wireless

Project: The project is the installation and operation of a new tower co-located wireless telecommunications site in the City of Poughkeepsie (the "Project Facility").

verizon

July 30th, 2024

Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

Capacity can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

**Note that, while Verizon Wireless provides sufficient evidence to establish the existence of a coverage gap and capacity need in this case, the FCC has confirmed that federal law does not require a provider to establish the existence of a coverage/capacity gap to establish the need for a site. There are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 85 FR 51867, at ¶ 37 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service," and this test is met "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities") (emphasis added).*

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Project Need Overview

The project area, located in the northern portion of the City of **Poughkeepsie** is currently served by three sites. These sites are overloaded requiring capacity relief. Additionally the project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance prevent effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in coverage.

The first serving site is **Marist,** located in the Town of Poughkeepsie, is approximately one half mile northwest (of the project location) situated on an existing rooftop on the Marist College campus. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Poughkeepsie Transfer,** located in the City of Poughkeepsie, is approximately three quarters of a mile east (of the project location) on an existing smoke stack off of Howard Street. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The third serving site is **Poughkeepsie DT,** located in the City of Poughkeepsie, is approximately one mile south (of the project location) situated on an existing rooftop tower off of South Hamilton Ave. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band AWS) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and provide and or improve coverage throughout the northern portion of the City of Poughkeepsie and southern portion of the Town of Poughkeepsie, more specifically portions of Rt. 9G, Fairview Ave, Buckingham Ave, E Cedar St, Fulton St, Clark St, N Hamilton St, N Clinton St, High St, Garden St, Inwood Ave, as well as neighboring secondary roads and residential and commercial areas along and near these roads. In order to offload capacity from Marist, Poughkeepsie DT and Poughkeepsie Transfer, a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded sites/cells as well as provide improved coverage where significant gaps exist today.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 104' tower located at 121 Parker Ave, Poughkeepsie, NY 12601. Verizon's antennas will utilize 95' for the ACL (Antenna Center Line) with a top of antenna height of 99'. This solution is the minimum height necessary to provide the coverage and capacity improvements needed.

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Wireless LTE (Voice and Data) Growth

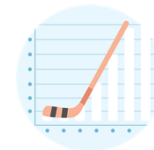
- Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.
- These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.
- Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.
- 4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.
- 4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.
- Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February. 2018

Wireless is a critical component in schools and for today's students.

- **20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.**
- **600+ school districts replaced text books with tablets in classrooms.**
- **77% of parents think tablets are beneficial to kids.**
- **74% of school administrators feel digital content increases student engagement.**
- **70% of teens use cellphones to help with homework.**

Source: CTIA's Infographics Today's Wireless Family, October, 2017



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .[1]



Of American homes are wireless only.[2]



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.[3]

1. Ericsson Mobility Report, November 2017
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
3. IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016

A wireless network is like a highway system…



US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second **according to** Cisco VNI Mobile Forecast Highlights, 2016-2021,Feb 2017

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



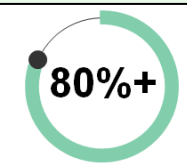
National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75% More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

83% The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90% 90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015



With over 80% of 9-1-1 calls now coming from cell phones…[1]

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices. [1]

1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018)

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Explanation of Wireless Capacity



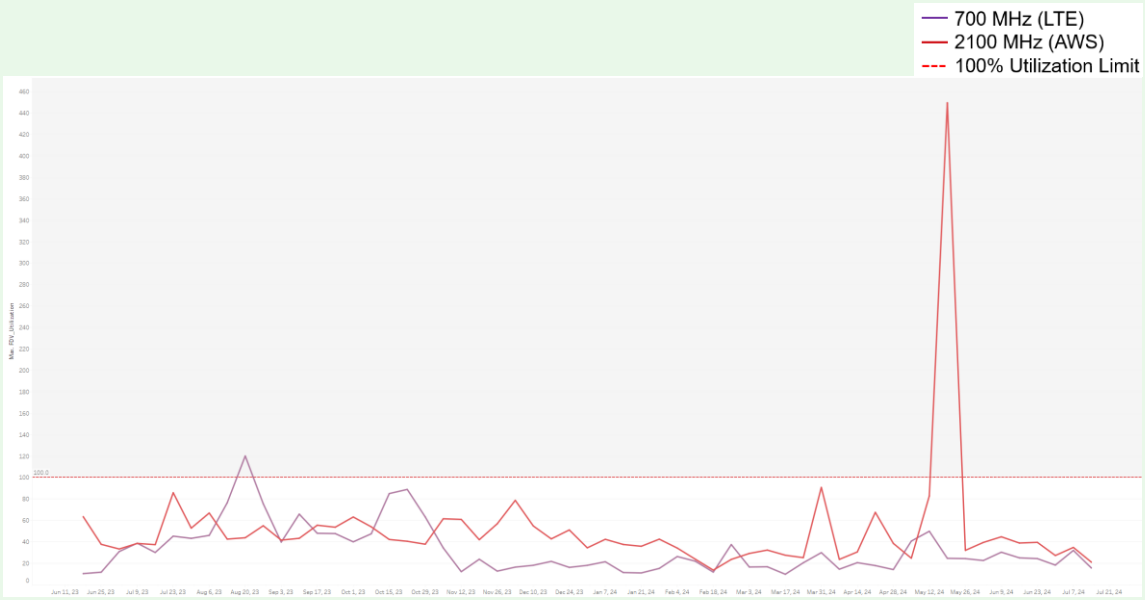
Capacity in this analysis is evaluated with up to three metrics further explained below. These metrics assist in determining actual usage for a given site as well as are used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service).

- Forward Data Volume ("**FDV**"), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User ("**ASEU**"), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections ("**AvgAC**") is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of engineers and computer programmers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the process gets started and completed in time for new solutions (sites) to be on air before network issues impact the customers.

verizon

Capacity Utilization
FDV (Marist Beta)



Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above periodically exceeds its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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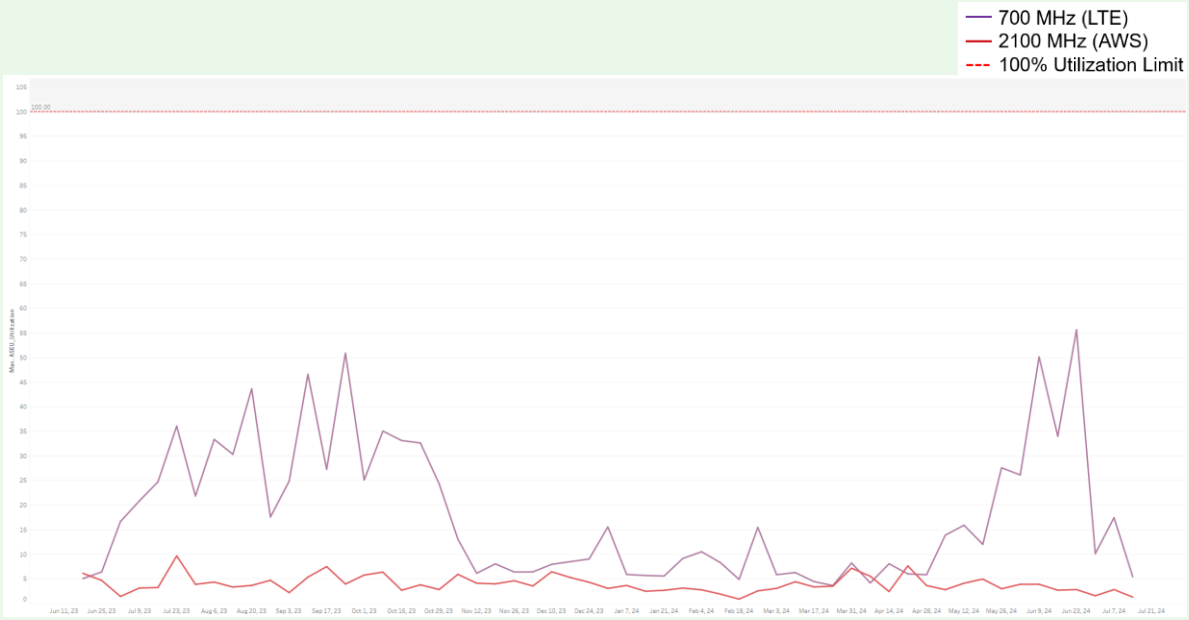
Capacity Utilization
ASEU (Marist Beta)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above is operating normally for this metric. **ASEU** is one of three capacity metrics used in this document.

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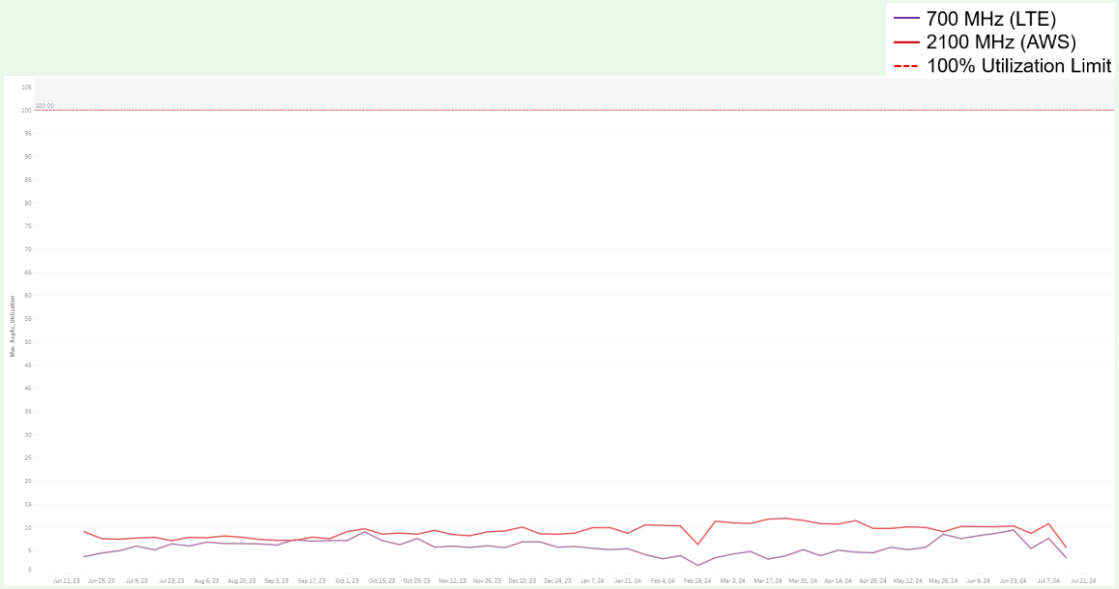
Capacity Utilization
AvgAC (Marist Beta)



Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Beta** sector of the **Marist** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Marist** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

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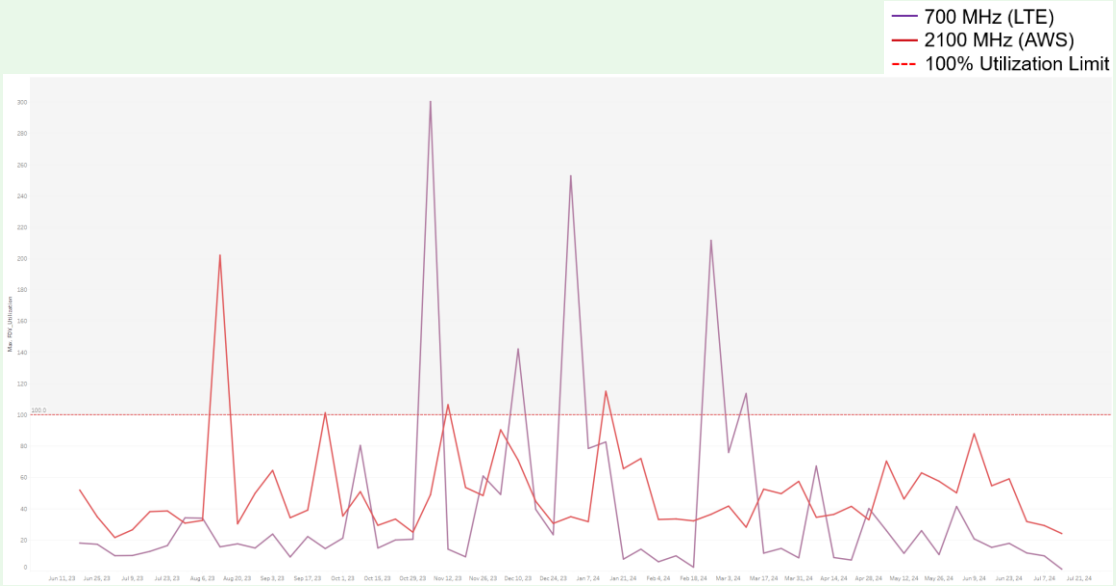
Capacity Utilization
FDV (Poughkeepsie Transfer Gamma)



Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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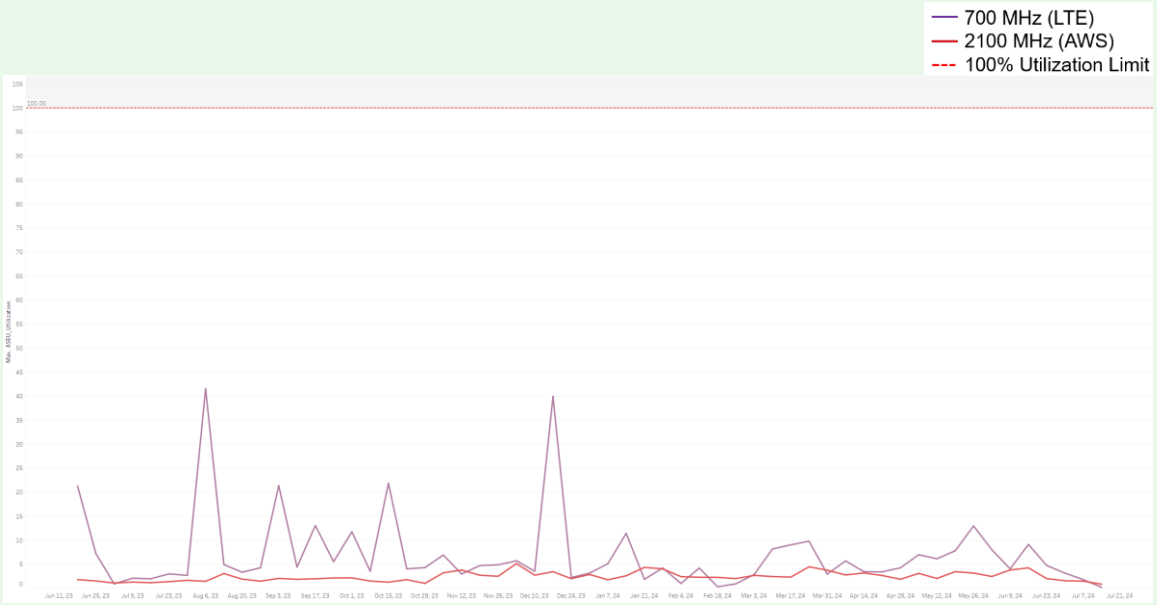
Capacity Utilization
ASEU (Poughkeepsie Transfer Gamma)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above is operating normally for this metric. **ASEU** is one of three capacity metrics used in this document.

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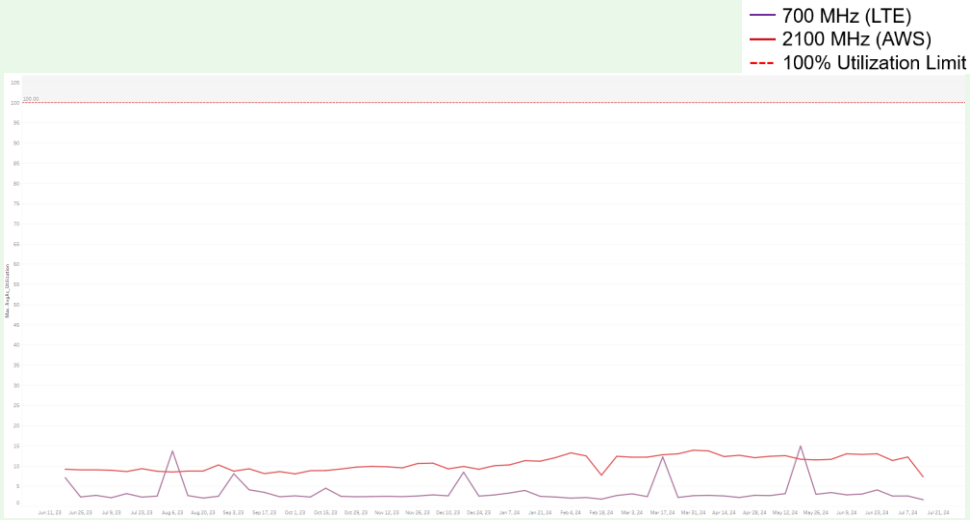
Capacity Utilization
AvgAC (Poughkeepsie Transfer Gamma)



Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Gamma** sector of the **Poughkeepsie Transfer** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie Transfer** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

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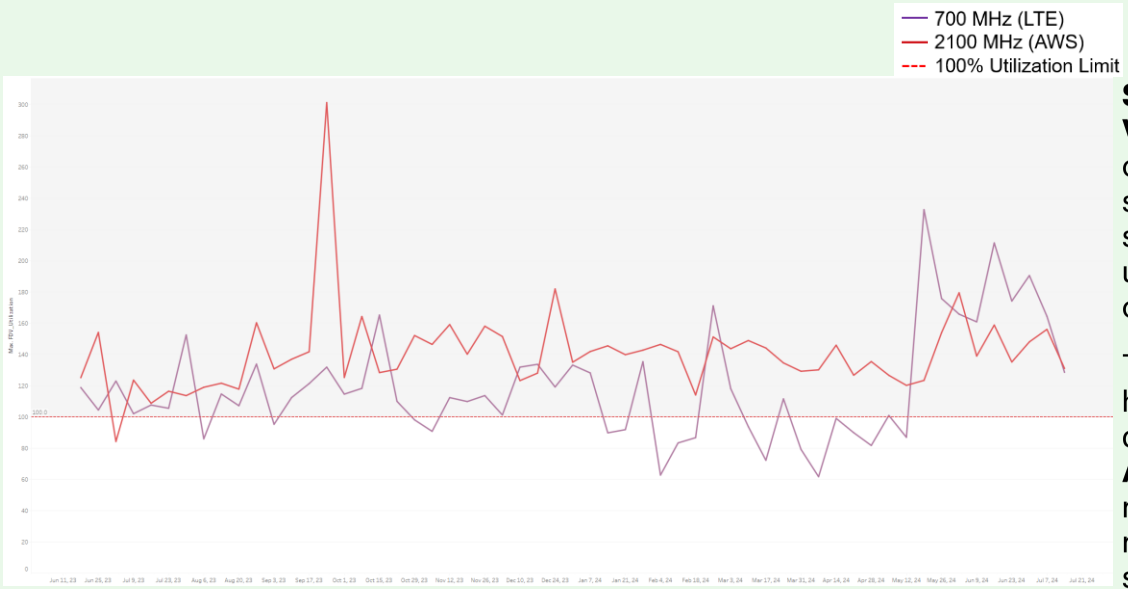
Capacity Utilization
FDV (Poughkeepsie DT Alpha)



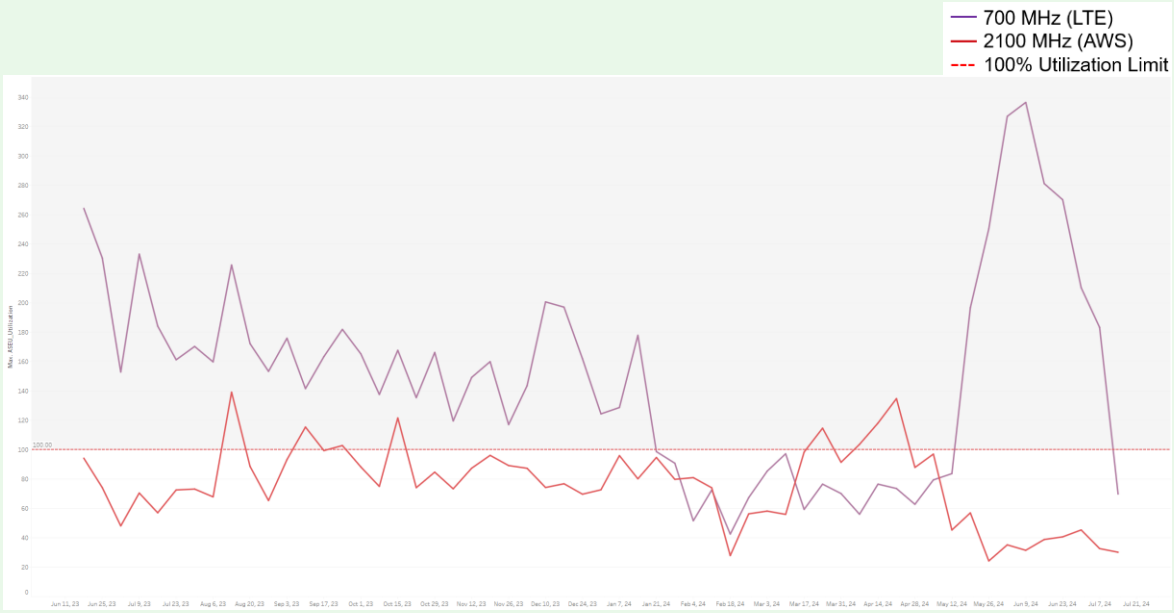
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

verizon

Capacity Utilization
ASEU (Poughkeepsie DT Alpha)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector cannot support the traffic demand throughout the extent of the dense geographic area it covers. **Poughkeepsie DT** is overloaded, as shown by the purple and dark red actual use lines exceeding the red dashed exhaustion threshold. In order to provide adequate and reliable service to **DC Youth Bureau** and the surrounding project area, network densification is required.

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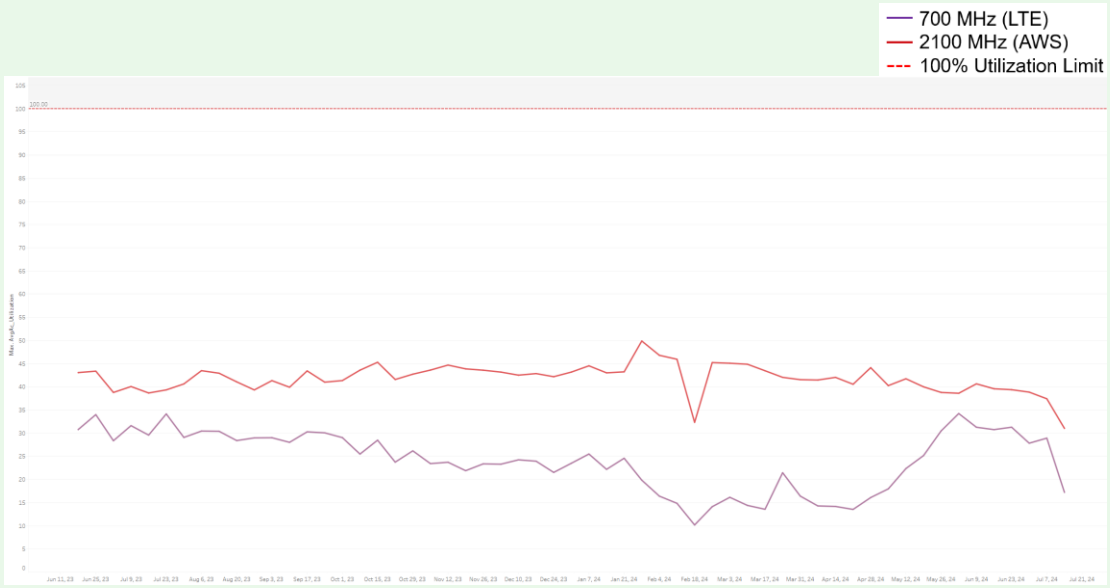
Capacity Utilization
AvgAC (Poughkeepsie DT Alpha)



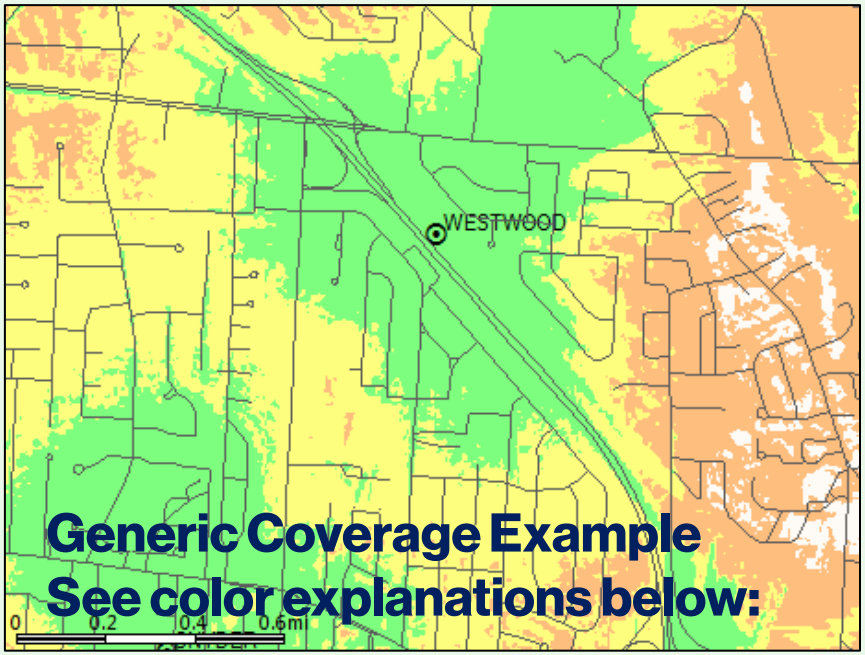
Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Poughkeepsie DT** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Poughkeepsie DT** sector shown above is operating normally for this metric. **AvgAC** is one of three capacity metrics used in this document.

verizon

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use computer simulation tools that take into account terrain, vegetation, building types, and site specifics to model the RF environment. This model is used to simulate the real world network and assist engineers to evaluate the impact of a proposed site (along with industry experience and other tools).

Many Verizon Wireless sites provide 4G LTE at 700 MHz and 850MHz. As capacity requirements increase, higher frequency (and bandwidth) PCS (1900 MHz) and AWS (2100 MHz) carriers are added. In some mountaintop or long distance situations the mid band (higher frequency) AWS and PCS carriers are not fully effective due to excessive distance (path loss) from the user population.

Coverage provided by a given site is affected by the frequencies used. Lower frequencies propagate further distances, and are less attenuated by clutter than higher frequencies. To provide similar coverage levels at higher frequencies, a denser network of sites is required (network densification).

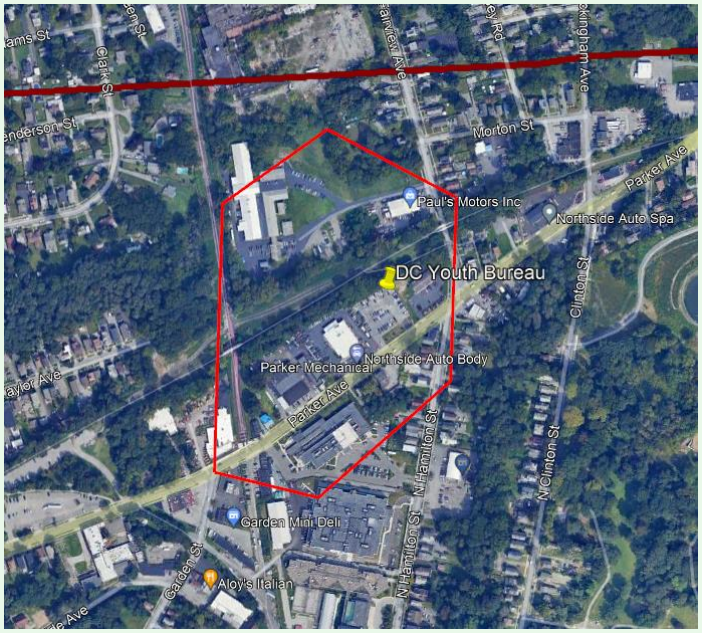
Note the affect of clutter on the predicted coverage footprint above

**Dark Green >/= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
Green >/= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
Yellow >/= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
Orange >/= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation
*Signal strength requirements vary as dictated by specific market conditions
** Not displayed in example map, layer not used in all site justifications

verizon

Explanation of DC Youth Bureau Search Area



DC Youth Bureau Search Area

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By providing a new dominant signal area and offloading weak and distant traffic from **Marist, Poughkeepsie Transfer and Poughkeepsie DT** with the proposed site, adequate and reliable service will be restored. The new **DC Youth Bureau** site will provide dominant and dedicated signal to the identified portions of the Town and City of **Poughkeepsie.** This helps to improve not only the **DC Youth Bureau** project area but will also result with significant improvements to the above mentioned overloaded sites ultimately improving community wide areas in and around the **DC Youth Bureau** project area.

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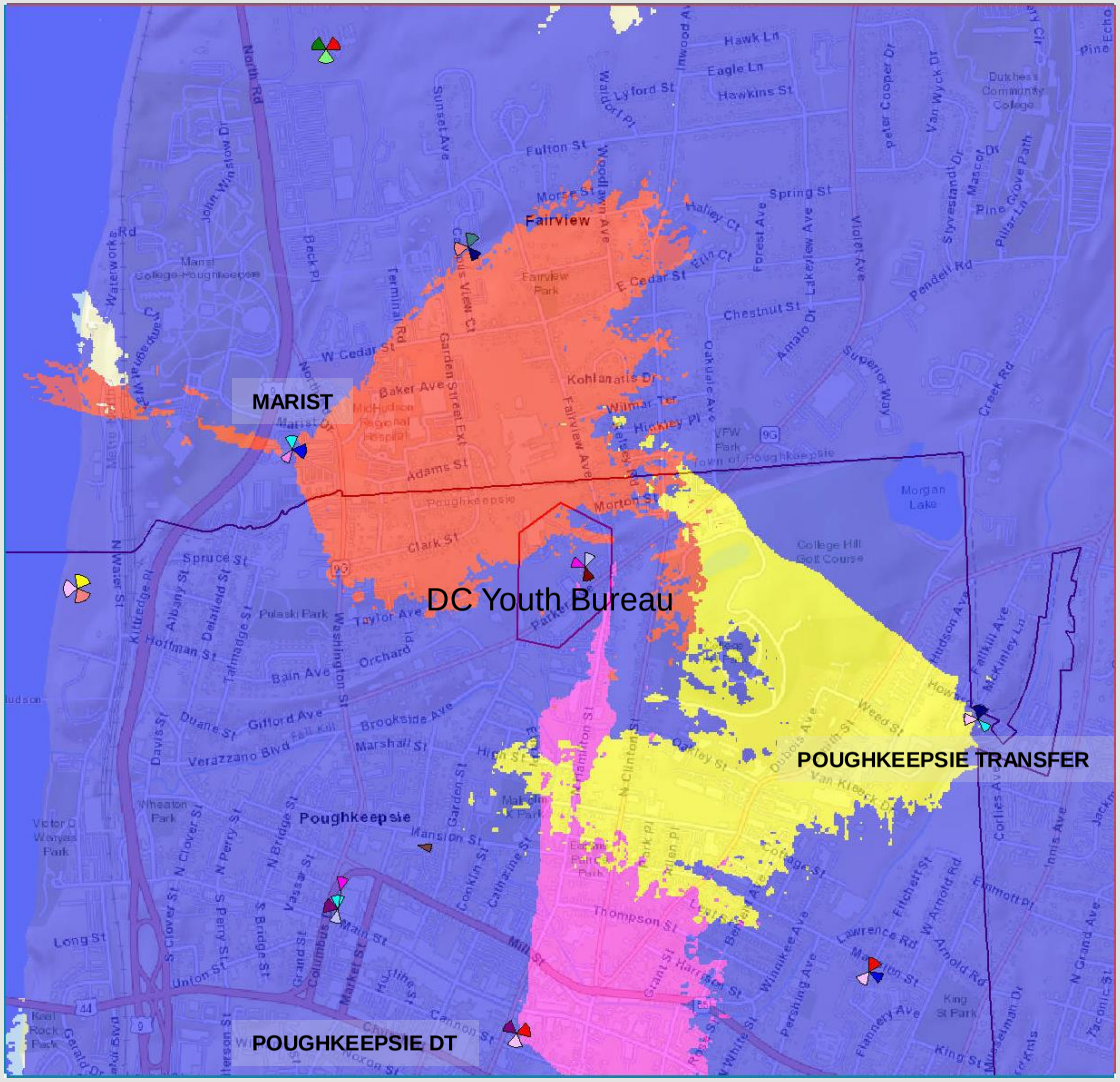
verizon

Existing 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



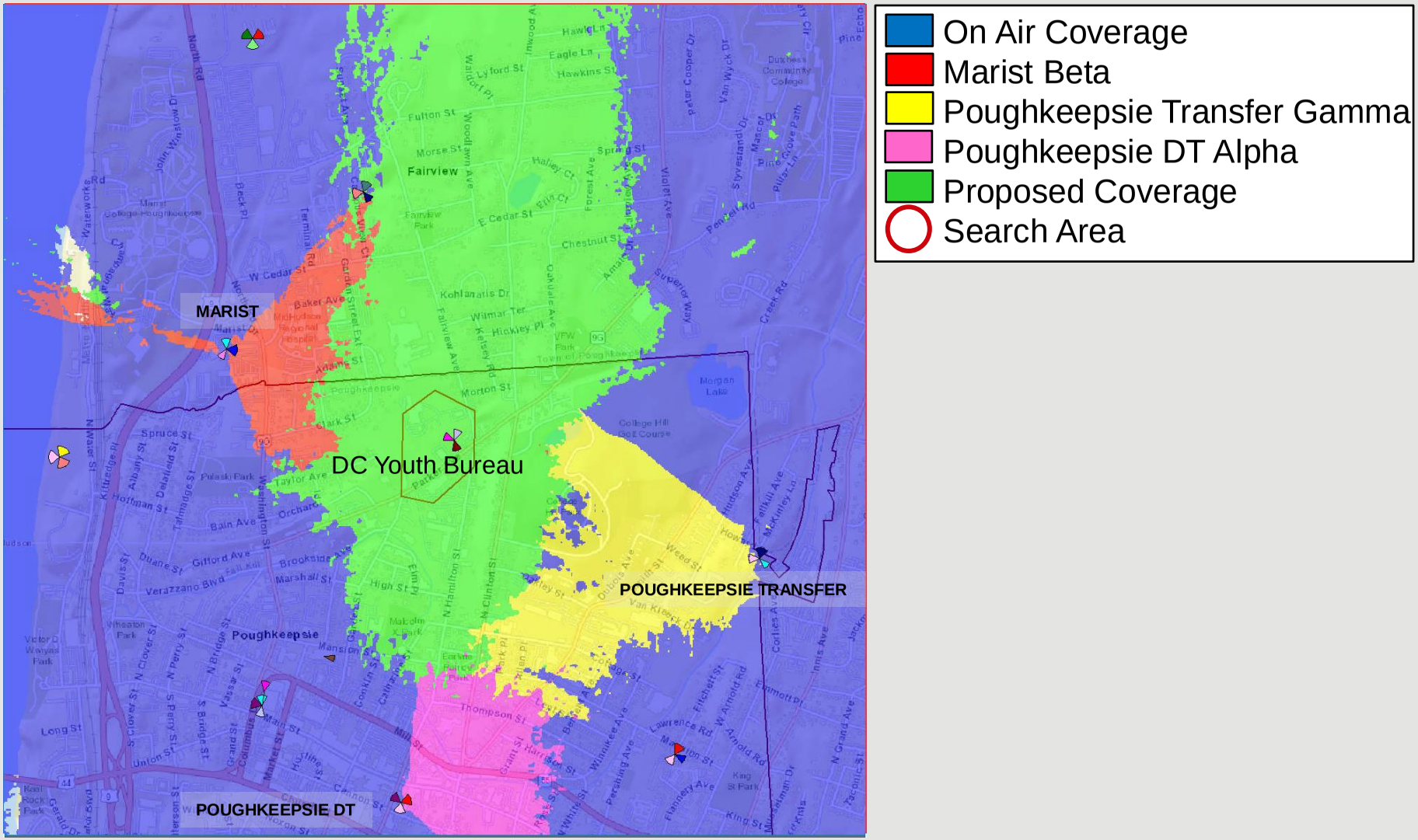
On Air Coverage
Marist Beta
Poughkeepsie Transfer Gamma
Poughkeepsie DT Alpha
Search Area

The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Low Band) sites.

verizon

Proposed 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

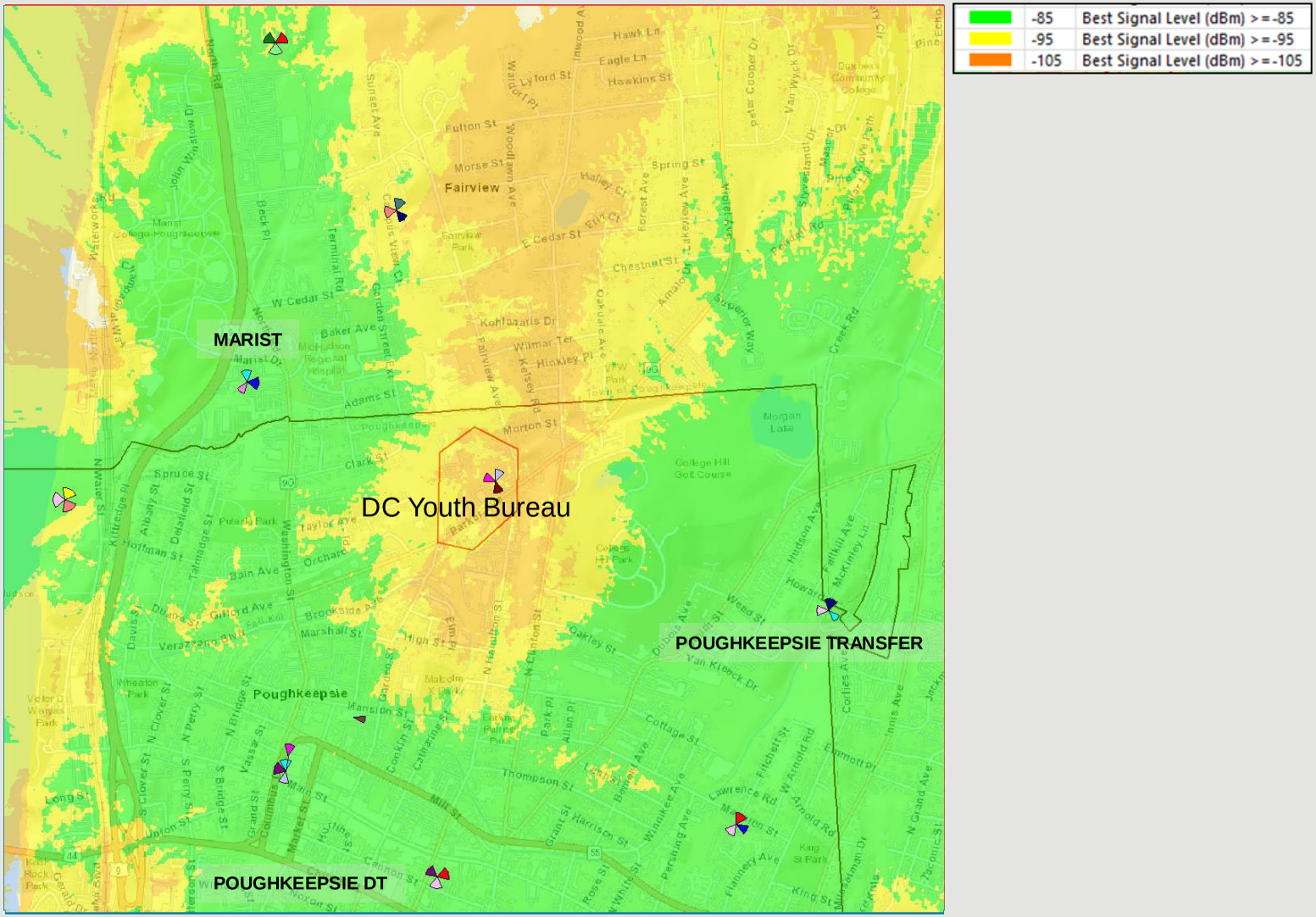


The map above adds the footprint of the proposed **DC Youth Bureau** site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

verizon

Existing 700MHz Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds

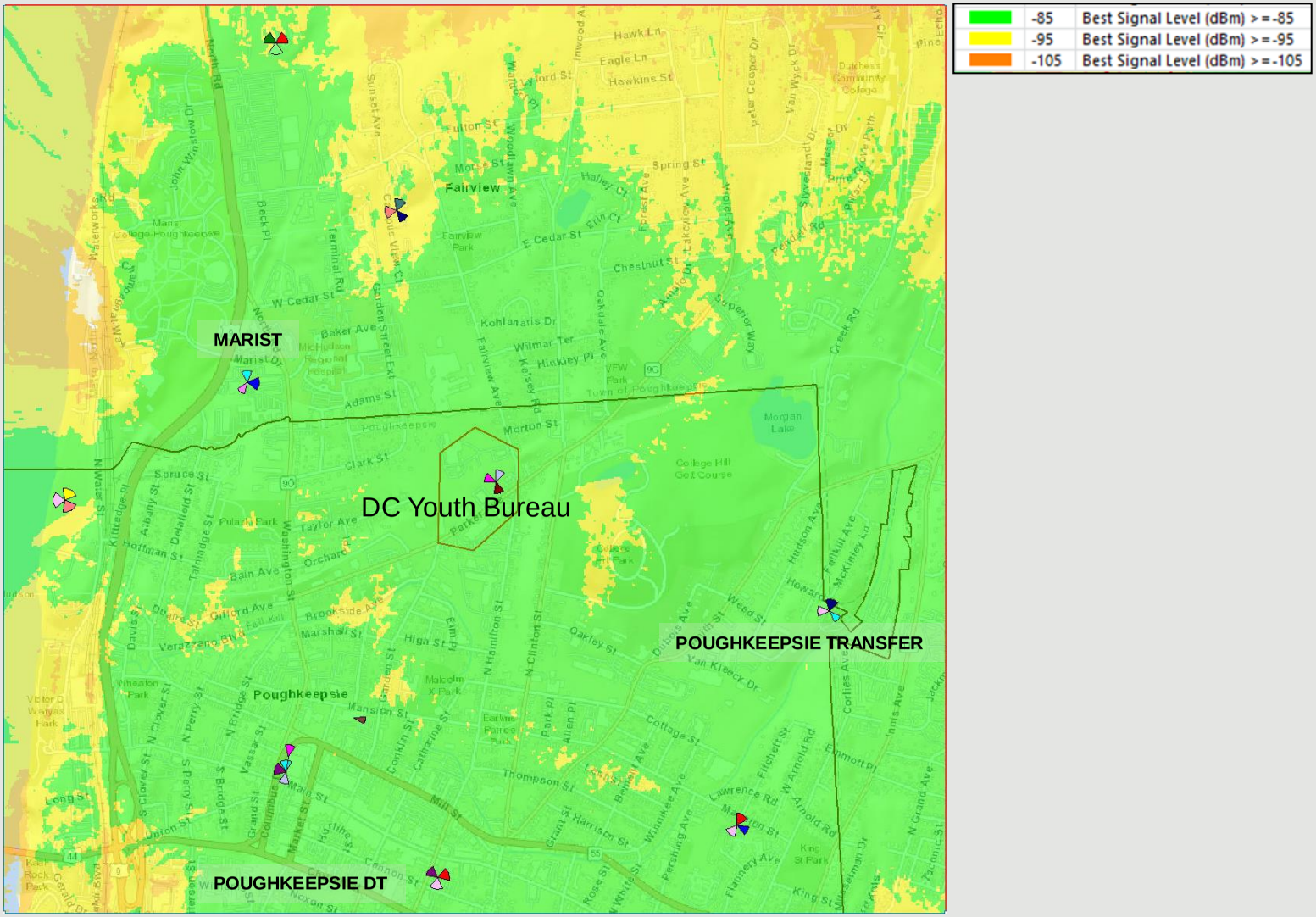


The map above represents existing low band signal strength coverage from existing sites.

verizon

Proposed 700MHz Coverage (signal strength)

This coverage map shows how improved the RF conditions will be in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds

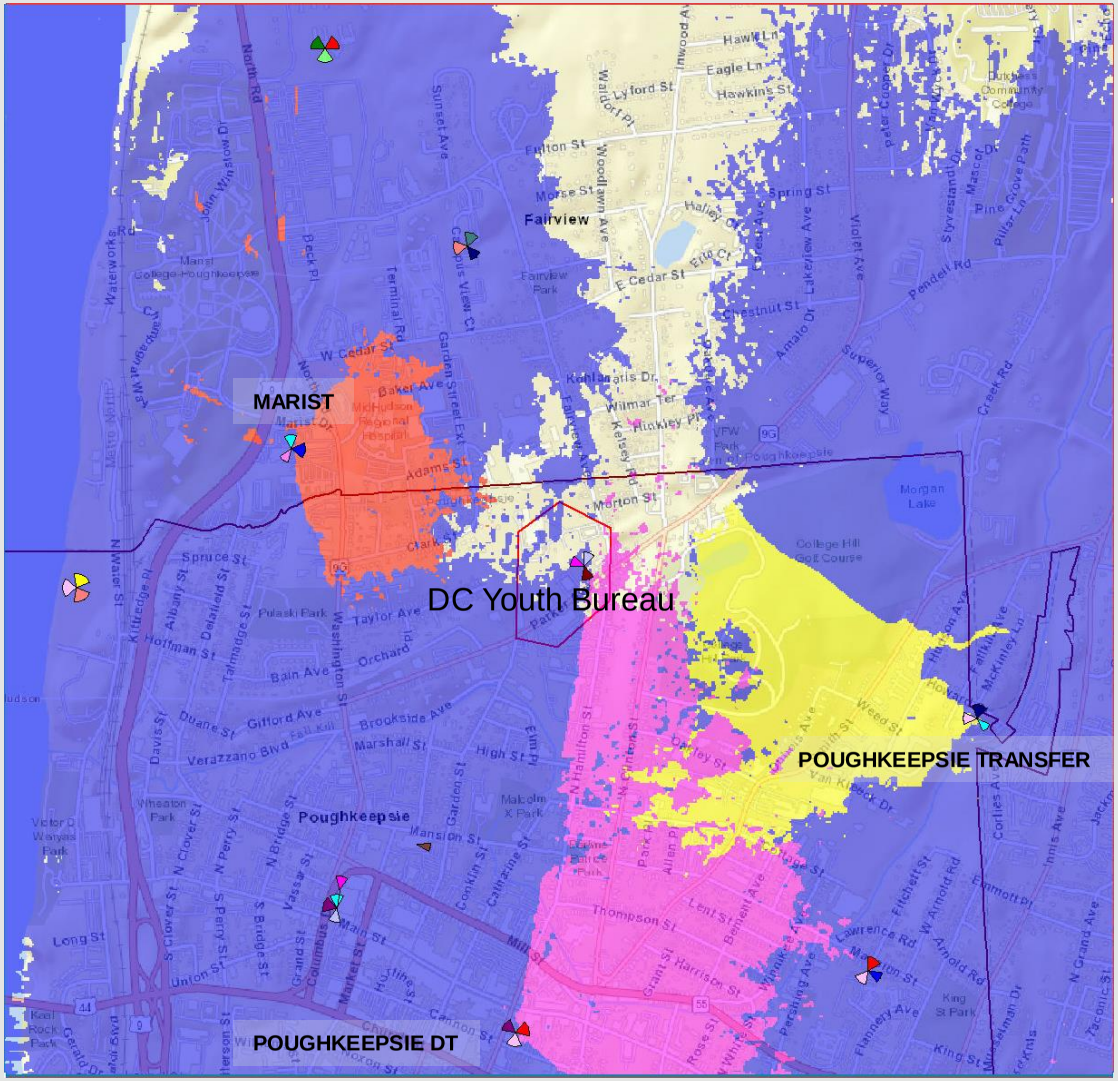


The map above adds low band of the **DC Youth Bureau** site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town and City of Poughkeepsie.

verizon

Existing 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.



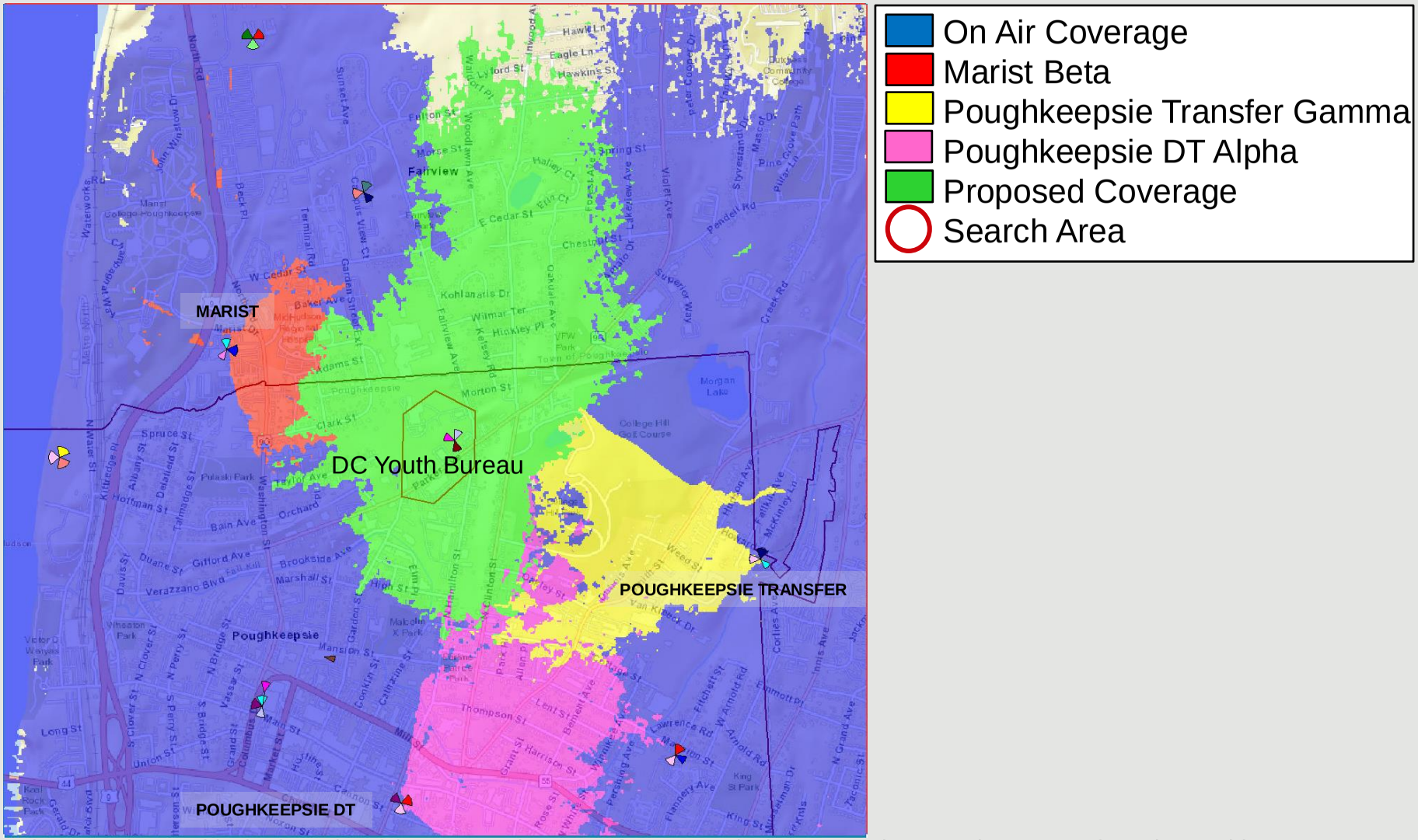
On Air Coverage
Marist Beta
Poughkeepsie Transfer Gamma
Poughkeepsie DT Alpha
Search Area

The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Mid Band) sites.

verizon

Proposed 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

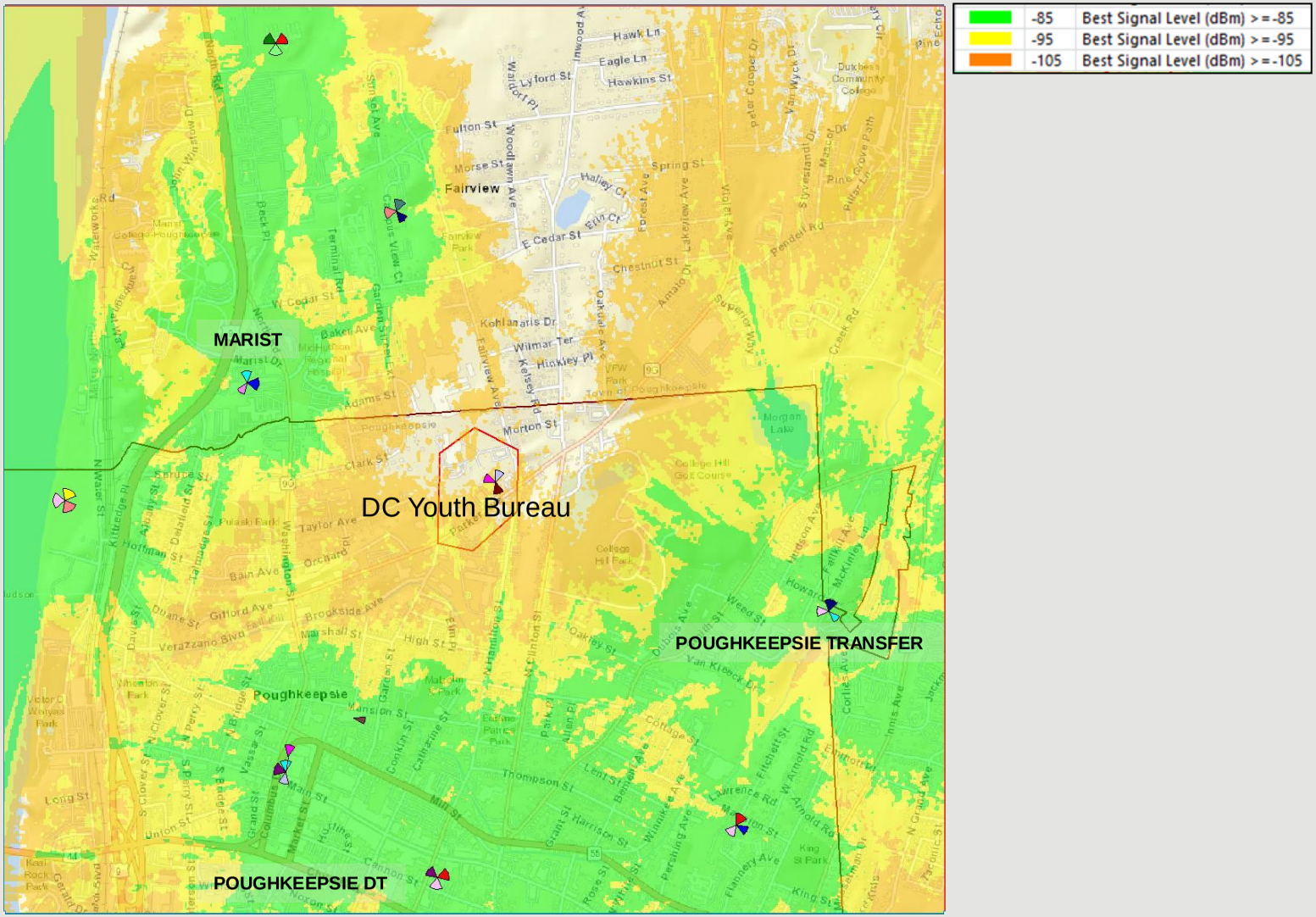


The map above adds the footprint of the proposed **DC Youth Bureau** site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the existing overloaded sectors identified in the image above.

verizon

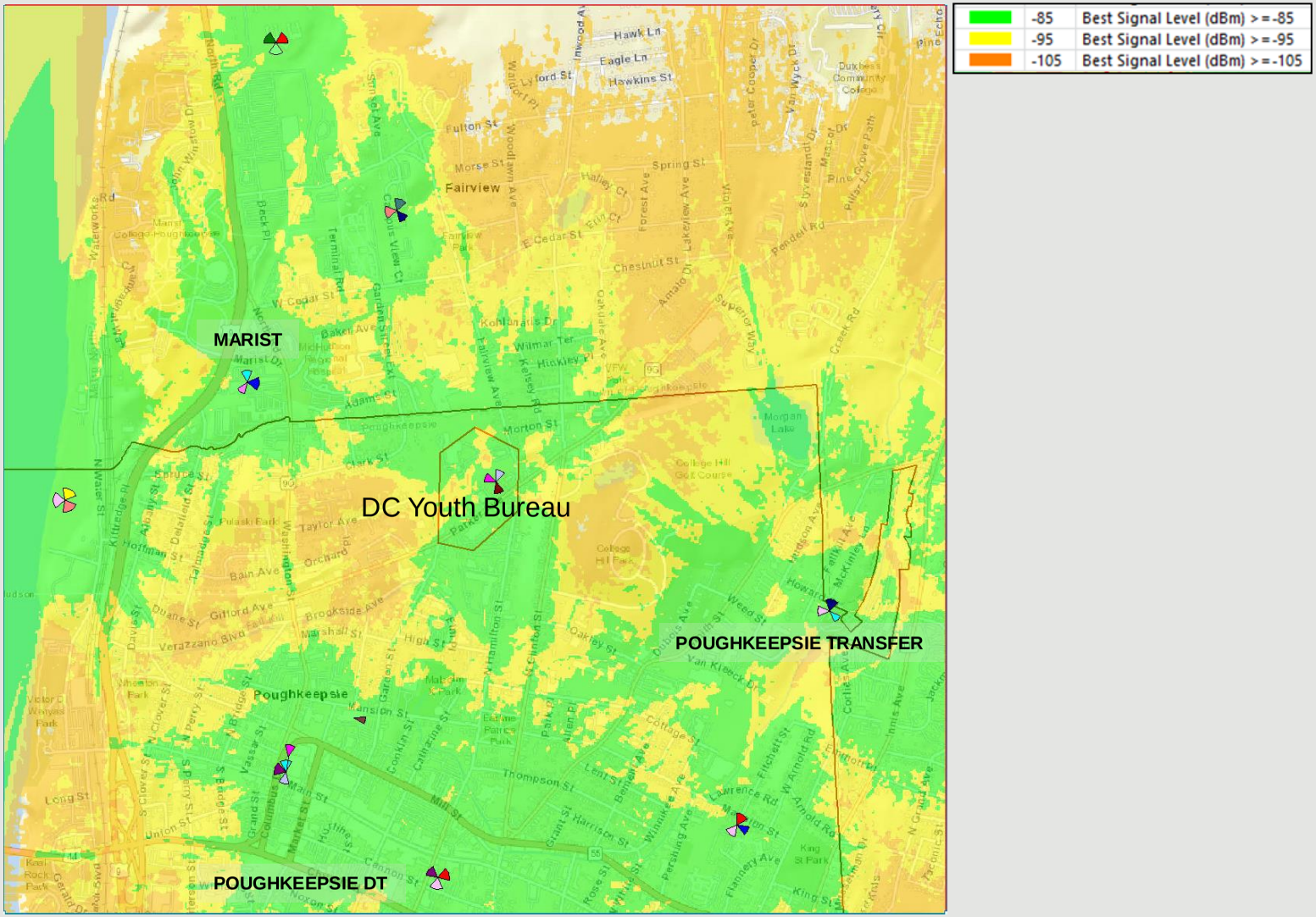
Existing 2100MHz Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds


-85 Best Signal Level (dBm) >=-85
-95 Best Signal Level (dBm) >=-95
-105 Best Signal Level (dBm) >=-105
MARIST
DC Youth Bureau
POUGHKEEPSIE TRANSFER
POUGHKEEPSIE DT
Poughkeepsie
Fairview
Hawk Ln
Eagle Ln
Hawkins St
Fulton St
Morse St
Spring St
E Cedar St
Chestnut St
Pendell Rd
Kohlmatis Dr
Wilmar Ter
Hinkley Pl
Adams St
Morton St
Clark St
Taylor Ave
Bain Ave
Gillord Ave
Brookside Ave
Marshall St
High St
Oakley St
Weed St
Van Kleeck Dr
Thompson St
Mill St
Main St
Long St
Lawrence Rd
Arnold Rd
W Arnold Rd
Flannery Ave
King St
Creek Rd
Morgan Lake
College Hill Park
College Hill Golf Course
Dutchess Community College
Pine Grove Path
Mansion St
Conklin St
Cottage St
Lent St
Grant St
Harrison St
Cannon St
Columbus Ave
Market St
Garden St
Delafield St
Hoffman St
Verazzano Blvd
Duane St
Davis St
Whalton Park
Mansion Square Park
Keal Rock Park
Pulaski Park
Orchard Pl
Fairview Park
Halley Ct
Erin Ct
Forest Ave
Lakeview Ave
Amato Dr
Oakdale Ave
Fairview Ave
Woodmawen Ave
Lyford St
Inwood Ave
Hillcrest Ln
Van Wyck Dr
Peter Cooper Dr
Mascot Dr
Pine Grove Path
Pillar Ln
Styvestandt Dr
Pine Echo
Superior Way
Judson Ave
Fallkill Ave
McKinley Ln
Howard St
Cornell Ave
Innis Ave
Jackson
N Grand Ave
Fitchett St
Bernard Ave
Winnie Ave
Pershing Ave
Parkside Ave
Allen Pl
Park St
Catharine St
Garden St
Mansion St
Perry St
S Clover St
S Bridge St
Vassar St
Union St
Liberty St
Academy St
Hamilton St
Clinton St
Smith St
Dubois Ave
Corlis Ave
Mansion Square Park
Victor D Wenyas Park
Main St
Columbus Ave
Grand St
Market St
Garden St
Delafield St
Hoffman St
Verazzano Blvd
Duane St
Davis St
Whalton

Proposed 2100MHz Coverage (signal strength)

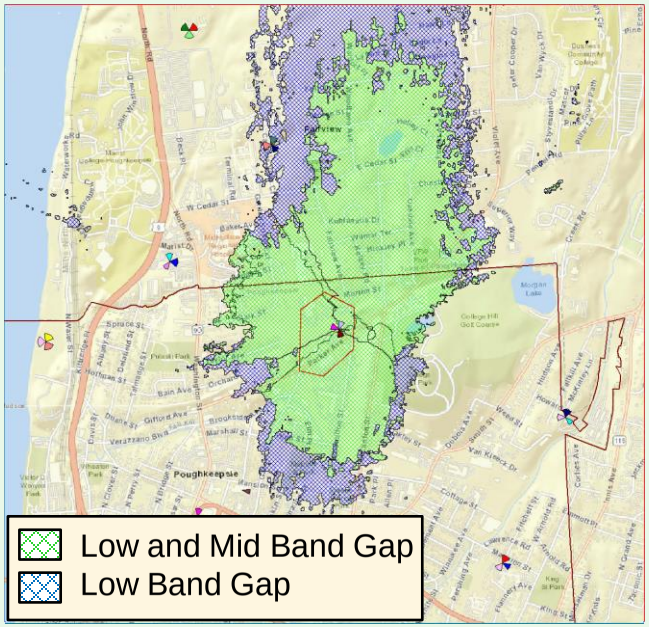
This coverage map shows how improved the RF conditions will be in portions of the Town and City of **Poughkeepsie** and surrounding area.
Refer to slide 15 for further explanation of these color thresholds



The map above adds mid band of the **DC Youth Bureau** site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town and City of Poughkeepsie.

verizon

RF Justification Summary



The proposed site resolves the substantial and significant gaps in coverage and capacity impacting the Town and City of Poughkeepsie. These gaps are shown above: The green shaded area represent the gaps in coverage and capacity that the proposed **DC Youth Bureau** site with 95' ACL will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Town and City of Poughkeepsie**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the representative 700 and 2100MHz frequency bands. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed facilities ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facilities are also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facilities and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in these portions of the **Town and City of Poughkeepsie** and this project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate and reliable service.

Brendan Hennessy

Brendan Hennessy
Engineer III – RF Design
Verizon Wireless

verizon

VERIZON WIRELESS OF THE EAST LP
d/b/a
VERIZON WIRELESS

DC Youth Bureau Site

121 Parker Avenue
Poughkeepsie, New York

SITE SELECTION ANALYSIS
JULY 24, 2024

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, New York 14586

4238332.v2

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower structure, which would include associated antennas, equipment platform and related appurtenances at 121 Parker Avenue, in the City of Poughkeepsie, Dutchess County, New York. The property, which is located in the City's's Walkway-Gateway District (W-G) and the G-CM: Mixed Use & Commercial Zoning Subdistrict, is approximately 1 acre. The property is owned by **Parker Avenue Realty LLC** and is a vacant commercial lot that is currently being used as a parking lot for the Northside Autobody Shop next door.

1. NEED FOR FACILITY

(a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the Engineering Necessity Case prepared by Verizon Wireless' Rafio Frequency ("RF") Engineer. As indicated in that report, when a Verizon Wireless RF Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a "search area." A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the Engineering Necessity Case, a copy of which is attached to the application . As discussed in the RF materials, the proposed facility will provide much needed capacity relief to surrounding network sites which cannot properly serve the project area due to excessive customer / network demand. The capacity relief to be provided, in the form of mid band frequency densification, will have the added benefit of also increasing and improving wireless coverage to the area. Specifically, areas along Parker Ave, Buckingham Ave, Clinton St, Fairview Ave, Hamilton St, Clark St, Henderson St, as well as businesses and residences along these roadways will see a large improvement in service. The capacity offload provided by this project will also benefit the areas currently served by the existing, overloaded sites in the Verizon network, resulting in a large area of improved service.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The DC Youth Bureau ring is located in a relatively flat commercial area with the highest terrain located slightly southeast of the search ring's center. There is a hill that goes up to roughly 375' AMSL which is 0.3 miles to the southeast of 121 Parker Avenue.

(b) Land Use

The Search Ring is made up of predominately commercial, industrial and residential areas. **Attachment 1** is an overlay of the Search Ring and the tax map on an aerial photograph of the area.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on existing communications towers or other tall structures ("collocation"). Local communities universally favor collocations because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest sitting priority in a local municipality's Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to installation of a new tower facility.

(b) New Structure on Municipally-owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new communications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the search area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. ZONING ANALYSIS

Our Primary Candidate at 121 Parker Avenue is located within the City's Gateway-Walkway District (G-W) and the G-CM: Mixed Use & Commercial Zoning Subdistrict. The entire search area is located within the Gateway-Walkway district but it extends into the Office Manufacturing (G-OM), Mixed-Use Residential (G-RM) and Central Medium Density Residential (R-3A) subdistricts. Accdording to the City of Poughkeepsie Code, only roof – mounted and utility pole – mounted wireless telecommunications antennas are permitted with the G-CM subdistrict. Attachment 4 is an overlay of the search area and zoning map. New tower facilities, such as that proposed are not allowed in any of the zoning districts within the search area. Such facilities, assuming they are deemed "public utility installations" are specifically permitted in the C-2A, C-3, I-1 and I-2 zoning districts. As a result and as confirmed by the Poughkeepsie Building Department, a use variance for the proposed facility at the chosen property will be required..

5. CANDIDATE/ALTERNATIVES ANALYSIS

Five (5) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on **Attachment 3**. A summary of each of these properties located within the vicinity of search area is detailed below.

(a) Dutchess County – 108 Parker Avenue (Tax Parcel ID# 1313000-6162-54-236411-0000)

Candidate A is the Dutchess County Law Enforcement Center. A recently renovated building housing the Sherriff's Department and associated county offices. There is a self-support tower on the property that may have been suitable for collocation. The Sherrif initially expressed some interest in working with Verizon Wireless. However, after several conversations about Verizon's proposal, the County decided they did not want to allow collocation on the existing tower. This candidate was, therefore, deemed not to be viable.

(b) Parker Avenue Realty LLC – 121 Parker Avenue (Tax Parcel ID# 6162-55-257465-000) Primary Candidate

This parcel, located at 121 Parker Ave, is a vacant commercial property large enough to accommodate the telecommunications compound but not enough to meet appropriate setback requirements so an area variance will be needed. Also, this property is located in the City of Poughkeepsie's W-G / G-CM Zoning District, which does not permit the proposed facility. Therefore a use variance is required as well.

(c) Darin Page – 27 High Street (Tax Parcel ID# 6162-62-192294-0000)

This parcel has a 3-story building with county offices. Unfortunately, Verizon Wireless' RF Engineer previously determined that the 3-story building was too low to provide the required service to the surrounding area.

(d) Dutchess County Lot – 150 N Hamilton St (Tax Parcel ID# 6162-62238330-0000)

Candidate D is a 7.64 acre property adjacent to the railroad tracks. It contains several county offices as well as the Dutchess County Jail. This property was brought to Verizon's attention when it was determined that collocation at the Dutchess County Law Enforcement Center was not feasible. Commissioner Robert Balkind said that they would be open to working with Verizon... Unfortunately, at just under 40', the building would not have the height necessary to meet RF objectives. Once it was determined that this property would not work, Verizon began negotiations with their Primary Candidate at 121 Parker Avenue.

(e) Schatz Land Company – 10 Fairview Ave (Tax Parcel ID# 6162-46-214505-000)

This parcel is an industrial property bounded by railroad tracks to the west and residential properties to the east. During its initial canvassing of the area, representatives of Verizon Wireless attempted to contact the owner of the property via telephone calls and letters of interest. The owner, however, never responded to Verizon Wireless' inquiries so Verizon Wireless moved on to other potential candidates.

6. CONCLUSION

Based on existing parcel sizes, zoning, landlord interest and land use, five (5) parcels or locations were identified for consideration. For the reasons mentioned in the Candidate Analysis above it was determined that the most appropriate candidate was 121 Parker Avenue.

Prepared by:

Steve Grassl

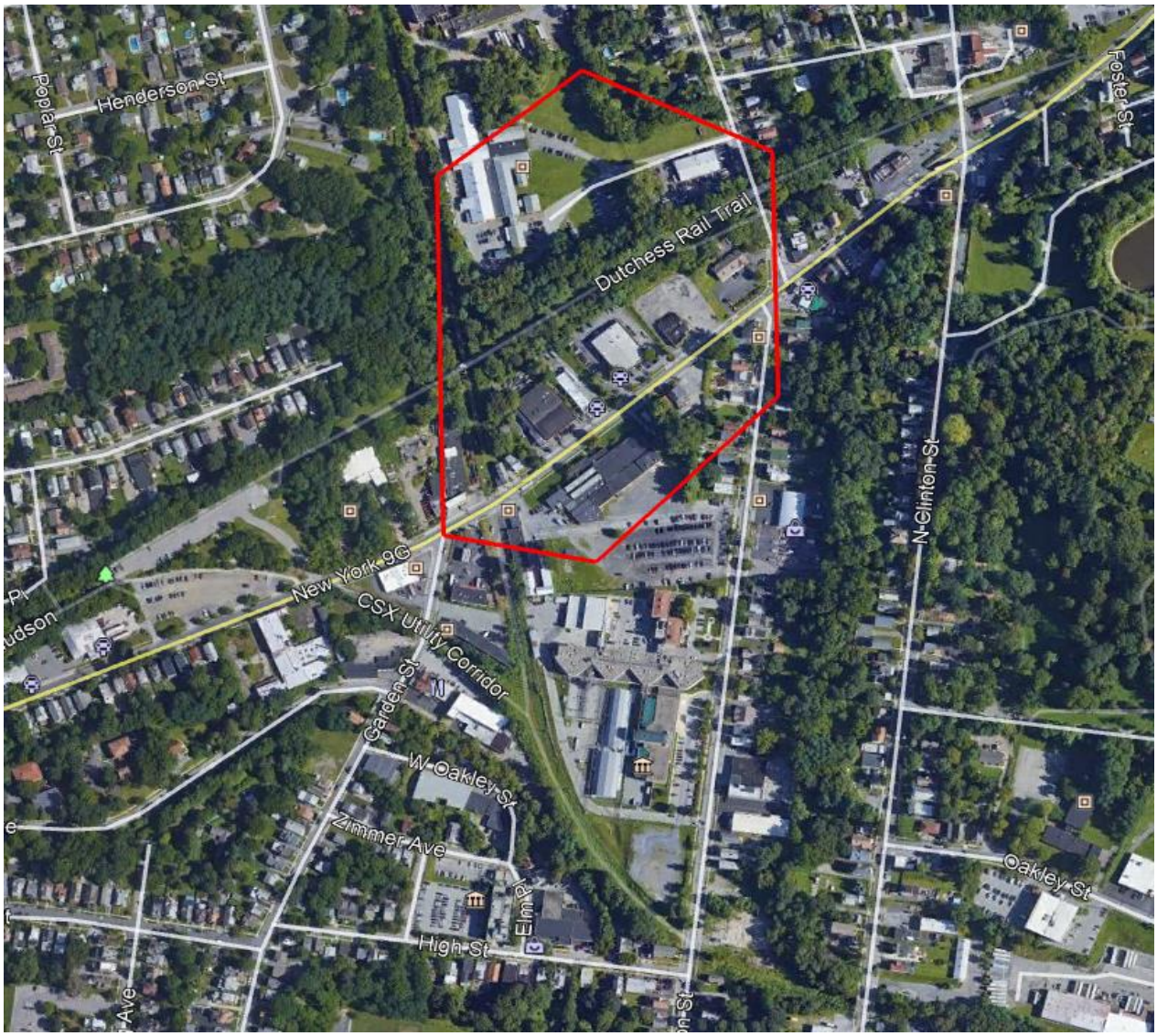
Steven Grassl
Airosmith Development
Consultant to Verizon Wireless

Brendan Hennessy

Brendan Hennessy
Radio Frequency (RF) Design Engineer
Verizon Wireless

ATTACHMENT 1

VERIZON WIRELESS
DC YOUTH BUREAU SEARCH AREA



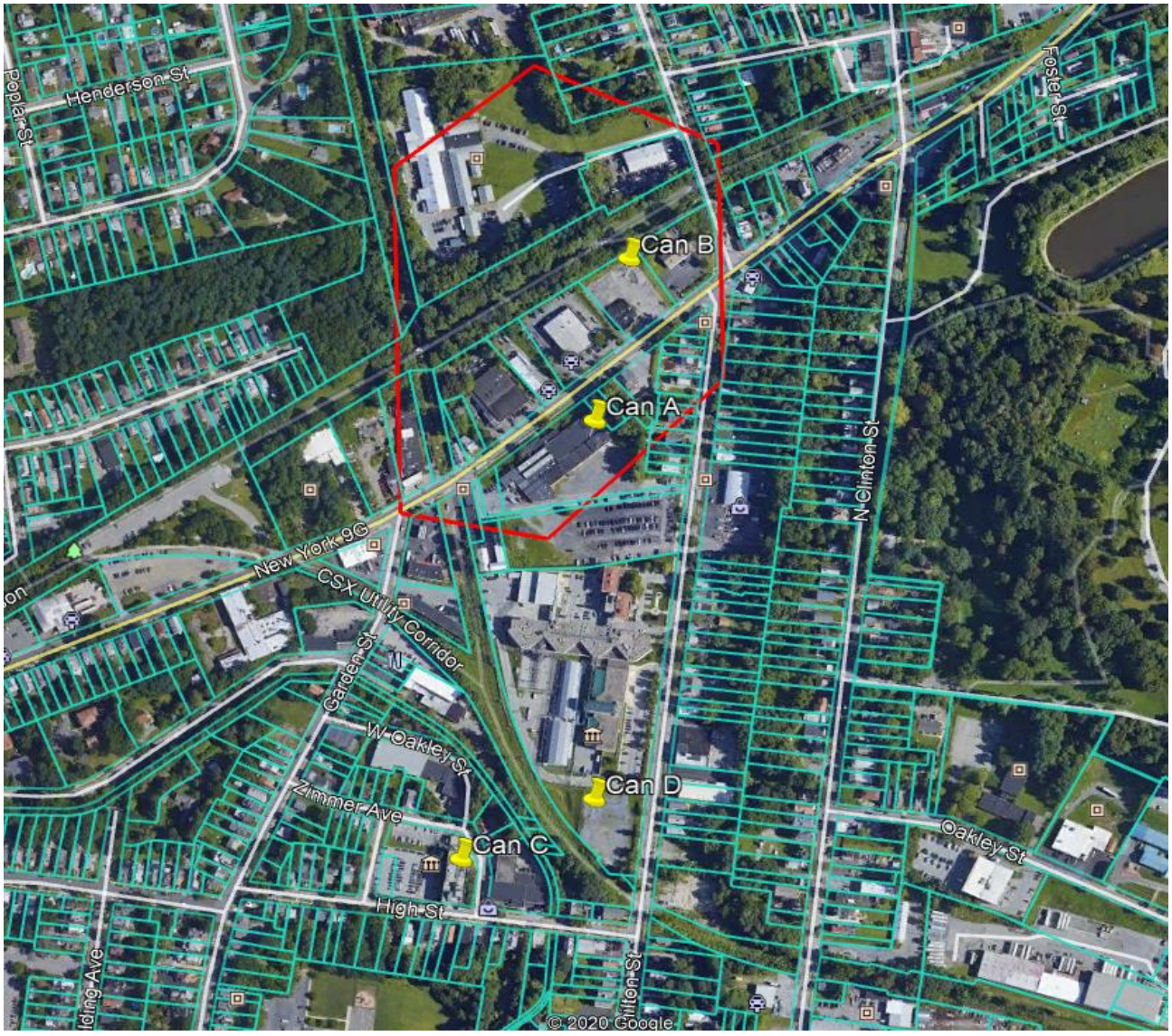
ATTACHMENT 2

VERIZON WIRELESS
OVERLAY – , TAX MAP, AERIAL



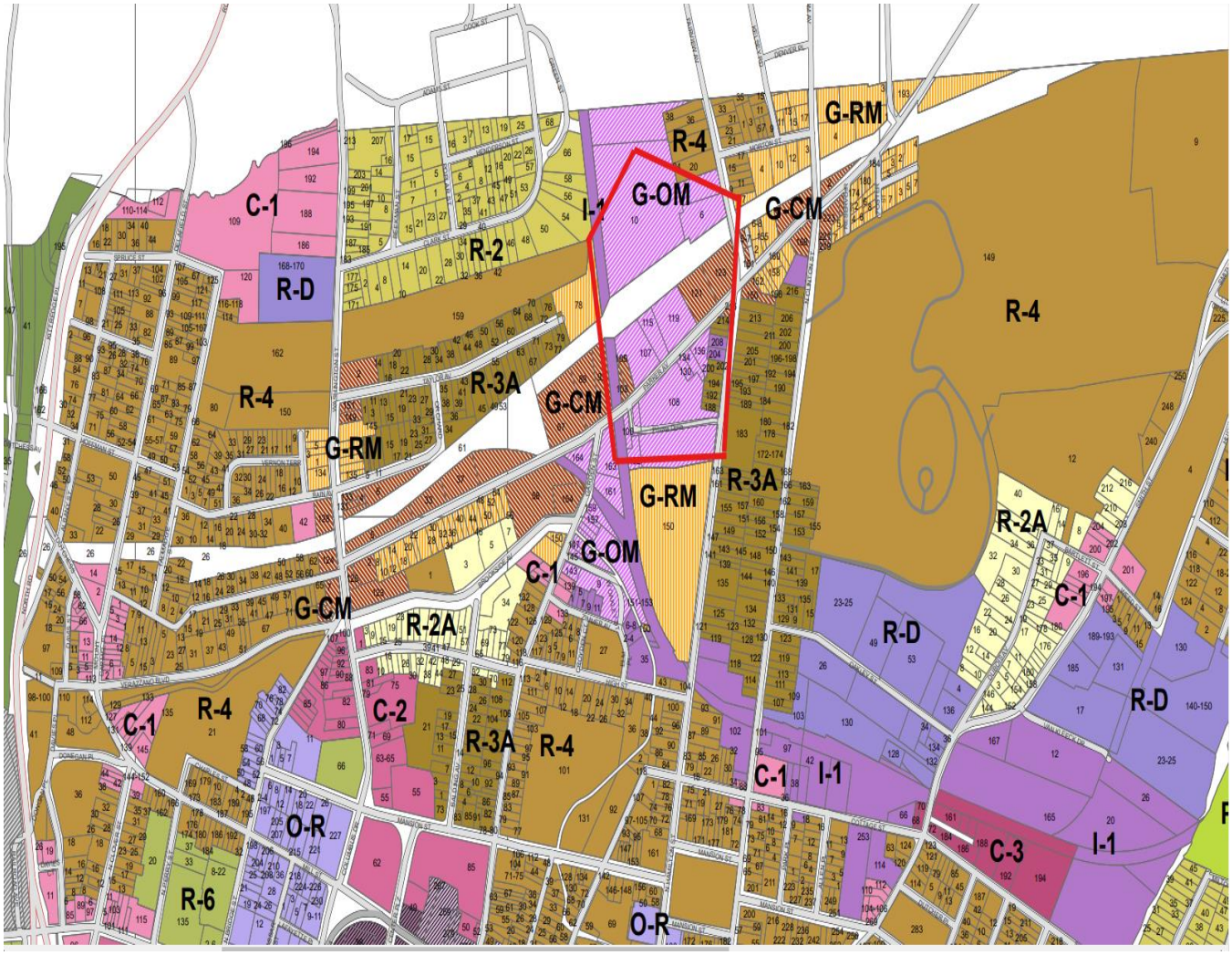
ATTACHMENT 3

VERIZON WIRELESS
PARCELS IDENTIFIED & INVESTIGATED



ATTACHMENT 4

VERIZON WIRELESS
OVERLAY – SEARCH AREA, ZONING MAP



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: Verizon Wireless of the East LP, d/b/a Verizon Wireless - Unmanned Wireless Communications Facility - "DC Youth Bureau"		
Project Location (describe, and attach a general location map): 121 Parker Ave, City of Poughkeepsie, Dutchess County, New York 12601		
Brief Description of Proposed Action (include purpose or need): Verizon Wireless of the East LP, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located on the existing property. Said property being located on Parker Ave 0.03 miles Southwest of Hamilton St. Access to the proposed facility will originate from existing driveway/parking lot of property on Parker Ave. In general, the installation will consist of the following: a 100' tall monopole (104' including 4' lightning rod), nine (9) antennas and related equipment to be mounted to the tower at a center-line heights of 95' and 97.8', cellular and utility equipment at grade in a proposed 50'x50' fenced compound. The project also includes the installation of power and fiber utilities to service the facility.		
Name of Applicant/Sponsor: Verizon Wireless of the East LP, d/b/a Verizon Wireless	Telephone: (585) 321-5435 E-Mail: kathy.pomponio@verizonwireless.com	
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Young/Sommer LLC, attn: Scott Olson	Telephone: (518) 438-9907 E-Mail: solson@youngsommer.com	
Address: Executive Woods, Five Palisades Drive		
City/PO: Albany	State: New York	Zip Code: 12205
Property Owner (if not same as sponsor): Parker Ave Reality, LLC	Telephone: E-Mail:	
Address: 47 Marie Ct		
City/PO: Wappingers Falls	State: NY	Zip Code: 12590

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/Special use permit	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Use Variance/area variance	TBD
d. Other local agencies ☑Yes ☐No	Building department - Zoning Review Request, Building Permit	TBD
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

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

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? (131300) Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
Dutchess County Sheriff, City of Poughkeepsie Police Department,

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

d. What parks serve the project site?
College Hill Park, Morgan Lake Park, Mansion Square Park, Malcolm X Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Unmanned telecommunications facility

b. a. Total acreage of the site of the proposed action? 0.881 acres
b. Total acreage to be physically disturbed? 0.08 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.057 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: 2 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (tower)

ii. Dimensions (in feet) of largest proposed structure: 104' height; 5' width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

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

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐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)

N/A

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

Construction equipment

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

Backup generator

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Minimal increase in electrical power usage as necessary to operate the facility.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local utility

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: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 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:

During construction, noise associated with the operation of construction equipment, once construction of the proposed facility is complete, the on-site generator will be the only contributing factor to noise levels.

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:

One (1) switch operated LED light fixture attached to the h-frame at grade, designed to illuminate the area in and around the Verizon equipment only.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.72	0.72	0.00
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.16	0.16	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

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

☐ Neither database

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

N/A

_____

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, B00020, C314131, 3144074

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

B00036 - Standard Gage and Coal storage site, B00020 - complete, C314131 - complete, 3144074 - complete

_____

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? 7+ 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: DxB 100 %

d. What is the average depth to the water table on the project site? Average: 7+ feet

e. Drainage status of project site soils:
☑ Well Drained: 100.0 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

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

Rabbits	Squirrels	Skunks
Chipmunks	Oppossums	Foxes
Birds	Raccoons	Deer

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: College Hill Park, Morgan Lake Park, Mansion Square Park, Malcolm X Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Recreation, Designated Greenway Trails

iii. Distance between project and resource: 5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

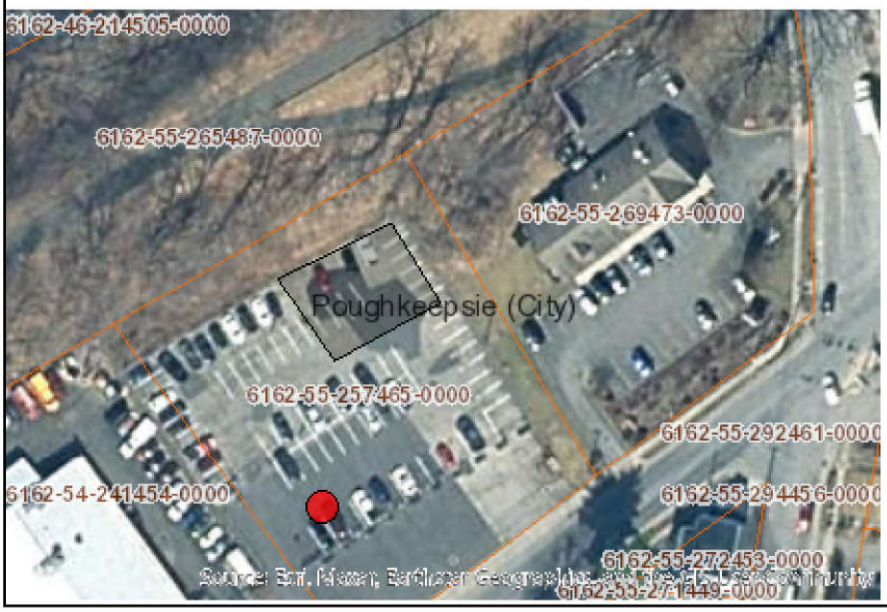
G. Verification

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

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant Date 7/30/24

Signature Steven Matthews Title Director of Engineering

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]	B00036, B00020, C314131, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☐YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☐NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☐YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☐ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

_____

_____

_____

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

_____

_____

_____

_____

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	
Name of Lead Agency:	
Name of Responsible Officer in Lead Agency:	
Title of Responsible Officer:	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

VISUAL RESOURCE EVALUATION

PROPOSED 100' TALL
TELECOMMUNICATIONS STRUCTURE
SITE NAME: DC YOUTH BUREAU

121 Parker Ave
City of Poughkeepsie,
Dutchess County
New York, 12601

Submitted by:

verizon

1275 John Street, Suite 100
West Henrietta, NY 14586

Prepared by:

Tectonic

36 British American Blvd., Suite 101
Latham, New York 12110
518-783-1630
845-567-8703 FAX

July 30, 2024

VISUAL RESOURCE EVALUATION

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., was contracted by Verizon Wireless to conduct a "Visual Resource Evaluation" to determine which areas within the City of Poughkeepsie will contain views of the proposed 100-foot-tall wireless telecommunications structure.

Setting:

The proposed site is located 3/4th of a mile southeast of Marist College on Parker Ave in the Town of Poughkeepsie, Dutchess County, New York. The surrounding land use is a mix residential and commercial use properties with some wooded park areas. The predominant forest species are mixed deciduous and coniferous, with an estimated height of 40 to 60 feet. The field study for this visual resource evaluation was conducted during the summer season with 100% leaf on conditions.

Methodology:

On Wednesday July 17, 2024, Tectonic conducted a field investigation for the purpose of evaluating the viewshed associated with the proposed installation of the 100-foot tower. Conditions were partly cloudy with a temperature of approximately 80°, and with wind speeds of approximately 6-8 mph. The study area consisted of a 2-mile radius from the project site.

The methodology utilized during this field investigation is referred to as a "balloon test." The height of the proposed structure was simulated by floating a 4' diameter, helium-filled weather balloon at 100-feet above ground level (AGL). The balloons provided reference points for height as well as location and also provides a known dimension that later aids in the production of photo simulations.

Prior to the field study, Tectonic assessed the potential visibility in the study area by creating desktop viewshed maps using ESRI ArcGIS Desktop 10.8 in conjunction with a USGS 7.5 Minute Series Topographic Quadrangles Map and aerial base maps and street maps. A viewshed map was created delineating areas where visibility would be blocked by topography and areas where visibility would be blocked by vegetation.

Tectonic drove the study area to confirm the potential visibility of the structure. During the "in field" review the participants reviewed and documented those areas from which views of the structure may be "visible" and those which are blocked by topography and vegetation. The resulting data from this analysis was reviewed and referenced on the "Photo Log" and "Viewshed Map" attached. The colors on the map delineate which areas have a line of sight to the structure. The viewshed analysis resulted in the discovery the proposed structure will be visible from clear and elevated areas southeast and northwest up to a quarter mile away on Parker Ave, Garden Ave and High St.

Photographs were taken from various vantage points within the study area to document the actual view towards the proposed structure, as well as the general character of the viewshed. Each photograph attached includes a brief description of the location and orientation from which it was taken, and the photo number corresponds to the key number on the photo log map.

Process:

Photographs of the weather balloon from the viewpoints noted were taken with a Nikon D5300 Digital 24-megapixel camera using a 55mm focal length lens to mimic the view as observed from the human eye.

In order to analyze the potential visual impacts of the proposed structure, Tectonic took photographs of the balloon from locations within the search area for the purpose of preparing simulations of the proposed structure. Photographs for which there is a corresponding simulated view (#20, #21, & #27) of the proposed structure were produced by first photographing an existing similar type structure, then photographing the view towards the proposed site where the marker balloon was set to a height of 100-feet AGL. The digital images of the balloon and similar structure was then merged and scaled with digital image editing software. With this process, the structure is scaled to the correct height and width by scaling the similar type of structure using measurements from the marker balloon. The similar type of structure used has an antenna array that spans eight feet (8'). By measuring the balloon width of 4', one can determine the proper width of the antenna array by multiplying the balloon width by a factor of 2. The composite is printed out to a PDF file, producing the final image.

We note that the simulations provided are artistic renderings of views from chosen locations and should not be interpreted to be the actual view of the tower following construction. While we utilize best efforts to simulate the view of the proposed tower from a particular location, some variance between simulations, manufacturer products and final installed towers is to be expected.

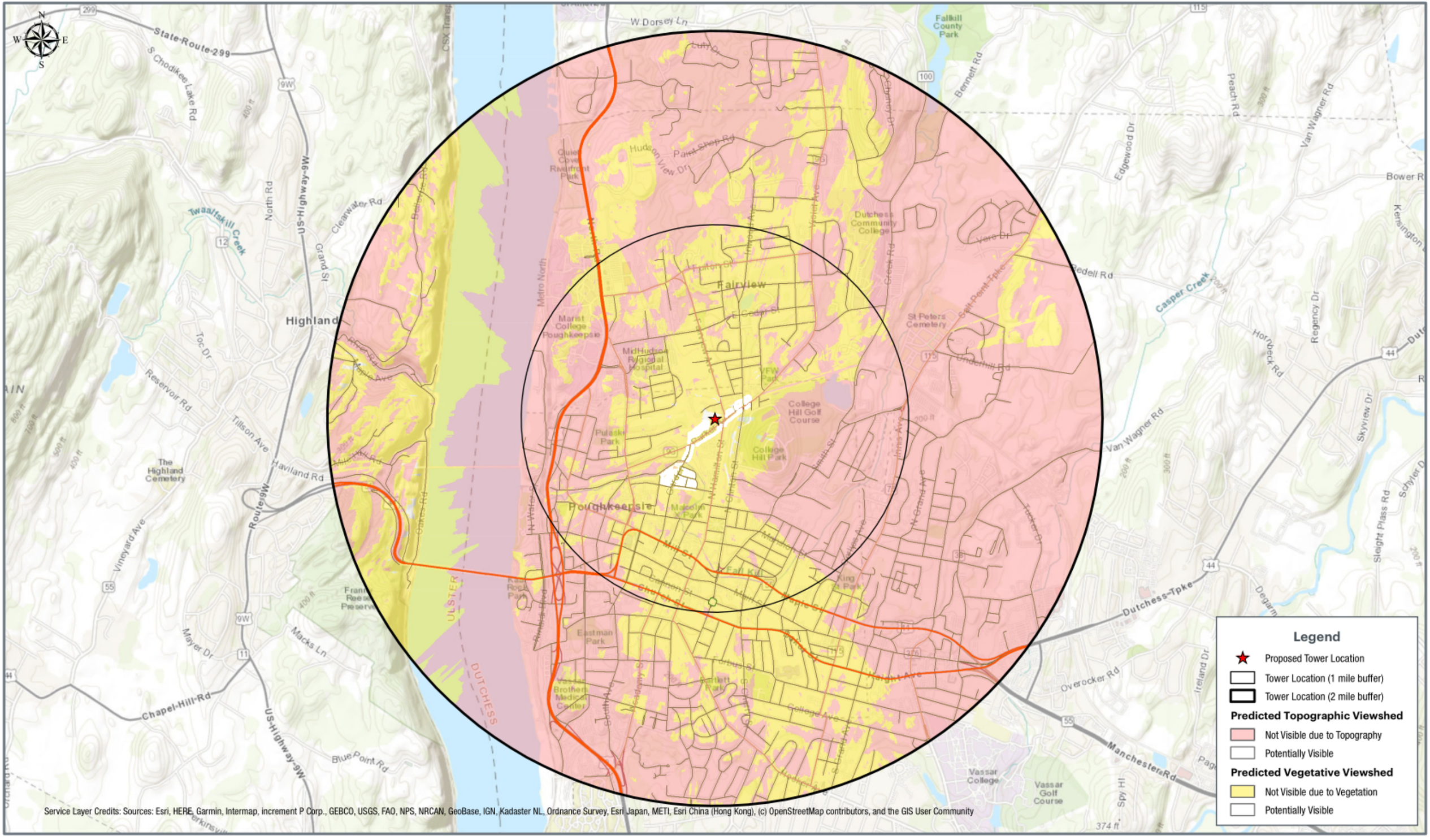
Conclusion:

The Viewshed Analysis Map presents a conservative delineation of the viewshed within the study area along public roadways. The photo slides have been prepared per the methodology described above and provide a general depiction of the appearance of the structure from the photographed viewpoints.

Sincerely,
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.



Steven M. Matthews, PE
Managing Director - Engineering



Tectonic

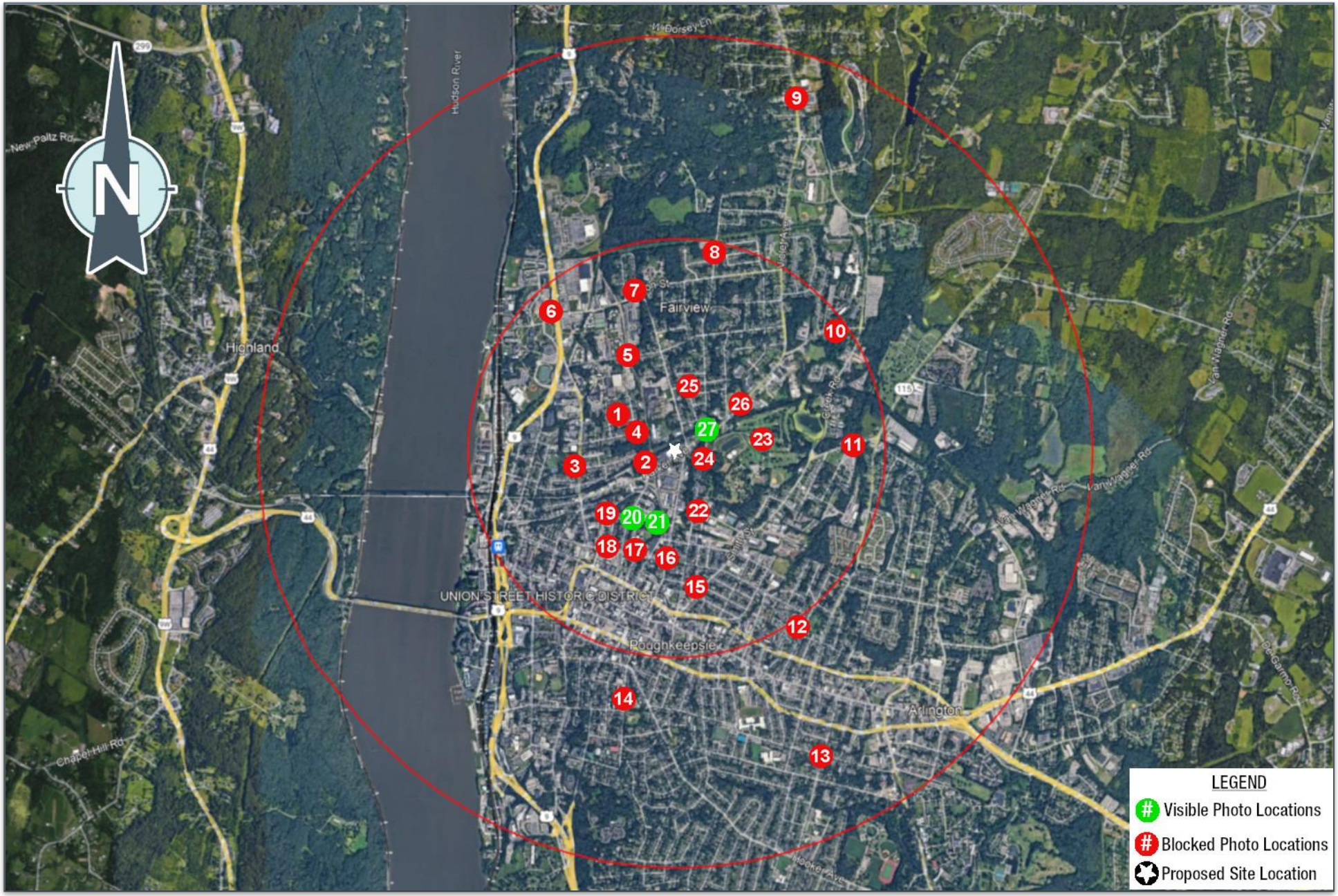
100ft Tower
25ft High Density Development
60ft Mixed Forests & 20ft Woody Wetlands

DC Youth Bureau
121 Parker Avenue
Poughkeepsie, New York 12601

0 0.25 0.5 1 Miles

Field Verified
Viewshed Map

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

DC YOUTH BUREAU
121 PARKER AVE
POUGHKEEPSIE, NEW YORK

PHOTO LOG
11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #58 Parker Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-1

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from #18 Orchard Pl (NYS Parks, Recreation & Historic Preservation)
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.36 miles±

P-2

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking East from the parking lot of the Pulaski Park Pool.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.52 miles±

P-3

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from #57 Clark St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.23 miles±

P-4

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the intersection of Garden St Ext & Cedar St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is .50 miles±

P-5

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southeast from the Kieren Gate at Marist College.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.80 miles±

P-6

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking South from the intersection of Fulton St & Fairview Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.78 miles±

P-7

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Inwood Ave & Lyford Ln.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.93 miles±

P-8

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of School St and Violet Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.70 miles±

P-9

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from the intersection of Pendell Rd & Styvestandt Dr.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.88 miles±

P-10

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the intersection of Fishkill Ave & Salt Point Turnpike.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.84 miles±

P-11

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from King St Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.12 miles±

P-12

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Fulton Ave &S Grand St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.62 miles±

P-13

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Barclay St and S Hamilton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 1.18 miles±

P-14

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Thompson St & Smith St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.67 miles±

P-15

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from the intersection of Mansion St & N Hamilton St (Mansion St Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.55 miles±

P-16

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking North from Mansion St (the south side of Malcom X Park).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.54 miles±

P-17

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Mansion St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.58 miles±

P-18

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Balding Ave.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.45 miles±

P-19

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of Marshall St & Garden St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.42 miles±

P-20

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

P-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northeast from the intersection of High St & Croydon Ct.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.38 miles±

S-21

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the intersection of Oakley St & N Clinton St.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.32 miles±

P-22

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Northwest from the highest point in College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.33 miles±

P-23

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking West from the north entrance to College Hill Park.
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0.13 miles±

P-24

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Hinkley Pl & Kelsey St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.26 miles±

P-25

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest from 1 Violet Ave (VFW Post 170).
The proposed monopole will not be visible from this location.

Distance from the photographic location to the proposed site is 0..34 miles±

P-26

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

P-27

11860.077



Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking Southwest the intersection of Parker Ave & Reservoir St.
The proposed monopole will be visible from this location.

Distance from the photographic location to the proposed site is 0.20 miles±

S-27

11860.077

verizon

1275 John Street, Suite 100
West Henrietta, New York 14586

July 31, 2024

City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Verizon Wireless of the East LP d/b/a Verizon Wireless
Application for 121 Parker Avenue

Ladies and Gentlemen:

With respect to the above application, Verizon Wireless of the East LP d/b/a Verizon Wireless ("Verizon Wireless") agrees to construct a public utility / personal wireless service facility that is designed with capacity for collocation (shared use) by up to three (3) additional wireless providers having panel antenna arrays comparable to those of Verizon Wireless. Should the public utility / personal wireless service facility be approved and constructed, Verizon Wireless, as the facility owner, will negotiate in good faith with other licensed wireless service providers for future shared use of the subject structure. All future collocations shall be subject to the involved parties reaching agreement on reasonable terms and conditions, in accordance with all then-applicable agreements, customs and procedures in the wireless industry, and there being adequate structural capacity and space to accommodate such collocation.

The applicant's proposed wireless telecommunications facility shall be maintained in a safe manner and in compliance with all conditions of the site plan and special use permit without exception, unless specifically granted relief by the Board, in writing, as well as all applicable local codes, ordinances and regulations, including any and all applicable county, state and federal laws, rules and regulations.

The construction of the wireless telecommunications facility is legally permissible, including but not limited to the fact that the applicant is authorized to do business in New York State.

Verizon Wireless (or the then-current tower owner) agrees to remove the telecommunications tower and all related facilities (footings and foundations excluded) if the communications facility becomes obsolete or ceases to be used for its intended purpose by all existing collocators for a period exceeding twelve (12) consecutive months. In such event, Verizon Wireless (or the then-current tower owner) will remove the tower and all communications facility equipment, and the land shall be restored to its previous condition within six (6) months.

Thank you for considering our application.

Writer's Direct Number:
Tel: 518-321-5435

Very truly yours,

Kathy Pomponio

Kathy Pomponio
Principal Engineer – Real Estate/Regulatory

475 Sentry Parkway W, Suite 200, Blue Bell, PA 19422

703.276.1100 phone

info@sitesafe.com ● www.sitesafe.com

RF EMISSIONS COMPLIANCE REPORT

Verizon Wireless

Verizon Wireless Site ID:	17099955-442761
Verizon Wireless Site Name:	DC Youth Bureau
Verizon Wireless Site Address:	121 Parker Avenue Poughkeepsie, NY 12601
Verizon Wireless Assessment Purpose:	MCR
Report generated date:	2024/07/26

Report Status:

Verizon Wireless is Compliant



Engineering Statement in Re: Electromagnetic Energy Analysis

My signature on the cover of this document indicates:

That I am registered as a Professional Engineer in the jurisdiction indicated; and That I have extensive professional experience in the wireless communications engineering industry; and

That I am providing professional engineering services on behalf of QualTek Engineering, P.C., and am an employee of QualTek Wireless, LLC, sister company to Site Safe, LLC (both under the parent company QualTek); and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules" both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That the technical information serving as the basis for this report was supplied by Verizon Wireless (see attached Site Summary and Carrier documents and that's installation involves communications equipment, antennas and associated technical equipment at a location referred to as "DC Youth Bureau" ("the site"); and

Verizon Wireless proposes to operate at the site with transmit antennas listed in the Equipment Installed at this Site section and with a maximum effective radiated power as specified by Verizon Wireless and shown on the worksheet; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b of the FCC Rules; and

That such consideration of possible exposure of humans to radio frequency energy must utilize the standards set by the FCC, which is the federal agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1 "uncontrolled environments," which defines situations in which persons may not be aware of (the "general public", or may not be able to control their exposure to a transmission facility; and 2 "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel; and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment and the limit set forth in the FCC rules for operations such as Verizon Wireless' as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at six feet above ground level from the proposed Verizon Wireless operation is no more than 0.43% of the maximum permissible exposure limits in any accessible area on the ground; and

That it is understood per FCC Guidelines in OET65 Appendix A, that regardless of the existent radio frequency environment, only those licenses whose contributions exceed 5% of the exposure limit pertinent to their operation(s bear any responsibility for bringing any non-compliant area(s into compliance; and

That when applying the uncontrolled environment standards, the cumulative predicted energy density from the proposed operation is no more than 0.43% of the maximum permissible exposure in any accessible area up to six feet above the ground; and

That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET 65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy six feet above ground level where on-axis energy refers to maximum energy six feet above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere six feet above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier(s) and frequency range(s) indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding Radio Frequency Safety.

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that Verizon Wireless' proposed operation is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals, and approved contractor personnel trained in radio-frequency safety; and that the instant analysis addresses exposure levels at six feet above ground level and does not address exposure levels on the tower, or in the immediate proximity of the antennas.

If you have any questions or comments in regard to this report, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

Emissions on Ground level

Environmental Slice values (% of FCC OET 65 General Public limit)	
This is a list of the Environmental Slices that were specified and the value it measured	
Composite Contribution	0.43%
Verizon Wireless Contribution	0.43%

Equipment Installed at this Site

Report Ref	Owner	Type/Make/Model	h (ft)	Az (°)	System/ Frequency	Power (Watts)
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 700	80
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 850	40
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	5G 850	40
1	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	20	LTE 1900	160
1	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	20	CBRS 3550	20
2	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	20	C-Band 3700	320
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 700	80
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 850	40
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	5G 850	40
3	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	20	LTE 2100	160
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 700	80
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 850	40
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	5G 850	40
4	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	165	LTE 1900	160
4	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	165	CBRS 3550	20
5	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	165	C-Band 3700	320
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 700	80
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 850	40
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	5G 850	40
6	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	165	LTE 2100	160
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 700	80
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 850	40

Report Ref	Owner	Type/Make/Model	h (ft)	Az (°)	System/ Frequency	Power (Watts)
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	5G 850	40
7	VZW (Proposed)	COMMSCOPE SON_NHHSS-45C-R2BT4	95	290	LTE 1900	160
7	VZW (Proposed)	COMMSCOPE NHHSS-45C-R2BT4	95	290	CBRS 3550	20
8	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	97.8	290	C-Band 3700	320
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 700	80
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 850	40
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	5G 850	40
9	VZW (Proposed)	COMMSCOPE SON_NHH-45C-R2B	95	290	LTE 2100	160

NOTE: For Verizon Wireless, appropriate Duty Cycle per FDD(100%)/TDD(80%) and Maximum Total Power Output based on inputs

7/30/2024

To: Honorable members of the board
Transmitted via email to sgrassl@airosmithdevelopment.com
RE: Verizon Macro Site Located at: 121 Parker Ave, Poughkeepsie, NY 12601

Honorable members of the board,

This is in response to your inquiry to Verizon concerning interference to your existing telecommunications devices and services related to Verizon's proposed facilities at 121 Parker Ave, Poughkeepsie, NY 12601. Verizon provides Commercial Mobile Radio Services (CMRS) under licenses granted by the Federal Communication Commission (FCC). Pursuant to these licenses, Verizon is authorized to operate its CMRS network in many geographic areas throughout the nation, including the above noted location.

The FCC exclusively regulates all technical aspects of Verizon operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

The above noted proposed Verizon facility is compliant with all applicable FCC requirements. The points below cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All equipment at the proposed facility is designed and certified to operate within the frequencies licensed to Verizon by the FCC, and to operate in a manner approved by the FCC.
3. The power levels generated by the facility's radios and corresponding effective radiated power (ERP) from the transmitting antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), Part 27 (for 700 MHz, AWS or C-Band), Part 96 (for CBRS), Part 30 (UMFUS/mmWave) or Part 101 (for microwave) of the Commission's Rules.

Verizon is committed to providing state of the art wireless services that benefit your community.
In the unlikely event that interference does occur, Verizon agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon installation.

Please contact your local Verizon resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Brendan Hennessy	Brendan.hennessy@verizonwireless.com	518-764-2449

Sincerely,

Shawn Flynn
Manager-RF System Design
Verizon

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
121 PARKER AVENUE
OCTOBER 28, 2025
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from Verizon Wireless of the East L.P. for the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements on the property at 121 Parker Avenue, File #2024-066; and,

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

WHEREAS, the action is more fully detailed on a site plan prepared by Steven M. Matthews, P.E., dated 8/4/25, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on 10/22/24; and,

WHEREAS, the Dutchess County Planning Department addressed the following comments to the City of Poughkeepsie Planning Board on November 13, 2024:

> We recently commented on this project in a letter to the ZBA (ZR24-340). Many of the comments in that letter apply to the Planning Board process as well, and are repeated and adjusted here as appropriate. As in the ZBA letter, we recommend a reexamination of potential sites. This property sits in the heart of the Walkway-Gateway district. The zoning code states that "the purpose of the Walkway-Gateway (W-G) District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest." The code prioritizes activity and vibrancy in this area, describing a future of commercial storefronts, upper-story apartments, and public amenities geared towards residents and the many visitors to the Walkway Over the Hudson and connected trails. While such a vision is inherently slow to develop, in recent years the neighborhood has made progress with the construction of the Northside Line, the opening of the law enforcement center, the in-progress headquarters for Scenic Hudson at Northside Junction, and the potential redevelopment of the former Schatz Federal Bearing factory site. Additional redevelopment in line with the city's vision is very much a possibility in the future. This site may just be a parking lot now, but it is a key parcel in the future revitalization of this area in line with the city's adopted plans and codes. To that end, our concern is not with the height of the tower, but that the development of a tower on this parcel will impact its potential future redevelopment and the redevelopment of the corridor more broadly. We believe that additional efforts should be undertaken to find a location that will better limit the installation's impact on the City's development goals. We encourage the Planning Board to hire an outside RF engineer to assist with such a reevaluation.

Additional comments:

• The provided visual assessment includes a selection of locations that are generally several blocks away from the project. We suggest that the visual analysis should include depictions of the site from Parker Avenue and the adjacent rail trail.

• Should the use variance be approved, we find the area variances to be a matter of local concern, though we suggest that a more attractive cladding could be added to the chain link fencing for this highly visible location.

RECOMMENDATION

For the reasons stated above, we recommend the Board **condition the requested use variance** for a cell tower on this parcel on a re-examination of potential sites, potentially including the broadening of the search area if at all feasible.

Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

WHEREAS, following the re-examining of potential sites by the applicant, the Dutchess County Planning Department addressed a letter to the City of Poughkeepsie Planning Board on October 16, 2025 finding the project to be a matter of local concern; and,

WHERAS, on April 8, 2025 the Zoning Board of Appeals granted a Use Variance regarding the proposed installation of a communication facility at 121 Parker Avenue by a vote of 5-0-0 which constitutes a majority plus one of the full membership of the Board; and,

WHERAS, on September 9, 2025 the Zoning Board of Appeals granted variances regarding front yard setbacks, frontage occupancy, build-to-frontage, fence height and material, number and dimension of driveways, and landscaping; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

WHEREAS, at the January 28th, 2025 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, with the following conditions:

- All City Departments' comments be addressed to those departments' satisfaction; and,
- The applicant did re-examine potential sites, broadening the search area, and found that this remained the most viable site at this point in time.

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. **PROPERTY ADDRESS:** 8 South Clinton Street

II. **PROPERTY OWNER:** South Clinton Equities, LLC
ADDRESS: 8 South Clinton Street

NY 12601 (state and zip code)

PHONE NUMBER: 917-642-0410 (include area code)

III. **NAME OF APPLICANT:** Jason Lichwick Architecture PLLC

ADDRESS: 387 Hooker Avenue, Suite 5

Poughkeepsie

NY 12603 (state and zip code)

PHONE NUMBER: 845-284-6344 (include area code)

EMAIL ADDRESS: jason@JLArchitectureny.com

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

IV. **CONSULTANT:** _____

ADDRESS: _____

_____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Multifamily

VI. **ZONING DISTRICT:** PID-B

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

PROJECT INFORMATION

New construction: X (yes) _____ (no)

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ 3,200,000.00

LOT AND BULK INFORMATION:

Lot area: 0.155 (acres) 6,770 (square feet)

Building Footprint: 5,200 (proposed square feet for new construction)

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

0 (additional proposed square feet for expansion)

5,200 (total building footprint, square feet)

Lot Coverage: 76% (percentage, building coverage only)

Gross Floor Area: 12,000 (proposed square feet for new construction)

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

0 (additional proposed square feet for expansion)

12,000 (total gross floor area, square feet)

Building Height: 3 (stories) 46'-9" (feet)

Floor Area Ratio: 1.77 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 13

B) Number of Off-Street Parking Spaces provided: 7

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

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

If yes, name all such municipal facilities: Little Smith Street

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

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

_____ (Yes) (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 7

Number of one (1) bedroom units: 9

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

Total number of units: 16

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

X. OFFICE PROPOSALS (N/A Medical/Dental N/A Professional N/A Business)

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

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail X Wholesale_____)

A) Type of Mercantile (specify): Unknown

B) Number of Employees: Unknown

C) Days/Hours of Operation: Unknown

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

A) Specify Use: N/A

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: N/A

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: N/A

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ 12/21/2024

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

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.).

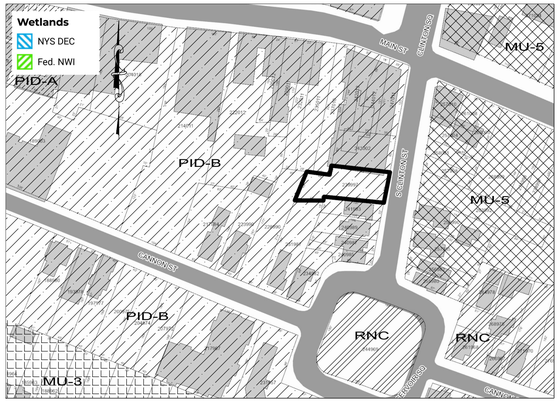
Thank you for your time and consideration as we seek site plan approval.

Very truly yours,

Jason Lichwick
NYSRA Lic. No. 038612

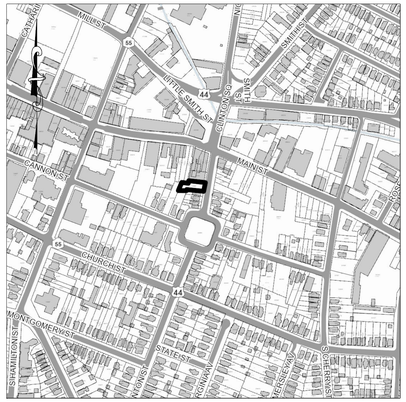
Jason Lichwick Architecture PLLC
387 Hooker Avenue, Suite 5, Poughkeepsie, New York 12603
P: 845-2845-6344

VICINITY MAP



SCALE: NOT TO SCALE

LOCATION MAP



SCALE: 1"=APP. 400FT

PROJECT:

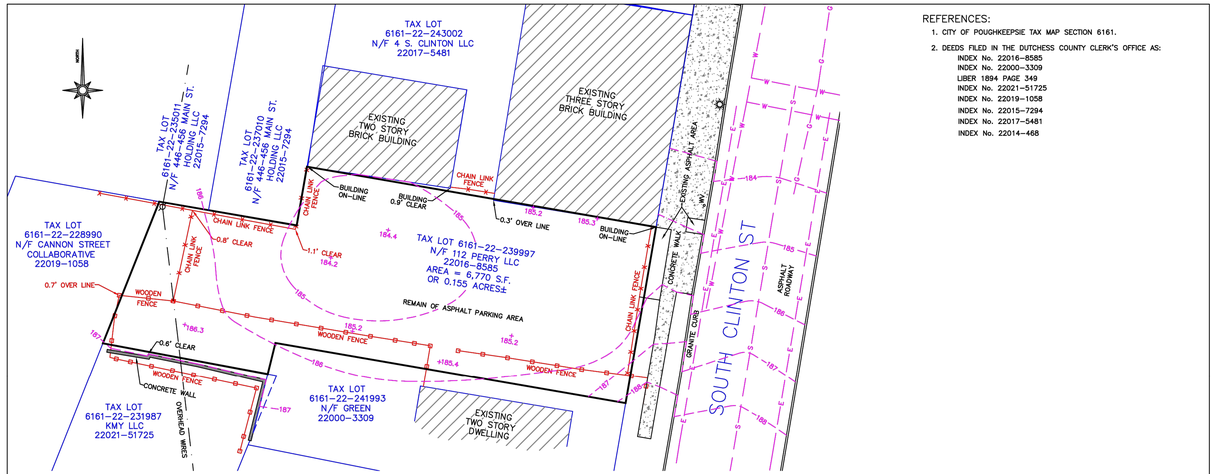
8 SOUTH CLINTON ST. NEW MULTI-FAMILY CONSTRUCTION

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

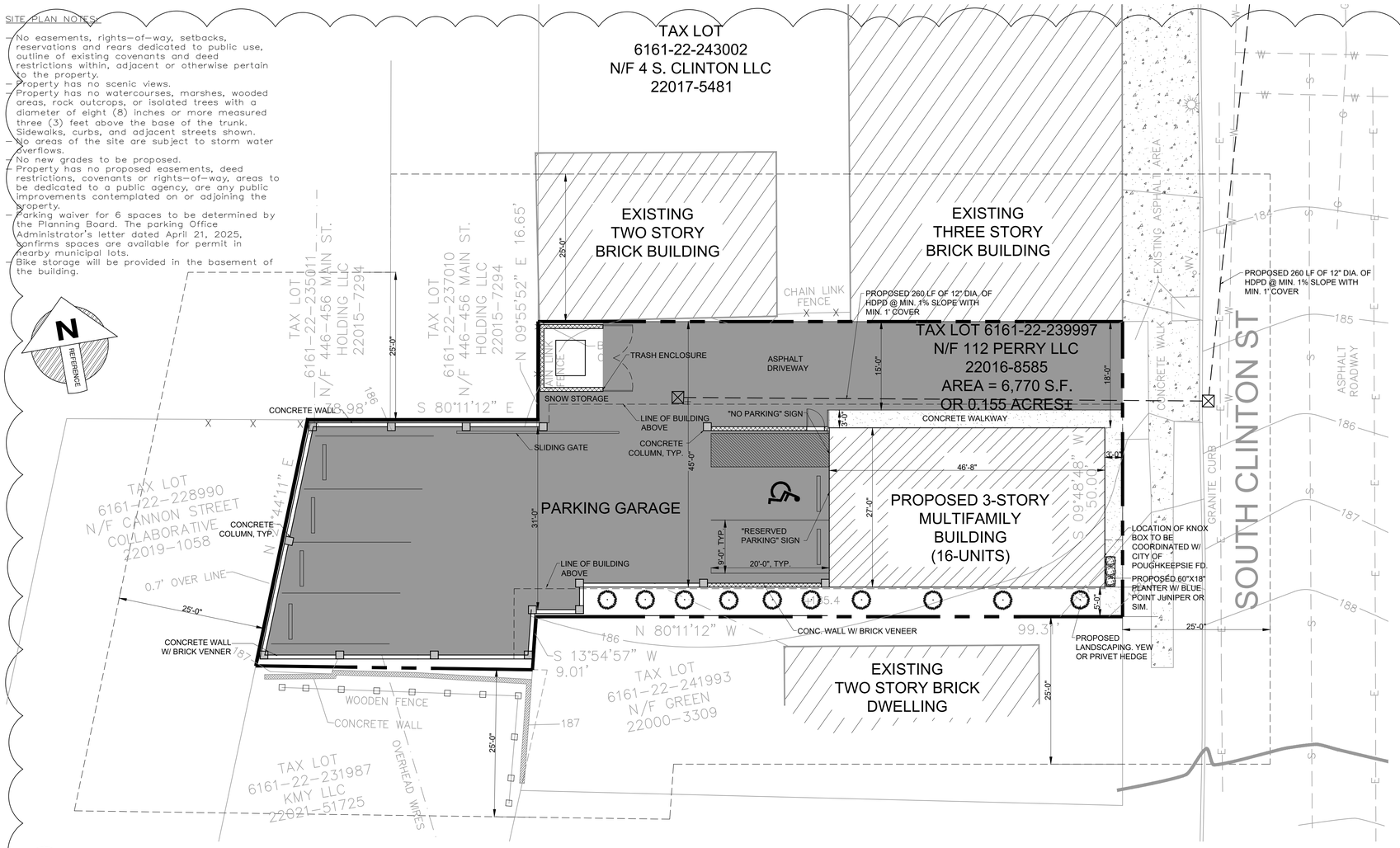
Revisions: 02.11.2025
03.11.2025
05.13.2025
06.10.2025
07.08.2025

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)	

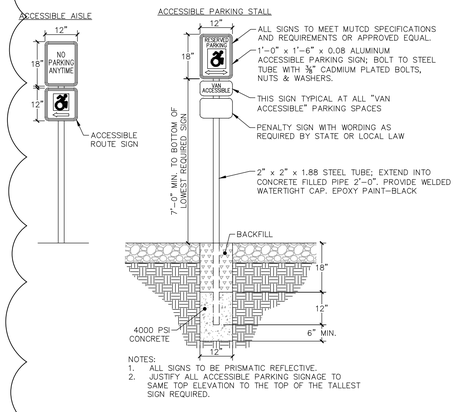
GROUND FLOOR TRANSPARENCY

	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*

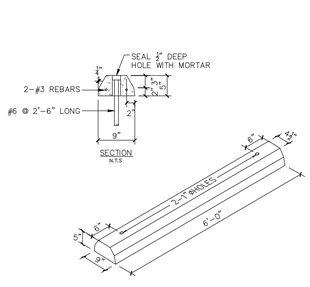
	Required	Provided	Waiver
0.75 Space per unit	12 spaces	6 spaces	7 spaces**

* 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.



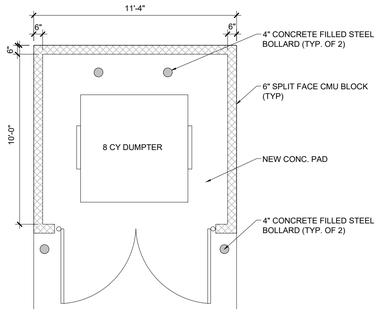
2 SP-1 Typ. Sign Detail

Scale: N.T.S.



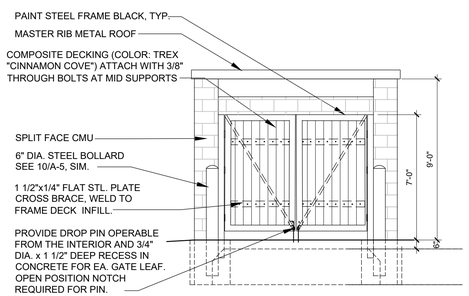
3 SP-1 Typ. Wheelstop Detail

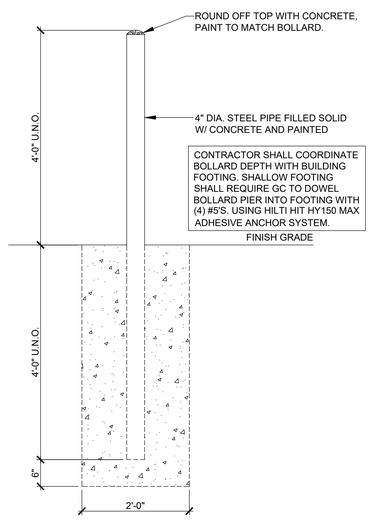
Scale: N.T.S.



4 SP-1 Dumpster Enclosure Details

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





5 SP-1 Bollard Detail

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

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
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SEAL

REGISTERED ARCHITECT JASON R LICHWICK 038612 STATE OF NEW YORK

South Clinton Multi-Family New Construction

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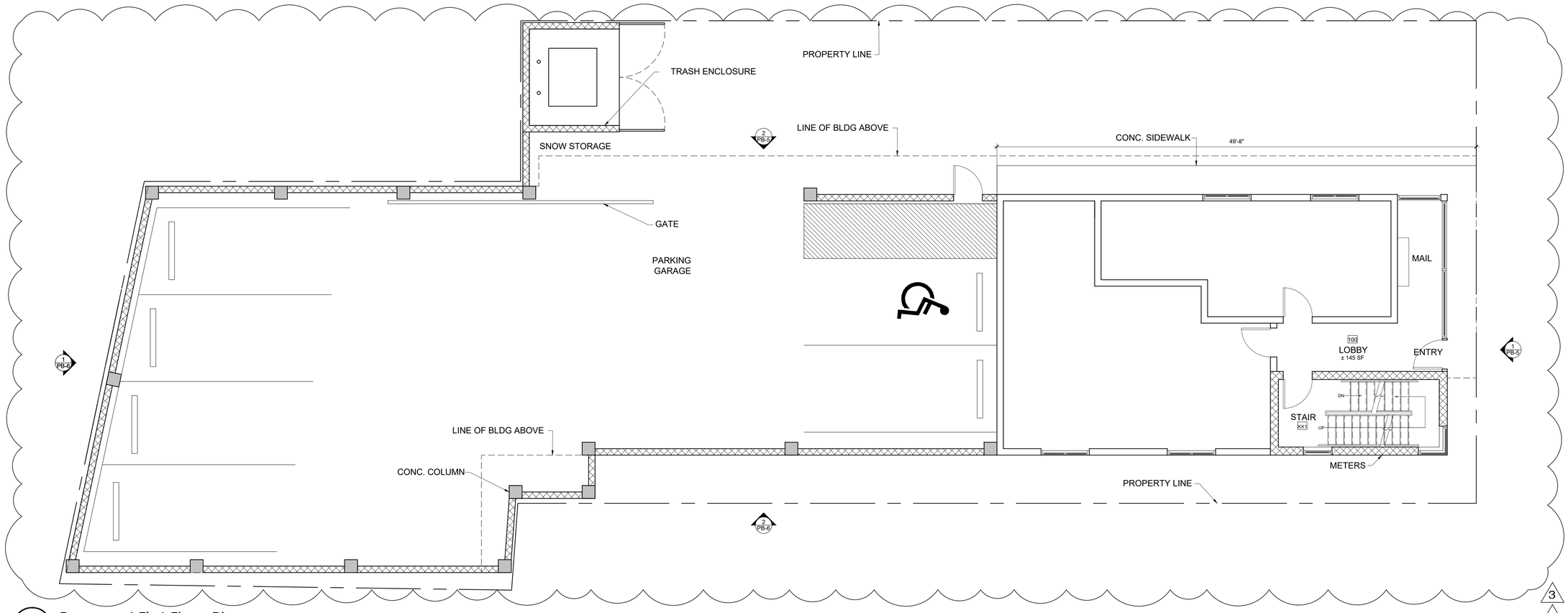
06.10.2025
07. 08.2025

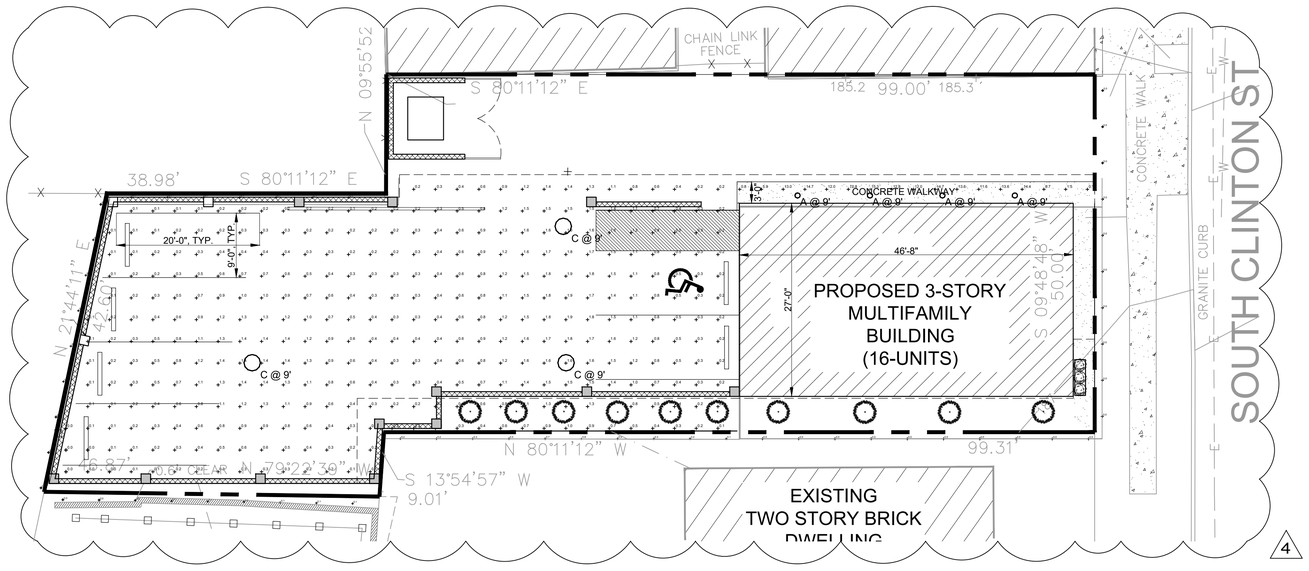
Drawn By: HP/JL

PB-1
Site Plan



1 PB-2 Proposed First Floor Plan

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



2 PB-2 Proposed Lighting Plan

Scale: N.T.S.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	4	Lithonia Lighting	LBR4 ALO1 (1000LM) SWW1 (3000K) AR LSS MWD 80CRI	4IN LBR Retrofit 1000LM 3000K Clear Semi-Specular Medium Wide 80CRI	1218	0.95	12.9
	C	3	Lithonia Lighting	VCPG LED V4 P1 30K 80CRI T5M MVOLT SRM NLTAIR2 PIR DWHXD	VCPG LED WITH -1 PERFORMANCE PACKAGE, 3000K, T5M OPTIC, HS, PROGRAMMED SENSOR	832	0.95	10

Statistics

Description	Symbol	Avg	Max	Min
Calc Zone #2	+	1.1 fc	15.3 fc	0.0 fc
Property Line	+	0.1 fc	0.8 fc	0.0 fc

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

PB-2
Plans



1 EAST ELEVATION
3/16" = 1'-0"

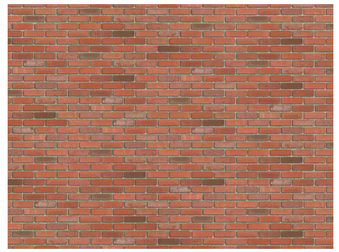


BENJAMIN MOORE COUNTRY LIFE (BM-1490)



BENJAMIN MOORE BALBOA MIST (OC-27)

3 PAINT COLORS
1" = 1'-0"



4 BRICK COLOR - TUSCAN RED TUMBLED
1/4" = 1'-0"



5 SIDING COLOR - GRANITE
1/2" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

JL ARCHITECTURE

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SEAL



SUBMISSIONS

No.	Description	Date

Multi-Family New Construction

South Clinton Equities
8 S. Clinton
Poughkeepsie, NY
S.B.L. 6161-22-239997

For Planning Board Review

Date: 10.14.2025

Drawn By: HP

EAST & NORTH ELEVATIONS

A2.1



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

JL ARCHITECTURE

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387 HOOKER AVENUE, SUITE 5
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SEAL

REGISTERED ARCHITECT
JASON R LICHWICK
038612
STATE OF NEW YORK

SUBMISSIONS

No.	Description	Date

Multi-Family New Construction

South Clinton Equities
8 S. Clinton
Poughkeepsie, NY
S.B.L. 6161-22-239997

For Planning Board Review

Date: 10/14/2025

Drawn By: HP

WEST & SOUTH ELEVATIONS

A2.2

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.*

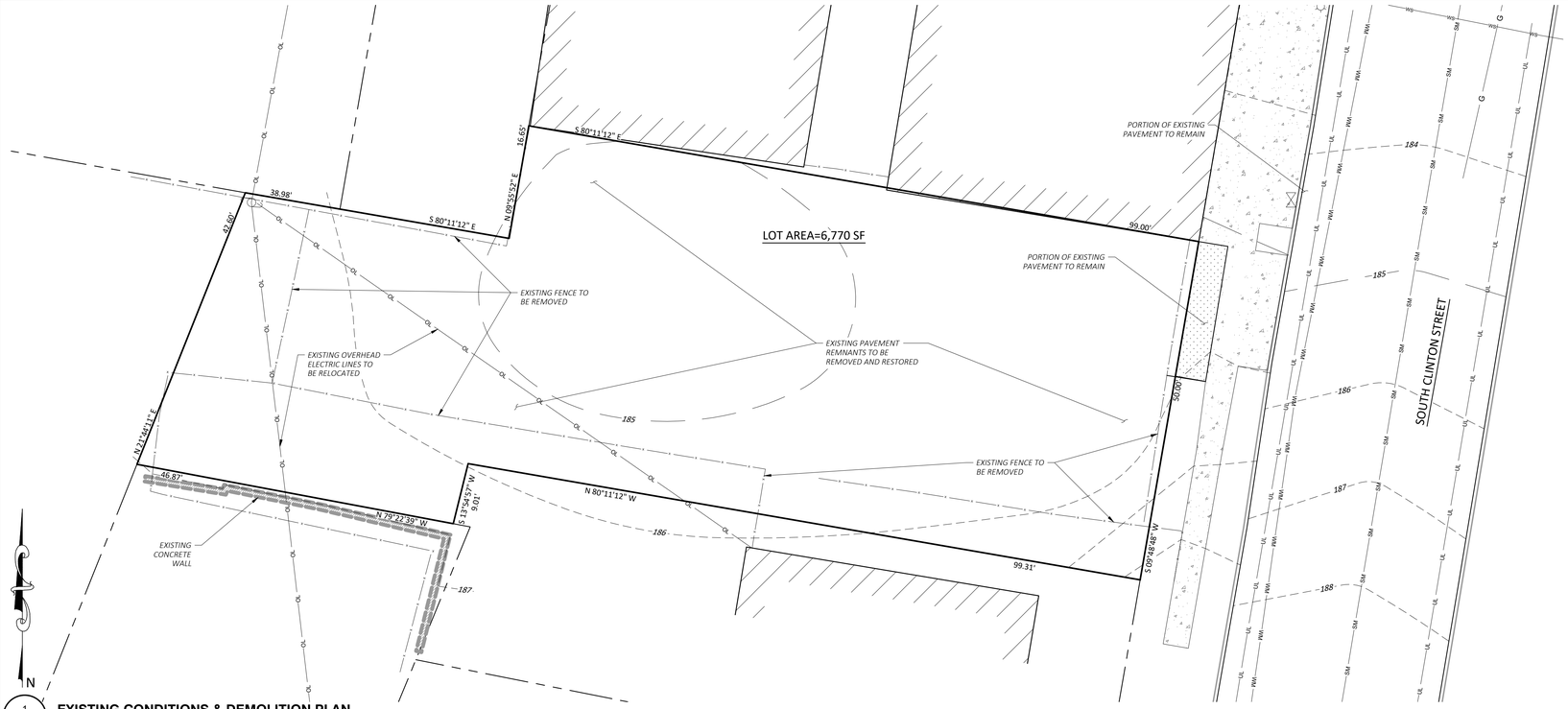
    Response: An estimate for site work is now provided.

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



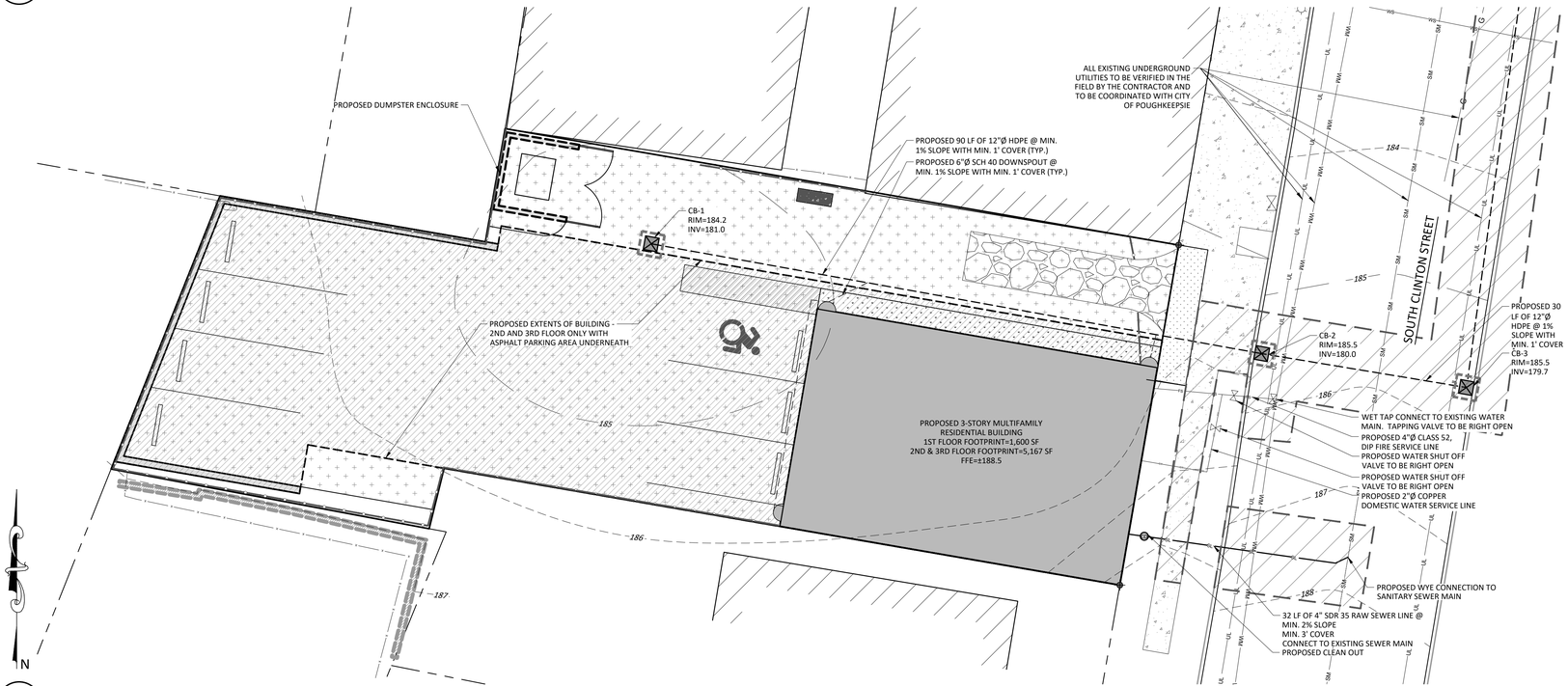
Matthew Towne, PE
NYS Professional Engineer No. 088562



1 CP-1

EXISTING CONDITIONS & DEMOLITION PLAN

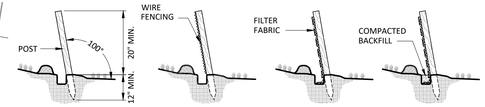
SCALE: 1"=10'



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

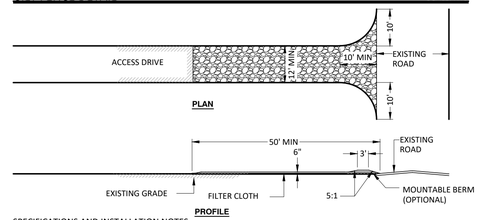
2. THE HEIGHT OF THE SILT FENCE SHALL NOT EXCEED 36 INCHES.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POSTS, WITH A 6 INCH OVERLAP MINIMUM 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 OL OL UTILITY POLE & OVERHEAD LINE
- WM WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- SM SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 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 SL SL PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- WS WS WS PROPOSED WATER SERVICE LINE
- FS FS FS PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED LANDSCAPED AREA
- PROPOSED DRAINAGE CULVERT
- PROPOSED ROOF LEADER WITH DOWNSPOUT
- PROPOSED CATCH BASIN
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT FACILITY
- PROPOSED SILT FENCE
- PROPOSED CATCH BASIN WITH INLET PROTECTION

SURVEY NOTES

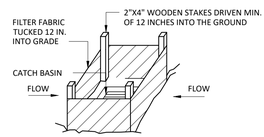
1. PROPERTY LINES, STRUCTURE LOCATIONS, TOPOGRAPHY AND OTHER SITE FEATURES ADDED FROM 'BOUNDARY & TOPOGRAPHIC SURVEY FOR SOUTH CLINTON STREET LOCATED AT TAX LOT 6161-22-23997' PREPARED BY CV ASSOCIATES NY, PE, LS, P.C. DATED 7/13/22.
2. EXISTING CITY OF POUGHKEEPSIE UTILITY LINE SIZES, INVERTS AND APPROXIMATE 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 $\frac{1}{4}$ 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

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
ANDREW V. WILLINGHAM
08398A
PROFESSIONAL ENGINEER

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

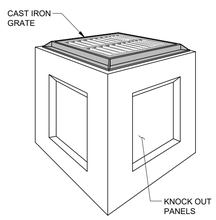
CIVIL PLAN

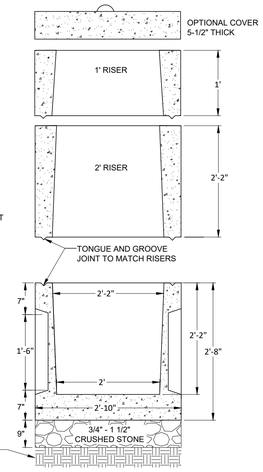
SOUTH CLINTON EQUITIES LLC

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	



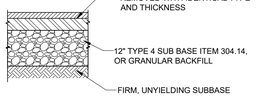


NOTES:

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.

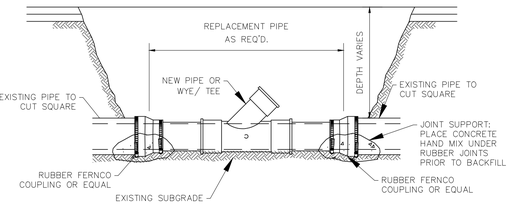
4 / CP-2 **PROPOSED UTILIITY CONNECTION PLAN**
SCALE: 1"=20'



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.



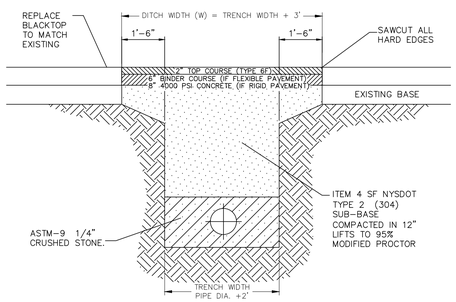
NOTES:

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

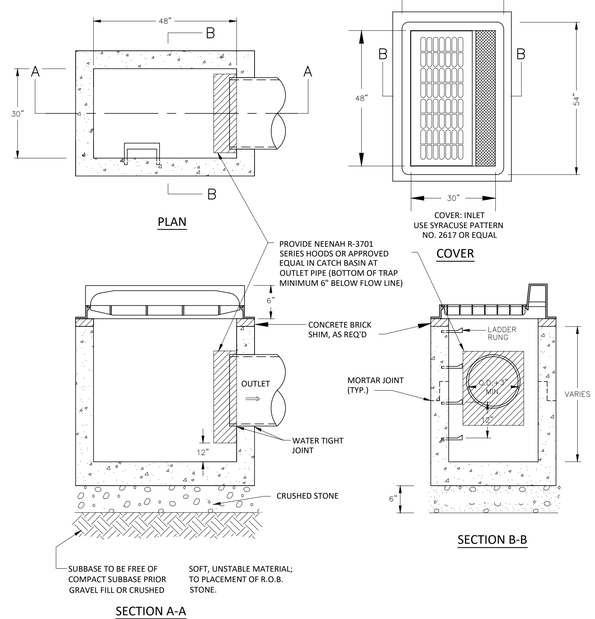
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL UTILITY POLE & OVERHEAD LINE
- WM EXISTING WATER MAIN
- EXISTING LIGHT POST
- SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X EXISTING 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



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.

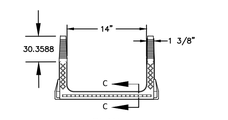
5 / CP-2 **UTILITY TRENCH DETAIL IN PUBLIC RIGHT OF WAY**
SCALE: N.T.S.



6 / CP-2 **CITY OF POUGHKEEPSIE STANDARD - PRECAST CATCH BASIN (CB-2 AND CB-3)**
SCALE: N.T.S.

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.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK * ANDREW V. WILLINGHAM * 083984 * PROFESSIONAL ENGINEER

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1	02/21/25	GENERAL REVISIONS

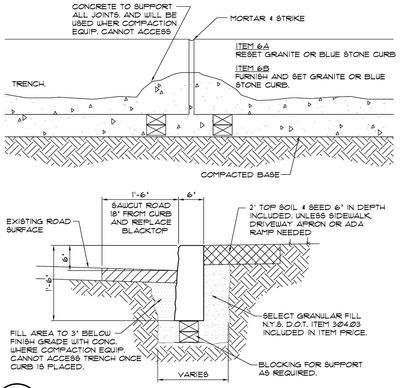
UTILITY CONNECTION PLAN

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON STREET

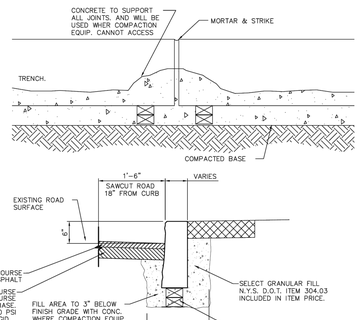
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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

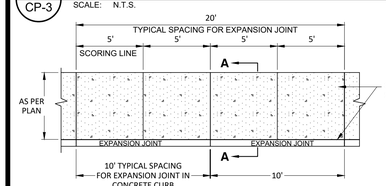
SCALE: N.T.S.



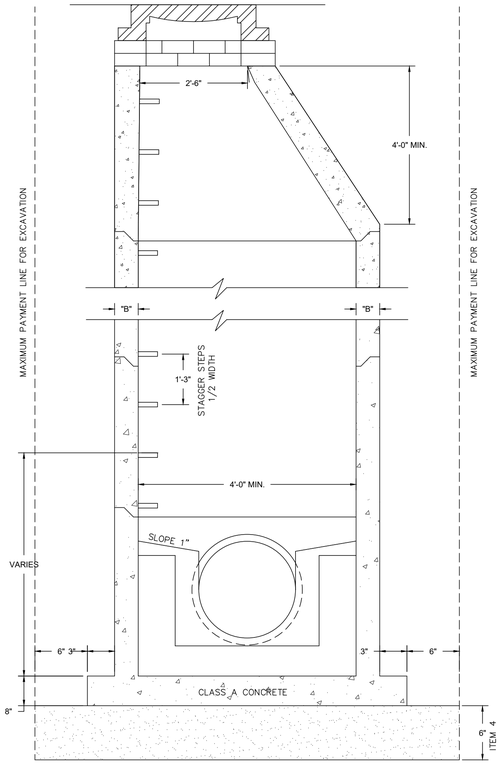
NOTE:
ASPHALT RESTORATION TO BE INCLUDED IN UNIT PRICE FOR RESETTING CURB.

2 CP-3 RESET BLUESTONE / GRANITE CURB DETAIL

SCALE: N.T.S.



PLAN

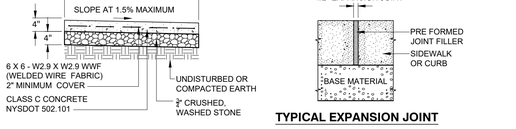


MINIMUM DIMENSION "B" SHALL BE:
5" FOR PRECAST SECTIONS

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.

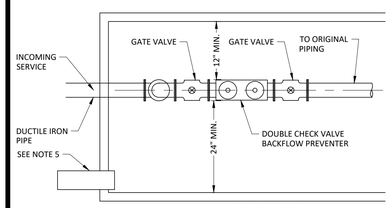


SECTION A-A

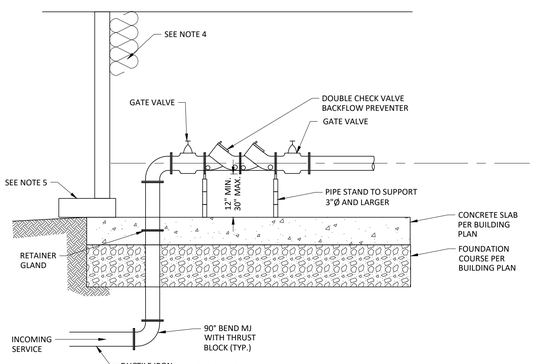
TYPICAL EXPANSION JOINT

7 CP-3 ON-SITE CONCRETE WALKWAY DETAIL

SCALE: N.T.S.



PLAN VIEW



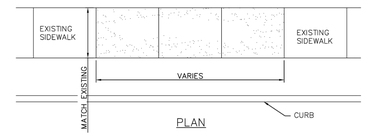
SECTION VIEW

NOTE:

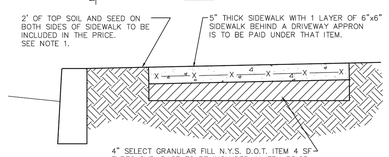
1. DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED IN A LOCATION APPROVED BY CITY OF POUGHKEEPSIE WATER DEPARTMENT.
2. DOUBLE CHECK VALVE BACKFLOW ASSEMBLY SHALL BE INSTALLED HORIZONTAL AND PLUMB.
3. ALL CLEARANCES APPLY TO OUTSIDE, IN-BUILDING AND VAULT INSTALLATIONS.
4. INSULATE BUILDING AND/OR 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.



PLAN



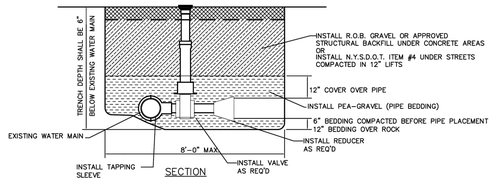
SECTION

NOTES:

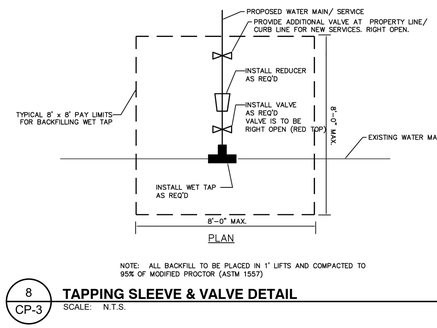
1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION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

4 CP-3 SIDEWALK DETAIL: REPLACE & NEW

SCALE: N.T.S.



SECTION

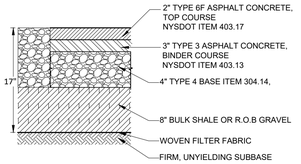


PLAN

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.



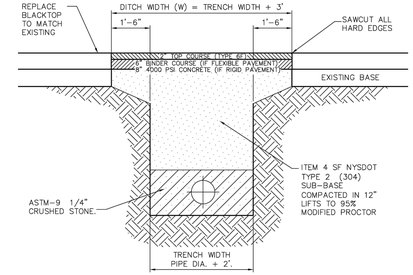
SECTION
N.T.S.

NOTES:

1. PAVEMENT CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTED IN MAX. 8" 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.



UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

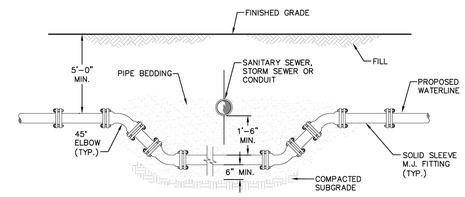
SCALE: 1/4" =1'-0"

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.

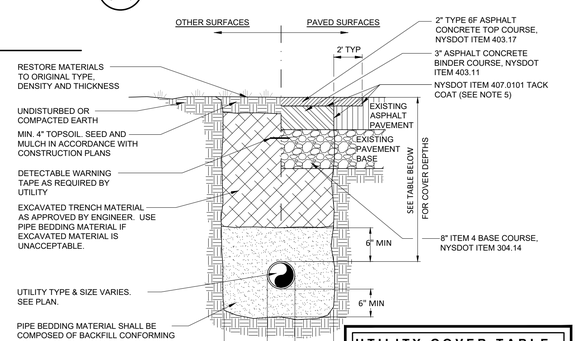


NOTES:

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.



SIEVE DESIGNATION	% PASSING
2"	100
NO. 40	0-40
NO. 200	0-10

SECTION
N.T.S.

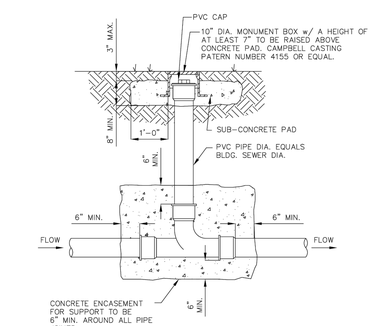
UTILITY COVER TABLE		
UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
FORCE MAIN	5'-0"	5'-0"
ELECTRIC/CABLE	3'-0"	1'-6"

NOTES:

1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
2. REMOVE ALL NONDURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THEN 1.5"Ø FROM BACKFILL.
3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
4. IF A PAVEMENT JOINT EXISTS WITHIN 3' OF SAW CUT, PAVEMENT SHALL BE REMOVED TO EXISTING JOINT.
5. TACK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES OF PAVEMENT AND BETWEEN EVERY LIFT.
6. ALL PAVEMENT WILL BE COMPACTED IN MAX. 3" LIFTS USING A 10 TON, VIBRATORY ROLLER.
7. ALL SANITARY SEWER FORCE MAINS SHALL BE MINIMUM SDR 21 PIPE.
8. ALL GRAVITY SEWER LINES SHALL BE MINIMUM SDR 35 PIPE.
9. ALL DISTURBED AREAS TO BE STABILIZED WITHIN THREE (3) DAYS OF DISTURBANCE.
10. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
11. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
12. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

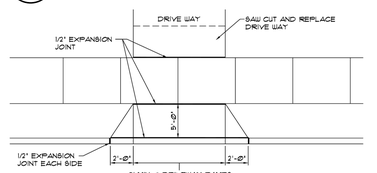
13 CP-3 ON-SITE UTILITY TRENCH DETAIL

SCALE: N.T.S.

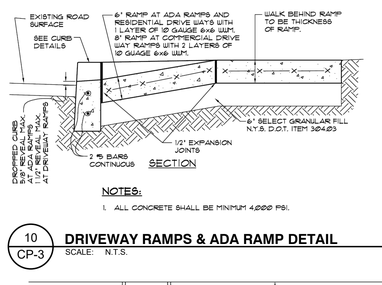


6 CP-3 RESIDENTIAL SANITARY CLEAN OUT DETAIL

SCALE: N.T.S.



PLAN



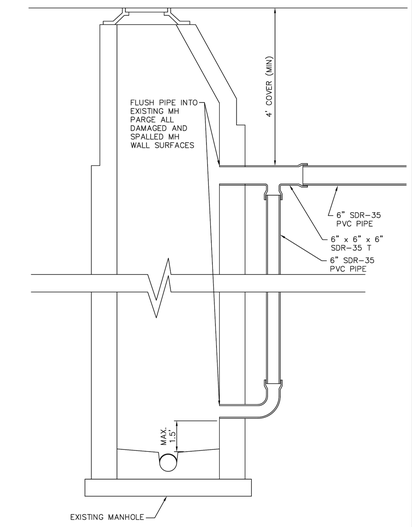
SECTION

NOTES:

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

10 CP-3 DRIVEWAY RAMPS & ADA RAMP DETAIL

SCALE: N.T.S.



14 CP-3 STANDARD DROP CONNECTION TO SANITARY MANHOLE DETAIL

SCALE: N.T.S.

SHEET 3 OF 4

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

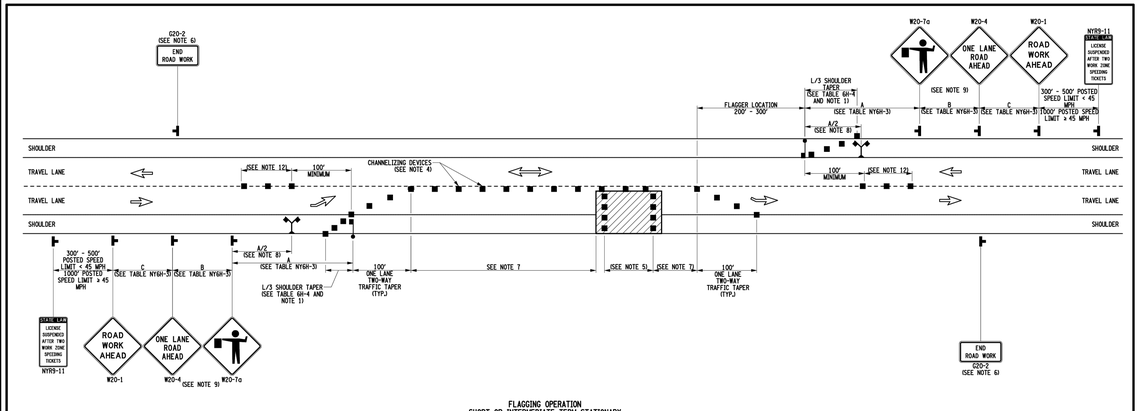
CIVIL PLAN - DETAILS

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. CHANNELLIZING 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" (WIDE) 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.

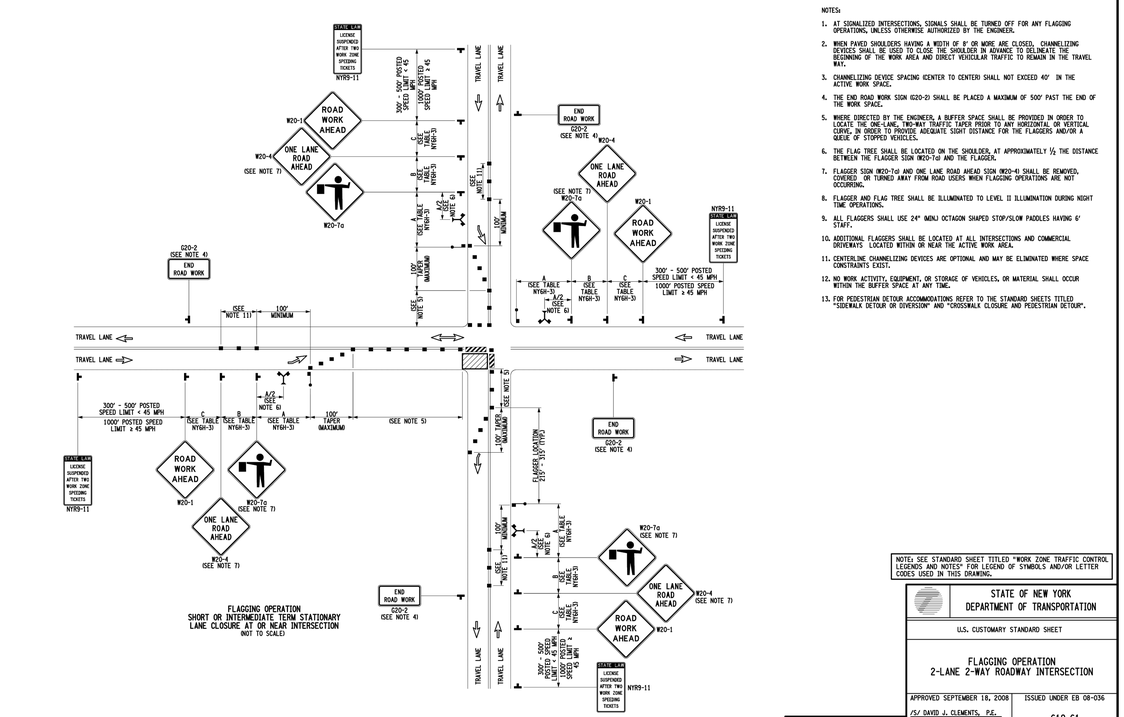
STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

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



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 PROPOSED 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" (WIDE) 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

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

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.

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

SHEET 4 OF 4

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
ANDREW V. WILLINGHAM
08398A
PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION

TRAFFIC CONTROL PLAN

SOUTH CLINTON EQUITIES LLC

8 SOUTH CLINTON STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
07/08/25	AS NOTED

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**

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*.

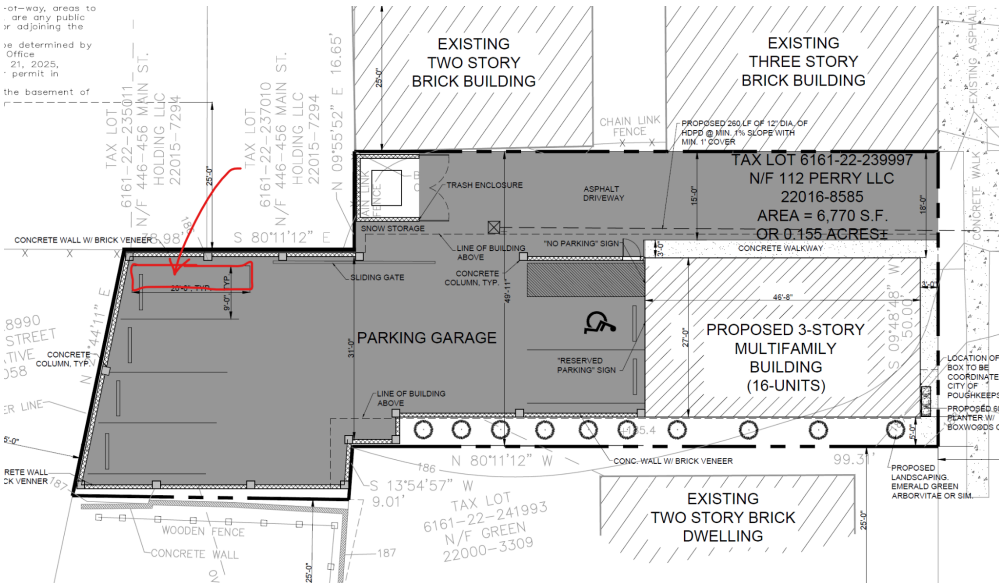


Arbor Vitae, witnessed frequent condition

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?



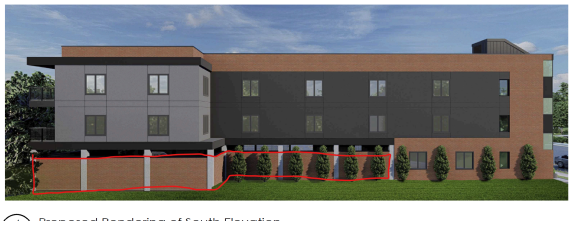
Elevations
As a general comment, we've reviewed several iterations of the elevations and appreciate the thoughtful improvements made through the architectural workshops.

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.*

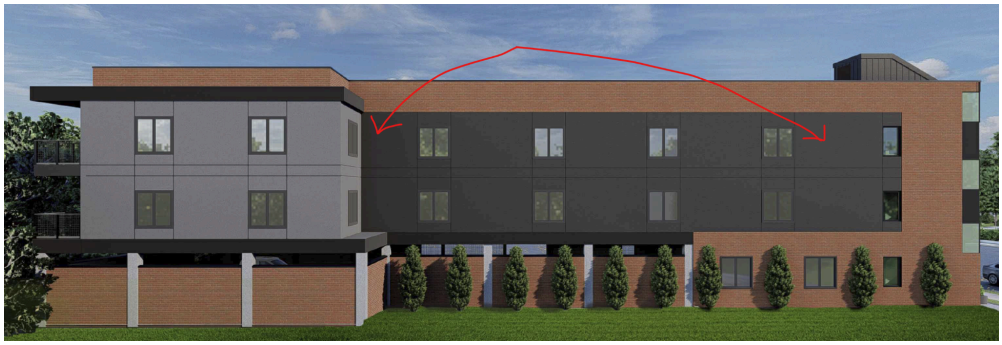
Cornice
The balconies on the east and north façades appear to use a tapered metal panel detail, which contrasts with the west and south elevations where a bulkier cornice built from EIFS is proposed. *We encourage the applicant to consider using the tapered metal detail consistently around the entire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

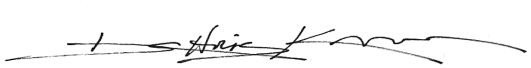
Mechanical Systems

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

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

Site Plan REVIEW
Form #1

1. Date: July 21, 2025

2. Name of Site Plan: Site Plan

3. Address or Location: 8 South Clinton Street

4. Owner: South Clinton Equities, LLC

5. Engineer/ Architect: Jason Lichwick

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:

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.07.21 12:12:28 -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.

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

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

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
LOT #239997 '8' SOUTH CLINTON STREET
OCTOBER 28, 2025
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from Jason Lichwick Architecture, PLLC for the proposed construction of a three-story residential structure on a vacant lot. The new building is proposed to contain 16 dwelling units, File #2025-009; and,

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

WHEREAS, the action is more fully detailed on a site plan prepared by Jason R. Lichwick, dated July 8, 2025, and elevations prepared by Jason R. Lichwick dated October 14, 2025 and supplemental documentation; and,

WHEREAS, on June 10th, 2025, the Zoning Board of Appeals granted variances regarding a side-yard setback the rear-yard setback; and,

WHEREAS, the proposed use requires thirteen (13) off-street parking spaces while six (6) are provided on the site; and,

WHEREAS, the proposed use is within 600 feet of the municipally owned Little Smith Street and Cannon Street parking facilities; and,

WHEREAS, the remaining required seven (7) parking spaces are waived as outlined in Section 19-4.3(9) of the Zoning Ordinance; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on January 28, 2025

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

WHEREAS, at the April 22nd, 2025 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the

Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed construction of a three-story residential structure containing 16 dwelling units, with the following conditions:

- All City Departments' comments be addressed to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
LOT #239997 '8' SOUTH CLINTON STREET
OCTOBER, 28 2025
DRAFT RESOLUTION OF DISAPPROVAL

WHEREAS, the Planning Board has received an application from Jason Lichwick Architecture, PLLC for the proposed construction of a three-story residential structure on a vacant lot. The new building is proposed to contain 16 dwelling units, File #2025-009; and,

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

WHEREAS, the action is more fully detailed on a site plan dated 7/8/25 and elevations prepared by Jason R. Lichwick, dated 10/14, 2025, and supplemental documentation; and,

WHEREAS, on June 10th, 2025, the Zoning Board of Appeals granted variances regarding a side-yard setback the rear-yard setback; and,

WHEREAS, the proposed use requires thirteen (13) off-street parking spaces while six (6) are provided on the site; and,

WHEREAS, the proposed use is within 600 feet of the municipally owned Little Smith Street and Cannon Street parking facilities; and,

WHEREAS, the remaining required seven (7) parking spaces are waived as outlined in Section 19-4.3(9) of the Zoning Ordinance; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on January 28, 2025

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

WHEREAS, at the April 22nd, 2025 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, the Planning Board has identified that elements of the site plan dated 7/8/25 and elevations dated 10/14/25 prepared by Jason R. Lichwick, are contrary to the provision or intent of Section 19-8.1(1)(b) of the Code of Ordinances of the City of Poughkeepsie; and,
NOW THEREFORE BE IT FURTHER RESOLVED THAT the City of Poughkeepsie Planning Board hereby finds that elements of the proposed site plan are contrary to the provision or intent of Section 19-8.1(1)(b) of the Code of Ordinances of the City of Poughkeepsie which identifies compatibility of the proposed development with surrounding structures as an objective of site plan review and states that compatibility shall be determined by a review of proposed use of materials, scale, mass, height, color, texture and location of the structure or structures on the site.

The Planning Board finds that the use of ___ materials on the site incompatible with the ___ materials in use in the surrounding structures.

The Planning Board finds that the proposed scale of the proposed three-story structure containing 16 dwelling units is incompatible with the scale of surrounding structures, none of which contain more than X dwelling units.

The Planning Board finds that the proposed mass of the building is incompatible with the massing of the existing structures in the neighborhood because it ___.

The Planning Board finds that the height of the proposed three-story structure is incompatible with the height of the surrounding structures which are lower in height by X feet.

The Planning Board finds that the proposed colors _____, _____ and _____ is incompatible with the existing coloration of the surrounding structures which is a mixture of _____& _____.

The Planning Board finds that the proposed use of _____ textures on the building façade is incompatible with the material textures, _____,_____&_____ found in the surrounding structures.

The Planning Board finds that the proposed location of the structure, setback 3 feet from the front lot line, on the northern lot line, on or 5 feet back from the southern lot line, and on the rear lot line, is incompatible with the location of surrounding structures on their lots'.

Motion:
Second:
Carried:

_____
Anne Saylor
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 278-288 Main Street

II. **PROPERTY OWNER:** Kirchner Realty, Inc.
ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 546-3626 (include area code)

III. **NAME OF APPLICANT:** Kirchner Realty, Inc. c/o Michael de Cordova

ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 546-3626 (include area code)

EMAIL ADDRESS: decordovamichael@gmail.com

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

IV. **CONSULTANT:** Aryeh Siegel Architect

ADDRESS: 84 Mason Circle

Beacon, NY 12508 (state and zip code)

PHONE NUMBER: (845) 838-2490 (include area code)

EMAIL ADDRESS: ajs@ajsarch.com

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Convert existing mercantile building into mixed-use building with 28 apartments, +/- 11,000 sq. ft. of commercial space on the first floor, and +/- 8,000 sq. ft. of outdoor plaza.

VI. **ZONING DISTRICT:** PID-A

(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: X (yes) ____(no)

Alteration: X (yes) ____(no)

Cost of Construction: $ +/- #10 M

LOT AND BULK INFORMATION:

Lot area: .56 (acres) ____(square feet)

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

10,570 (existing square feet for change of use/expansion)

1,588 (additional proposed square feet for expansion)

12,158 (total building footprint, square feet)

Lot Coverage: 50% (percentage, building coverage only)

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

27,628 (existing square feet for change of use/expansion)

10,675 (additional proposed square feet for expansion)

38,303 (total gross floor area, square feet)

Building Height: 5 (stories) ____(feet)

Floor Area Ratio: 1.57 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0

B) Number of Off-Street Parking Spaces provided: 0

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 8

Number of one (1) bedroom units: 16

Number of two (2) bedroom unit's 4

Number with three or more bedrooms: 0

Total number of units: 28

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):

Commercial use will be established when the space is built out

XVII. APPLICANT CERTIFICATION

I, Michael de Cordova, 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.

_____ 5/27/25

Signature of Applicant Date

KIRCHNER REALTY, INC.
c/o Michael de Cordova
2406 New Hackensack Road
Poughkeepsie, NY 12603

May 30, 2025

(CORRECTED)

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

Dear Planning Board:

We intend to adaptively re-use 278-288 Main Street from an old mercantile building built in the late 1800's into a mixed-use building with 28 apartments, +/- 11,000 sq. ft. of first floor commercial space, and +/- 8,000 sq. ft. of outdoor courtyard space intended to be programmed with art, farmer's markets, and other community and place-making activities.

The developer, Kirchner Realty, Inc. has received $3.3M in NYS grants toward the project and obtained a conditional loan approval from Community Preservation Corp.

Except for the following, nothing else has changed since our last site plan approval:

1) We have removed windows from the north and east sides of the elevator tower (on the east façade) – to enable the display of public art - like is now displayed on the Main Street sidewalk windows – Nelson Mandela, Tree Arrington, Nestor's Peace Dove, etc. One of our primary goals for the courtyard is to present art;
2) Changed the exterior sheathing of the elevator tower to a combination of brick veneer and metal and also we have changed the sheathing of the 5th floor to metal;
3) Moved the new 5th floor closer to the perimeter walls to reduce structural costs;
4) Eliminated the 1st floor awnings; and
5) We now will construct a total of 28 apts. inside the building but this number of units was previously approved by the Planning Department by letter agreement after the prior site plan was approved (so technically this is not new per se).

Thank you for your consideration.

Sincerely,

Michael de Cordova
Kirchner Realty, Inc.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	07/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/25	REVISED PER PLANNING BOARD COMMENTS	AJS

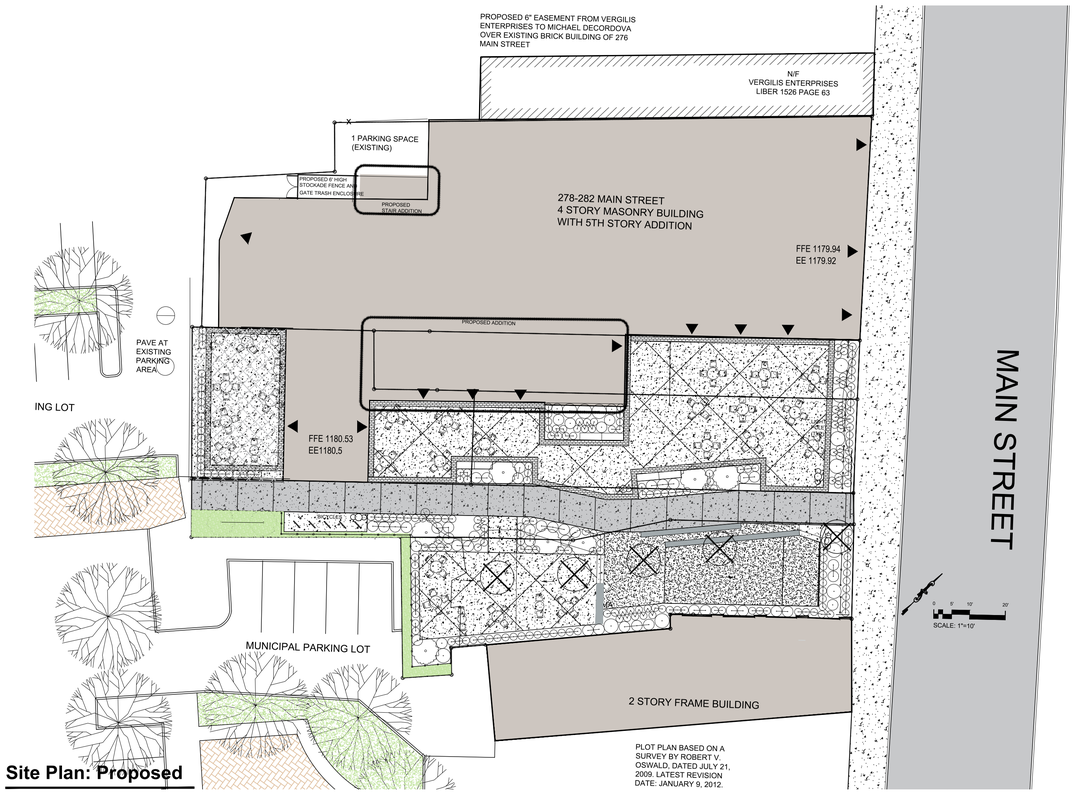
BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

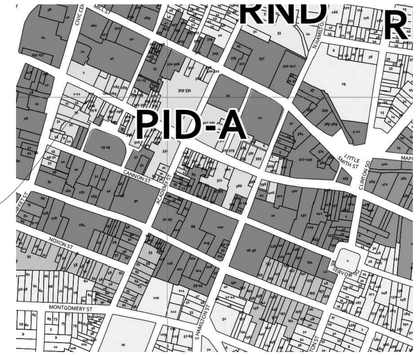
FIRE CHIEF

POLICE CHIEF



Site Plan: Proposed

Scale: 1" = 20'



Location Plan

Scale: NTS

Bulk Zoning Regulations Table

	Maximum Building Height	Proposed Building Height	Actual Lot Area	Impervious Coverage Area	Minimum Lot Coverage	Proposed Lot Coverage	Required Setbacks			Proposed Setbacks			Frontage Occupancy	Existing Frontage Occupancy
Zoning District							Front	Side	Rear	Front	Side	Rear		
PID-A	5 Stories/68'	5 Stories/68'	24,393 sf	19,025 sf	75%	78% of total combined parcel area	0	0	0	N/A	N/A	N/A	100%	100% existing

Notes:
1 Impervious coverage is measured by dividing the total area of the building footprints of all principal and accessory structures and all paved surfaces of the site, by the total lot area
2 A side yard shall not be required, but, if provided shall have a maximum setback of 11'

Zoning Summary

Zoning District:	Poughkeepsie Innovation District (PID-A)
Tax Map No.:	278 Main Street: 6162-77-059084
	284 Main Street: 6162-77-062084
	286 Main Street: 6162-77-065083
	Wood Lane: 6162-77-060075
	288 Main Street: 6162-77-068081 (Conveyed from City to Applicant)
Total Lot Area:	0.56 Acres
Building Footprint:	10,405 square feet
Impervious Lot Area:	19,025 square feet
Parking Required:	Not required for proposed uses
Existing Use:	Vacant. Last used as Assembly/Storage
Proposed Use:	Commercial (Restaurant) / Residential

Parking Requirements

No Off-Street Parking Required for Commercial or Residential in this District	28 apartments total: (2) studio (18) 1 bedroom (8) 2 bedroom	0 parking spaces
Restaurant / Commercial *No Off-Street Parking Required for Commercial or Residential in this District*	10,940 sf	0
Total Required Parking Spaces		***0 Parking Spaces***
Total Proposed Parking Spaces		**0 Parking Spaces**

Notes:

1. Off-street parking is not required for the residential use of the building and is also not required if the proposed commercial uses are general retail, personal service, restaurants, cafes, bars or offices.
2. The hours of operation for the commercial use are 7am – 11pm daily.
3. Site lighting will be on from dusk to dawn, with photocell switching



Photo: North Elevation (Main Street)



Index of Drawings

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Sheet 3 of 13 Demolition Plan
Sheet 4 of 13 Site Plan
Sheet 5 of 13 Grading Plan
Sheet 6 of 13 Planting Plan
Sheet 7 of 13 Site Details
Sheet 8 of 13 Drainage Plan
Sheet 9 of 13 Erosion & Sediment Control Plan
Sheet 10 of 13 Details
Sheet 11 of 13 Floor Plans
Sheet 12 of 13 Elevations
Sheet 13 of 13 Elevations
Sheet MB Material Board

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024892 STATE OF NEW YORK

Cover Sheet

Sheet 1 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

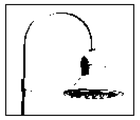
Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

Beta Pendant LED

selux



Project: _____

Type: _____ Qty: _____

BPL _____ _____ _____ _____ _____ _____ _____ _____ _____

Series | Optics | Mounting | Light Engine | CCT | Finish | Voltage | Options

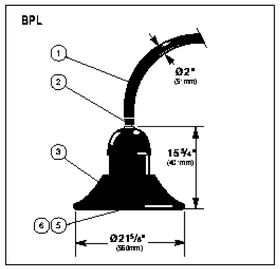
_____ _____ _____ _____

Pole Series | Height | Finish | Pole Options

Series	Optics	Mounting	Light Engine	CCT	Finish	Voltage	Options
BPL Beta Pendant LED	R1 Type I R2 Type II R3 Type III R4 Type IV R5 Type V	1 Single 2C Double Cluster 3C Triple Cluster 4C Quadruple Cluster W Wall Mount P Pendant	4TL350* 350mA / 40W 4TL500 500mA / 55W	30 3000K 45 4500K	WH White BK Black BZ Bronze SV Silver SP Specify Premium Color	120 208 277 347 480	HS House Side Shield PCT Photocell Tenon DMI Dimming (0-10V) HLS Hi-Lo Switching

*Not dimming at 350mA **120& 277V only

BPL



1. Mounting Arm - Ø2" (51mm) curved arm attaches to pole by means of a transition fitter supplied with fixture.

2. Fixture Connection - The fixture cap is securely fastened to curved arm using a steel connector.

3. Fixture Hood - Decorative low-copper aluminum shade.

4. Gasketing - (Not shown) Continuous molded gaskets provide weatherproofing, dust, and insect control.

5. LED Light Engine - High efficacy LED light engine with 60,000 hour life until L70. Available with 3000K or 4500K CCT and a CRI of 80. Protection class IP67.

6. Optics - High transmittance custom molded lenses create IES distribution types I, II, III, IV and V with IDA-Approved "Dark Sky Friendly" performance.

7. LED Driver - (Not shown) High power factor, High efficiency constant current LED driver. 120-277 VAC input. Protection class IP67. 347/480V with step down transformer.

8. Surge Protection - (Not shown) 3-Pole Surge protection device safeguards electrical components from indirect lighting strikes and surges up to 10kA and 10kV). RoHS compliant.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ) and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Beta Pendant LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperature of 40° C (104° F). For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Tested to IESNA LM-79-08 and LM-80 test standards at 25°C ambient temperature. Rated for wet locations.

Selux Corp. © 2013
TEL (845) 534-1400
FAX (845) 534-1401
www.selux.us
BPL-0213-01 (ds-v1.0)

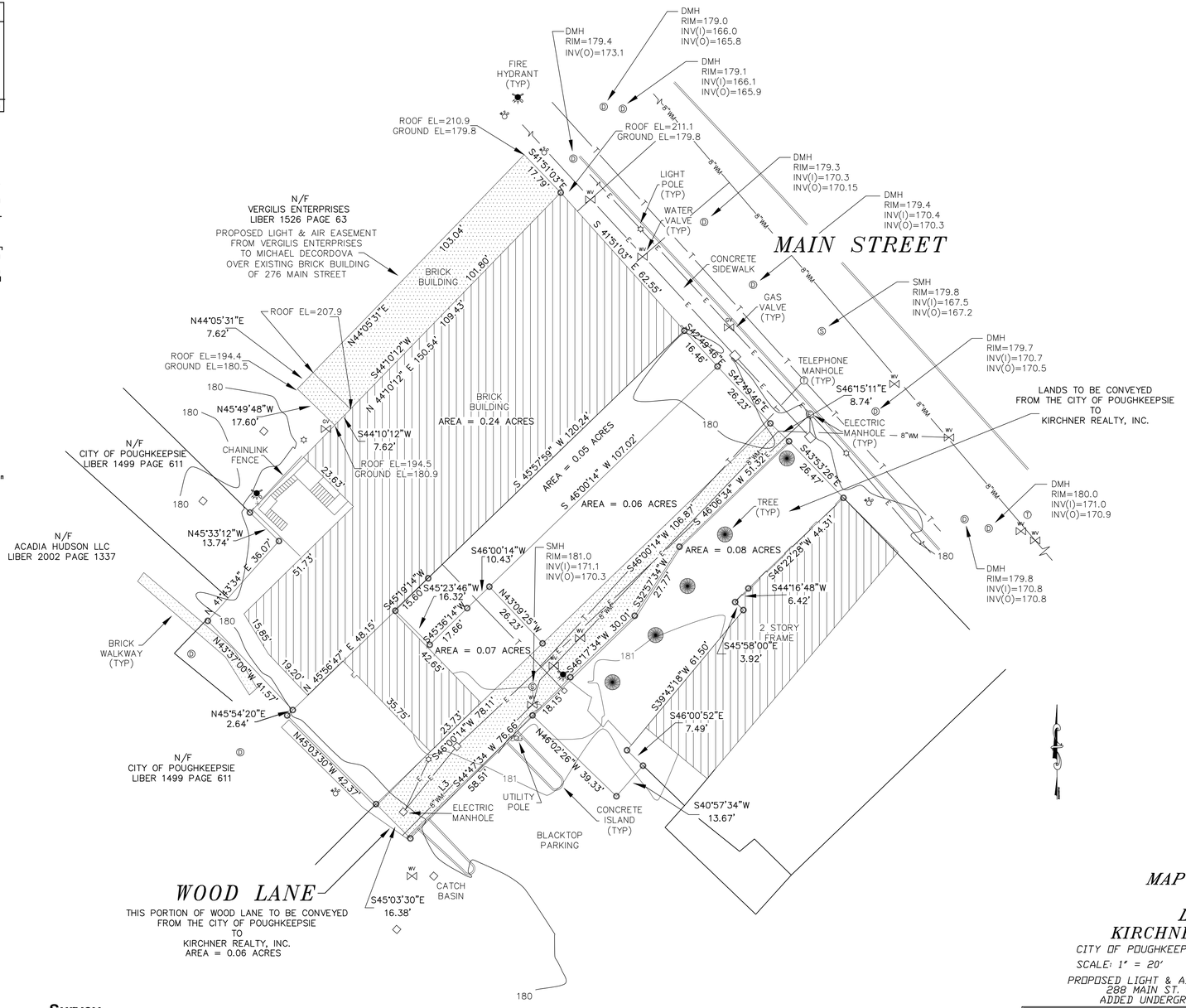
NRTL Listed (cUL, UL, CSA)

Union Made Affiliated with IBEW Local 363

In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most current versions and supercede all other printed or electronic versions.

Site Lighting Fixture

Selux Beta Pendant - LED (Or approved equal)



Survey

Scale: 1" = 20'

CERTIFIED TO:
1. KIRCHNER REALTY, INC.
2. CITY OF POUGHKEEPSIE
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER ____ OF DEEDS, AT PAGE _____ 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. 2009:045
DISC #

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024882 STATE OF NEW YORK

MAP OF SURVEY
FOR
LANDS OF
KIRCHNER REALTY, INC.

CITY OF POUGHKEEPSIE — DUTCHESS CO.,N.Y.
SCALE: 1" = 20' — JULY 21, 2009
PROPOSED LIGHT & AIR EASEMENT: NOVEMBER 8, 2011
288 MAIN ST. & WOOD LANE: JANUARY 9, 2012
ADDED UNDERGROUND UTILITYS: MARCH 27, 2012

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

Survey

Sheet 2 of 8

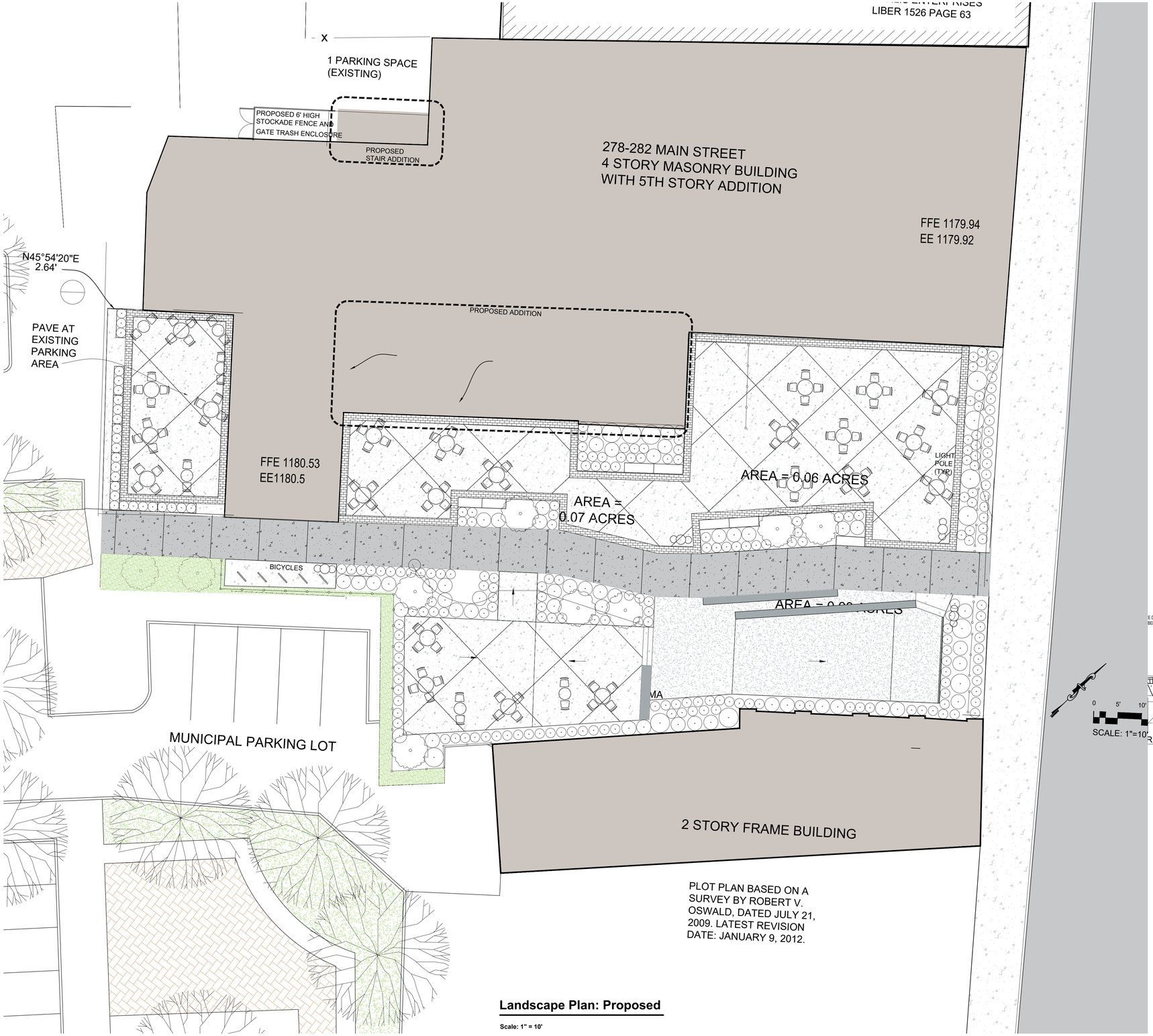
Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site/Civil Engineer:
M.A.Day Engineering, PC
3 Van Wyck Lane
Wappingers Falls, NY 12590

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
Revised May 26, 2015



PLOT PLAN BASED ON A SURVEY BY ROBERT V. OSWALD, DATED JULY 21, 2009. LATEST REVISION DATE: JANUARY 9, 2012.

Landscape Plan: Proposed

Scale: 1" = 10'

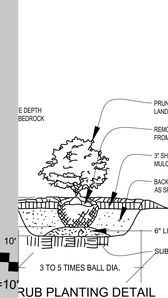
	KEY	No.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENT
TREES							
	CC	6	*Cercis canadensis*	Eastern Redbud	B&B	1 1/4" - 1 1/2"	
	MA	3	*Magnolia x lilifolia 'ann'*	Ann Magnolia	B&B	6' - 8'	
	QS	2	*Gleditsia triacanthos* f. *inermis*	Honey Locust	B&B	2" - 2 1/4"	
SHRUBS AND GROUND COVERS							
	BS	17	*Buxux sempervirens*	Boxwood	Cont.	#5	
	CS	22	*Cornus sanguinea 'Midwinter fire'*	Blood Twig Dogwood	Cont.	#5	
	SJ	18	*Spirea japonica 'Magic carpet'*	Magic Carpet Spirea	Cont.	#3	
HERBS	*						
	SO		*Salvia officinalis*	Culinary Sage	1 qt.		
	TL		*Thymus lanuginosus*	Wooly Thyme	1 qt.		
	TV		*Thymus vulgaris*	English Thyme	1 qt.		
	N		*Nepeta*	Catmint	1 qt.		

* NOTE: Plant in groups of 5; 1 plant for every 2 square feet.

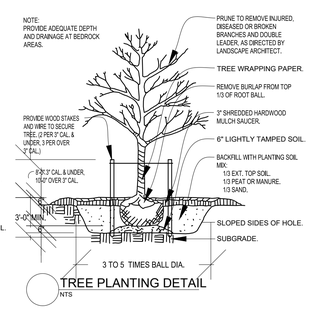
..\Constructs\Planning_Board_Signature_Block[1] copy.jpg

0 5' 10'

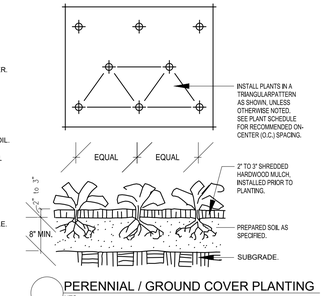
SCALE: 1"=10'



SHRUB PLANTING DETAIL



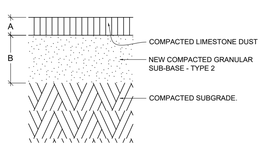
TREE PLANTING DETAIL
NTS



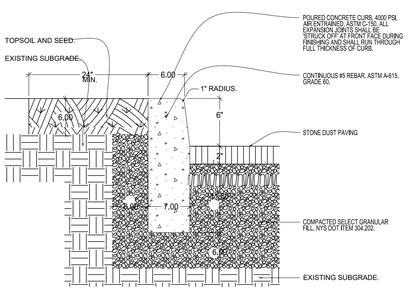
PERENNIAL / GROUND COVER PLANTING
NTS

NOTE:
THICKNESS OF A & B SHALL BE SUBJECT TO SOIL CONDITIONS FOUND IN THE FIELD.

A = 2" MINIMUM
B = 8" MINIMUM



STONE DUST PAVING DETAIL
NTS



CONCRETE CURB DETAIL
NTS

Landscaping Plan

Sheet 3 of 8

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

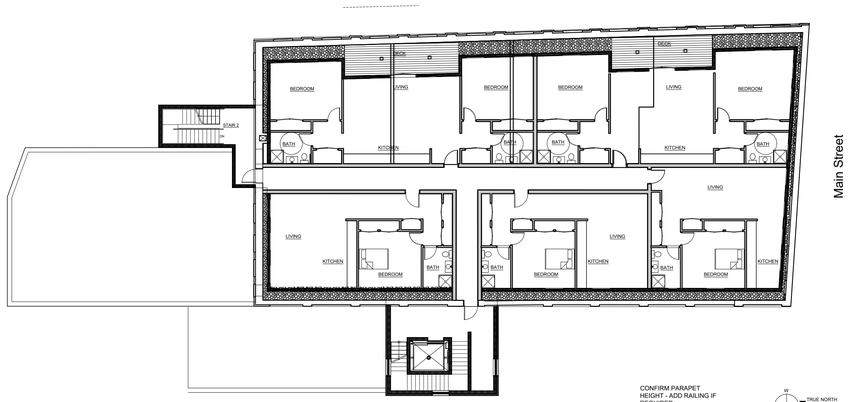
Site/Civil Engineer:
M.A.Day Engineering, PC
3 Van Wyck Lane
Wappingers Falls, NY 12590

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 026892 STATE OF NEW YORK

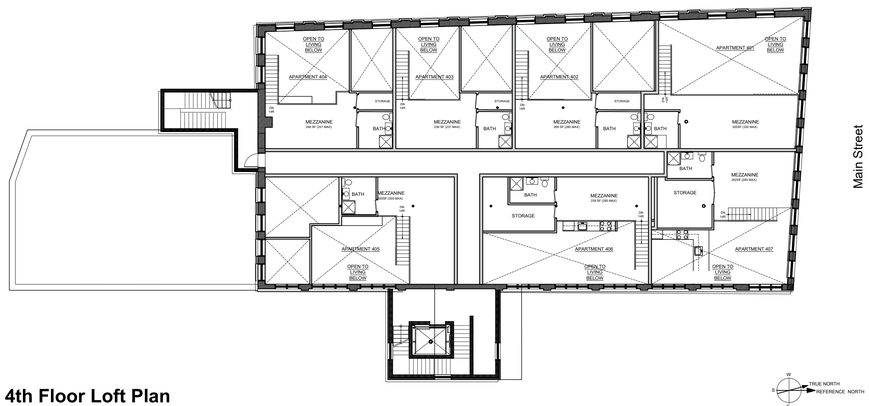
278-282 Main Street

Poughkeepsie, New York
Scale: As Noted
Revised May 26, 2015



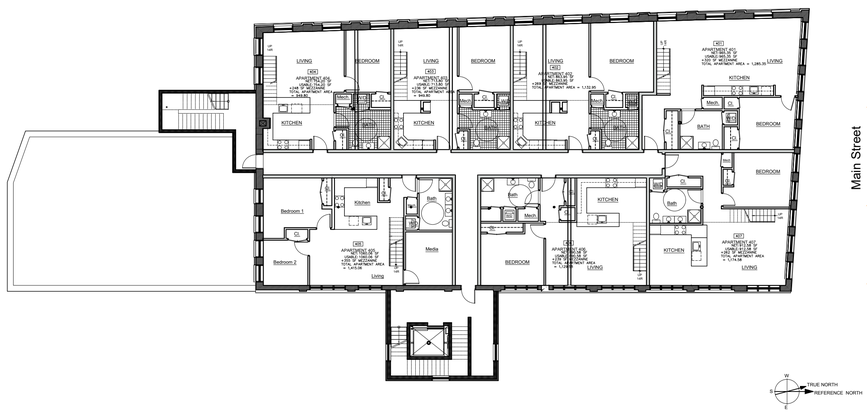
5th Floor Plan

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



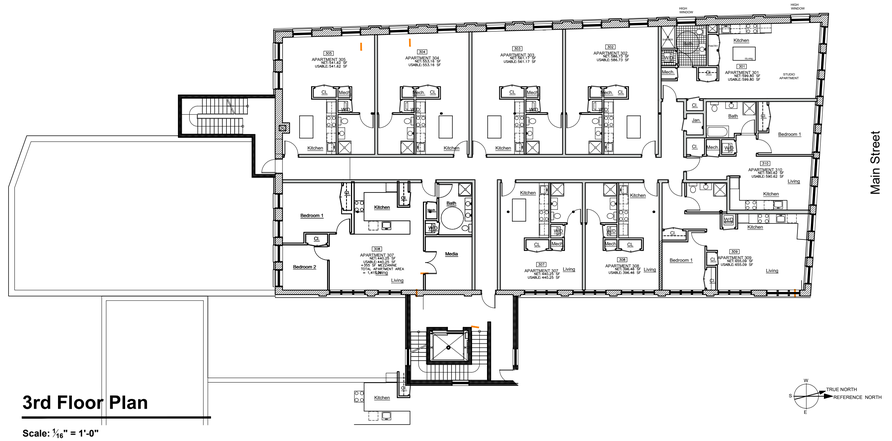
4th Floor Loft Plan

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



4th Floor Plan

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



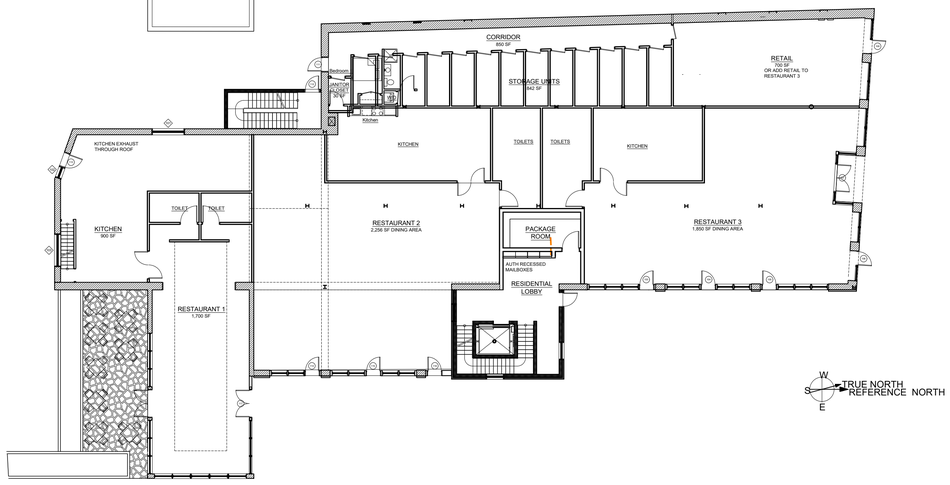
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
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BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 014892 STATE OF NEW YORK

Floor Plans

Sheet 11 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021





Photo: Historic Main Street Storefront

Elevation: West

Scale: ⅛" = 1'-0"

REVISIONS:			
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BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF



Elevation: East

Scale: ⅛" = 1'-0"

Elevations

Sheet 12 of 13

Owner / Applicant:
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2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
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Beacon, NY12508

Surveyor:
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Lagrangeville, New York 12540

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024892 STATE OF NEW YORK

278-282 Main Street

Poughkeepsie, New York
Scale: As Noted
June 29, 2021



Elevation: South

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



Elevation: North (With Side View of Stair Tower)

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

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF

REVISIONS:

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4	07/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



View 1



View 2



View 3

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 016882 STATE OF NEW YORK

Elevations

Sheet 13 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
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175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
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CORTEN STEEL AND BRICK EXAMPLE





CORTEN STEEL AND BRICK EXAMPLES





CORTEN STEEL AND BRICK EXAMPLES



EXISTING BRICK



EXISTING BRICK



CORTEN STEEL AND BRICK EXAMPLE





CORTEN STEEL EXAMPLE



EXISTING BRICK



PAVER - WAUSAU
ECO-PREMIER HEP 20



PAVER - WAUSAU
ECO-PREMIER HEP 10



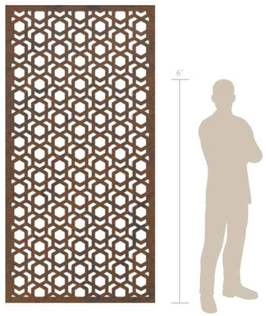
BENCH COLOR - "SHADOW"



PLANTER COLOR - "SHADOW"



CORTEN FINISH
PANEL MATERIAL



SCREEN PANEL -
"DAMASCUS" PATTERN

Material Board

Sheet MB

Owner / Applicant:
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2406 New Hackensack Road
Poughkeepsie, NY 12603

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278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

278-282 Main Street

Project Location (describe, and attach a location map):

278-282 Main Street, Poughkeepsie NY 12601

Brief Description of Proposed Action:

The applicant wishes to renovate and develop the existing building and lots at 278-282 Main Street in the City of Poughkeepsie's downtown area. The site is comprised of 5 city lots (6162-77-059084, -062084, -065083, -060075 and -068081), which includes the locally historical Kirchner Hall at 278 Main Street. Modifications to Kirchner Hall include the renovation of Kirchner Hall's old facade along its 1st floor frontage with Main Street and the restoration of the Main Street facade above the 1st floor storefront, the replacement of old windows and/or installation of brand new ones, the addition of a brand new 5th story to the existing building and revamping of the building's interior to create 24 new apartments. The existing building's 1st floor will be modified and expanded to accommodate 3 restaurants and a retail store. Additionally a new tower expansion will be constructed on the building's east side which will display a large clock and serve as access staircases/elevator for the apartment residents. For the lots east of Kirchner Hall, the space will be developed to serve as a public space/park for gatherings and outside entertainment as well as outdoor seating for the restaurants.

Name of Applicant or Sponsor:	Telephone: (845) 452-3045
Kirchner Realty, Inc. / Michael DeCordova (contact)	E-Mail: decordovamichael@gmail.com

Address:

2406 New Hackensack Road

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12603

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie Planing Board- Plan Approval. City of Poughkeepsie Water & Sewer- Approval for utility connections	☐	☑

3. a. Total acreage of the site of the proposed action? 0.56 acres
   b. Total acreage to be physically disturbed? 0.30 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.56 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Please see attached sheets of historic places near site, source EAF Mapper Full EAF Form for this Site and CRIS.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

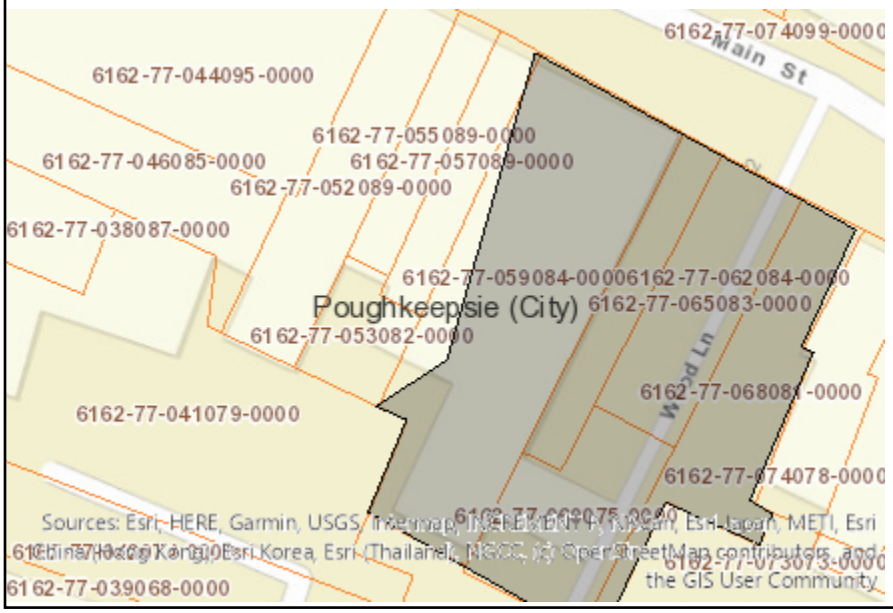
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge,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

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

Applicant/sponsor/name: Kirchner Realty, Inc. / Michael DeCordova (contact) Date: 5/27/25
Kirchner Realty, Inc. / Michael DeCordova (contact)

Signature: Title: President

PRINT FORM
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]	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

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

We

Criteria | Spatial | Results

Lookup | USN | Survey | National Register | Library

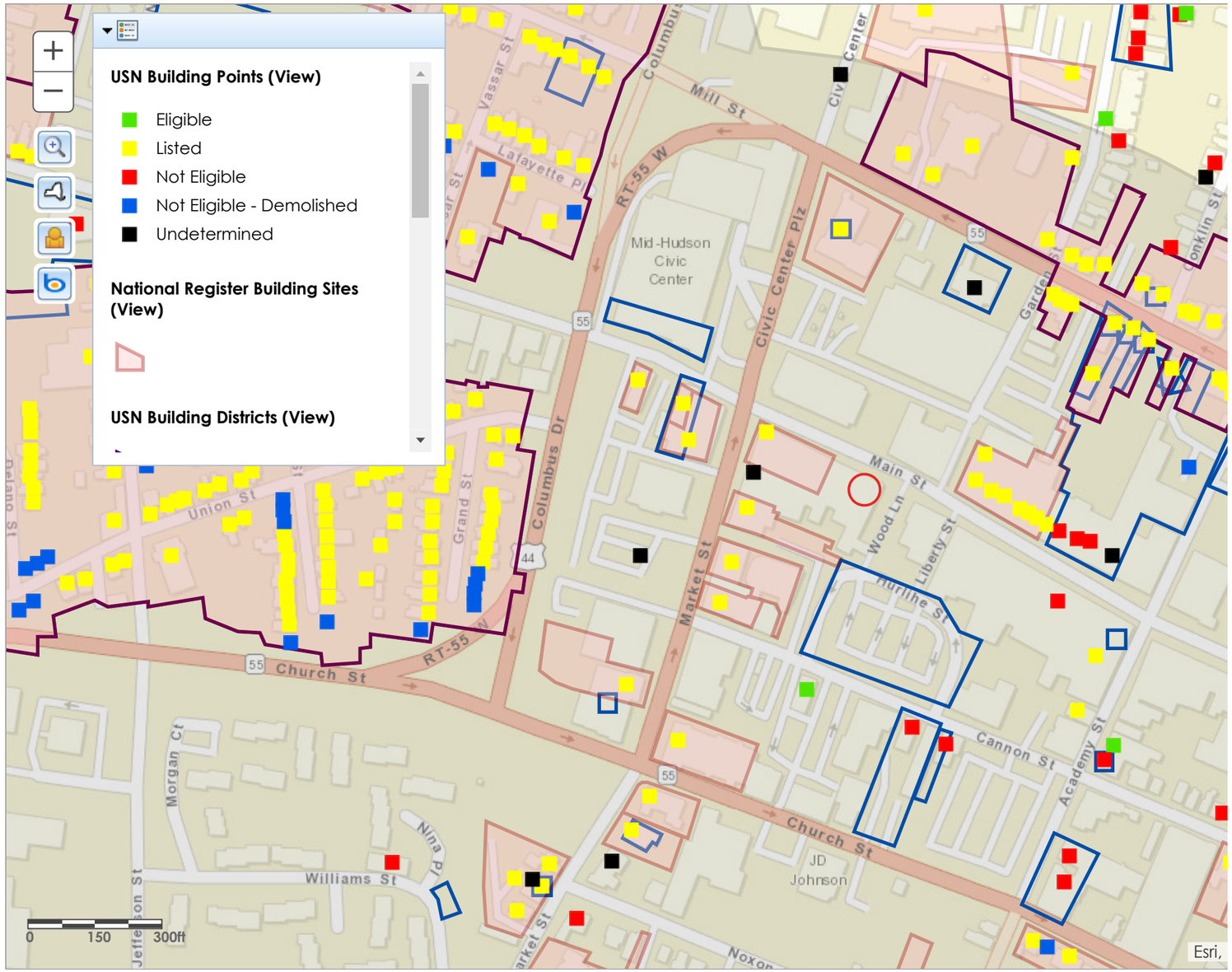
USN Number: ex: 00101.001001

National Register Number: ex: 94NR00710

Survey Number: ex: 14SR00001

Submission Token: ex: ABCDEF012345

Search Reset



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CRIS NYS Cultural Resource Information System

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Criteria | Spatial | Results

Lookup | USN | Survey | National Register | Library

USN Number: ex: 00101.001001

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Survey Number: ex: 14SR00001

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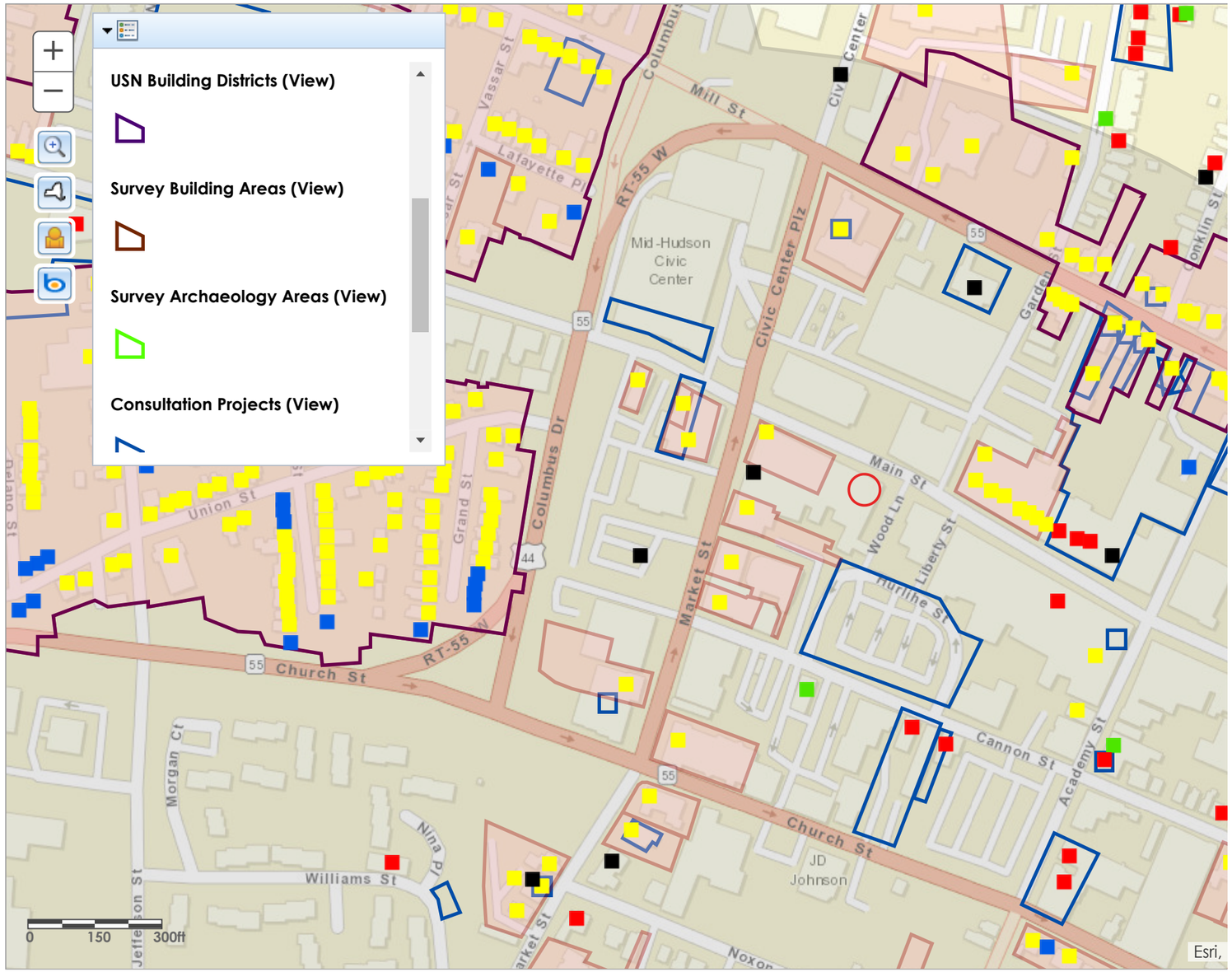
Search Reset



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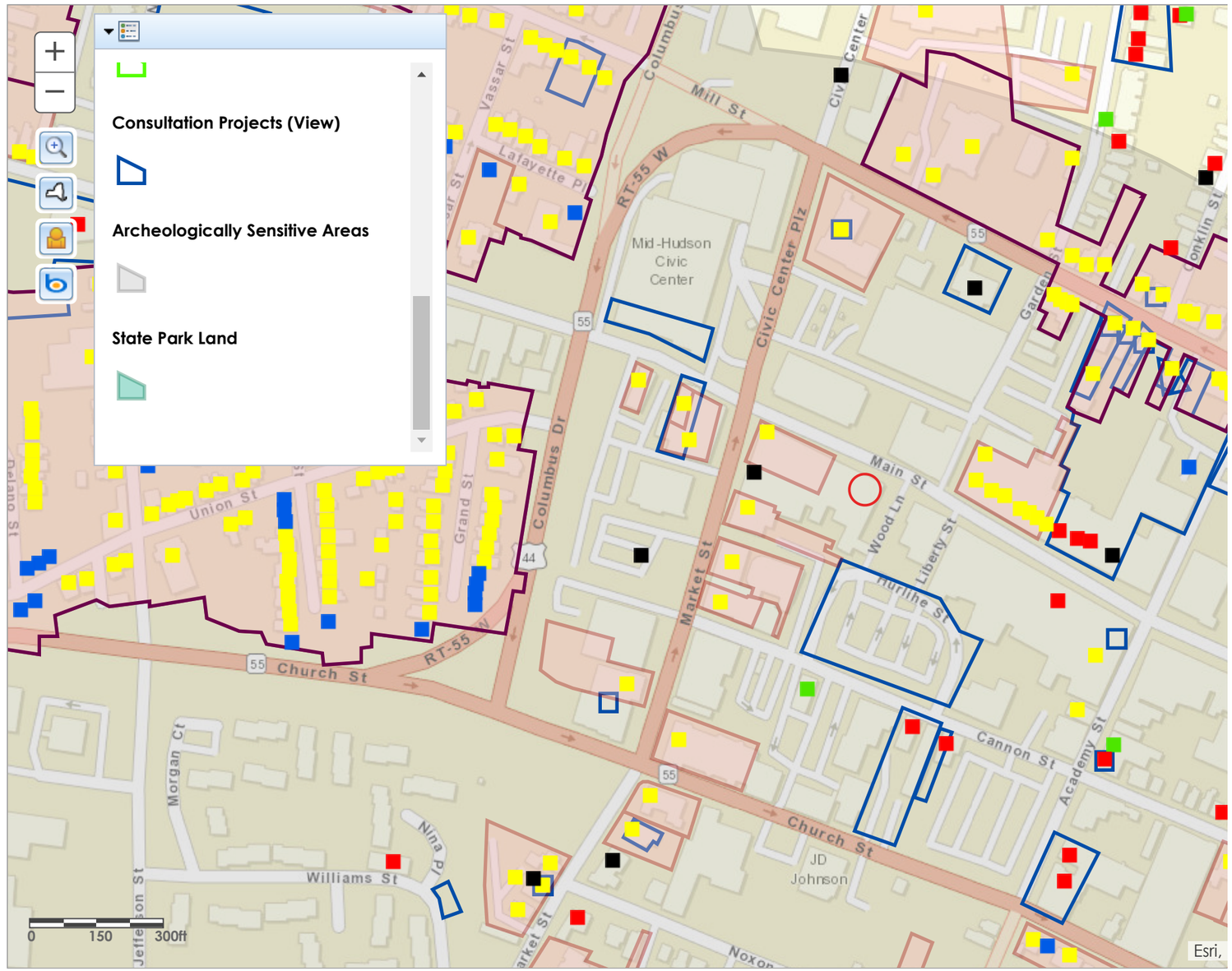

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP
Site Code: 314071
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Main Street and North Perry Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.706217571
Longitude: -73.932790146
Site Type:
Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED
Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE,NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test

pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: E-mail Us

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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: Queen City Lofts
Site Code: C314125
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 178-188 Main Street and 11 South Bridge Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.704788889
Longitude: -73.932219444
Site Type:
Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership

Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,2,4-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
n-propylbenzene

lead
ethylbenzene
mercury

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: E-mail Us

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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: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Vapor Mitigation
Soil Management Plan
Cover System
Alternate Water Supply
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The ¿400 Block¿ Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.5-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property¿s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site¿s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

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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: 19, 21, & 23 Academy Street
Site Code: C314126
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701983333
Longitude: -73.925652778
Site Type:
Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC
Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York,NY, 10010
Current Owner Name: PoK Academy, LLC
Current Owner(s) Address: 93 Fourth Ave #1289
New York,NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

cis-1,2-dichloroethene
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with

the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion in not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and

printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bgs appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bgs. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

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: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The ¿Wallace Campus¿ BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current On-Site Operator: City of Poughkeepsie Department of Public Works
Stated Operator(s) Address: 62 Civic Center Plaza
Poughkeepsie,NY 12601

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.22-acre parcel. The site is the entirety of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill

Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

dibenz[a,h]anthracene
lead
tetrachloroethene (PCE)
indeno(1,2,3-CD)pyrene
arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
carbon tetrachloride
benzo(a)anthracene
chrysene
mercury
benzo(b)fluoranthene
benzo(a)pyrene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances

(PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory¿s contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to

low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. The site is used as parking and covered with asphalt, however, people who enter the site may come into contact with soil and groundwater contamination if they dig below the ground surface. The site is currently vacant of occupied structures, so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. Environmental sampling also indicates that soil vapor intrusion is not a concern for off-site buildings.

For more Information: E-mail Us

Refine This Search

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926
www.HudsonLandDesign.com

July 29, 2025

Chair Anne Saylor and Members of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

Re: Site Plan
278-282 Main Street
Tax parcels: 6162-77-059084, 062084, 065083, 060075, & 068081
City of Poughkeepsie, NY

Dear Chair Anne Saylor:

Hudson Land Design (HLD) has reviewed the recent revisions to the project by the project architect to determine if there are impacts to the site civil engineering aspect of the project. The revised to the building design and the current City of Poughkeepsie regulations have been reviewed and there do not appear to be any changes that impact the site civil engineering aspects of the project. The latest documents submitted to the City included Sheets 8, 9, & 10 of the plan set, last revised January 7, 2022, and Drainage Report, last revised November 2, 2021. The above documents were revised in response to the Poughkeepsie Department of Public Works & Engineering memo dated January 5, 2022. These documents are included with this submission. Below are responses to all comments and requests for additional information.

1. An updated drainage report dated November 2, 2021 was previously provided. The project fire system designer will provide the necessary information to the City separately. The November 2, 20221 Drainage Report is included with this submission. The site design and Drainage Report have not changed since the last submission.
2. Dumpster enclosure details are provided on the Sheet 10 of the plans.
3. The three proposed restaurants on the first floor will each have a kitchen. We are proposing interior grease traps to be installed at every sink and dishwasher. The floorplan and tenants for the building have not been finalized. We are requesting

that the design of the interior grease trap design be finalized during the building permit process. Utility Note 5 on Sheet 8 describes that the grease trap design will be finalized during the building permit process.

4. A cost estimate for the site work is included with this submission.

We look forward to discussing the project at the next available meeting. Should you have any questions or require additional information, please feel free to call me at 845-765-8988.

Sincerely,

Eric S. Rogge, P.E.
Senior Engineer

cc: Michael de Cordova (via email)
Aryeh Siegel (via email)
Daniel G. Koehler, P.E. (HLD File)

Hudson Land Design
Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
p: (845) 440-6926

Project: **278-282 Main Street**
Location: **City of Poughkeepsie, NY**
Date: **July 29, 2025**

Site Work Estimate

No.	Removal Work	Units	$/Unit	Quantity	Cost	Notes
1	Concrete	SF	2.50	52	$ 130	
2	Pavement	SF	1.00	1,752	$ 1,752	
3	Pavers	SF	3.20	2,402	$ 7,686	
4	Trees	SF	550.00	5	$ 2,750	
	Subtotal				$ 12,318	

No.	Site Work	Units	$/Unit	Quantity	Cost	Notes
1	Grading	SY	1.75	1,453	$ 2,542	
2	Dumpster Enclosure	EA	6000.00	1	$ 6,000	
3	Fence (metal)	LF	250.00	175	$ 43,750	
4	Concrete Wall	LF	250.00	78	$ 19,500	
5	Concrete Bench	EA	400.00	6	$ 2,400	
6	Bollard Lighs	EA	1000.00	22	$ 22,000	
	Subtotal				$ 96,192	

No.	Pavement, Sidewalk, and Curbing	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Foundation Course	SF	3.00	55	$ 165	Repair for storm pipe connection
2	Pavement Binder Course	SF	2.75	55	$ 151	Repair for storm pipe connection
3	Pavement Top Course	SF	1.50	55	$ 83	
4	Stone Dust (2")	SF	1.94	2,369	$ 4,606	
5	Pavers	SF	19.50	754	$ 14,703	
6	Medium Duty Concrete Paving (5")	SF	7.90	3,859	$ 30,486	
7	Heavy Duty Concrete Paving (6")	SF	9.60	1,664	$ 15,974	
8	Concrete Sidewalk	SF	7.90	52	$ 411	Repair for storm pipe connection
9	Cast-In-Place Concrete Curb	LF	27.00	4	$ 108	Repair for storm pipe connection
	Subtotal				$ 66,687	

No.	Water, Sewer, and Stormwater	Units	$/Unit	Quantity	Cost	Notes
1	Stormwater Planter	EA	4,500.00	1	$ 4,500	
2	Yard Drain	EA	4,000.00	16	$ 64,000	
3	8" dia. Stormwater Pipe	LF	65.00	368	$ 23,920	
4	Drainage Manhole Connection	EA	500.00	1	$ 500	
	Subtotal				$ 92,920	

No.	Landscaping	Units	$/Unit	Quantity	Cost	Notes
1	Trees	EA	400.00	9	$ 3,600	
2	Shrubs	EA	200.00	96	$ 19,200	
3	Grass	SY	5.75	186	$ 1,070	
	Subtotal				$ 23,870	

No.	Erosion Control	Units	$/Unit	Quantity	Cost	Notes
1	Silt Fence	LF	3.90	239	$ 932	
2	Inlet Protection	EA	250.00	17	$ 4,250	
	Subtotal				$ 5,182	
Total					**$ 297,170**	
	10% Contingency				$ 29,717	
Grand Total					**$ 326,887**	

Drainage Report
for
278-282 Main Street

Prepared for:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

June 29, 2021
Revised November 2, 2021



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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APPENDICES

APPENDIX A: DRAINAGE MAPS
APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 278-282 Main Street in the City of Poughkeepsie, Dutchess County, New York. The project consists of three parcels, Tax ID: 6162-77-059084, 062084, 065083, 060075, & 068081 (+/-0.56 acres) and contains an existing sidewalk and vacant land. The project proposes renovations and an addition to existing 4 story building at 278-282 Main Street in downtown Poughkeepsie. A new 5th floor is being added, as well as 2 new stair towers and a new elevator. There are 24 apartments in addition to retail on the 1st floor. The existing Main Street façade is being renovated, and the east façade, facing the plaza, is getting completely upgraded with new windows and storefronts. The plaza is being developed as a multi-functional landscaped space for public use, and potential restaurant seating.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 405 sqft of additional impervious area and approximately 13,100 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.68, 5.85 and 8.22 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the main project area was selected, and are as follows:

Table II - Stormwater Design/Discharge Point

SDP	Description
1	Existing stormwater collection system to the north and south of the project area

4.2 Existing Watershed Area

The pre-developed watershed is 13,080 sqft in total and includes vacant land and a sidewalk connecting Main Street to the Liberty Street parking area. In the drainage analysis model, the existing pre-development area is delineated as subcatchment 1. Drainage generally flows via sheet flow to the perimeter of the subcatchment, to the City of Poughkeepsie stormwater collection system. The City's stormwater collection system is located to the north and south of the project area.

The Time of Concentration (Tc) is less than 6 minutes, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 13,100 sqft of disturbance due to the construction of building addition and multi-functional landscaped public plaza. The post-developed watershed area is 13,140 sqft in total and includes the building addition and landscaped space. The post development watershed was divided into two stormwater subcatchments; Subcatchment 10 and Subcatchment 11.

Subcatchment 10 consists of the landscaped public plaza. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to the proposed stormwater collection system and conveyed to design point, SDP1, at the existing manhole in Main Street.

Subcatchment 11 consists of the proposed addition roof. The rooftop runoff is captured and conveyed to the proposed stormwater planter. The stormwater planter outlet is connected to the public plaza stormwater collection system.

The Time of Concentration (Tc) is less than 6 minutes for all analyzed subcatchments, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at SDP1 under pre-development and post-development conditions are summarized below.

Table III - Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.65	0.61	0.83	0.77	1.30	1.19	1.66	1.51	2.38	2.37

The runoff rates at the SDP1 decrease from pre-development to post-development conditions with the stormwater planter in place. The runoff from the proposed addition roof will be directed to the proposed stormwater planter.

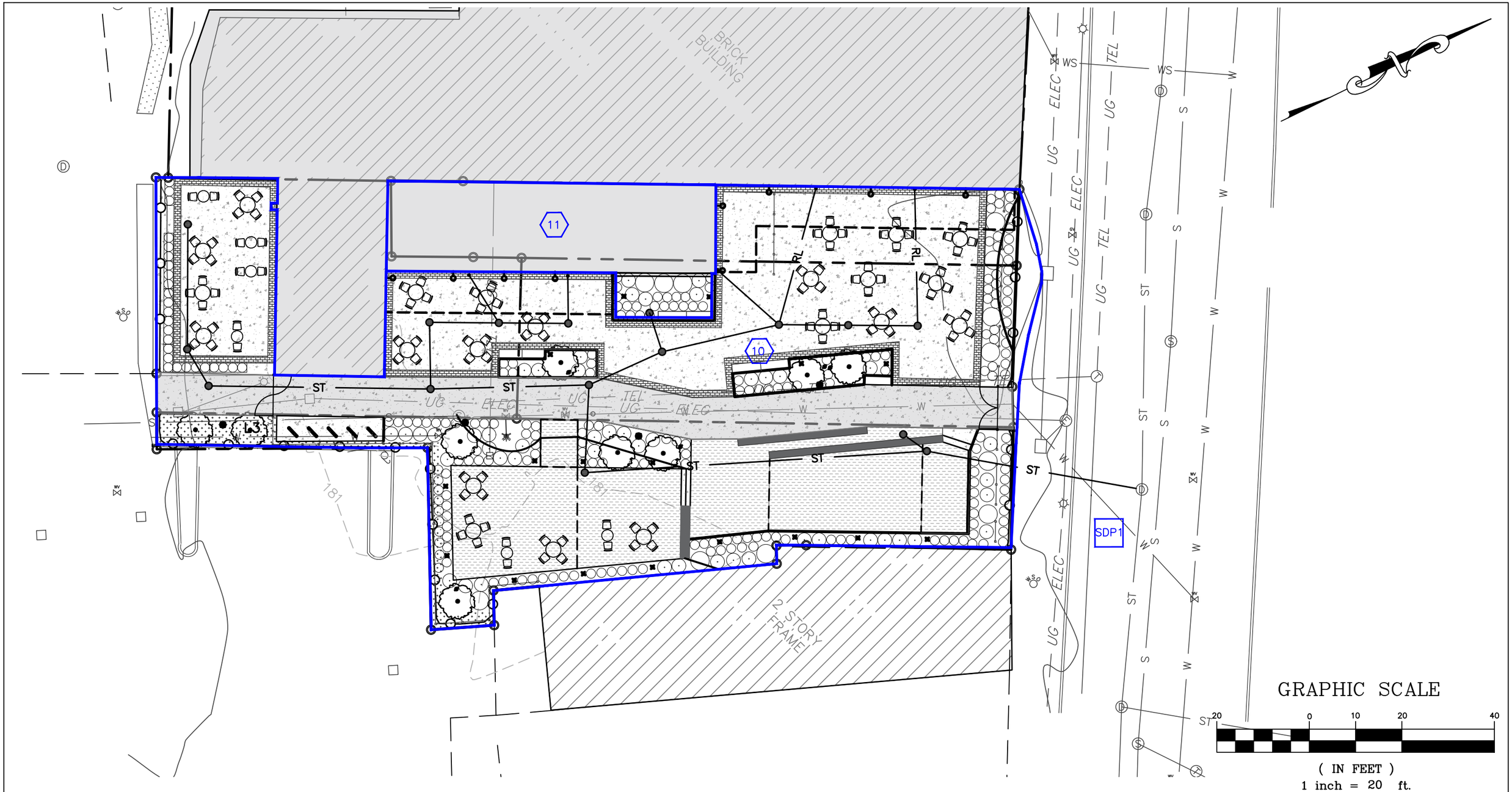
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



DRAWN BY: ESR		CHECKED BY: DGK	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

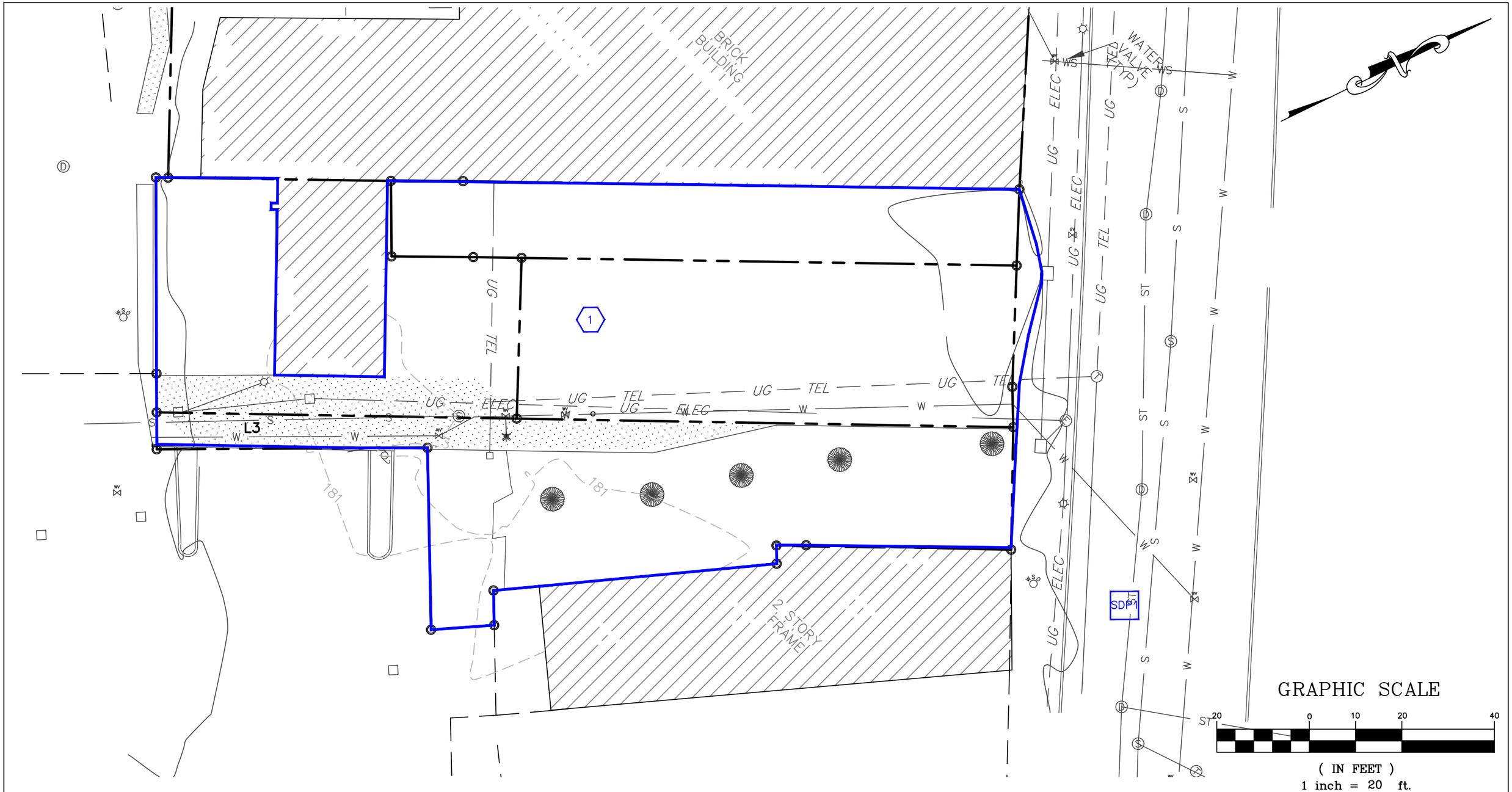
POST-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/25/2021
SCALE:	1" = 20'
TITLE:	DR-2
SHEET:	2 OF 2

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW


BRICK BUILDING
2-STORY FRAME
WATER VALVE (TYP)
UG ELEC
UG TEL
UG ELEC
UG TEL
UG ELEC
UG TEL

APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.928 degrees West
Latitude	41.703 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Jun 2021 13:25:23 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:453 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 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

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.

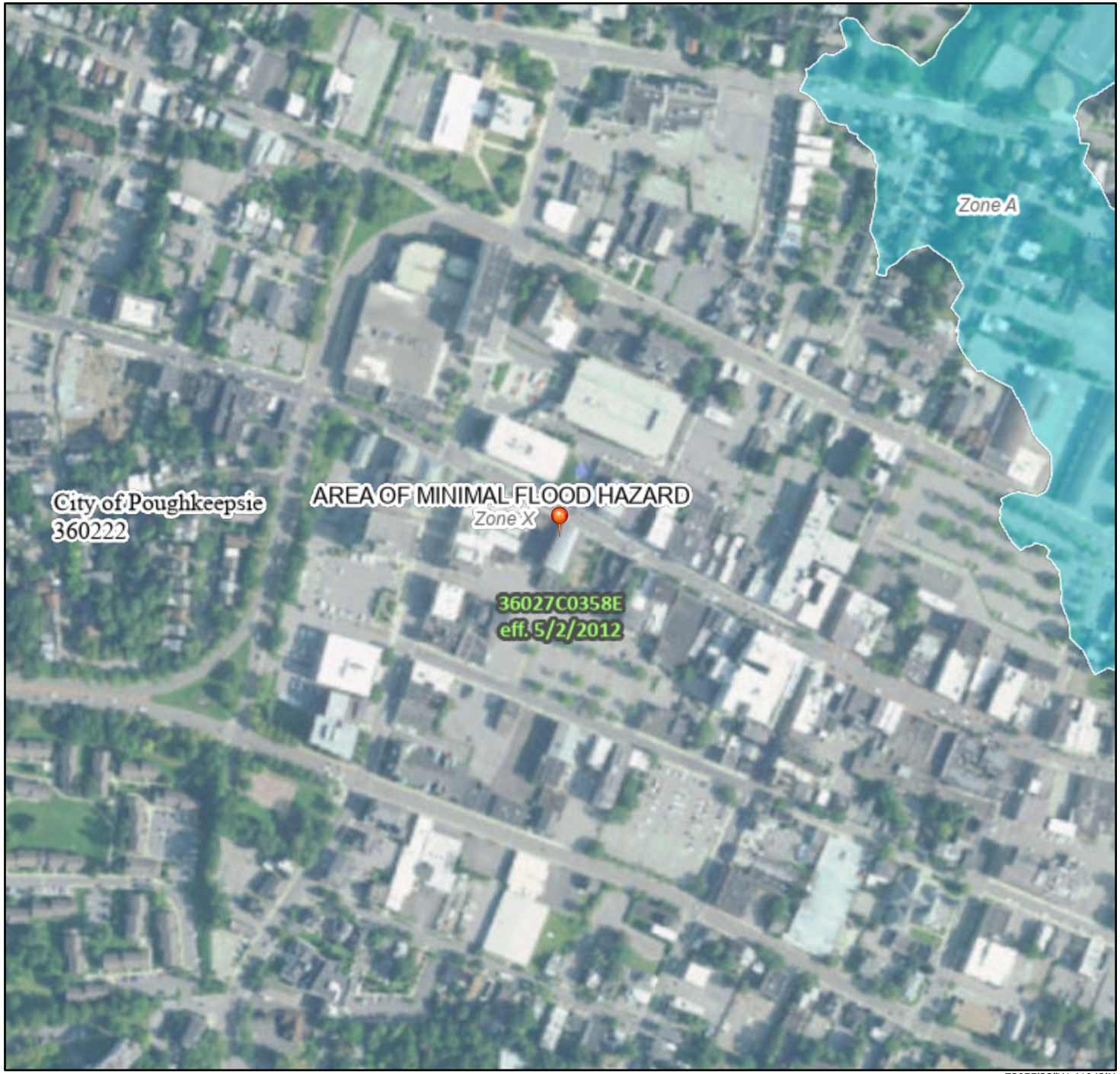
Map Unit Legend

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%**

National Flood Hazard Layer FIRMette

FEMA

73°55'59"W 41°42'26"N



73°55'22"W 41°42'N

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

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- 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.

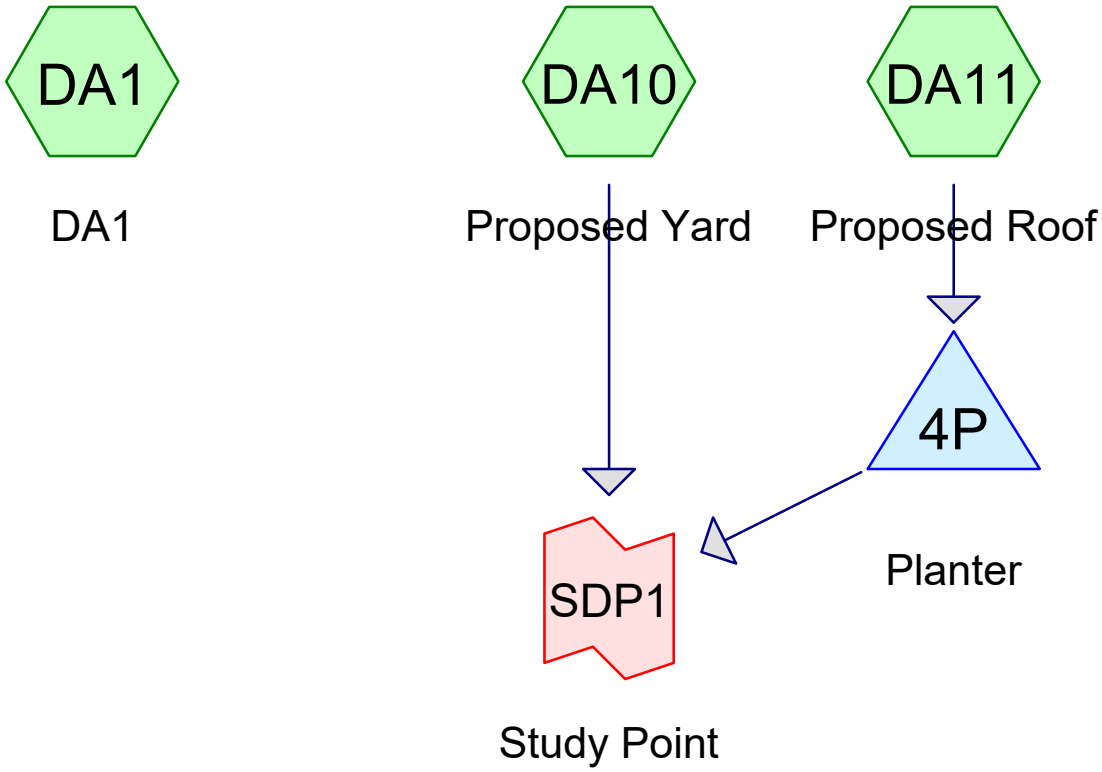
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2021 at 4:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX C

HYDROLOGIC MODELING



Subcat Reach Pond Link

Routing Diagram for DeCordova Main Street
Prepared by Hudson Land Design Professional Engineering, P.C., Printed 6/24/2021
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment DA1: DA1

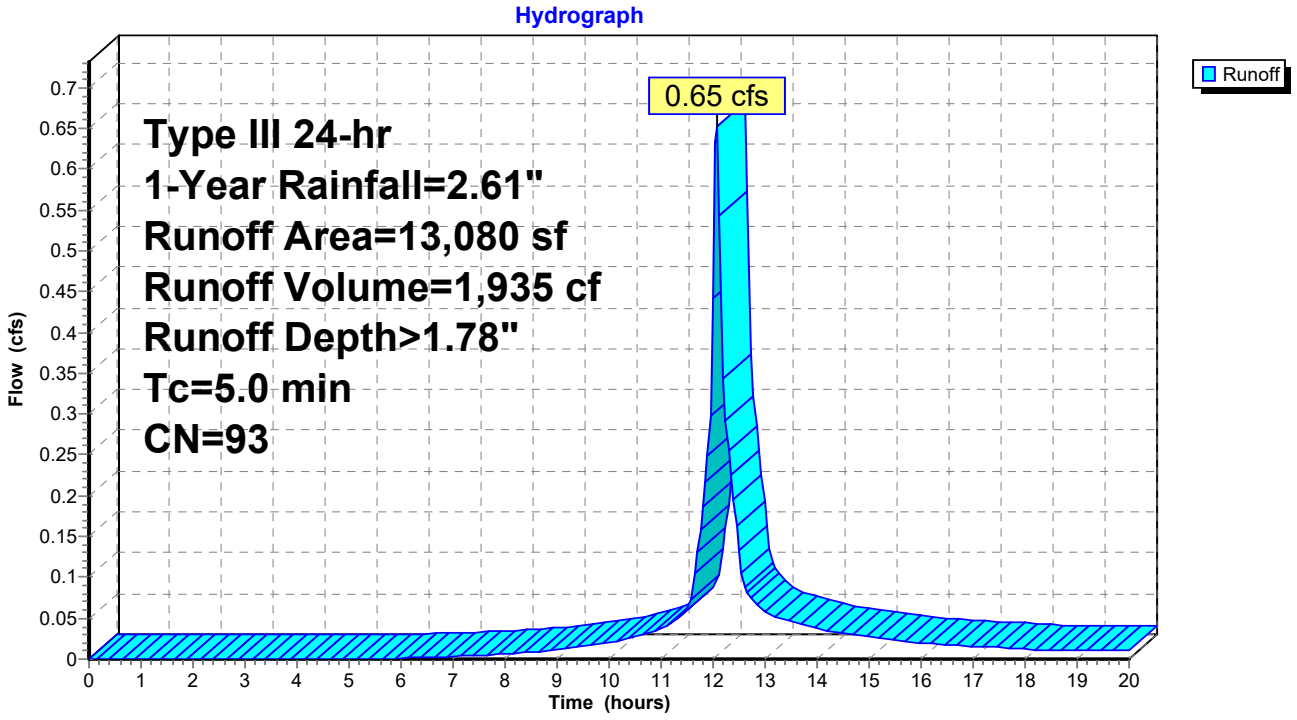
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 1,935 cf, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

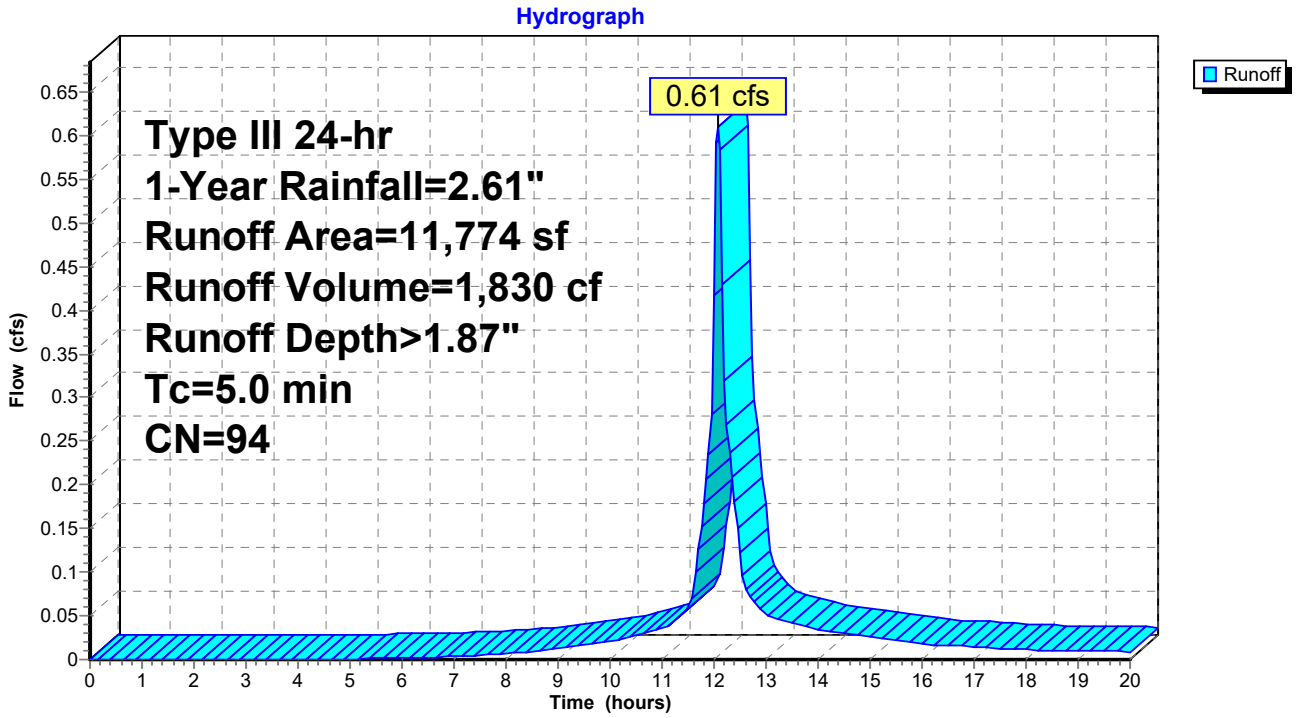
Runoff = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

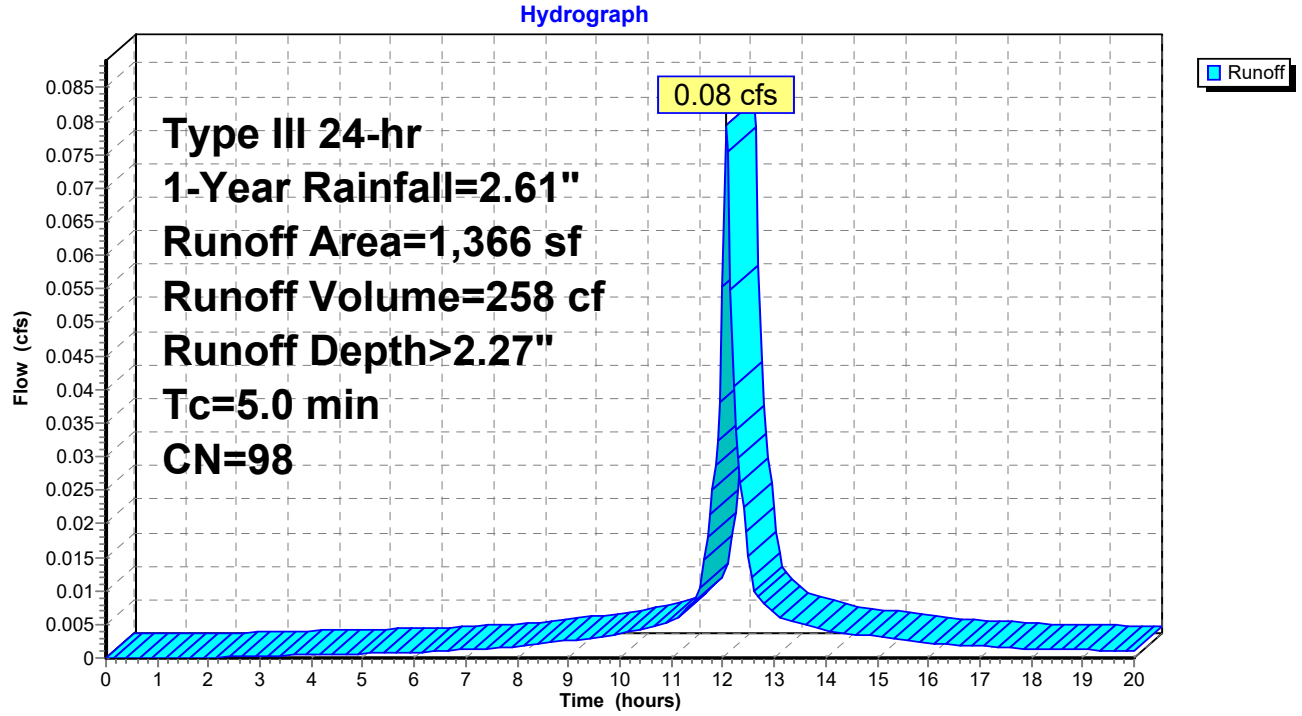
Runoff = 0.08 cfs @ 12.07 hrs, Volume= 258 cf, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.27" for 1-Year event
Inflow = 0.08 cfs @ 12.07 hrs, Volume= 258 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 181.86' @ 20.00 hrs Surf.Area= 400 sf Storage= 258 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

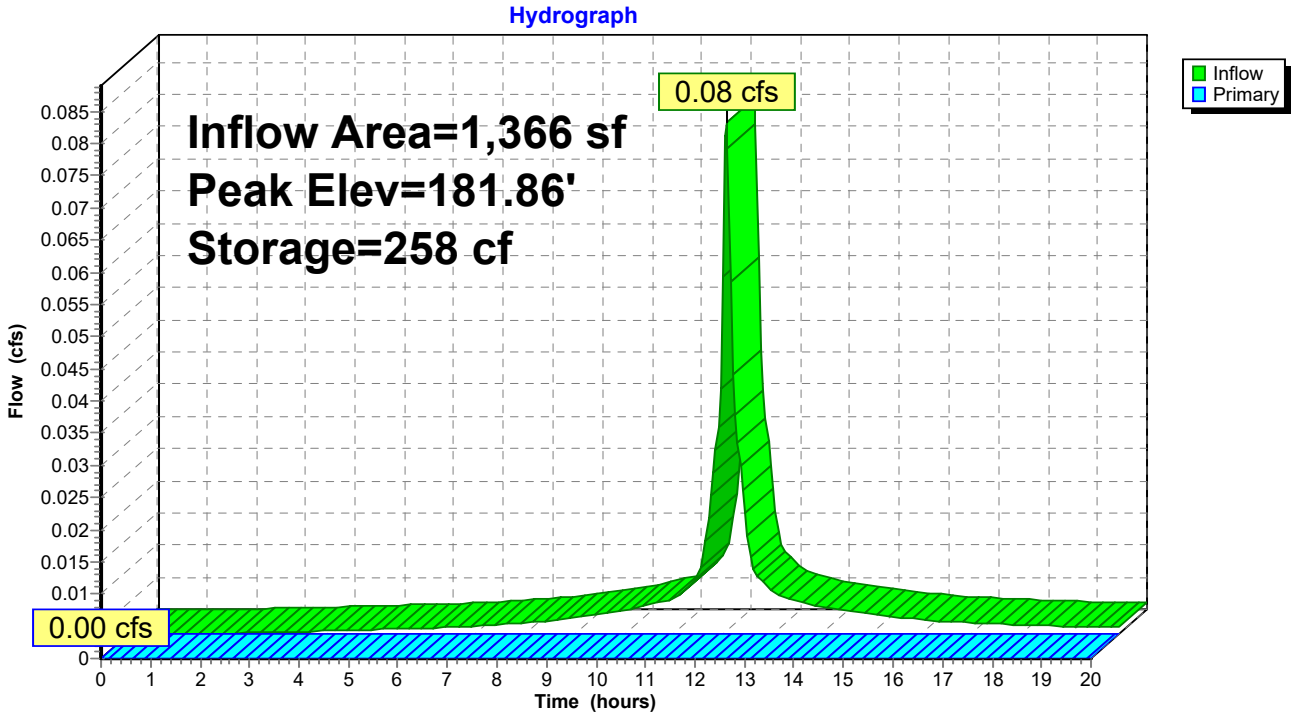
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

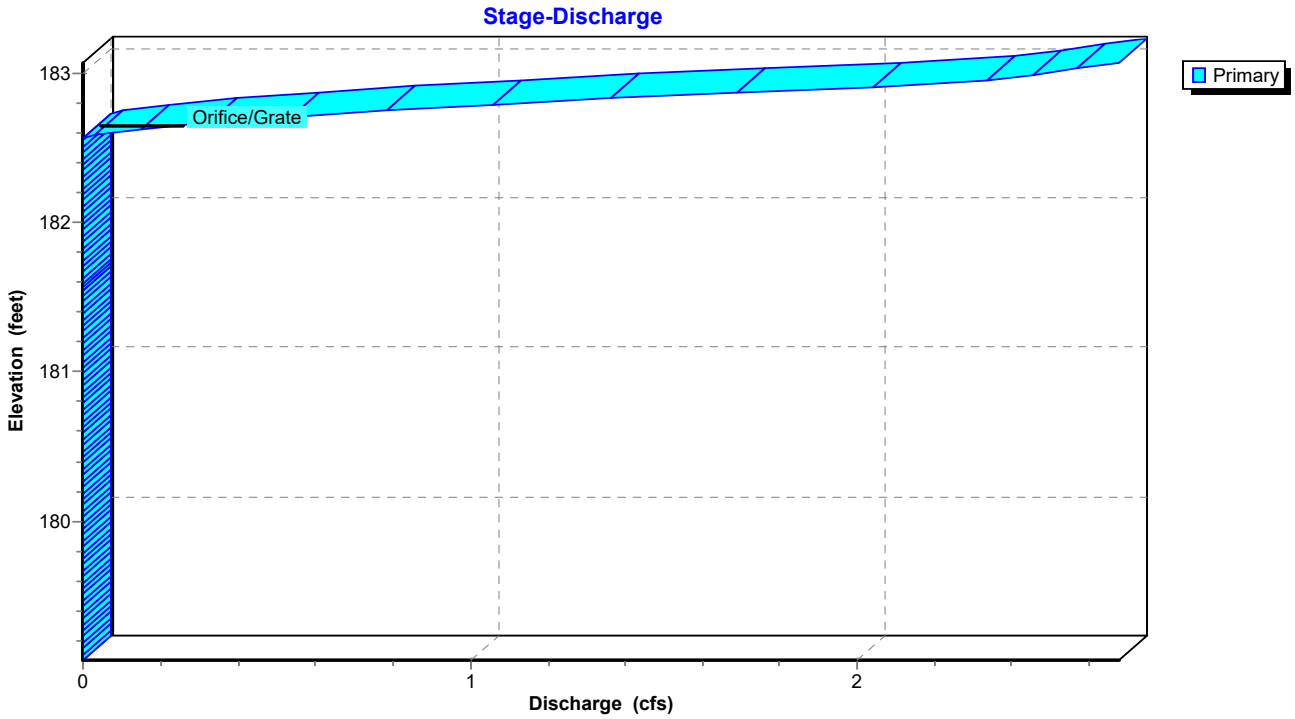
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

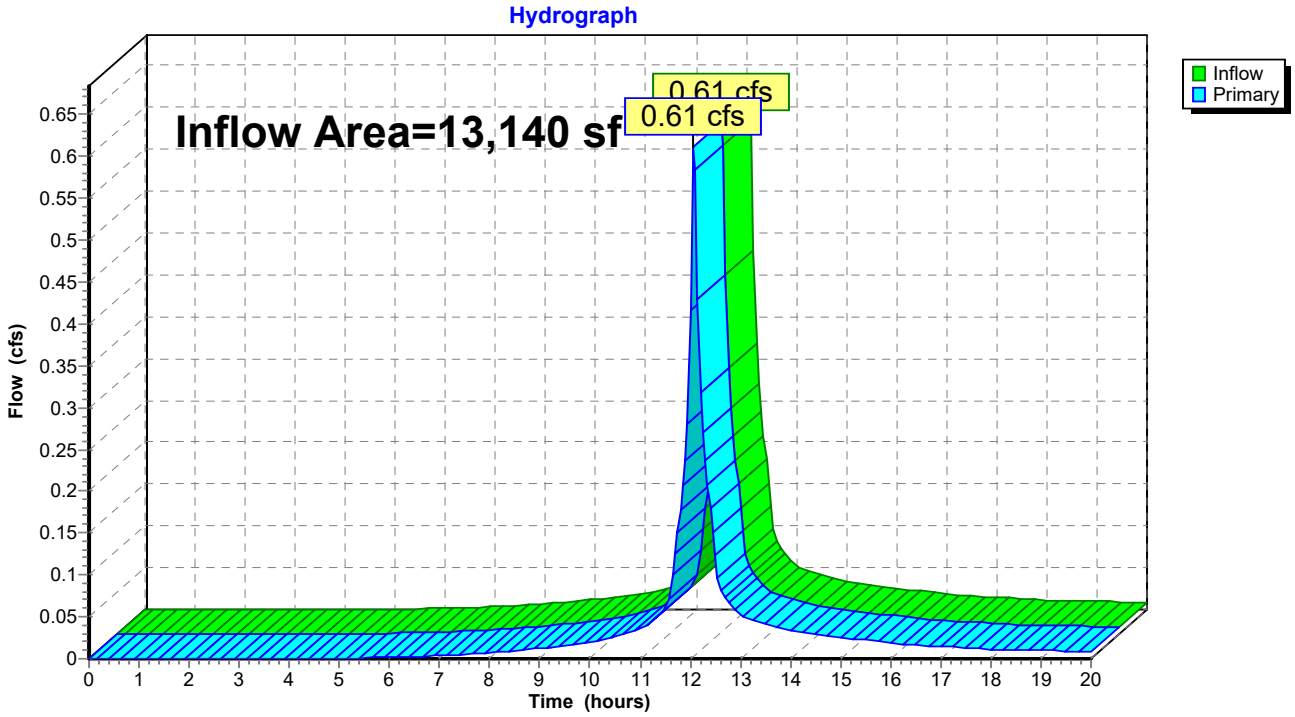


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 1.67" for 1-Year event
Inflow = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf
Primary = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

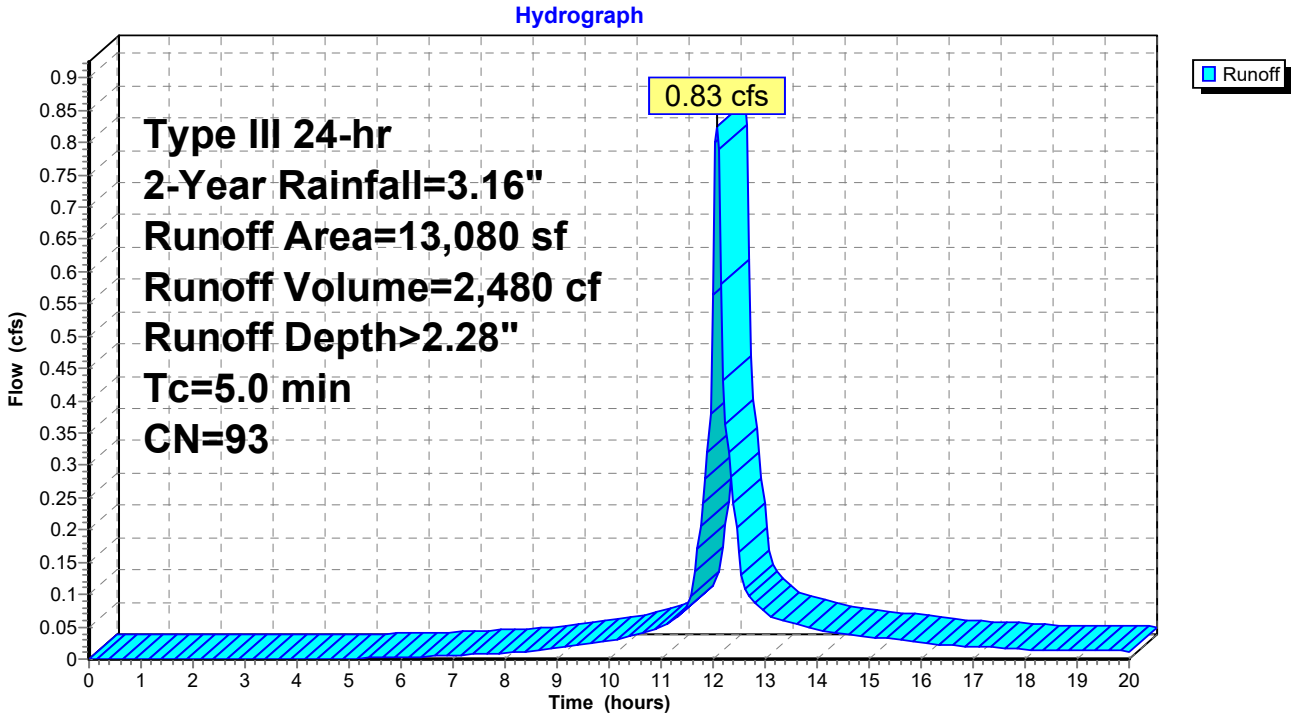
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,480 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

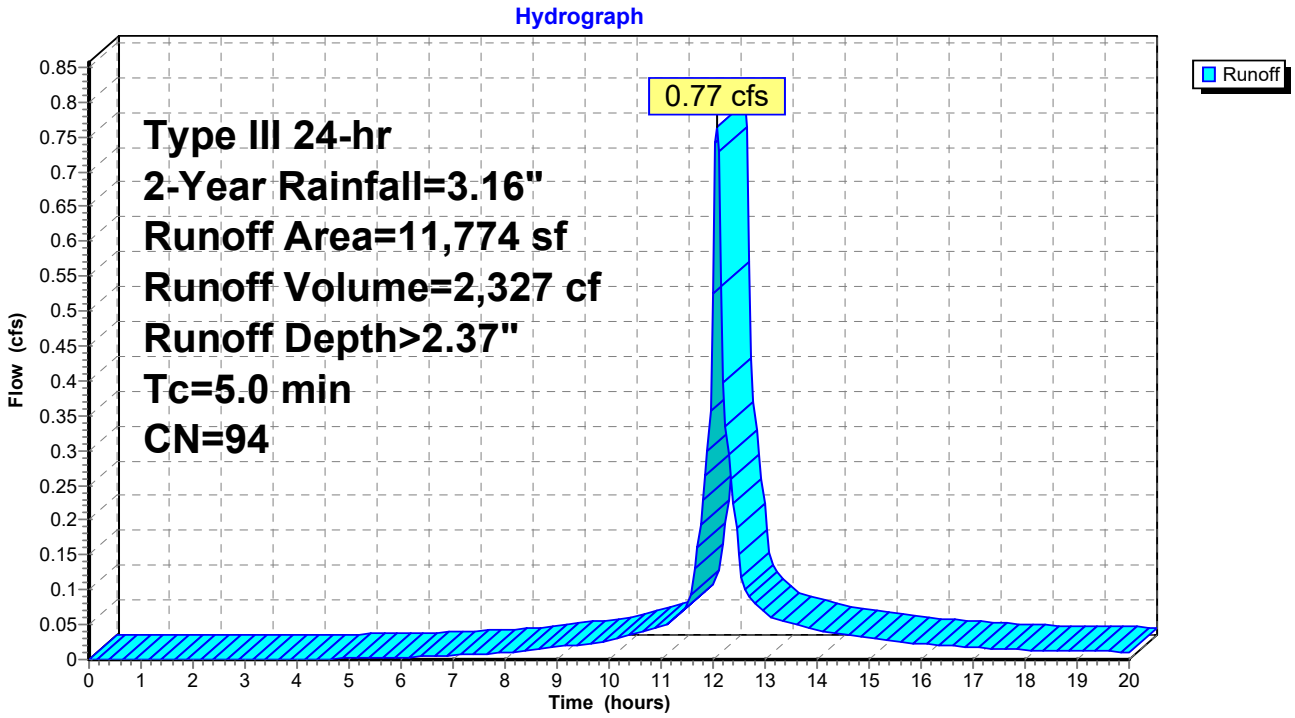
Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

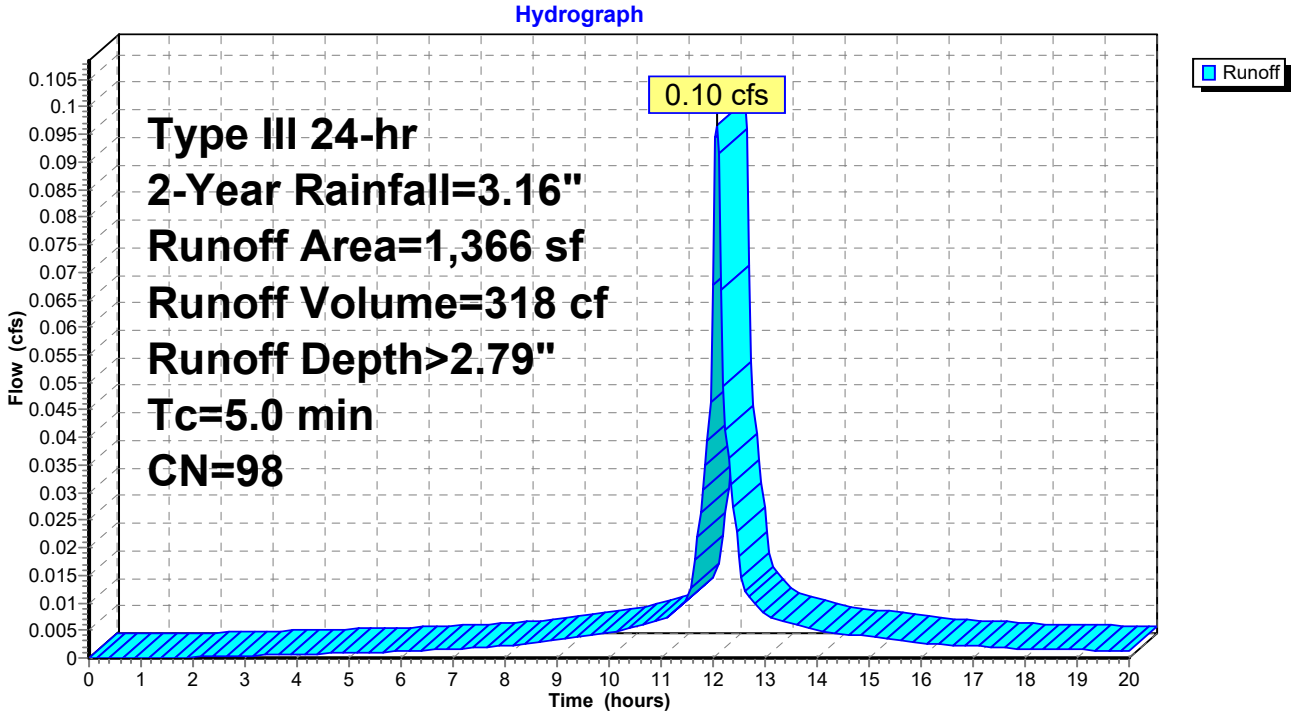
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 318 cf, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.79" for 2-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 318 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.16' @ 20.00 hrs Surf.Area= 400 sf Storage= 317 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

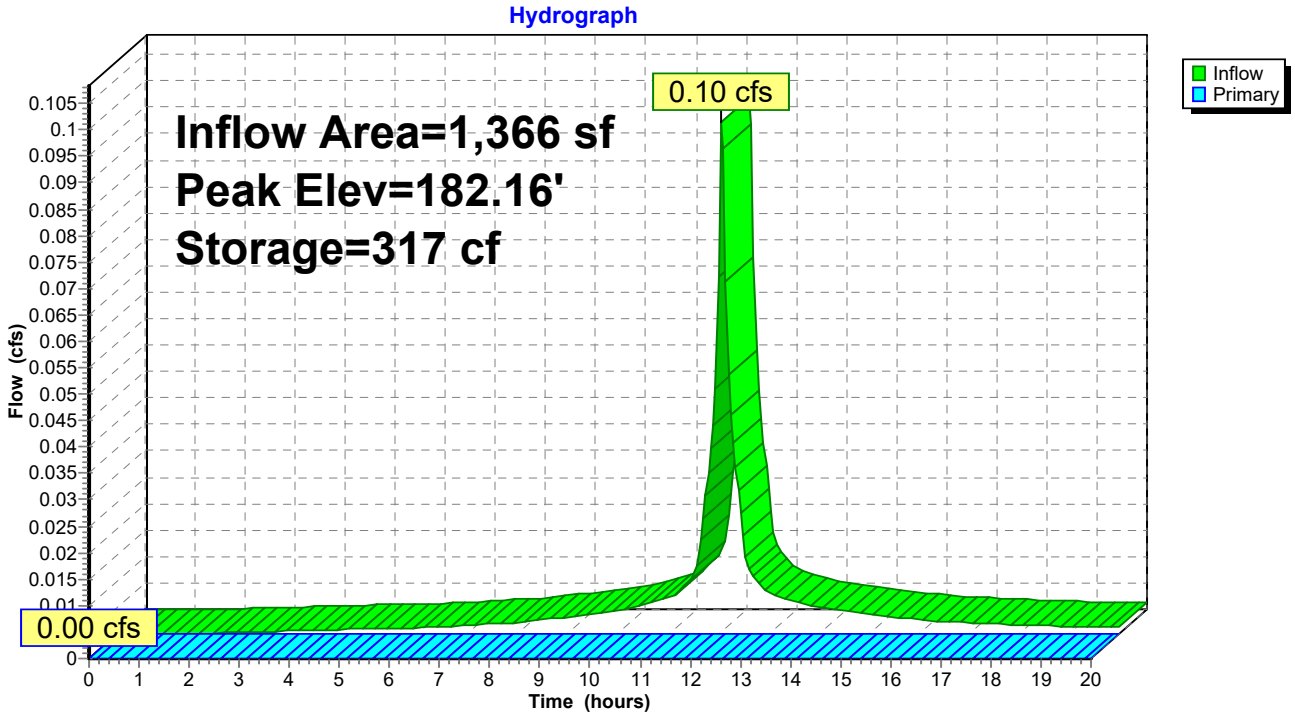
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

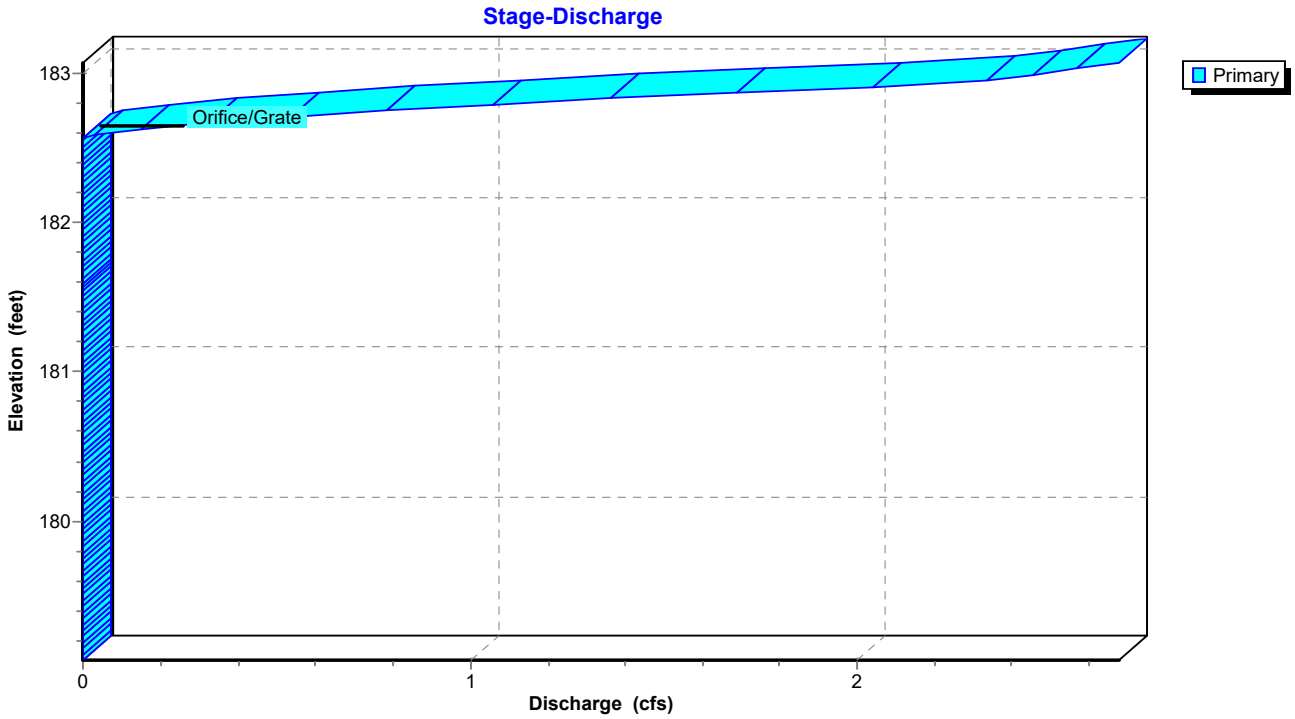
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

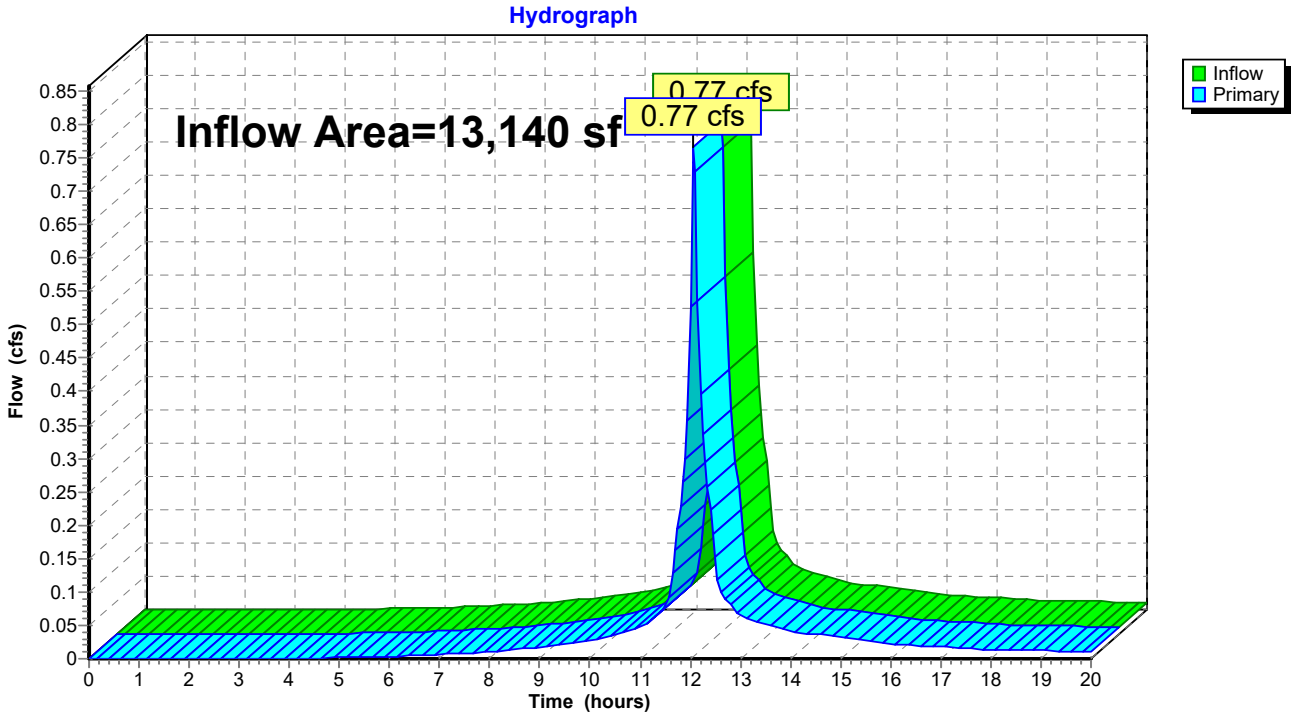


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 2.12" for 2-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf
Primary = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

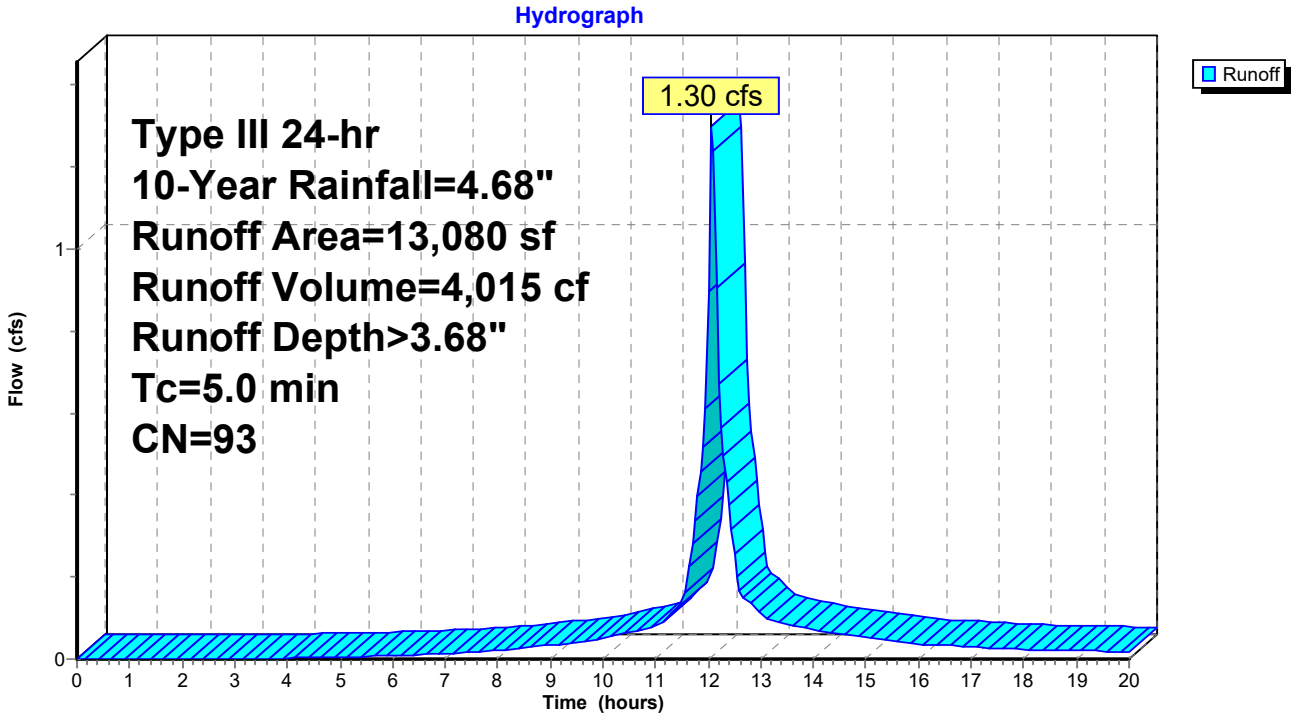
Runoff = 1.30 cfs @ 12.07 hrs, Volume= 4,015 cf, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

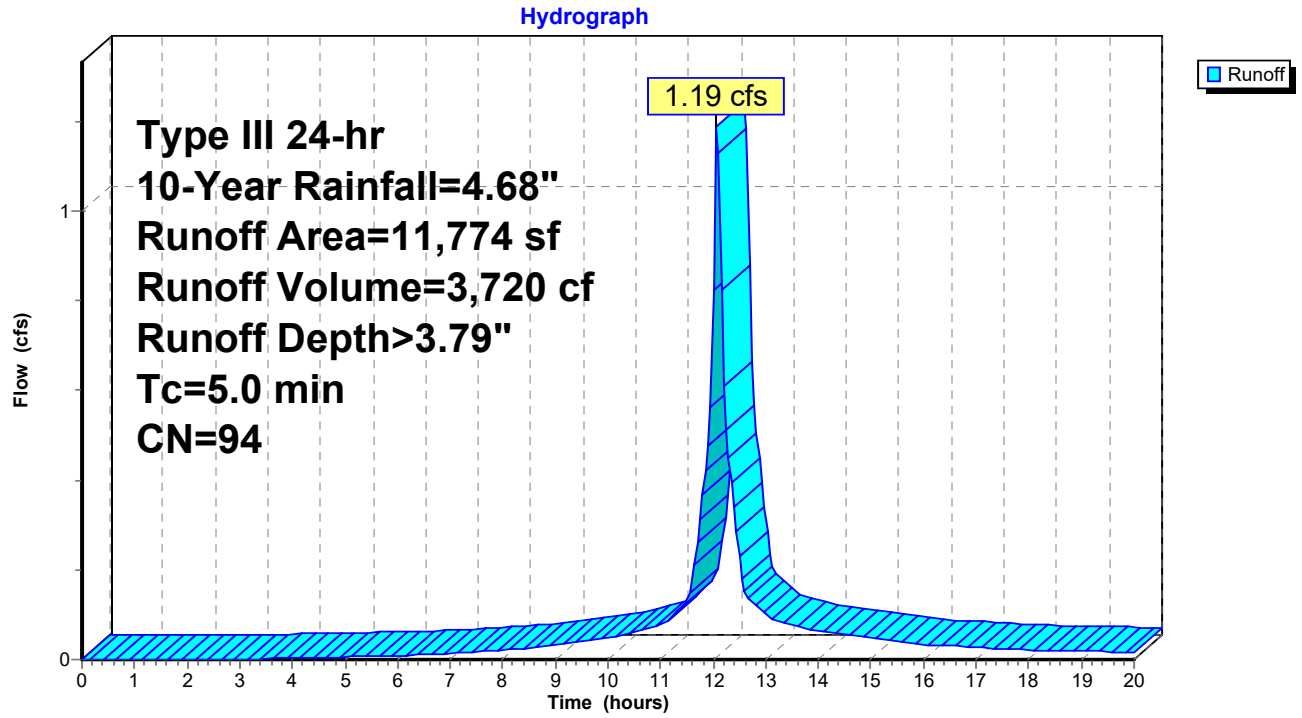
Runoff = 1.19 cfs @ 12.07 hrs, Volume= 3,720 cf, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

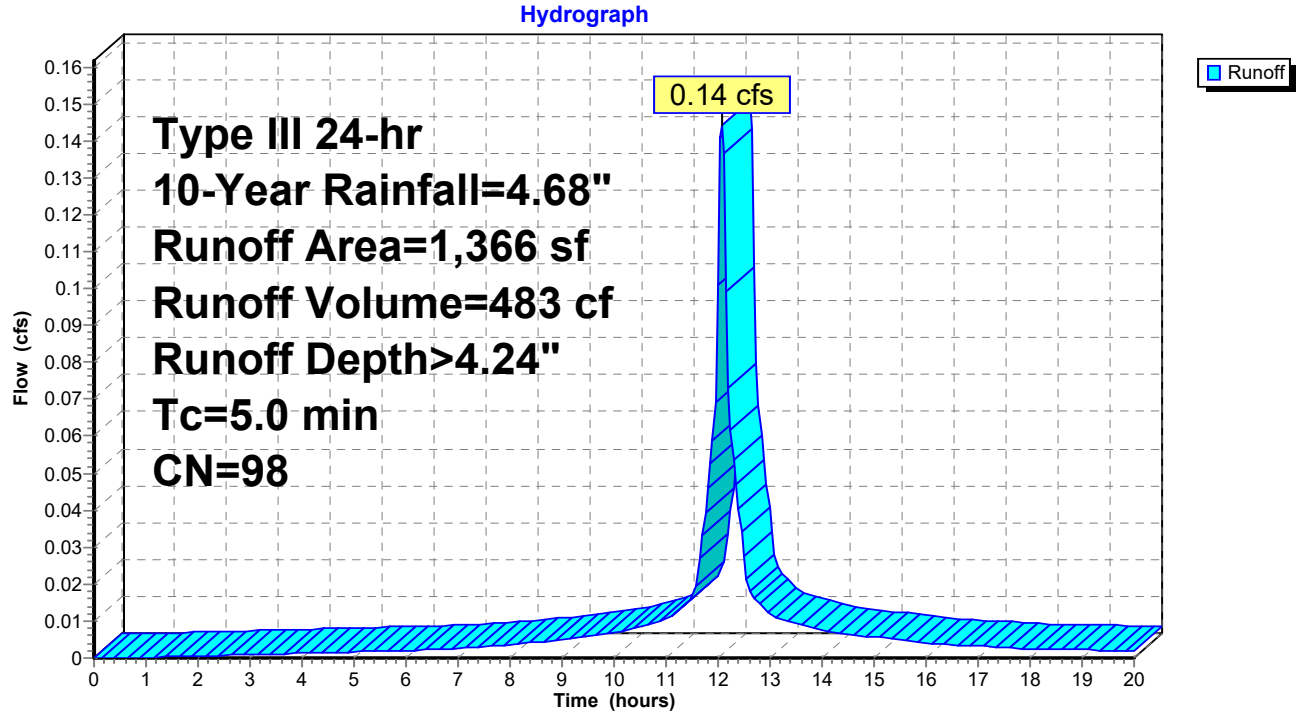
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 483 cf, Depth> 4.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 4.24" for 10-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 483 cf
Outflow = 0.01 cfs @ 14.03 hrs, Volume= 82 cf, Atten= 95%, Lag= 117.7 min
Primary = 0.01 cfs @ 14.03 hrs, Volume= 82 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.58' @ 14.03 hrs Surf.Area= 400 sf Storage= 401 cf

Plug-Flow detention time= 517.7 min calculated for 82 cf (17% of inflow)
Center-of-Mass det. time= 252.2 min (973.2 - 721.0)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

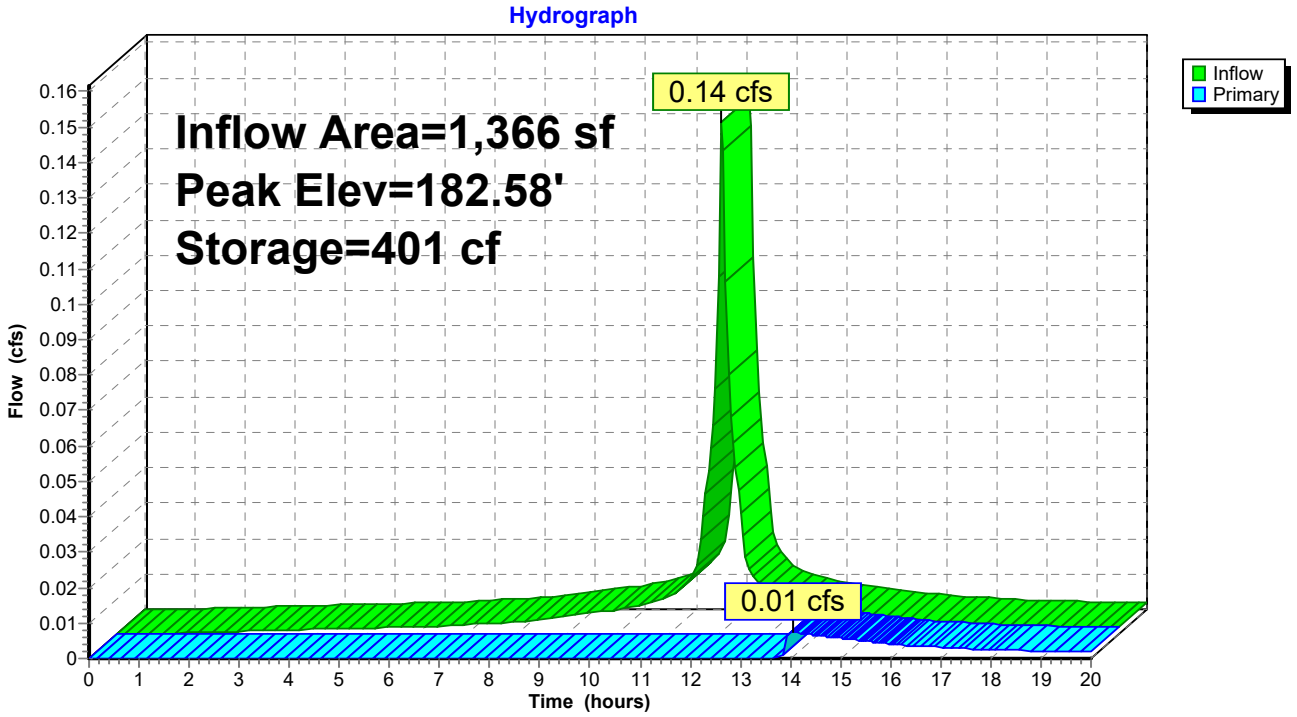
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

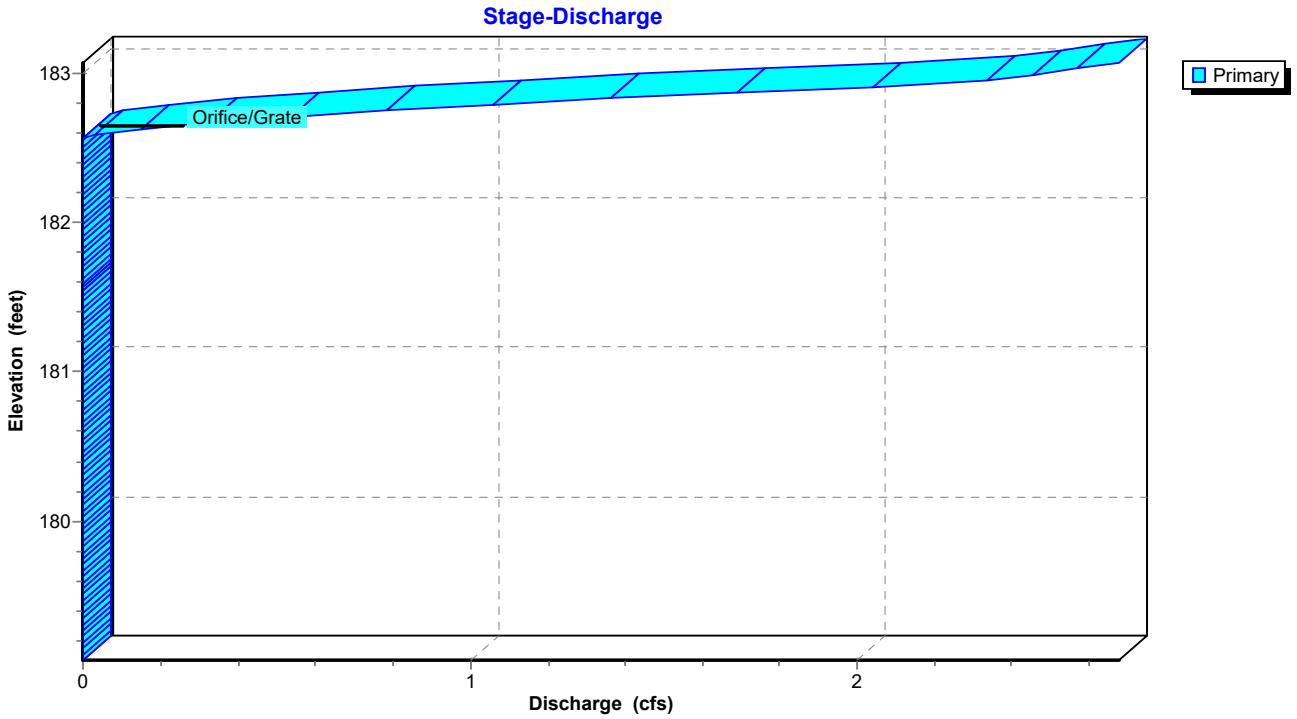
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.03 hrs HW=182.58' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.23 fps)

Pond 4P: Planter



Pond 4P: Planter

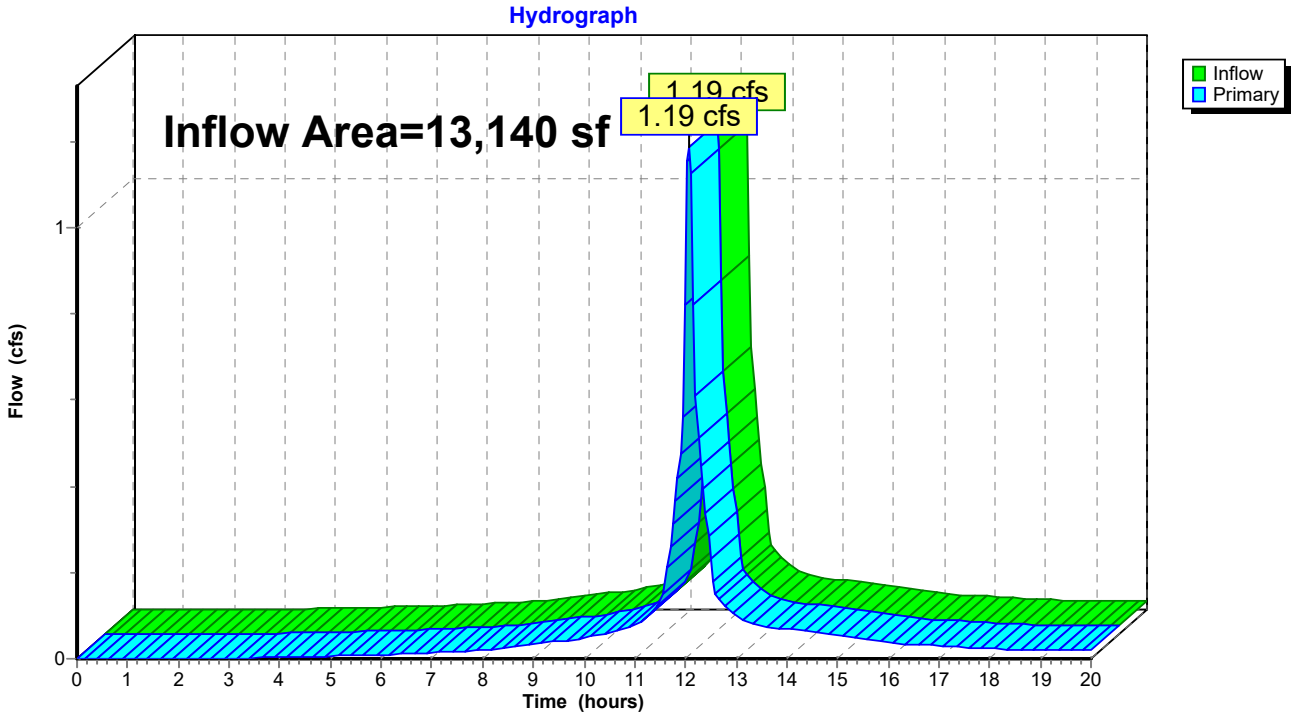


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 3.47" for 10-Year event
Inflow = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf
Primary = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

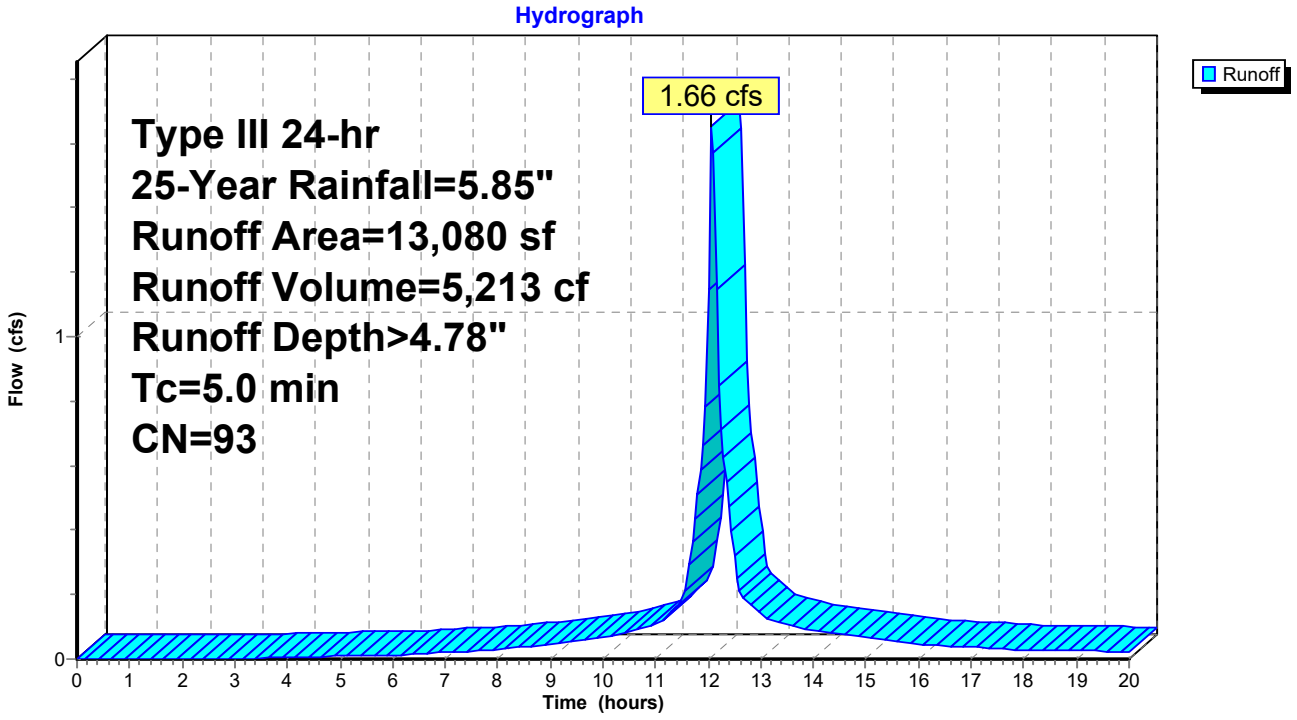
Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,213 cf, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

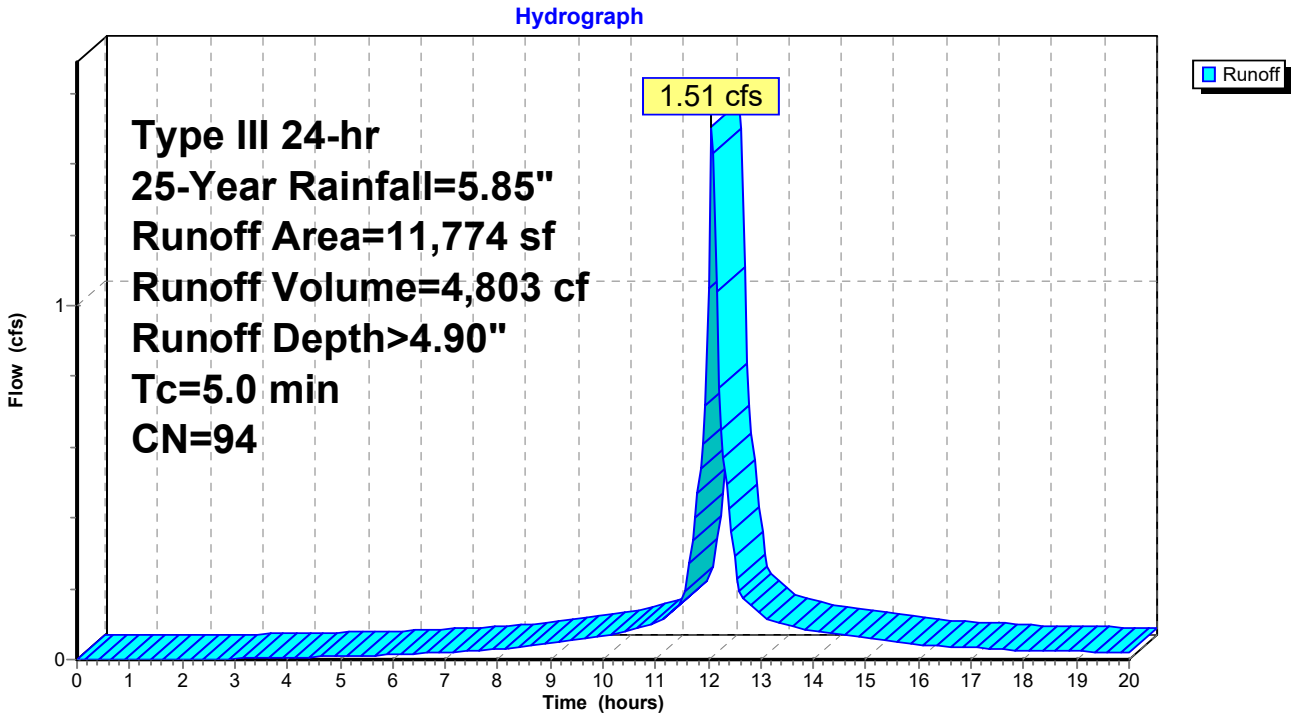
Runoff = 1.51 cfs @ 12.07 hrs, Volume= 4,803 cf, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

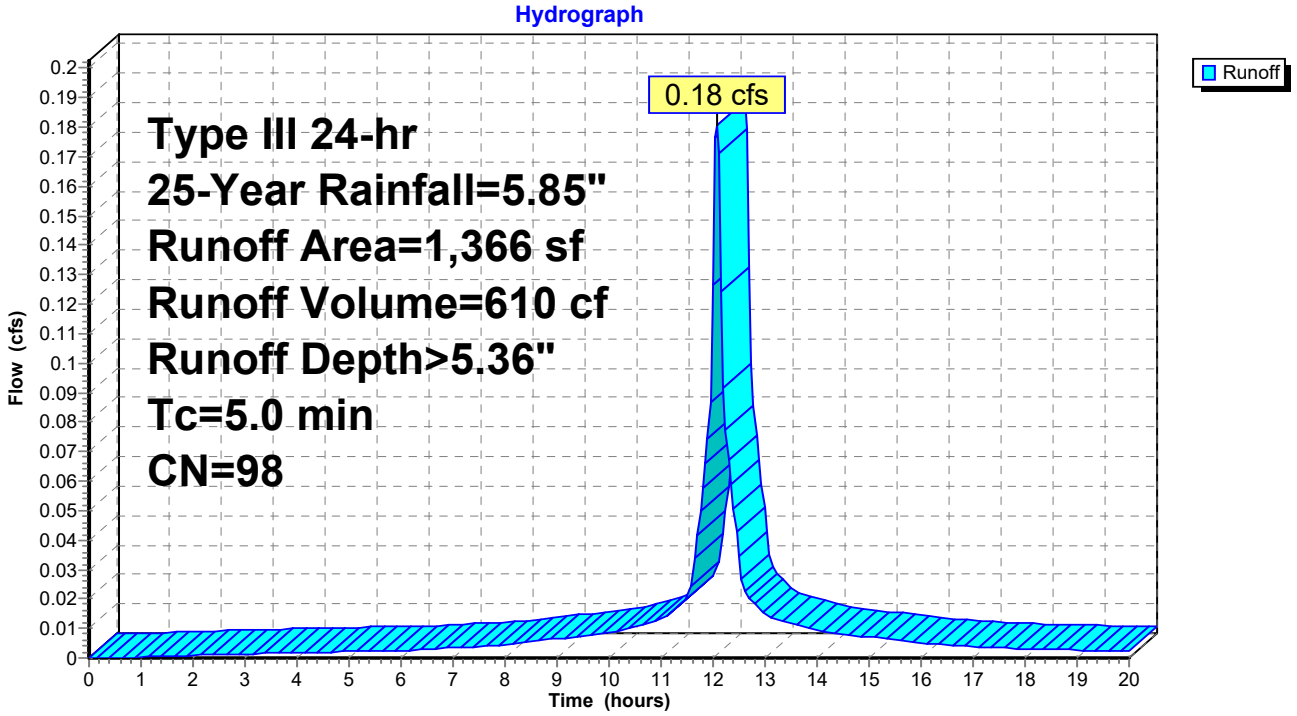
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 610 cf, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 5.36" for 25-Year event
Inflow = 0.18 cfs @ 12.07 hrs, Volume= 610 cf
Outflow = 0.06 cfs @ 12.41 hrs, Volume= 209 cf, Atten= 67%, Lag= 20.3 min
Primary = 0.06 cfs @ 12.41 hrs, Volume= 209 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.60' @ 12.41 hrs Surf.Area= 400 sf Storage= 406 cf

Plug-Flow detention time= 313.4 min calculated for 209 cf (34% of inflow)
Center-of-Mass det. time= 154.7 min (872.2 - 717.4)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

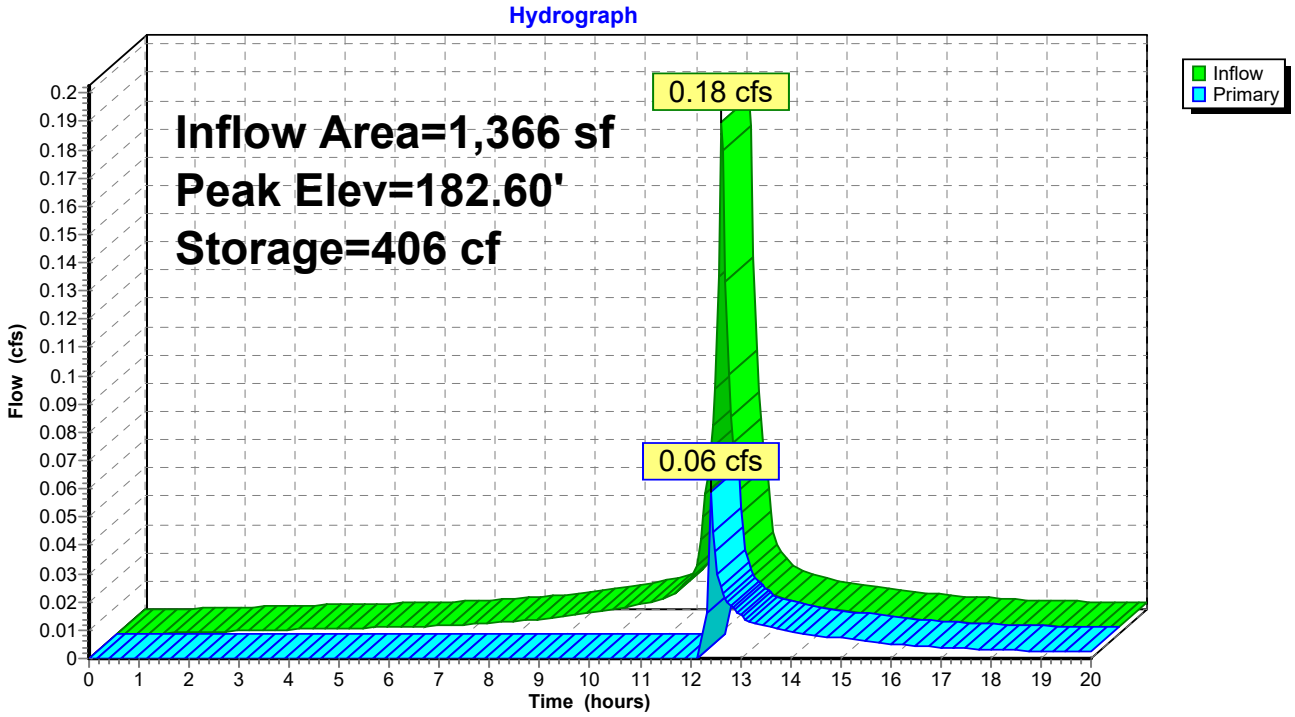
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

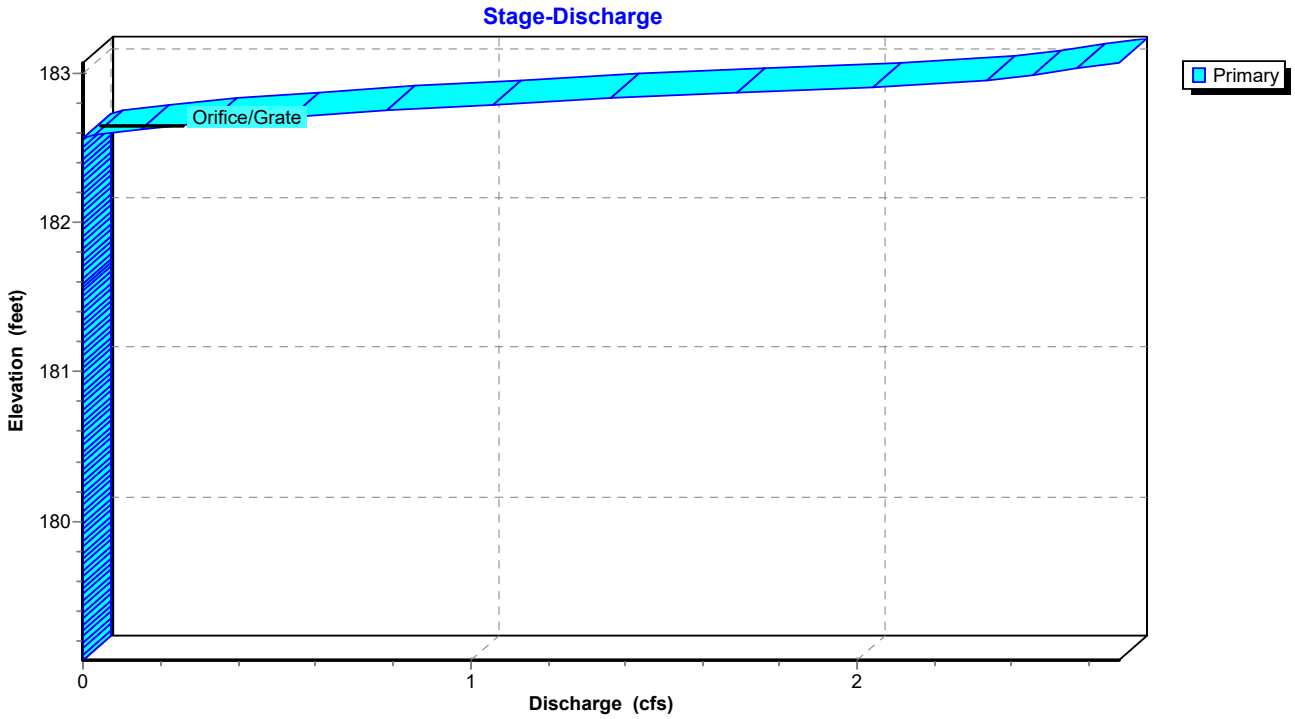
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 12.41 hrs HW=182.60' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.05 cfs @ 0.56 fps)

Pond 4P: Planter



Pond 4P: Planter

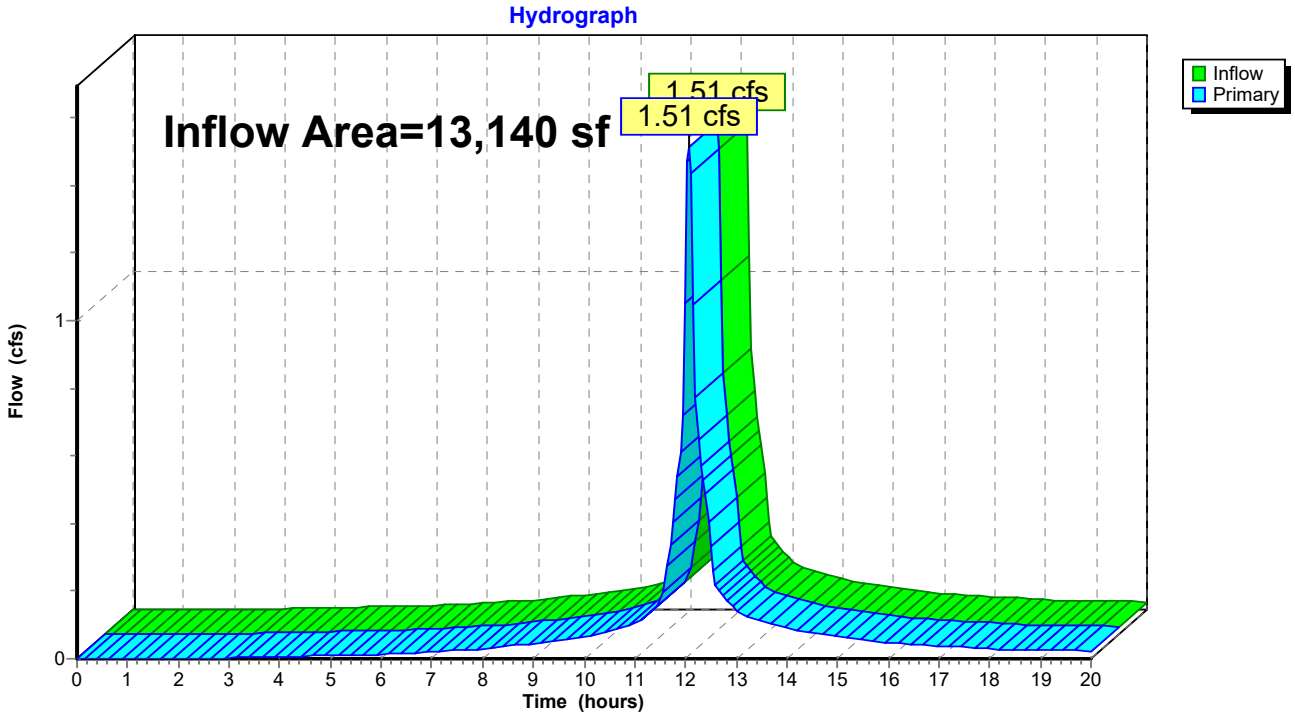


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 4.58" for 25-Year event
Inflow = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf
Primary = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

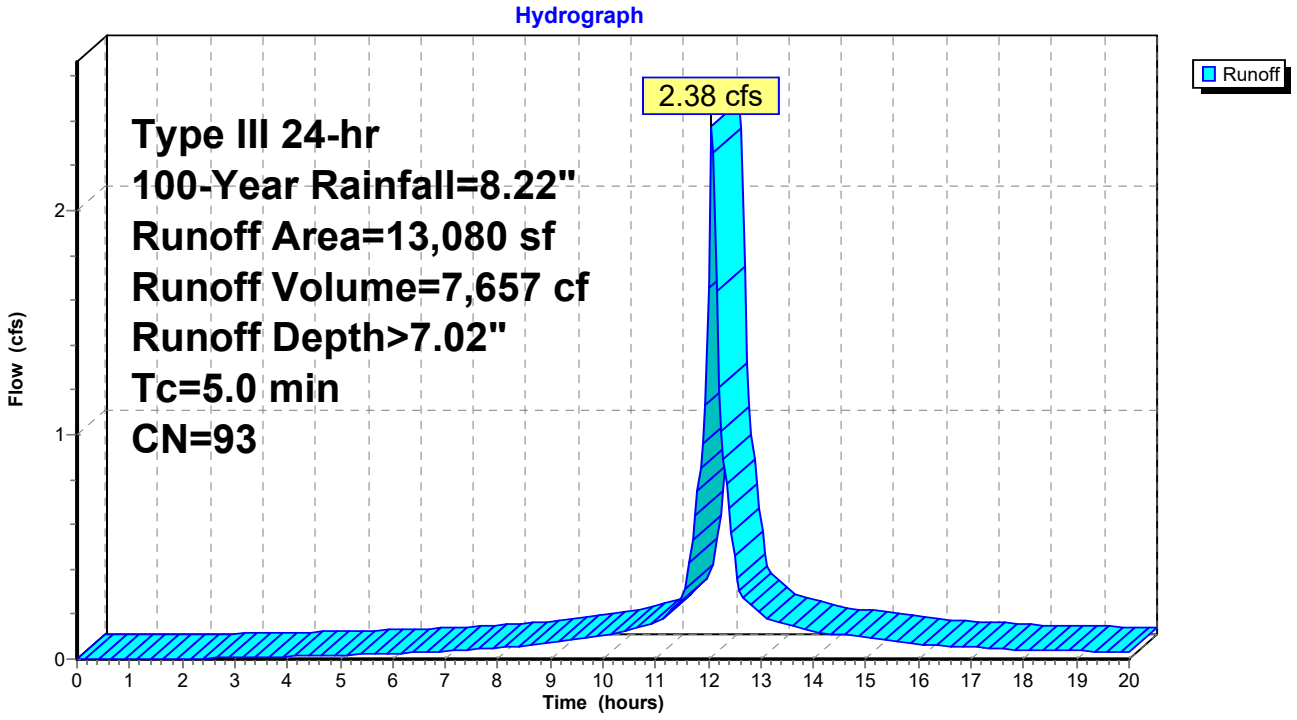
Runoff = 2.38 cfs @ 12.07 hrs, Volume= 7,657 cf, Depth> 7.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

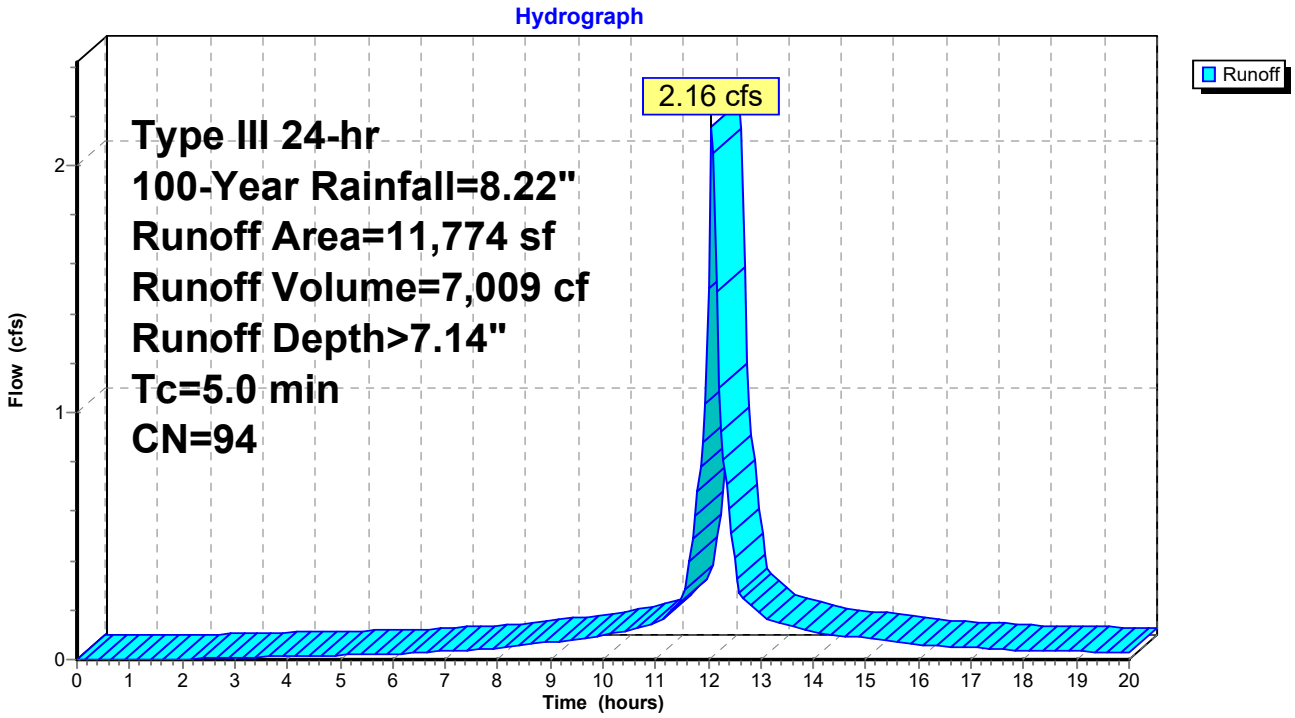
Runoff = 2.16 cfs @ 12.07 hrs, Volume= 7,009 cf, Depth> 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

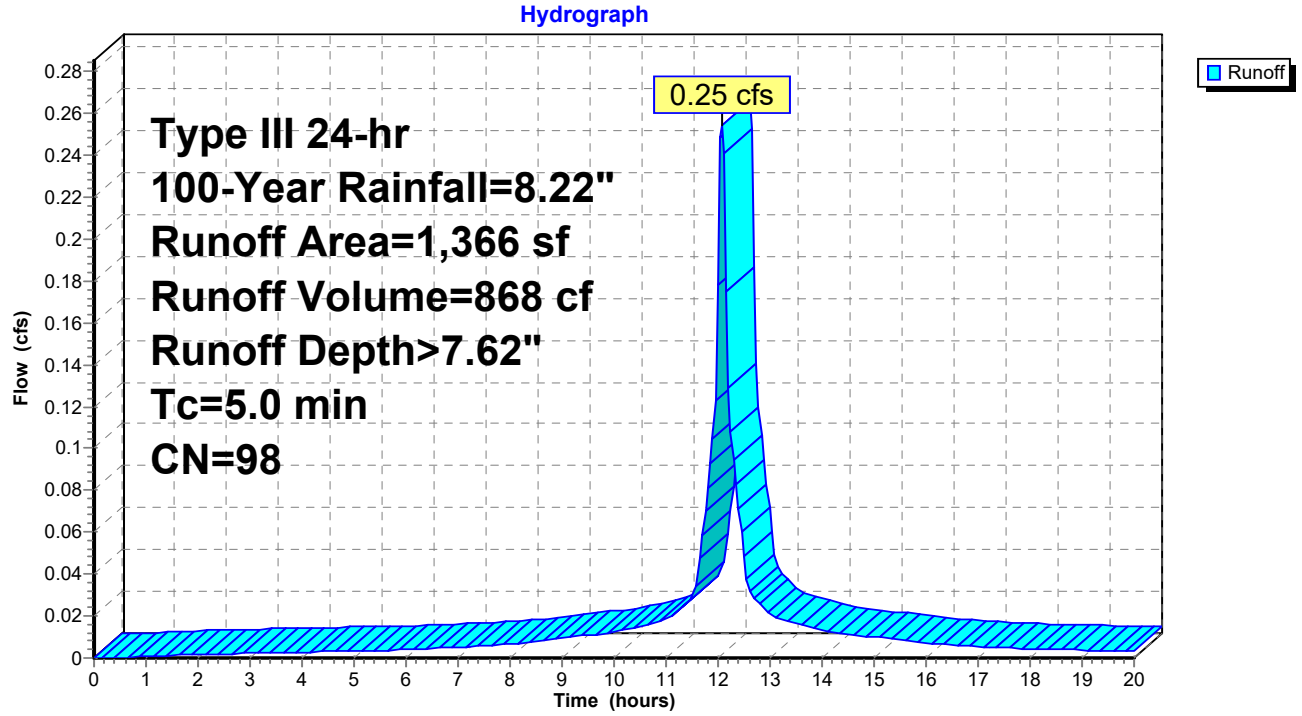
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 868 cf, Depth> 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 7.62" for 100-Year event
Inflow = 0.25 cfs @ 12.07 hrs, Volume= 868 cf
Outflow = 0.29 cfs @ 12.11 hrs, Volume= 467 cf, Atten= 0%, Lag= 2.2 min
Primary = 0.29 cfs @ 12.11 hrs, Volume= 467 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.66' @ 12.11 hrs Surf.Area= 400 sf Storage= 418 cf

Plug-Flow detention time= 209.6 min calculated for 467 cf (54% of inflow)
Center-of-Mass det. time= 106.7 min (819.6 - 712.9)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

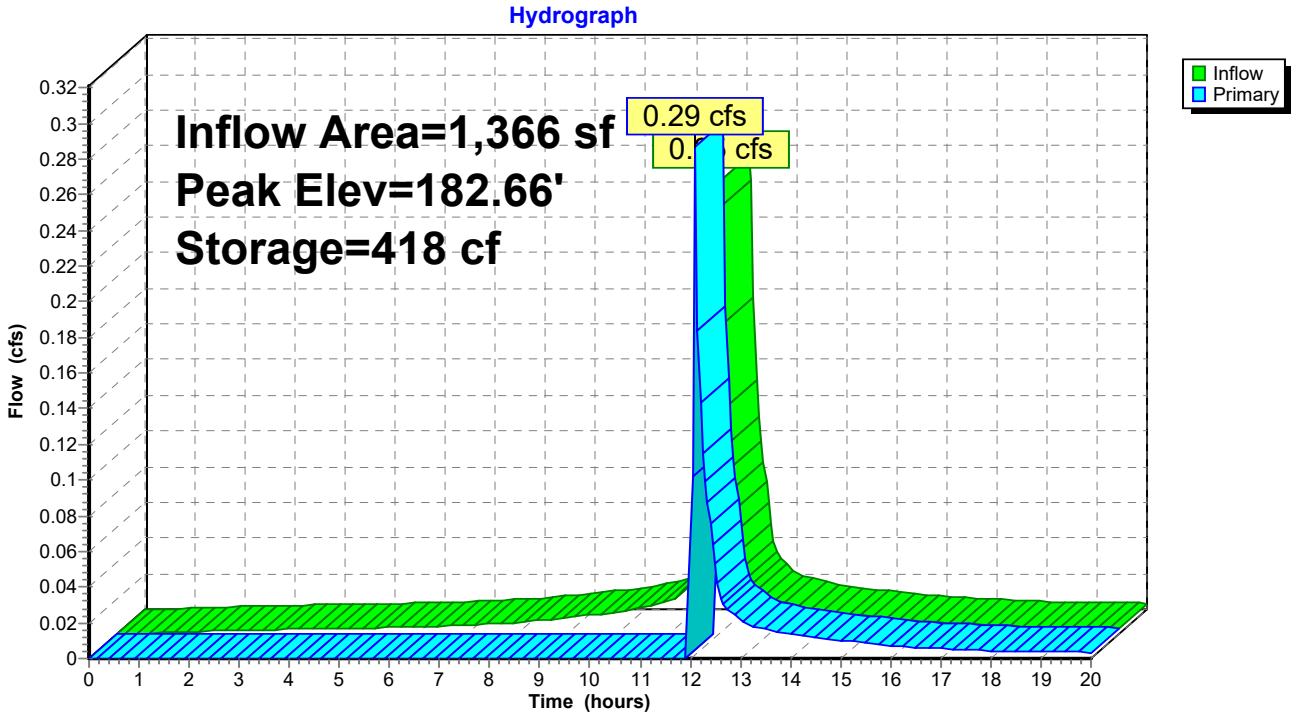
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

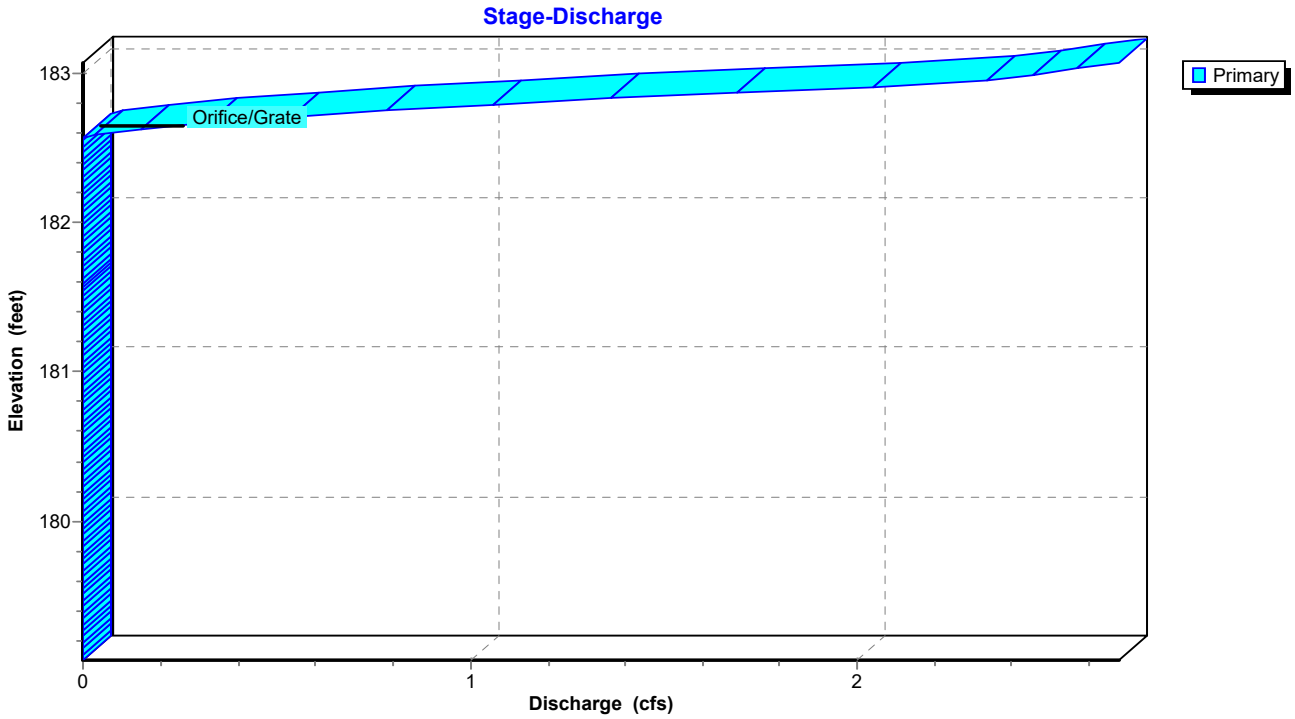
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 12.11 hrs HW=182.66' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.26 cfs @ 0.97 fps)

Pond 4P: Planter



Pond 4P: Planter

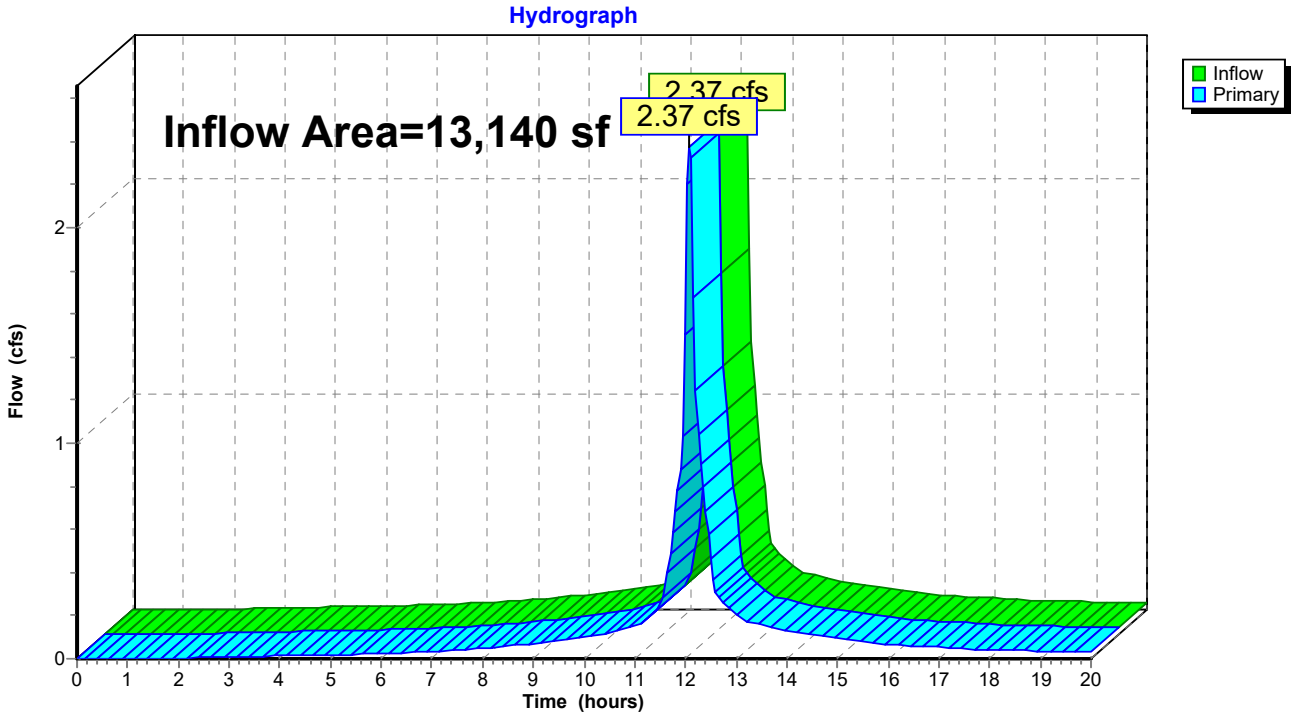


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 6.83" for 100-Year event
Inflow = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf
Primary = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



278-282 MAIN STREET

Poughkeepsie, New York

Basis of Design Products



Architect:

Aryeh Siegel, Architect

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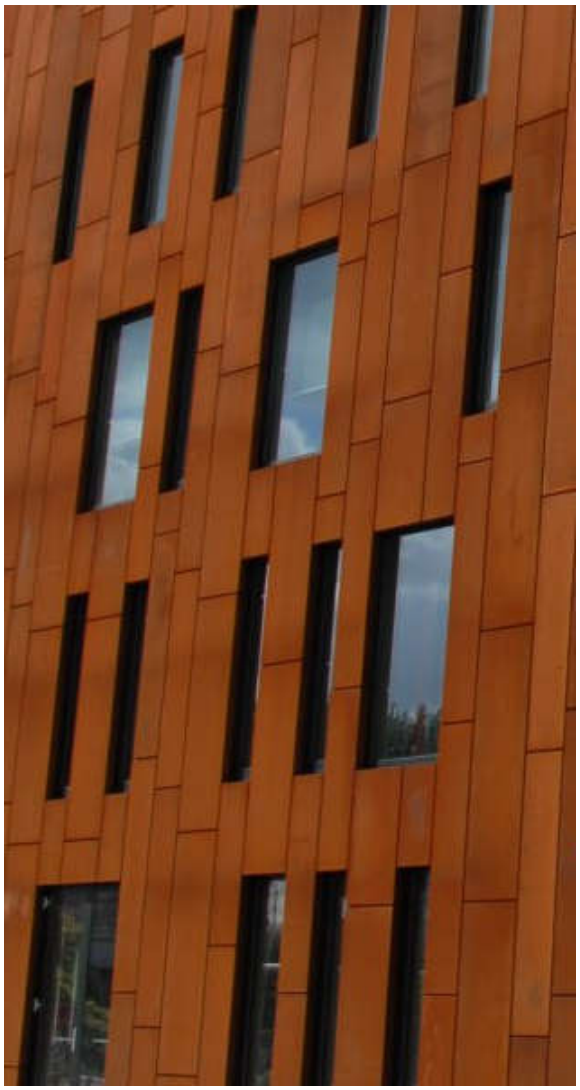
CORTEN

WESTERN STATES METAL ROOFING (RUSTWALL)





1

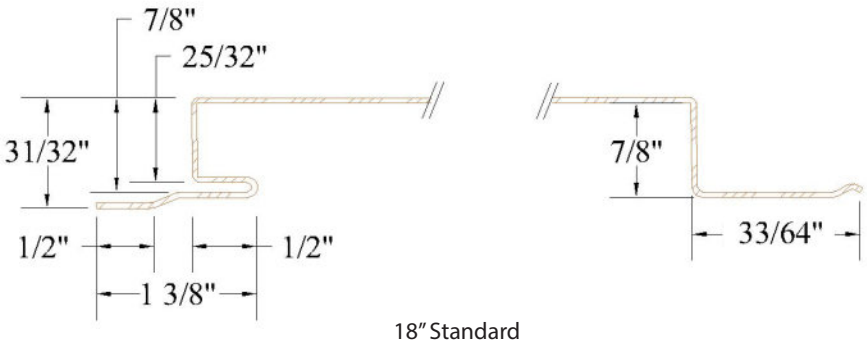
WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com

Rustwall®

Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel





18" Standard
Custom widths available upon request

SPECIFICATIONS

Material Type: Rustwall®
Rib Height: 1"
Standard Width: 18"
Custom Widths: 10", 12" 14" 16", 20"
Available Gauges:
- **A606-4 (aka Corten®):** 22
- **Bare Cold Rolled:** 22

Substrate: A606-4 or Bare Cold Rolled
Fasteners: Concealed
Panel Length: 1' to 35'
Installation: Over a solid substrate



RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Underlayment Should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

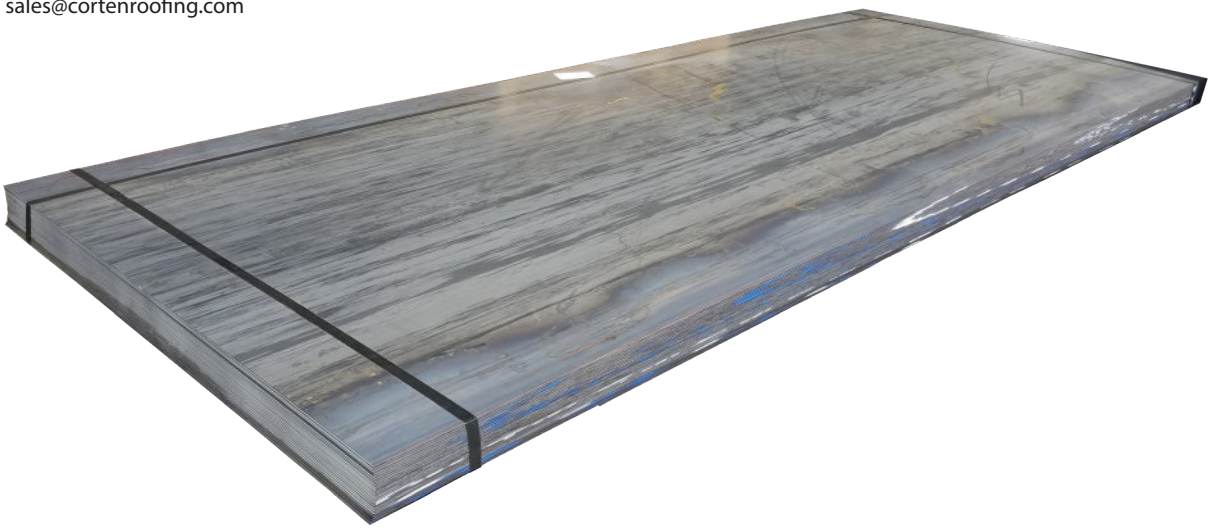
Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com
sales@cortenroofing.com

CORTEN FLAT SHEETS
A606-4 AND A588 WEATHERING STEEL

48"/60"/72" Widths x 96"/120"/144" Lengths
Custom Widths and Lengths also Available.



Flat Sheets Availability Chart

Gauge/Thickness

Width	22	20	18	16	14	12	11	10	8	3/16"	1/4"	3/8"	1/2"	3/4"
72"	■	■	■	■	■	■	■	■	■	●	●	●	●	●
60"	■	■	■	●	●	●	●	●	●	●	●	●	●	●
48"	●	●	●	●	●	●	●	●	●	●	●	●	●	●
46"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
43"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
24"	●	●	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
22"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
20"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
18"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
14"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

● In Stock ▲ Custom Order ■ Not Available

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Roofing underlayment should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

BRICK

GLEN-GERY BRICK (53-DD)
W/ HISTORIC MORTAR (G601)



2

Glen-Gery

PRODUCT PROFILE



Revised 1/2019

Glen-Gery Clay Thin Brick

(1/2", 3/4" and 1" thick)

General

Glen-Gery provides clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

Glen-Gery's greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Glen-Gery's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 1" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Glen-Gery Thin Tech® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Glen-Gery representative for each thin brick wall system.

Unit Specifications

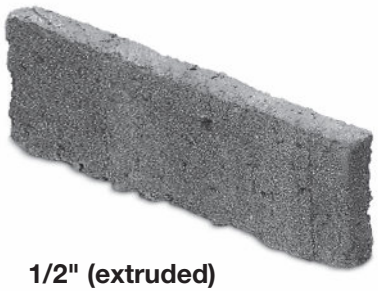
Glen-Gery thin brick are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

1) The product name and state "as manufactured by Glen-Gery Corporation."

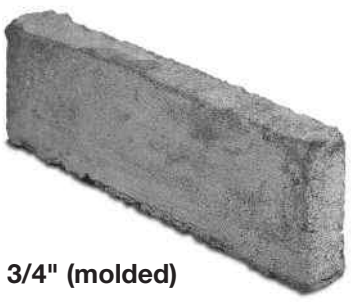
2) Conformance to the requirements ASTM C 1088, Grade Exterior.

3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1/2" (extruded)



3/4" (molded)



3/4" (extruded)



1" (handmade)

Design Criteria

Size:

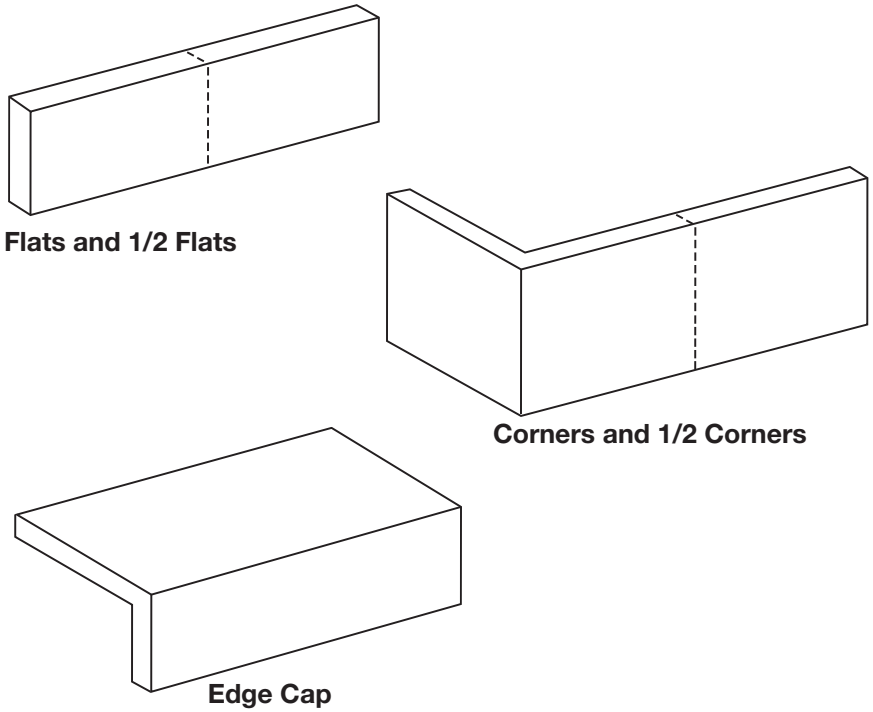
Table 1 provides the many sizes in which Glen-Gery manufactures thin brick.

Dimensional Tolerances:

Glen-Gery thin brick are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 1088, Type TBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type TBX. Products with colors matching Handmade bricks are manufactured to meet Type TBA. The product ordered will generally contain a number of units which are over or under the specified dimensions.

CONTINUED ON PAGE 3

FIGURE A



Flats and 1/2 Flats

Corners and 1/2 Corners

Edge Cap

TABLE 1

Thin Brick Size, Coverage and Weight

Thin Brick Size	Specified Dimension						Thin Brick per square foot	Average Weight	
	Thickness (inches)	(mm)	Height (inches)	(mm)	Length (inches)	(mm)		per unit	(kg)
Queen	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Lightweight Modular	3/4	20	2-1/4	57	7-5/8	194	6.75	1.0	0.5
Lightweight Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.0	0.5
1/2-Modular (extruded)	1/2	13	2-1/4	57	7-5/8	194	6.75	0.7	0.3
3/4-Modular (extruded/molded)	3/4	20	2-1/4	57	7-5/8	194	6.75	1.1	0.5
Modular (handmade)	1	25	2-1/4	57	7-5/8	194	6.75	1.1	0.5
1/2-Engineer Modular	1/2	13	2-3/4	70	7-5/8	194	5.63	0.8	0.4
3/4- Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Econo	3/4	20	3-5/8	92	7-5/8	194	4.50	1.5	0.7
Standard	3/4	20	2-1/4	57	8	203	6.55	1.1	0.5
Engineer Standard	3/4	20	2-3/4	70	8	203	5.39	1.7	0.8
Handmade Oversized	1	25	2-3/4	70	8-1/2	216	5.00	1.7	0.8
King Narrow-Bed	3/4	20	2-3/4	70	9-5/8	244	4.55	1.5	0.7
Engineer King	3/4	20	2-3/16	71	9-5/8	244	4.55	1.5	0.7
King	3/4	20	3-5/8	92	9-5/8	244	4.55	1.5	0.7
Roman	3/4	20	1-5/8	41	11-5/8	295	6.00	1.0	0.5
Norman	3/4	20	2-1/4	57	11-5/8	295	4.50	1.5	0.7
Utility	3/4	20	3-5/8	57	11-5/8	295	3.00	2.4	1.1
Kingston	3/4	20	2-3/4	70	11-5/8	295	3.75	1.9	0.9
Viking			1-5/8	41	15-5/8	397	4.50	5.9	2.7
Saxon	3/4	20	2-1/4	57	15-5/8	397	3.38	2.0	0.9
Titan	3/4	20	3-5/8	92	15-5/8	397	2.25	3.0	1.4

Product Features

Light, strong and durable

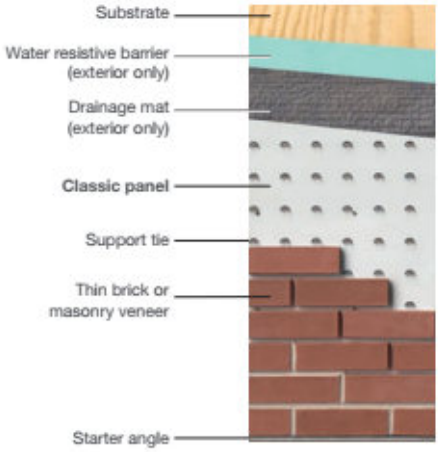
Glen-Gery is the only brick manufacturer to produce a thin veneer metal panel system for brick and stone that is suitable for exterior and interior usage. Offered in the traditional Classic and high-performance Elite series, each are tailored to the needs of specific applications. Glen-Gery Thin Tech products are offered with extended warranties lasting up to fifty years.



Classic

Ideal for interior applications.

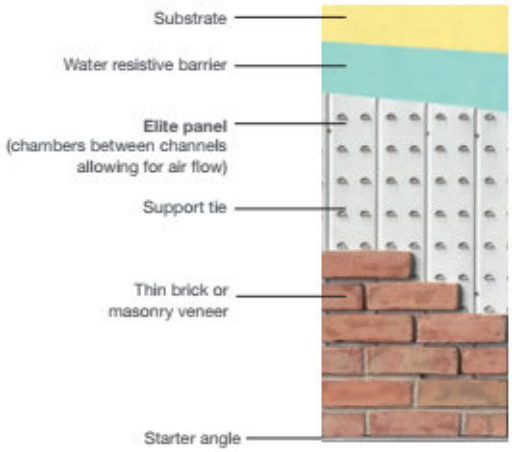
Thin Tech Classic offers the thinnest, most resilient masonry veneer support structure specifically designed to accommodate thin brick. The Classic series works in conjunction with traditional mortar to secure the veneer.



Elite

Ideal for exterior applications.

Thin Tech Elite is the most advanced masonry support system ever designed. It features all the advantages of the Classic series, but with enhanced product performance: superior drainage, ventilation, pressure equalization and bond strength.



Warranties

Thin Tech Classic: 25-year warranty.
Thin Tech Elite: 50-year warranty.

STOREFRONT

KAWNEER – TRIFAB 451T (BLACK)



3

KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

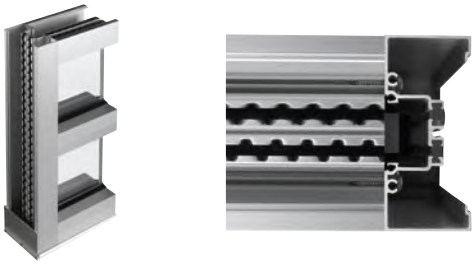
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

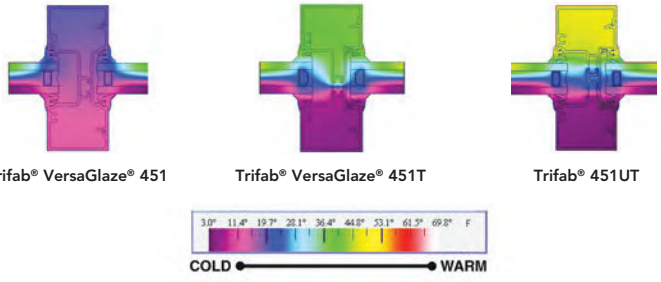
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

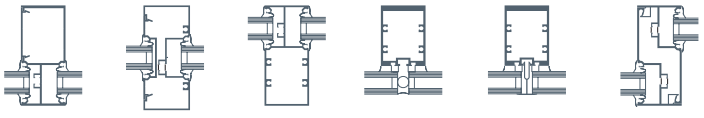
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

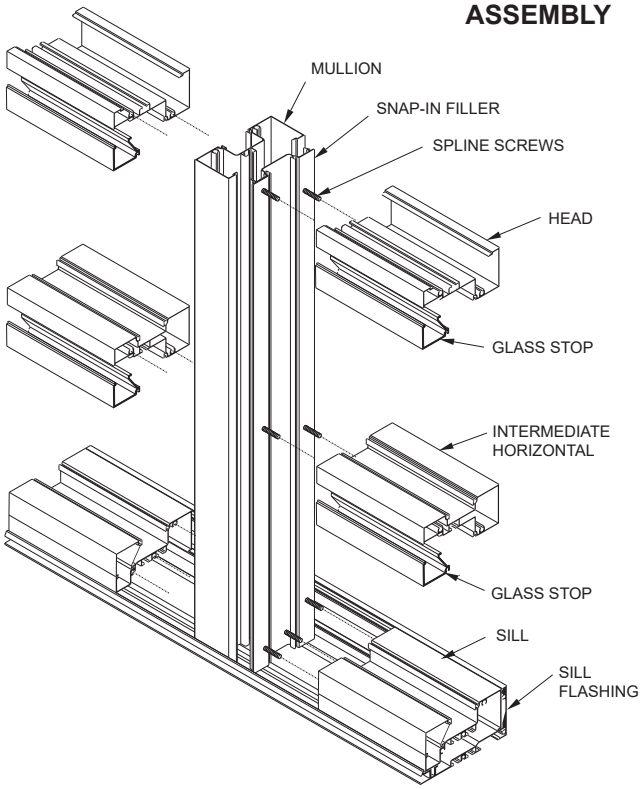
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Trifab® VG 451/451T Framing System

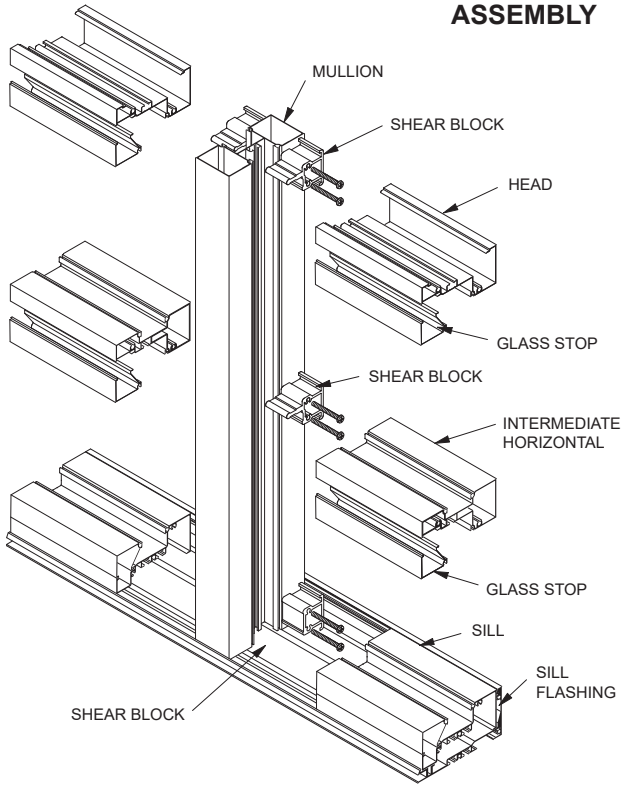
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

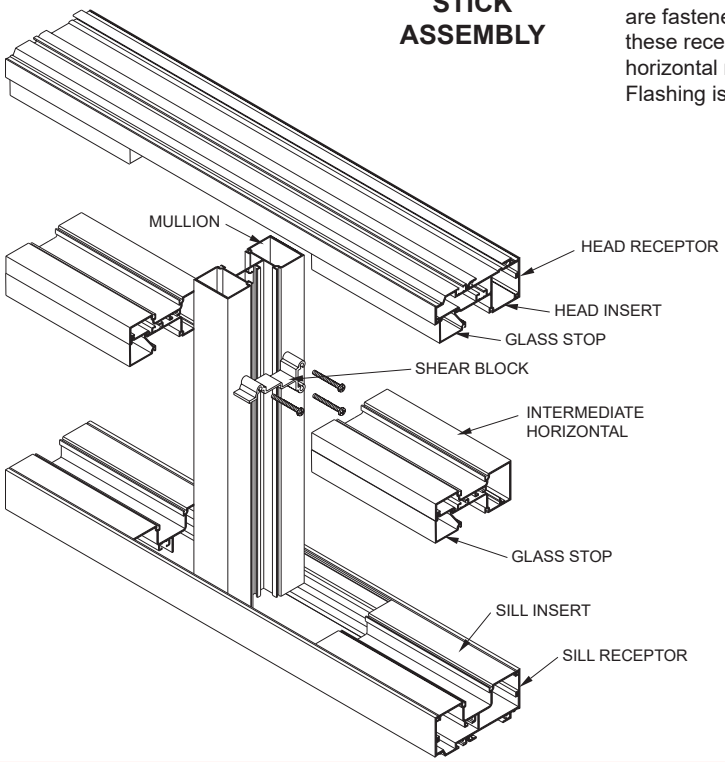


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 16)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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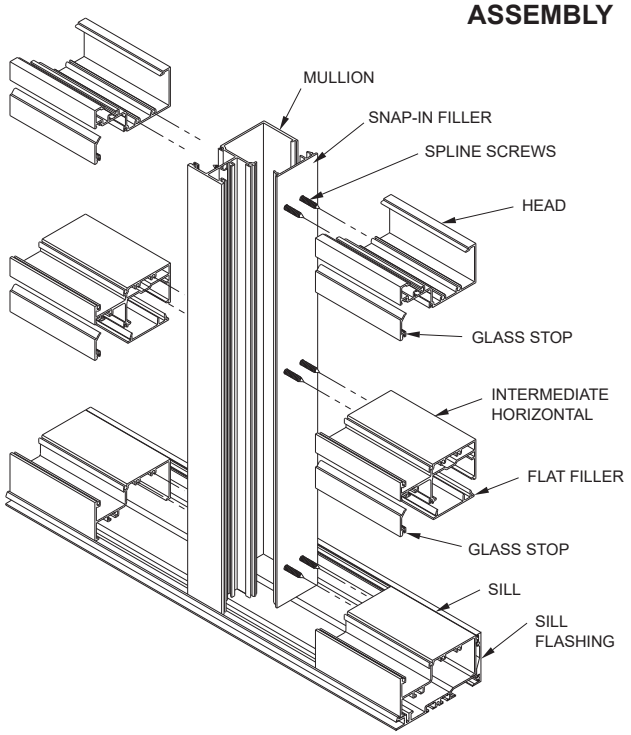
Trifab® VG 451/451T Framing System

PICTORIAL VIEW (FRONT)

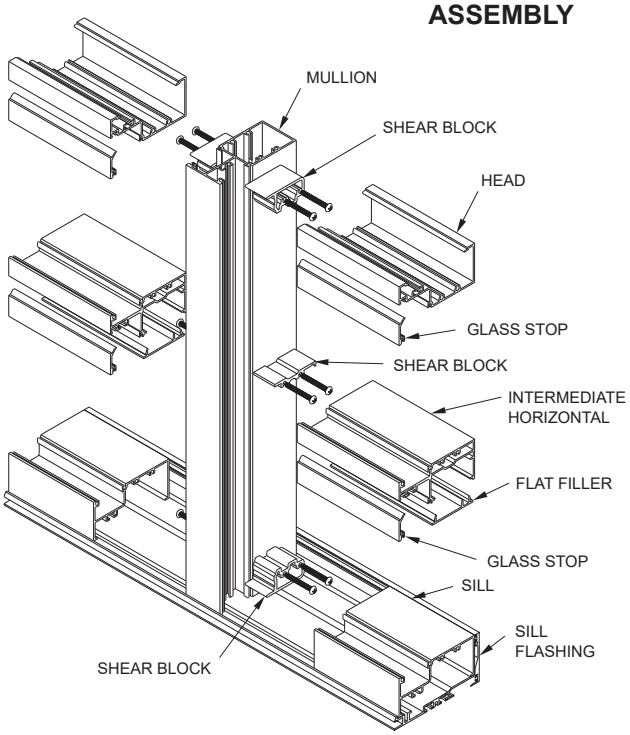
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

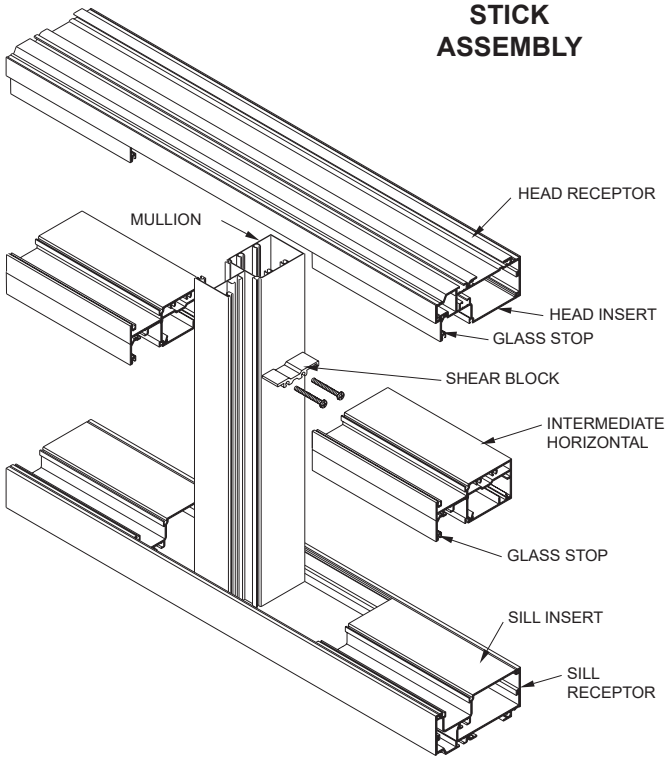


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

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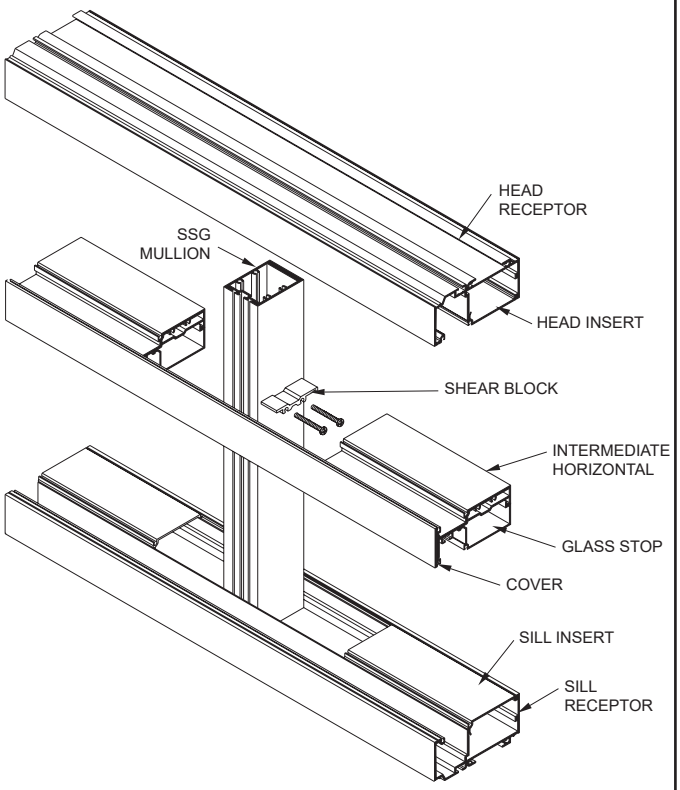
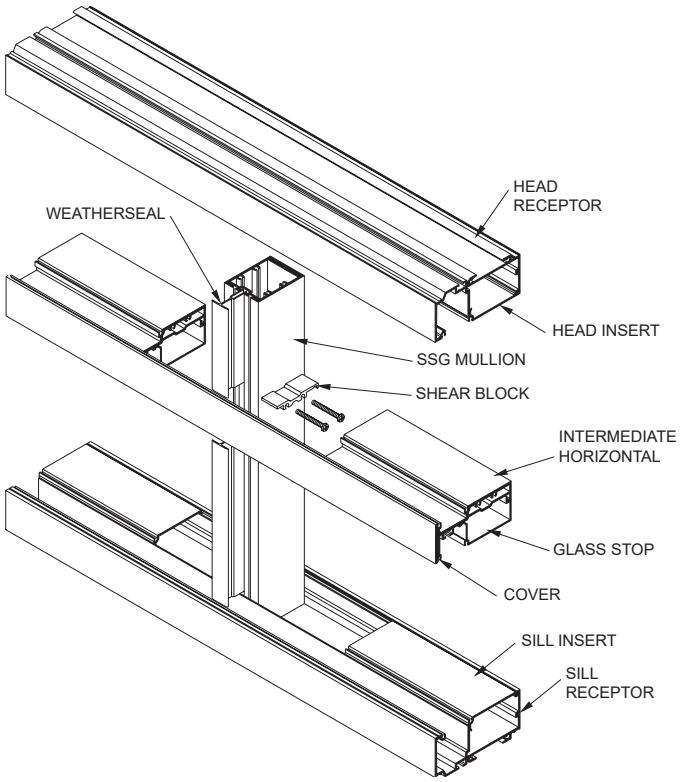
The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

STICK ASSEMBLY (SSG)



STICK ASSEMBLY (WEATHERSEAL)



NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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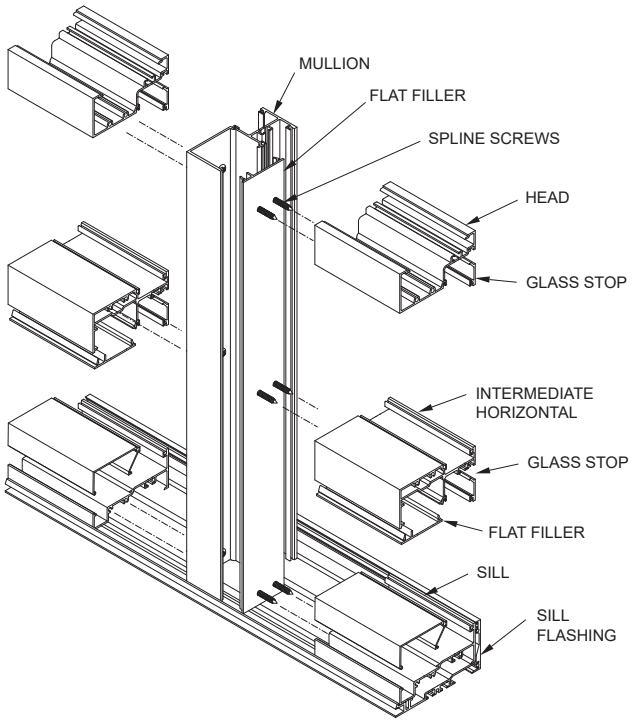
Trifab® VG 451/451T Framing System

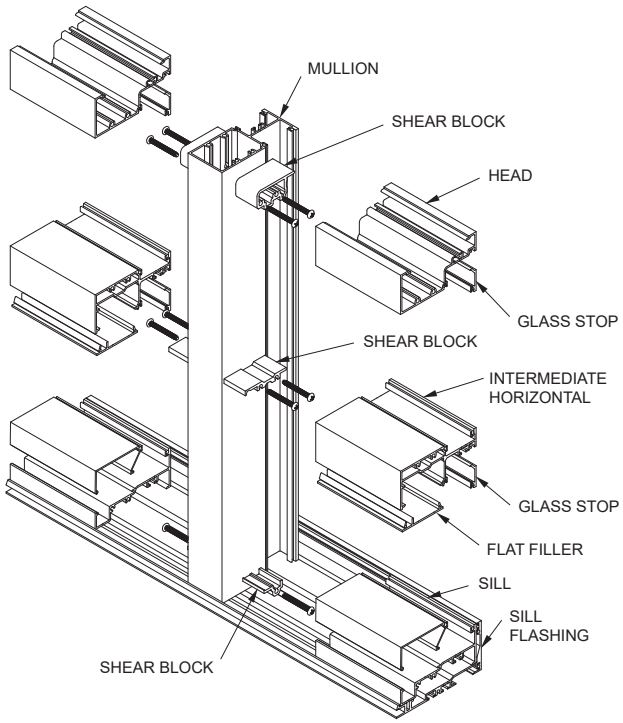
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

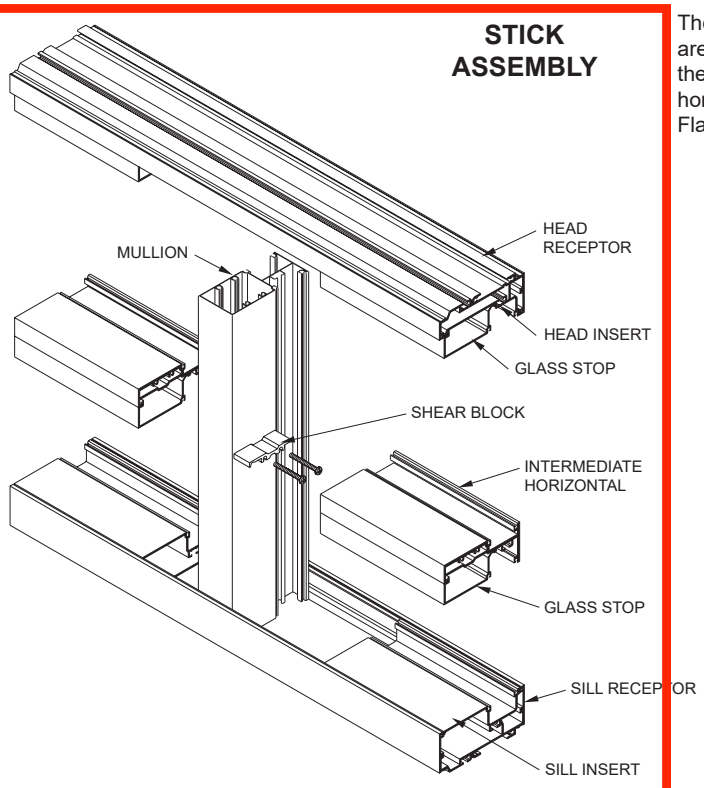


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 49)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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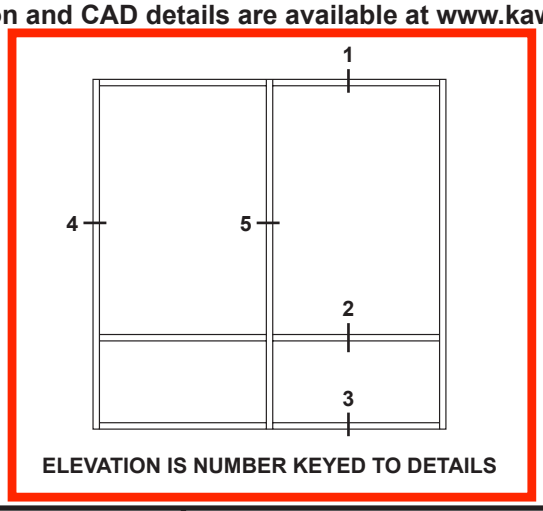
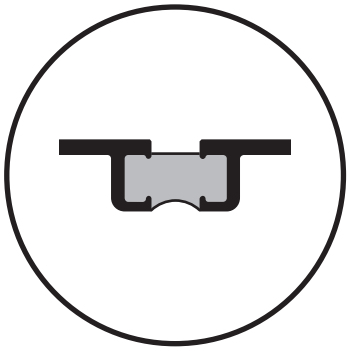
Trifab® VG 451/451T Framing System

BASIC FRAMING DETAILS (FRONT - Outside Glazed)

Additional information and CAD details are available at www.kawneer.com

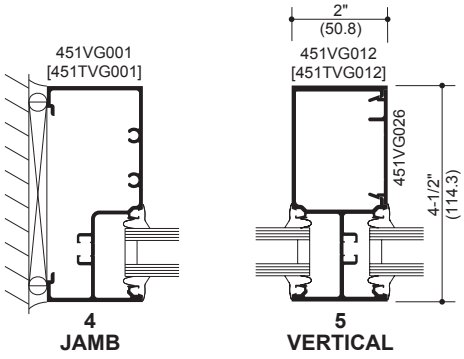


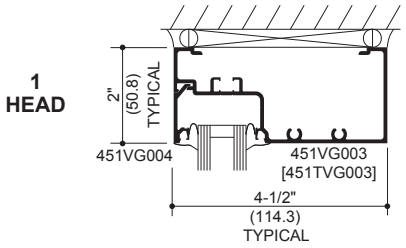
ELEVATION IS NUMBER KEYED TO DETAILS

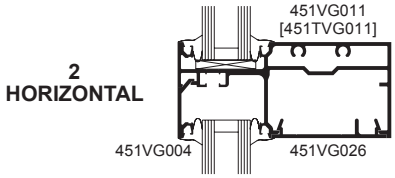


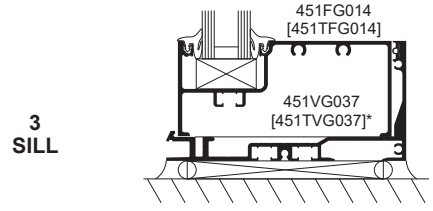
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE



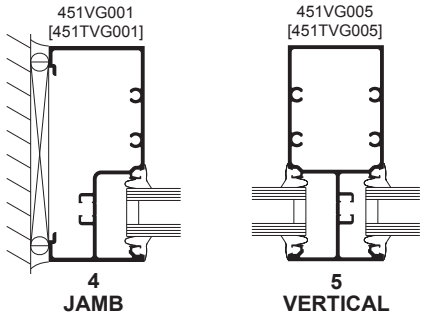


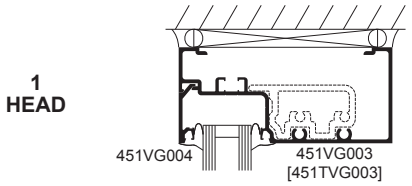


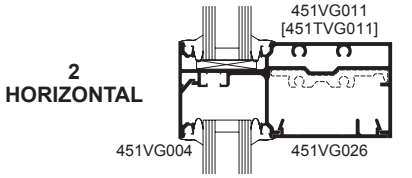


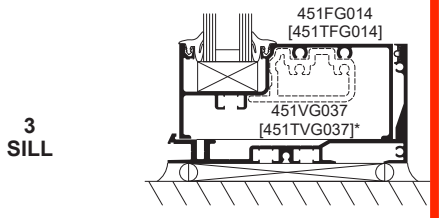
*HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



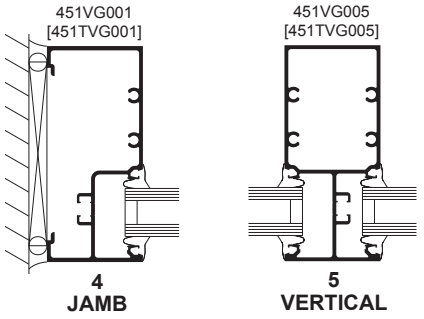


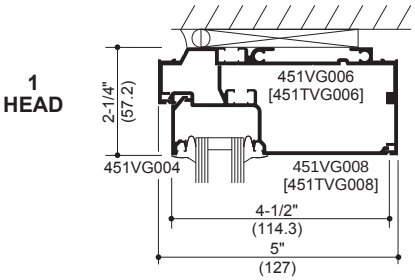


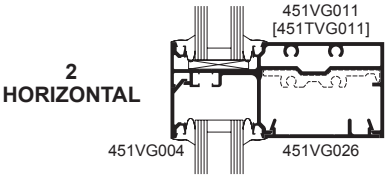


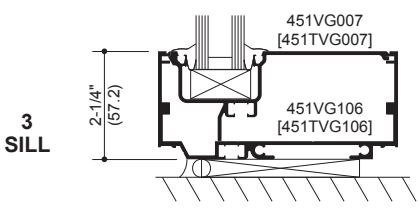
*HP Sill Flashing shown with optional gasket.

STICK









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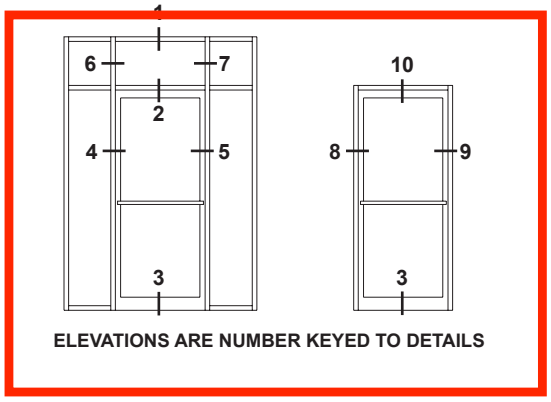
Additional information and CAD details are available at www.kawneer.com

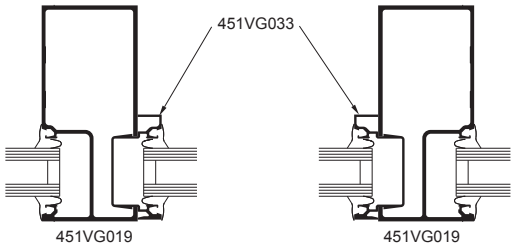
Trifab® VG 451 FRAMING INCORPORATING KAWNEER® "190" DOORS.

DOOR FRAMING NON-THERMAL ONLY

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

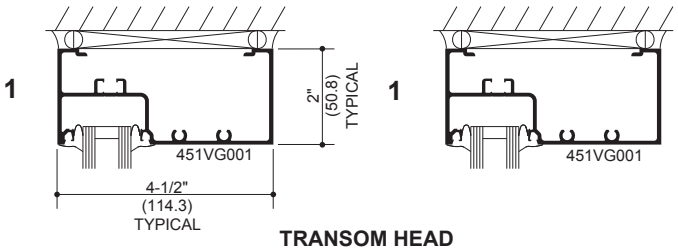


ELEVATIONS ARE NUMBER KEYED TO DETAILS

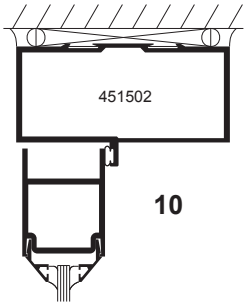


6 TRANSOM JAMBS 7

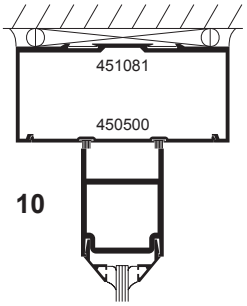
Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert.



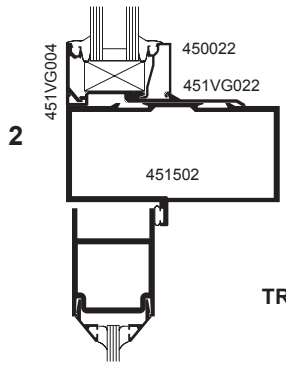
TRANSOM HEAD

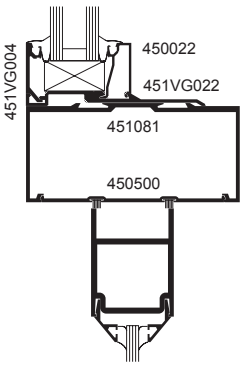


SINGLE ACTING HEADER

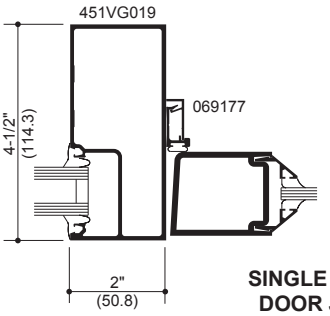


DOUBLE ACTING HEADER





TRANSOM BAR



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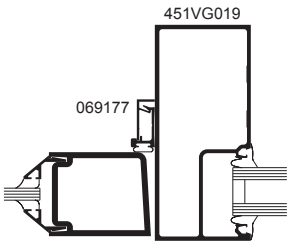
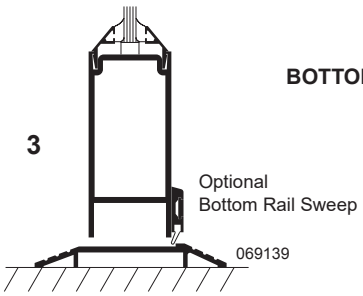


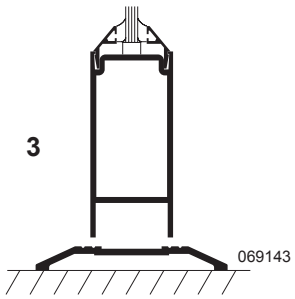
5

SINGLE ACTING DOOR JAMBS

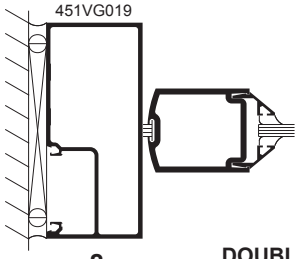


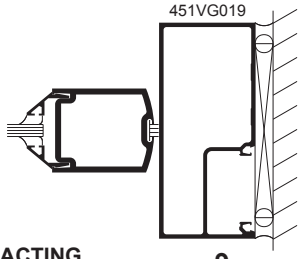
SINGLE ACTING

BOTTOM RAIL



DOUBLE ACTING





DOUBLE ACTING DOOR JAMBS

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ALUMINUM CLAD WOOD WINDOWS

LINCOLN CASEMENT & FIXED (BLACK)



4



TECHNICAL GUIDE

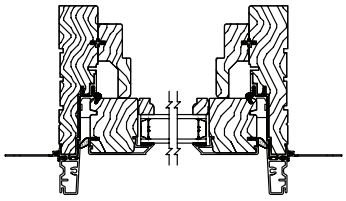
LINCOLN WOOD PRODUCTS, INC.

03/2020

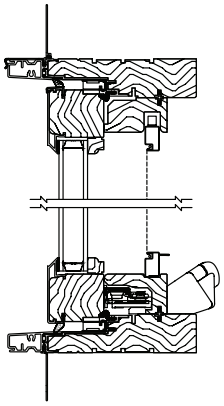
This data accurate as of 03/2020. Reference www.lincolnwindows.com for most current information.

Casement

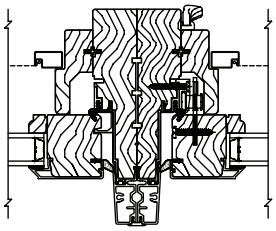
Scale: 2"=1' (all sections)



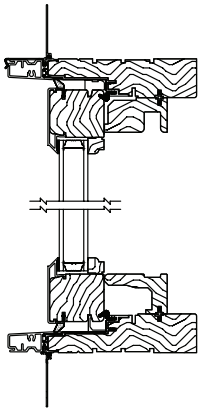
Clad Horizontal Section



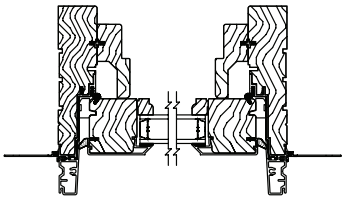
Clad Vertical Section



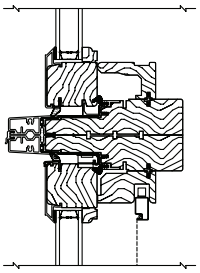
Clad Vertical Mull
Horizontal Section



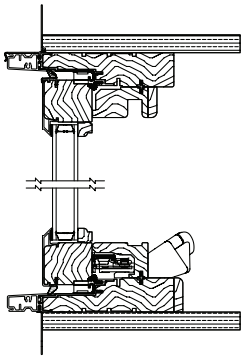
Clad Studio
Vertical Section



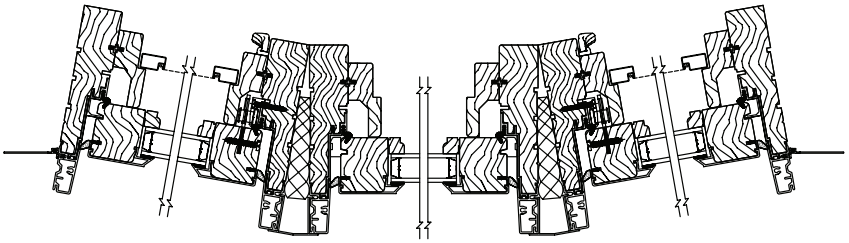
Clad Studio
Horizontal Section



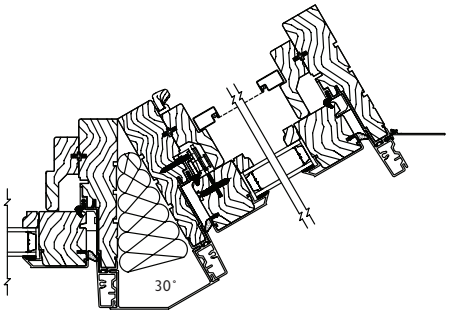
Clad Horizontal Mull
Vertical Section



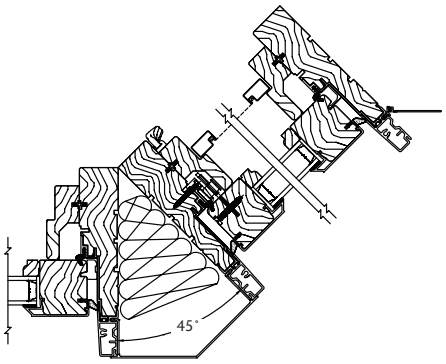
Clad Bow & Bay
Vertical Section



Clad Bow Horizontal Section



Clad 30° Bay Mull Horizontal Section

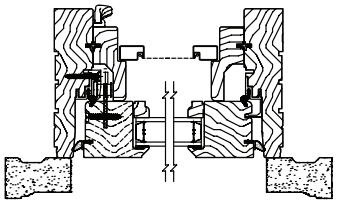


Clad 45° Bay Mull Horizontal Section

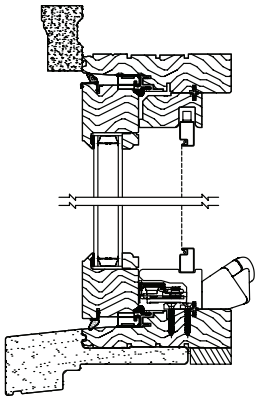
2 CROSS SECTIONS

Casement

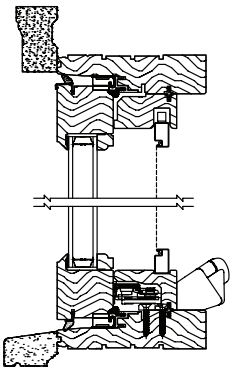
Scale: 2"=1' (all sections)



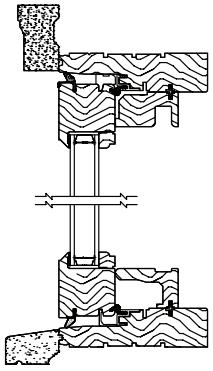
Primed Horizontal Section



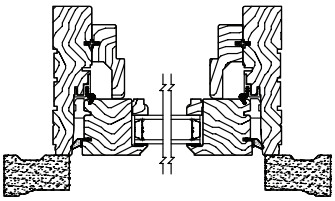
Primed with 2" Sill Nosing Vertical Section



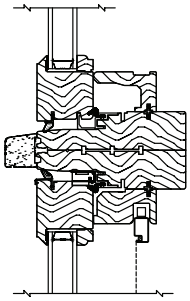
Primed Vertical Section



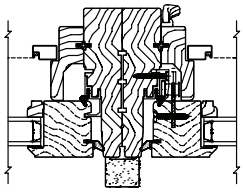
Primed Studio Vertical Section



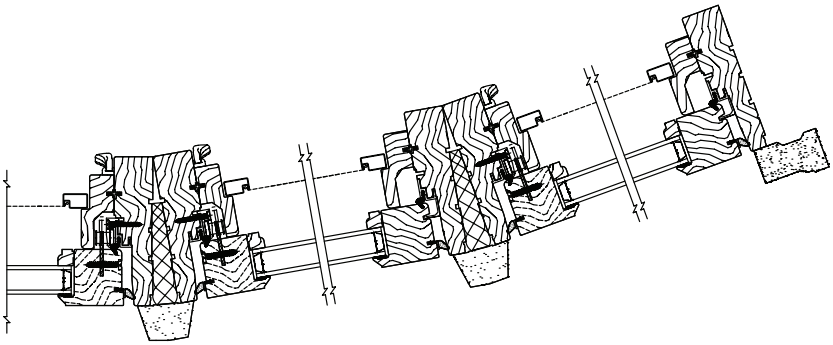
Primed Studio Horizontal Section



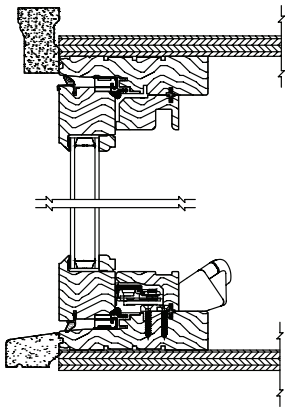
Primed Horizontal Mull Vertical Section



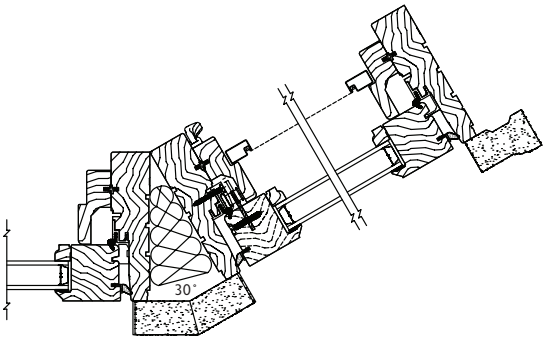
Primed Vertical Mull Horizontal Section



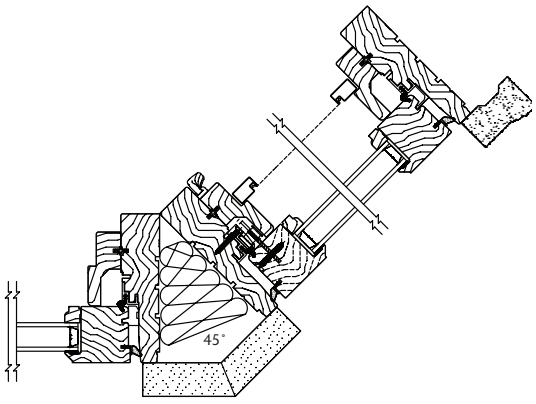
Primed Bow Mull Horizontal Section



Primed Bow & Bay Vertical Section



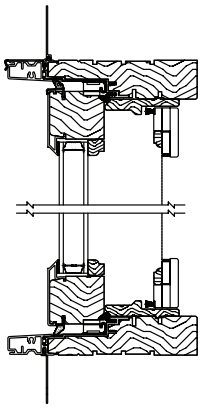
Primed 30° Bay Mull Horizontal Section



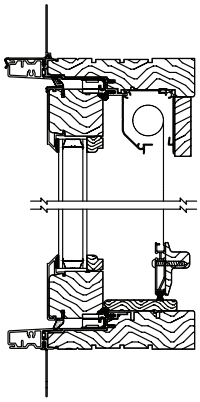
Primed 45° Bay Mull Horizontal Section

Casement - Push-Out Hardware

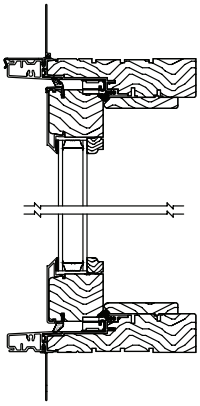
Scale: 2"=1' (all sections)



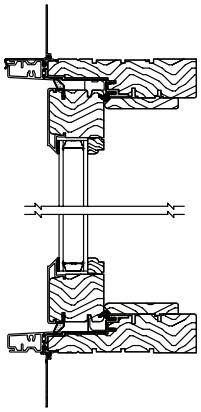
Clad Push-Out with
Wood Screen
Vertical Section



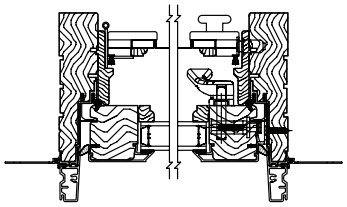
Clad Push-Out with
Retractable Screen
Vertical Section



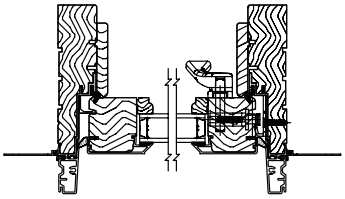
Clad Push-Out with
No Screen
Vertical Section



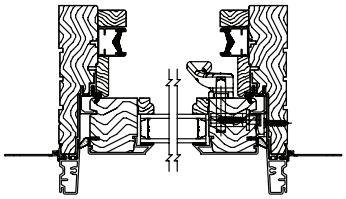
Clad Push-Out Studio
Vertical Section



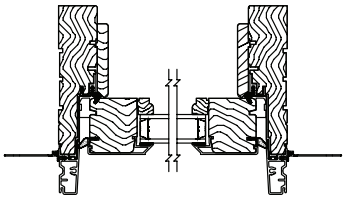
Clad Push-Out with
Wood Screen
Horizontal Section



Clad Push-Out with
No Screen
Horizontal Section



Clad Push-Out with
Retractable Screen
Horizontal Section

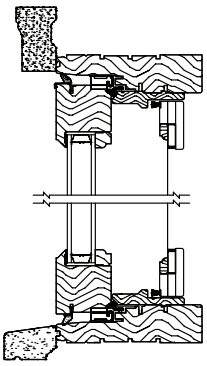


Clad Push-Out Studio
Horizontal Section

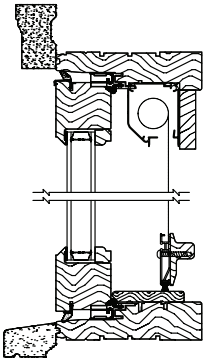
6 CROSS SECTIONS

Casement - Push-Out Hardware

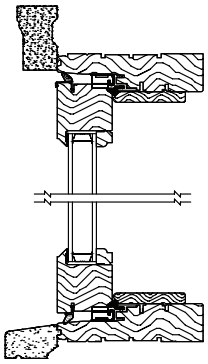
Scale: 2"=1' (all sections)



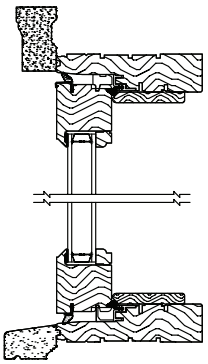
Primed Push-Out with
Wood Screen
Vertical Section



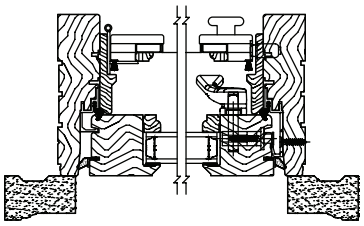
Primed Push-Out with
Retractable Screen
Vertical Section



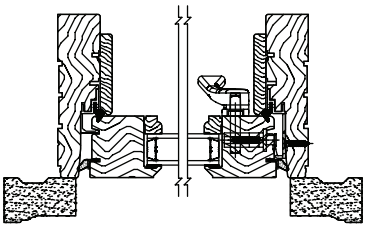
Primed Push-Out with
No Screen
Vertical Section



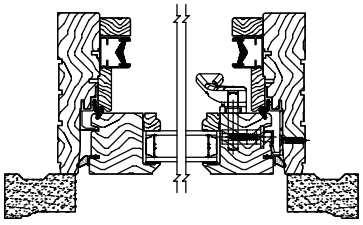
Primed Push-Out Studio
Vertical Section



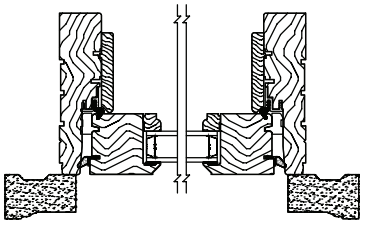
Primed Push-Out with
Wood Screen
Horizontal Section



Primed Push-Out with
No Screen
Horizontal Section



Primed Push-Out with
Retractable Screen
Horizontal Section

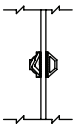


Primed Push-Out Studio
Horizontal Section

Grille Options

Not Scaled

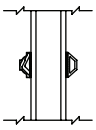
Simulated Divided Lites

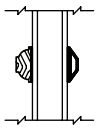

5/8" SDL
Single Glazed

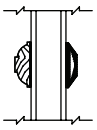

7/8" Profiled SDL
Single Glazed

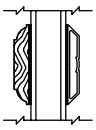

1-1/8" SDL
Single Glazed

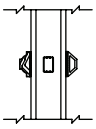

2" SDL
Single Glazed

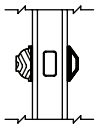

5/8" SDL
w/o Internal Grille

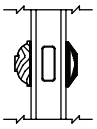

7/8" SDL
w/o Internal Grille

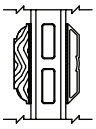

1-1/8" SDL
w/o Internal Grille

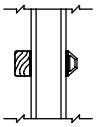

2" SDL
w/o Internal Grille

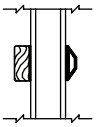

5/8" SDL
with Internal Grille

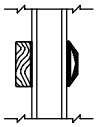

7/8" SDL
with Internal Grille

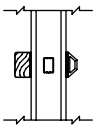

1-1/8" SDL
with Internal Grille

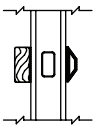

2" SDL
with Internal Grille

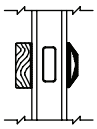

5/8" Square interior SDL
w/o Internal Grille

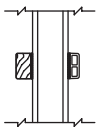

7/8" Square interior SDL
w/o Internal Grille

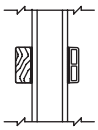

1-1/8" Square interior SDL
w/o Internal Grille

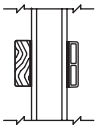

5/8" Square interior SDL
with Internal Grille

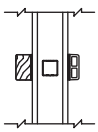

7/8" Square interior SDL
with Internal Grille

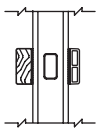

1-1/8" Square interior SDL
with Internal Grille

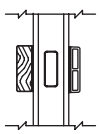

5/8" Square Int/Ext SDL
w/o Internal Grille


7/8" Square Int/Ext SDL
w/o Internal Grille

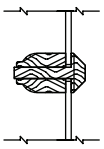

1-1/8" Square Int/Ext SDL
w/o Internal Grille

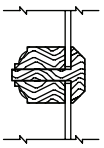

5/8" Square Int/Ext SDL
with Internal Grille

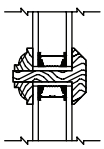

7/8" Square Int/Ext SDL
with Internal Grille


1-1/8" Square Int/Ext SDL
with Internal Grille

True Divided Lites


7/8" True Divided Lite
Single Glazed


1-1/4" True Divided Lite
Single Glazed


1-1/4" True Divided Lite

METAL RAILING

WAGNER COMPANIES (BLACK)



5

Square Tube Flush Weld Elbows

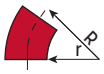
Stock ***Square Tubing Elbows*** have a .083" wall ***Tubing*** except as noted. Contact **Wagner** regarding availability of other radii and wall thicknesses – ***rfq@mailwagner.com.***

r = Inside Radius
R = Center Line Radius
C-C = Center to Center Diameter

Made in MILWAUKEE

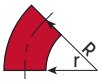
STEEL	A53, A500
ALUMINUM	6063
Upon request:	
STAINLESS STEEL	Type 304

35° Elbow



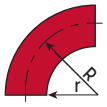
Square Tube	r	R	STEEL
1.50"	3 3/4"	4 1/2"	6360
2.00"	7"	8"	6380†

45° Elbow



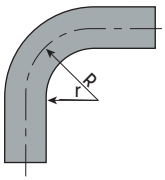
Square Tube	r	R	STEEL
1.25"	3 1/8"	3 3/4"	**6332**
1.50"	3 3/4"	4 1/2"	6362
2.00"	7"	8"	6382†

90° Elbow



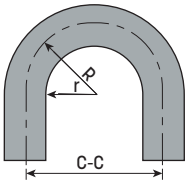
Square Tube	r	R	STEEL
1.00"	2 1/2"	3"	**6306**
1.25"	3 1/8"	3 3/4"	**6336**
1.50"	3 3/4"	4 1/2"	**6366**
2.00"	7"	8"	**6386†**

90° Elbow with Two 2" Tangents



Square Tube	r	R	STEEL	ALUMINUM
1.00"	2 1/2"	3"	**6308**	6408
1.25"	3 1/8"	3 3/4"	6338	
1.50"	3 3/4"	4 1/2"	**6368**	
2.00"	7"	8"	6388†	

180° Elbow with Two 2" Tangents



Square Tube	r	R	C-C	STEEL	ALUMINUM
1.00"	2 1/2"	3"	6"	6313ß	6413
1.25"	3 1/8"	3 3/4"	7 1/2"	**6343ß**	
1.50"	3 3/4"	4 1/2"	9"	6373ß	
2.00"	7"	8"	16"	6393†ß	

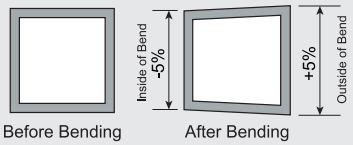
ß Available with two untrimmed tangents.
Add a **B** at the end of the number when ordering

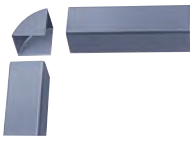
Deformity Issues with Stock Bends

The process of bending ***Pipe*** and ***Tube*** results in unavoidable deformation.

In ***Square*** and ***Rectangular*** Tube sections, the ***Tube*** will tend towards a trapezoidal deformation. The deformation may be as much as -5% on the inside of the bend and +5% on the outside of the bend.

This may be avoided by ordering ***Elbows with Tangents*** since the tangent sections will be unaffected by the bending process.

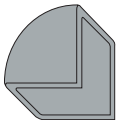




Square Tube Flush Weld Corner

No Miter – No Sharp Corners

This cost-cutting corner simplifies fit-up and shortens fabrication. Simply square cut your ***Tubing.***



Radius equals the tube size. Not recommended for ***Square Corner Extruded Tube.***

Square Tube	Wall Thick.	STEEL	ALLOY 304 STAINLESS
1.00"	.080"	**9210**	**9212**
1.25"	.080"	**9215**	9217
1.50"	.080"	**9220**	**9222**
2.00"	.080"	**9225**	**9227**
4.00"	.104"	**3900136B**	





Elbows *are supplied with a mill finish. They are also available galvanized, zinc plated, anodized or polished to a satin or bright finish.*

† Denotes .120" wall.

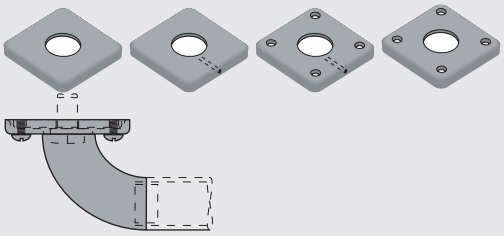
Square Flush Base Flanges

Available in Steel, Aluminum Alloy 3003 and Stainless Steel Type 304. Contact **Wagner** at ***rfq@mailwagner.com*** regarding availability in Brass, Bronze, Alloy 316 Stainless Steel and finishes.

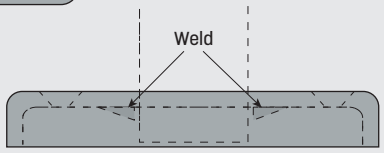
These ***Flanges*** may be combined with square or round ***Elbows*** from pages 39 - 46 to create ***Wall Returns*** as noted below.

Square Flanges with Round Holes

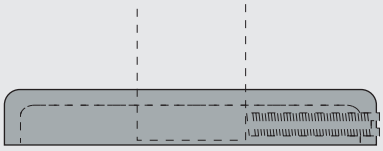
To order ***Square Flanges*** with round holes for ***Pipe*** or ***OD Tubing***, add **P** after the fitting number for ***Pipe*** of that size or **T** after fitting number for ***Round Tube*** of that size.



Returns with ***Square Flush Base Flanges*** and ***Elbows***



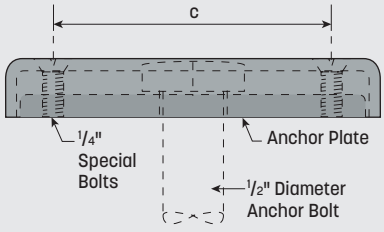
Floor or Wall Cover Plate



Threaded Flanges with Set Screw

Square Floor and Wall Formed Flanges with Anchor Plate

When an ***Anchor Plate*** is used with a ***Flange***, fasten ***Plate*** to floor then attach ***Flange*** to ***Plate*** with four 1/4-20 screws provided.



Cover Flange Size	c	Hole Dia.	Height	Thick.	Stainless Steel Thick.
3" × 3"	2"	5/16"	1/2"	10 Ga.	11 Ga.
3 3/4" × 3 3/4"	2 3/4"	5/16"	1/2"	10 Ga.	11 Ga.
5 3/16" × 5 3/16"	3 3/4"	7/16"	7/16"	16 Ga.	16 Ga.

Plain Flange



8708

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8701**	**8771**	8841
1" × 1"	3" × 3"	**8708**	8778	8848
1 1/4" × 1 1/4"	3" × 3"	**8715**	**8785**	**8855**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8722**	**8792**	**8862*†**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8734**	8804	8874
2" × 2"	3 3/4" × 3 3/4"	**8729**	**8799**	**8869**
2 1/2" × 2 1/2"	5 3/16" × 5 3/16"	**88057***	88027*	**88097***
3" × 3"	5 3/16" × 5 3/16"	**88064***	**88034***	88004*
1" × 1 1/2"	3 3/4" × 3 3/4"	**8750**		**8890**
1" × 2"	3 3/4" × 3 3/4"	**8757**	8827	**8897**
1 1/2" × 2"	3 3/4" × 3 3/4"	8764	8834	**89004**

* Also available from stock with a satin finish. Order **8862.4**

† Also available in 316 Alloy.

Plain Flange with Set Screw†



8718

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8704**		**8844**
1" × 1"	3" × 3"	**8711**	**8781**	**8851**
1 1/4" × 1 1/4"	3" × 3"	**8718**		**8858**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8725**	**8795**	**8865** †
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8736**	**8806**	
2" × 2"	3 3/4" × 3 3/4"	**8732**	**8802**	**8872** †
1" × 1 1/2"	3 3/4" × 3 3/4"	**8753**		
1 1/2" × 2"	3 3/4" × 3 3/4"	**8767**		

† Also available in 316 Alloy.

Flange with Four Countersunk Holes



8709

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8702**		
1" × 1"	3" × 3"	**8709**	8779	8849
1 1/4" × 1 1/4"	3" × 3"	**8716**	8786	**8856**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8723**	**8793**	**8863**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8735**	**8805**	**8875**
2" × 2"	3 3/4" × 3 3/4"	**8730**	**8800**	8870
3" × 3"	5 5/16" × 5 5/16"	88065*		
1" × 1 1/2"	3 3/4" × 3 3/4"	**8751**		8891

Flange with Set Screw† and Four Countersunk Holes



8719

Tube Size	Cover Flange Size	10 GA. STEEL	304 STAINLESS
1 1/4" × 1 1/4"	3" × 3"		**8859**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8726**	**8866**
2" × 2"	3 3/4" × 3 3/4"	**8733**	

Universal Anchor Plate



8727

Tube Size	Plate Size	STEEL	304 STAINLESS
3/4" × 3/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1" × 1"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/4" × 1 1/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/2" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867**
1 3/4" × 1 3/4"	3 3/8" × 3 3/8"	**8727**	**8867***
2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1 1/2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***

*Available in 316 Alloy

All ***Anchor Plates*** are 3/16" thick with 1/4" × 3/8" ***Bolts.***

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are modified-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

Square Tube Flanges

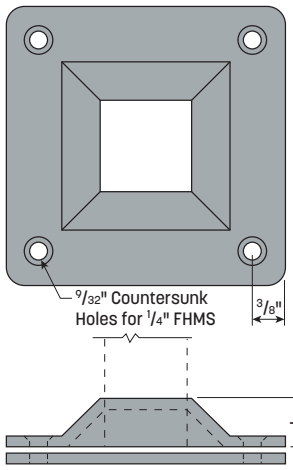
	Standard Alloys	Thickness
Steel	1006-1010	as noted
Aluminum	3003	as noted



8045-NH



8041





8057

Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Plain Flange – No Mounting Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-3NH**	8042-3NH*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-NH**	**8042-NH***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045-NH**	**8046-NH***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047-NH**	**8048-NH***
2" × 2"	5" × 5"	1"	7 Ga.	**8051-NH**	**8052-NH**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	8049-NH	**8050-NH**
3" × 3"	5" × 5"	5/8"	7 Ga.	**8096-NH**	**8098-NH**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053-NH	

* Thickness = 3/16"

Flange with Four Countersunk Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	8041-3	8042-3*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041**	**8042***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045**	**8046***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047**	**8048**
2" × 2"	5" × 5"	1"	7 Ga.	**8051**	**8052**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	**8049**	**8050**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053	**8054**
1" × 2"	5" × 5"	1"	7 Ga.	8055	
1 1/2" × 2"	4" × 4"	1"	7 Ga.	**8055-2**	

* Thickness = 3/16"

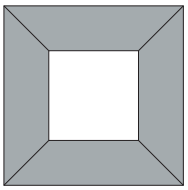
Anchor Plate

Anchor Plate includes four 1/4" × 5/16" ***Flat Head Machine Screws*** (FHMS).

Flange Size	Height	Thickness	STEEL
3 3/4" × 3 3/4"	3/16"	3/16"	**8057**
5" × 5"	3/16"	3/16"	**8043**

Cover Plate

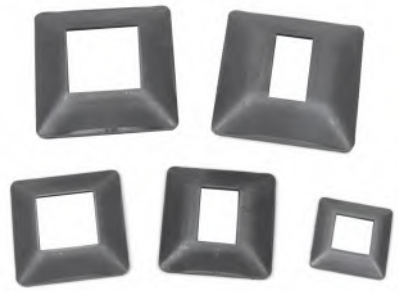
	Standard Alloys	Thickness
Steel	1006-1010	1/8"
Aluminum	3003	1/8"







8081



Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Slip-On Cover Plate

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	2" × 2"	7/16"	10 Ga.	8077	**8078**
1" × 1"	2" × 2"	3/8"	10 Ga.	**8079**	8080
1 1/4" × 1 1/4"	3" × 3"	5/8"	10 Ga.	**8081**	**8082**
1 1/2" × 1 1/2"	3" × 3"	5/8"	10 Ga.	**8083**	**8084**
2" × 2"	4" × 4"	13/16"	7 Ga.	**8085**	**8086**
[illegible]	[illegible]	[illegible]	[illegible]	**8089**	8090
1" × 2"	4" × 4"	7/8"	7 Ga.	**8091**	8092
1 1/2" × 2"	4" × 4"	7/8"	7 Ga.	8091-2	8092-2

Disks and Plates

Items on this page are stocked for quick shipment at competitive prices. Call **Wagner** for large quantity pricing. ***Disks*** and ***Plates*** are supplied in mill finish. They can be supplied in special finishes, custom sizes and hole configurations. Any custom size ***Disk*** or ***Plate*** can be ***Laser Cut.*** Contact ***rfq@mailwagner.com*** for details and pricing.

Laser Cut Custom Disks, Plates and Hole Configurations Are Available.



D321H

Blank Plates with Radius Corners and Holes

Four 7/16" Holes for 3/8" ***Bolt.***

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
2 5/8"	3/16"	**D321H***		**D323H***
3 3/8"	3/16"	**D324H**		**D326H**
4"	1/4"	**D480H**	**D481H**	D482H†
4 5/8"	1/4"	**D484H**	D485H	D486H†

*Denotes items that have four 5/16" holes.
†Denotes items that have 3/16" thickness.



3206-1

Plates with Radius Corners

Dimensions	Thick.	STEEL	ALUMINUM	304 STAINLESS	BRASS
1" × 1"	1/8"	**3206-1**	**3206-1A**	**3206-1SS**	
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**	**3207-1SS**	
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**	3220-DSS	
2" × 2"	1/8"	**3221-D**	**3221-DA**	**3221-DSS**	
2 5/8" × 2 5/8"	3/16"	3221-1D	3221-1A	3221-1SS	BRS3221-1D
3 3/8" × 3 3/8"	3/16"	**3221-2D**	3221-2A	3221-2SS	BRS3221-2D
5" × 5"	3/16"	3221-3D	3221-3A		BRS3221-3D
4" × 6"	3/16"	D372			
4" × 4"	1/4"	**D480**	D481	**D482†**	D483
4 5/8" × 4 5/8"	1/4"	D484		D486†	

†Denotes items that have 3/16" thickness.



D135H

Round Disks with Holes

Three 5/16" Holes.

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
3"	1/8"	D135H	**D136H**	D137H
3"	1/4"	**D143H**	D144H	**D145H**
3 1/2"	1/4"	**D173H**	**D174H**	D175H
4"	1/4"	**D203H**	D204H	**D205H**
4 1/2"	1/4"	**D246H**	D247H	D248H



D500

Heavy Round Disks

Steel Only.

Diam.	Thick.	STEEL
3"	3/8"	**D500**
3"	1/2"	D501
4"	3/8"	**D502**
4"	1/2"	D503
5"	3/8"	D504
5"	1/2"	D505
6"	3/8"	D506
6"	1/2"	D507

Blank Round Disks

Disks are available in other diameters, thicknesses and alloys contact **Wagner**



D015

Diameter	Thickness	STEEL	ALUMINUM	304 STAINLESS	C26000 BRASS
1"	1/8"	**D001**	**D002**	**D003**	**D004**
1"	1/4"	**D009**		D011	D012
1 1/4"	1/8"	**D015**	**D016**	**D017**	**D018**
1 1/4"	1/4"	**D023**	**D024**	**D025**	D026
1 5/16"	1/8"	**D030**	D031	**D032**	D033
1 5/16"	3/16"	**3227**	**3247**	**3267**	
1 5/16"	1/4"	D035	D036	D037	**D038**
1 1/2"	1/8"	**D045**	**D046**	**D047**	**D048**
1 1/2"	3/16"	**D049**	D050	D051	
1 1/2"	1/4"	**D053**	D054	**D055**	D056
1 5/8"	1/8"	**D060**	**D061**	**D062**	D063
1 5/8"	3/16"	**3228**	**3248**	**3268**	
1 5/8"	1/4"	**D065**	**D066**	**D067**	
1 3/4"	1/8"	**D069-1**	D069-2	**D069-3**	**D069-4**
1 3/4"	1/4"	**D071-1**	D071-2	D071-3	D071-4
1 7/8"	1/8"	**D075**	D076	**D077**	**D078**
1 7/8"	3/16"	**3229**	**3249**	**3269**	
1 7/8"	1/4"	**D080**	D081	**D082**	D083
2"	1/8"	**D090**	**D091**	**D092**	**D093**
2"	3/16"	**D094**	**D095**	**D096**	D097
2"	1/4"	**D098**	**D099**	**D100**	**D101**
2 3/8"	1/8"	**D105**	D106	**D107**	D108
2 3/8"	3/16"	**3230**	**3250**	**3270**	D109
2 3/8"	1/4"	**D110**	**D111**	D112	D113
2 1/2"	1/8"	**D120**	D121	**D122**	**D123**
2 1/2"	1/4"	**D128**	**D129**	**D130**	D131
2 7/8"	1/8"	**D132-1**	D132-2	D132-3	D132-4
2 7/8"	3/16"	**D133-1**	D133-2	D133-3	
2 7/8"	1/4"	**D134-1**	D134-2	D134-3	
3"	1/8"	**D135**	**D136**	**D137**	**D138**
3"	3/16"	**D139**	D140	**D141**	D142
3"	1/4"	**D143**	**D144**	**D145**	D146
3 1/4"	1/8"	**D150**	D151	D152	D153
3 1/4"	3/16"	**D154**	**D155**	D156	
3 1/4"	1/4"	**D158**	**D159**	D160	**D161**
3 1/2"	1/8"	**D165**	D166	**D167**	**D168**
3 1/2"	3/16"	**D169**	**D170**	**D171**	D172
3 1/2"	1/4"	**D173**	D174	**D175**	D176
3 3/4"	1/8"	**D180**	D181	D182	
3 3/4"	1/4"	D188	D189	**D190**	
4"	1/8"	**D195**	D196	**D197**	D198
4"	3/16"	**D199**	D200	**D201**	D202
4"	1/4"	**D203**	**D204**	**D205**	D206
4 1/8"	1/4"	D218			
4 1/4"	1/8"	**D225**	D226	D227	D228
4 1/4"	1/4"	**D233**		D235	
4 1/2"	1/8"	**D240**	**D241**	D242	**D242D**
4 1/2"	3/16"	**D243**	**D244**	**D245**	
4 1/2"	1/4"	**D246**	**D247**	**D248**	D248D
4 11/16"	1/4"		D264		
5"	1/8"	**D285**	D286	D287	D288
5"	1/4"	**D293**	D294	**D295**	D296
5 1/8"	1/8"	D300	D301	D302	D303
5 1/8"	1/4"	**D308**	D309	D310	
6"	1/4"	**D327-1**	D328-1	D329-1	
6 1/8"	1/8"	**D330**	**D331**	D332	
6 1/8"	1/4"	**D338**	D339		
6 5/8"	3/16"	**D345**	**D346**	D347	
7"	1/8"	**D360**	**D361**	D362	
7"	1/4"	**D368**	**D369**	D370	D371
8"	1/8"	**D400**	D401	D402	
8"	1/4"	**D406**	D407	D408	
9"	1/4"	**D436**	D437		
10"	1/8"	D450	D451	D452	
10"	1/4"	D456	D457		
12"	1/8"	**D470**	D471	D472	
12"	1/4"	**D476**	D477		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

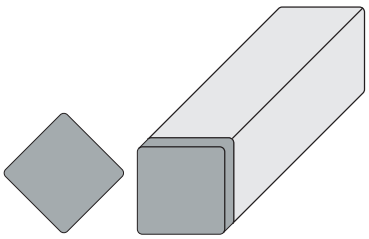


Post Cap - Pressed

Pressed, except as noted. Pressed ***Caps*** have radius corners. When used with Aluminum architectural ***Tubing,*** you will need to relieve corners to drive on ***Cap.***

Tube Size	STEEL	PRE - GALV. STEEL	ZINC PLATED STEEL	ALUMINUM	STAINLESS
3/4" × 3/4"	**5174**			5175	5176
1" × 1"	**5150**			5152	5154
1 1/4" × 1 1/4"	**5162**			5163	**5164**
1 1/2" × 1 1/2"	**5156**			5158	**5160**
2" × 2"	**5100**			**5101**	**5103**
2 1/2" × 2 1/2"	**5104**	**G5104***		**5105**	**5111**
3" × 3"	**5106**	G5106*		**5107**	**5109**
3 1/2" × 3 1/2"	**5112**			5113	**5115**
4" × 4"	**5120**	G5120*	**PL5120**	**5121**	**5123**
3/4" × 1 1/2"	5170				
1" × 2"	**5165**			**5166**	5167
3" × 4"	**5124**				
3" × 6"	5132				
4" × 6"	**5136**				
5" × 5"	**5147**			5147A	
6" × 6"	**5149**			5149A	

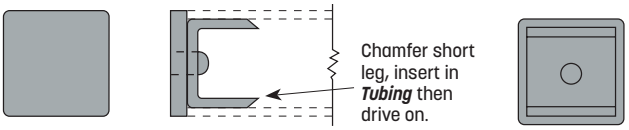
*Manufactured from pre-galvanized sheet - 18GA



Flush Square Tubing Weld-On Cap

Contact **Wagner** regarding availability in Stainless Steel.

Tube Size	Thickness	STEEL	ALUMINUM
1" × 1"	1/8"	**3206-1**	**3206-1A**
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**
2" × 2"	1/8"	**3221-D**	**3221-DA**



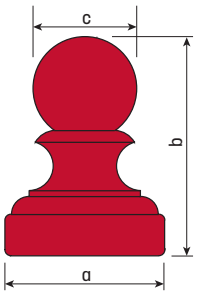
Flush Square Tubing Drive-On Cap

Tube Size	.073"/.083" WALL STEEL	.120" WALL STEEL	.120" WALL GALV. STEEL	.188" WALL STEEL	.125" WALL ALUMINUM
1" × 1"	**3206**	**3206-11**			**3206-A**
1 1/4" × 1 1/4"	**3207**	**3207-11**			3207-A
1 1/2" × 1 1/2"	**3204**	**3204-11**	G3204-11		**3204-A**
2" × 2"	**3202**	**3202-11**		**3202-188**	**3202-A**

Cast Post Cap

Cast ***Caps*** have radiused outside corners and round inside corners.

ALUMINUM	Satin Finish
BRONZE	Satin Finish
CAST IRON	As Cast





BC4040

Ball Cap

Slips over square ***Post*** - size as noted.

a	b	c	CAST IRON	To Fit
1 3/8"	2 1/4"	1 1/8"	**BC1010**	1" × 1"
2 3/8"	3 3/4"	1 3/4"	**BC2020**	2" × 2"
3 1/2"	4 1/2"	2"	**BC3030**	3" × 3"
4 1/2"	5 1/2"	2 3/4"	**BC4040**	4" × 4"

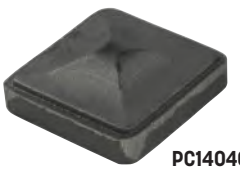


PC12050

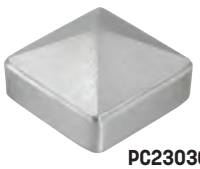
Rectangular - Cast Iron

Round Inside Corners.

Tube Size	CAST IRON
2" × 5"	**PC12050**
3" × 5"	**PC13050**
4" × 6"	**PC14060**



PC14040



PC23030



PC52020

Square - Cast

Round Inside Corners.

Tube Size	CAST IRON	ALUMINUM	BRONZE
1" × 1"	**PC11010**		
1 1/2" × 1 1/2"	**PC11515**		
2" × 2"	**PC12020**		PC52020
2 1/2" × 2 1/2"	**PC12525**		
3" × 3"	**PC13030**	**PC23030**	
4" × 4"	**PC14040**		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

BUILDING MOUNTED LIGHT

BARN LIGHT ELECTRIC – ‘AERO SHALLOW BOWL GOOSENECK LIGHT’
FINISH: BLACK
LIGHT SOURCE: 100-WATT LAMP (2700K)



6

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME 278-282 Main St.

PROJECT TYPE

SPS-0333

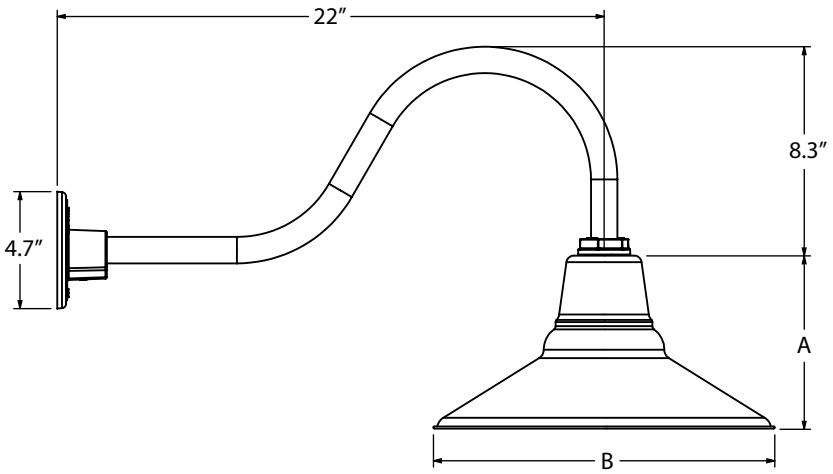
BLE - QS - G - SBA12 (A) - 100 (B) - G26 (C) - NA (D)

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE		B - FINISHES		C - GOOSENECK ARMS	D - WIRE CAGE	
SBA12	12″ Aero Shade	*POWDER COAT FINISHES[1]:*		*GOOSENECK OPTIONS:*	**NA**	None/No Wire Cage
SBA16	16″ Aero Shade	**100**	Black	**G1**	**WC**	Wire Cage[2]
		200	White	**G15**		
		300	Dark Green	**G22**		
		975	Galvanized	**G26**		

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

QUICK SHIP COLLECTION

REV 09.27.18

POWDER COAT FINISHES

To ensure every space receives its ideal look, Quick Ship Lights are available with some of our most popular finish options. 200-White and 100-Black coordinate with nearly every design sensibility, while 300-Dark Green offers a classic touch of color. For an industrial-inspired style, 975-Galvanized gives the fixture an authentic rugged character.

With the exception of 975-Galvanized, Quick Ship Shades feature a white interior. All powder coat finishes are applied entirely by hand in our Florida-based manufacturing facility, indicative of our commitment to quality.



100 BLACK

200 WHITE



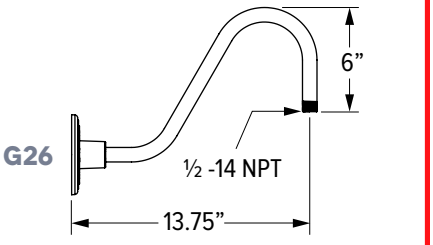
300 DARK GREEN

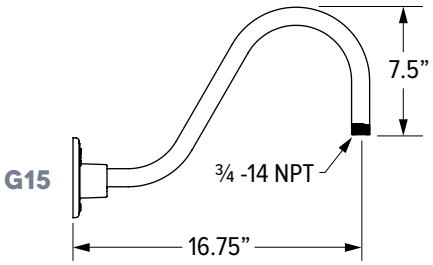


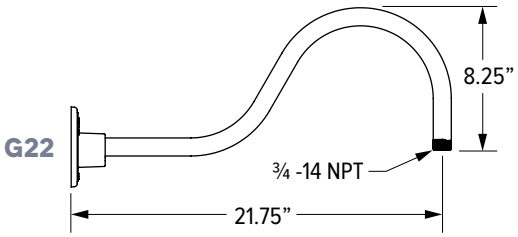
975 GALVANIZED

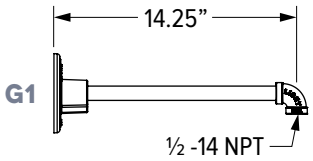
MOUNTING OPTIONS: GOOSENECK LIGHTS

With iconic barn style, these gooseneck arms position the shade away from the mounting surface and protect the wiring in exterior and high-traffic installations.









Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Discera 4
Gen5



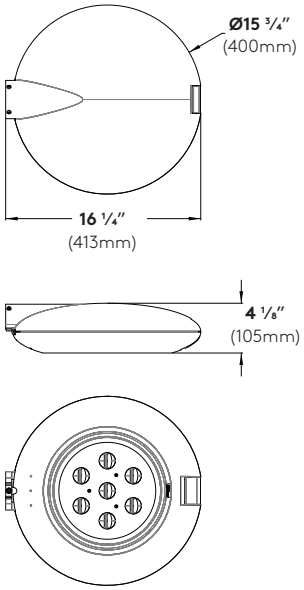
Order Code: DSC4L - ____ - S1 - ____ - ____ - 3000K - ____ - BK - 120 ____

Pole Order Code: ____ - ____ - ____ - ____ * See pages 6 and 7

DSC4L	Series	**DSC4L** Discera 4 Gen5							
____	Optics	**R1** Type I	**R2** Type II	**R3** Type III	**R3W** (Wide) Type III	**R4** Type IV	**R5R** (Round) Type V	**DG** Diffuse Flat Glass	
S1	Mounting	**S1** Single Short Arm Mount	**S2** Double Short Arm (180° Mount	**L1** Single Long Arm Mount	**L2** Double Long Arm Mount (180°)	**SW** Short Arm Wall Mount	**LW** Long Arm Wall Mount	**LG1** Single Long Arm Mount with Gusset	**LG2** Double Long Arm Mount with Gusset (180°)	**LGW** Long Arm Wall Mount with Gusset
____	Comfort Light Engine (DG)	**MP350** nominal 33W/2965lm	**MP530** nominal 48W/4443lm	**MP700** nominal 61W/5613lm	**MP900** nominal 79W/6951lm					*Based on 3000K CCT
____	Technical Light Engine (R1-R5R)	**5G350** nominal 32W/3,357lm	**5G530** nominal 47W/4,875lm	**5G700** nominal 62W/6,325lm	**5G900** nominal 78W/7,548lm					*Based on R1 optics and 3000K CCT
3000K	CCT	**27**[1] 2700K	**30**[1] 3000K	**40** 4000K						[1] 2700K and 3000K IDA Approved *For Amber and other CCTs please consult factory
____	Power Cord Length	**12** 12'	**15** 15'	**18** 18'	**20** 20'	**25** 25'	**XX**[2] XX'			[2] Add length of arm and height of pole to determine power cord length.
BK	Finish	**WH** White	**BL** Semi-Matte Black	**BK** Black	**BZ** Bronze	**SV** Silver	**SP** Specify Premium Color			
120	Voltage	**UNV**[3,4] 120-277V	**120** 120V	**240** 240V	**277** 277V	**347**[3,4] 347V	**480**[3,4] 480V			[3] Not available with HLXX option [4] Step down transformer provided. 5G900 and MP900 not available at 480V.
____	Options	**DM**[6] Dimming (0-10V)	**HL30**[5,6] Hi-Lo Switching Low Output 30%	**HL50**[5,6] Hi-Lo Switching Low Output 50%	**HS**[8] House Side Shield (180°)	**TLR**[6] 7-pin NEMA socket	**TLRP** Twist Lock Photocell 3-Pin with Photocell	**TLRLL**[6] Twist Lock Receptacle 7-Pin with Lutron Limelight Sensor		[5] 120V, 240V, 277V only [6] DM, HLXX, or TLR only. Cannot be combined. [7] Only available with 120/230/240/277V. Consult factory for 208/347/480V [8] Type I, II, III, and IV only
		BS Bird Spikes (consult factory)	**MS**[7] **Motion Sensor** (Meets Title 24 Requirements) See page 7 for order code							

IP65 IK09

DSC4L



EPA = 0.43ft² (0.04m²)
Weight = 16 lbs. (7.3kg)

(Shown with R1)

Specifications

Fixture Housing - Made from high pressure die cast, low copper aluminum alloy.

Gasketing - Continuous silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.

LED Array - High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED\performance and life. CCT tolerance 3-step binning for 2700K, 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade.

LED Optics - Technical Optics (R1, R2, R3, R3W, R4, and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Comfort Optics (DG) use mid-power LEDs and highly diffuse dish for uniformity and glare control.

LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP65. Driver assembly located inside the head.

Glass Lens - Tempered glass lens protects and seals optical chamber to IP65.

Toolless Latch - Toolless stainless steel latch for easy access to light engine.

Access Door - Lower casting features a stainless steel hinge that attaches to upper casting on mounting arm side. Other side is secured with toolless latch for ease of maintenance.

Surge Protection - Designed to protect luminaire from electrical surge (20kA).

Exterior Luminaire Finish -
Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Selux LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver, and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures between -40°C (-40°F) and 40°C (104°F). For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LEDs tested to IP65, IK09 and IESNA LM-79-08 standards. LEDs tested to LM-80 standards. LEDs tested at 25°C ambient temperature.

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

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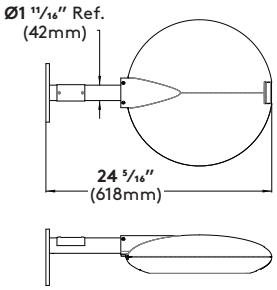
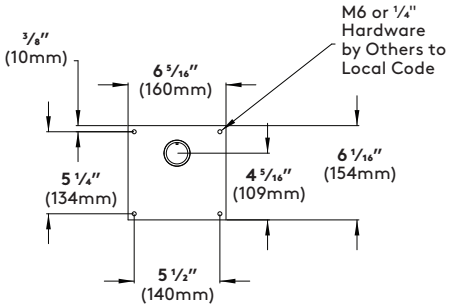
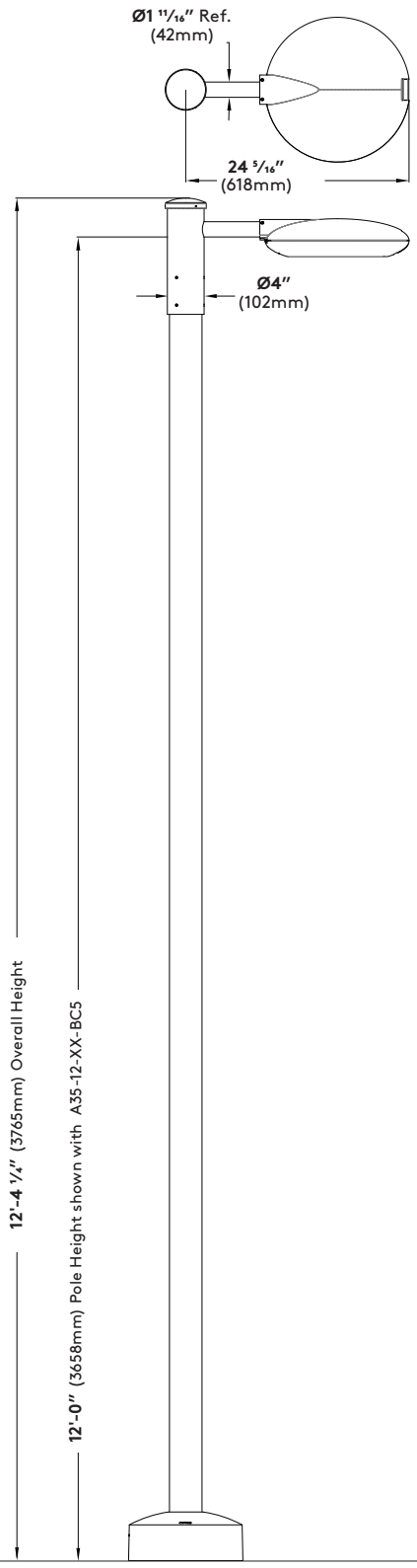
Mounting

SW Short Arm Wall
EPA = 0.39ft² (0.04m²)
Weight = 23 lbs. (10kg)

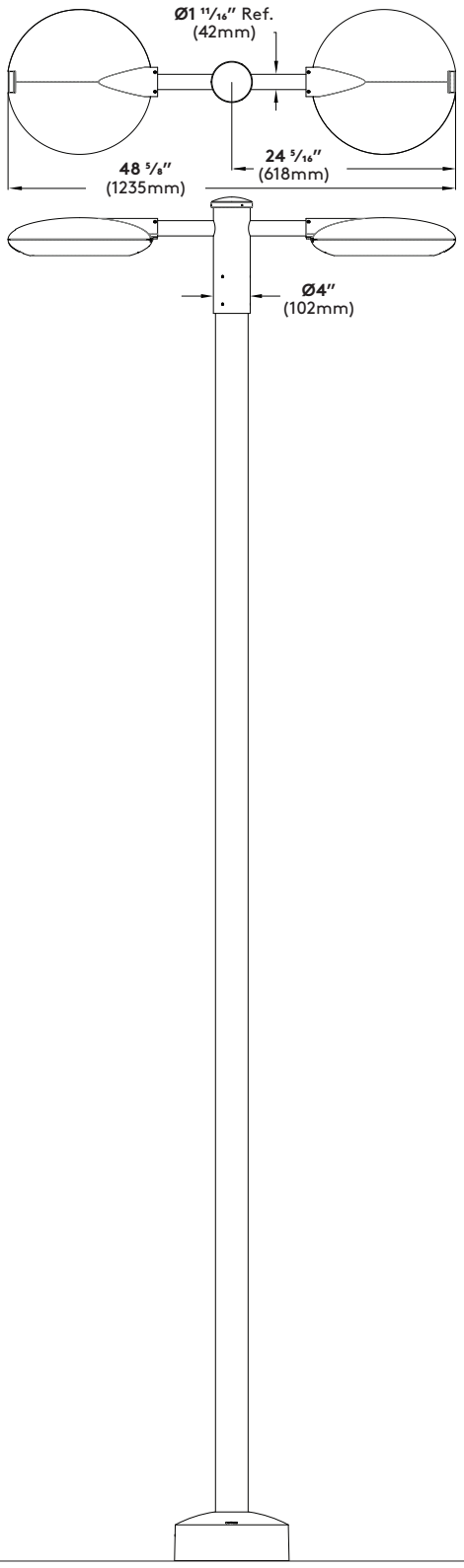




S1 Single Short Arm
EPA = 0.47ft² (0.05m²)
Weight = 23 lbs. (10kg)



S2 Double Short Arm
EPA = 1.05ft² (0.10m²)
Weight = 46 lbs. (21kg)



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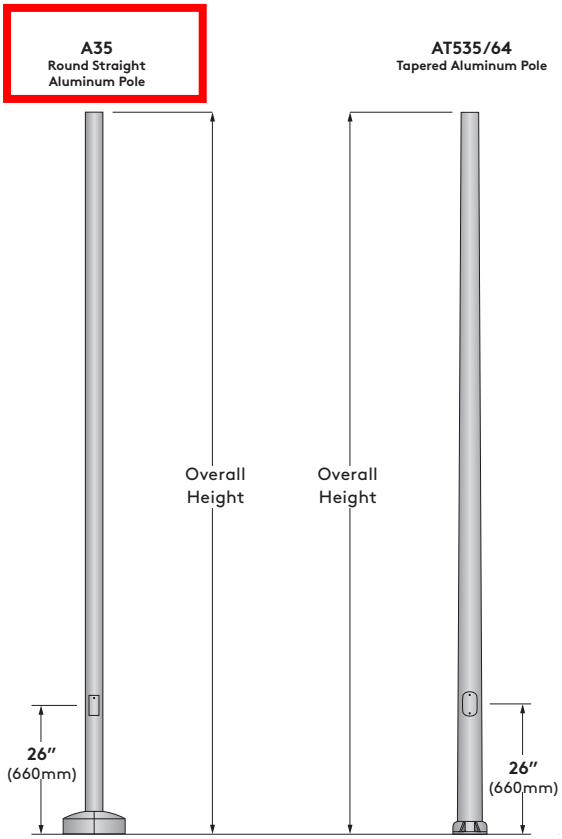
Pole Information

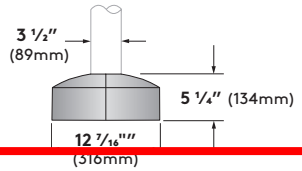
Refer to pole specification sheets for construction details, anchorage information and additional options.



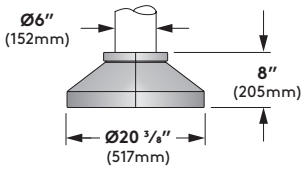
Optional Base Covers for Poles

Die cast aluminum, one or two-piece field installable base covers.

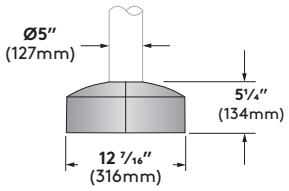
BC5 Standard Base Cover (A35)
Die cast aluminum, two-piece field installable base cover.



BC9 Optional Base Cover (AT64)
Die cast aluminum, two-piece field installable base cover.



BC3 Optional Base Cover (AT535)
Die cast aluminum, two-piece field installable base cover.



Pole Data Chart

Pole Series	Bolt Circle	EPA Information (ft2)											Pole Height	Finish	Options
		85 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	7.4	6.4	4.9	3.8	2.9	2.2	1.8	1.5	1.2	1.0	0.9	**10** 10ft	**WH** White **BK** Black **BL** Semi-Matte Black **BZ** Bronze **SV** Silver **SP** Specify Pre-mium Color	**BC3** Decorative Cast Aluminum Base Cover (AT535 poles only) **BC5** Decorative Cast Aluminum Base Cover (A35 pole only) **BC9** Decorative Cast Aluminum Base Cover(AT64 poles only) **REC** GFCI Receptacle with weatherproof cover (120V only) **REC2** GFCI Receptacle with padlockable in-use cover (120V only) **REC3** USB & Duplex Receptacle with weatherproof cover **REC4** USB & Duplex Receptacle with weatherproof padlockable in-use cover **MS*** Motion Sensor with Optional Photocell (Meets Title 24 Requirements) **T35** 3 ½" Tenon (Required for AT64 poles for arm mounting) * See page 7 to specify motion sensor details
A35 3½" Round Straight Aluminum Pole	7-¾"	5.6	4.8	3.5	2.6	1.8	1.3	0.9	0.7	0.6	-	-	**12** 12ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	15.2	13.4	10.5	8.4	6.9	5.8	4.9	4.2	3.6	3.2	2.8			
A35 3-½" Round Straight Aluminum Pole	7-¾"	4.2	3.5	2.4	1.6	1.0	0.5	-	-	-	-	-	**14** 14ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	12.8	11.2	8.7	6.9	5.5	4.6	3.8	3.3	2.8	2.4	2.1			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	2.7	2.1	1.2	0.6	-	-	-	-	-	-	-	**16** 16ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.5	9.1	6.9	5.4	4.3	3.4	2.9	2.4	2.0	1.7	1.5			
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.7	9.2	7.0	5.4	4.2	3.4	2.8	2.3	2.0	1.7	1.4	**18** 18ft		
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	13.6	11.9	9.2	7.3	6.0	4.9	4.2	3.5	3.0	2.6	2.2			
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	11.4	9.9	7.5	5.9	4.7	3.9	3.2	2.7	2.3	1.9	1.6	**20** 20ft		

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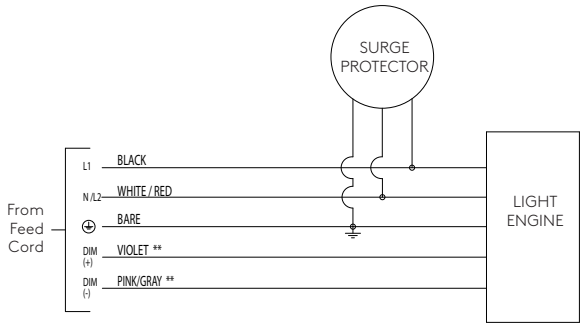
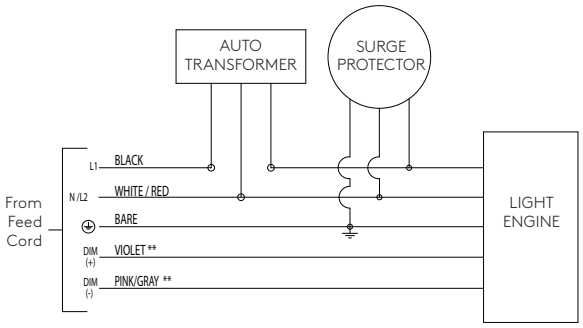
Wiring Diagrams

Standard Wiring (120V-277V)
**When dimming is not required, cap dimming wires

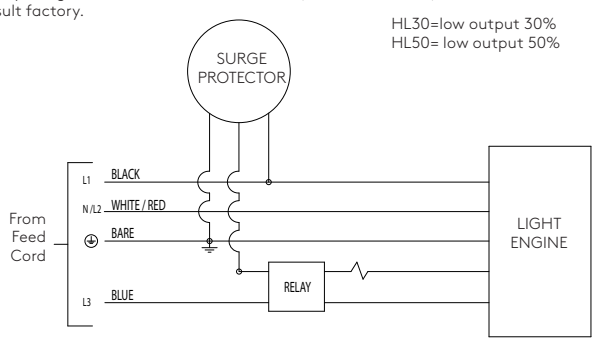


Standard Wiring (347V-480V with Step-Down Transformer)
**When dimming is not required, cap dimming wires

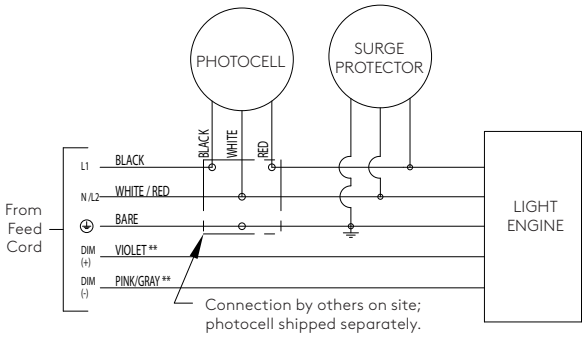


Hi-Lo Switching Option (HL) Wiring HL30 and HL50 Only
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e. HL30 or HL50). For other combinations, consult factory.

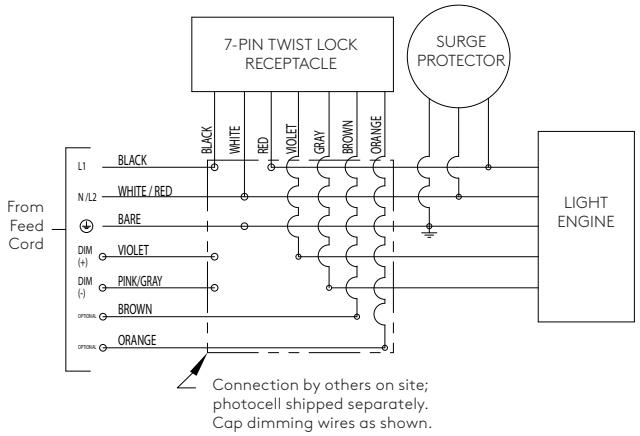
HL30=low output 30%
HL50= low output 50%



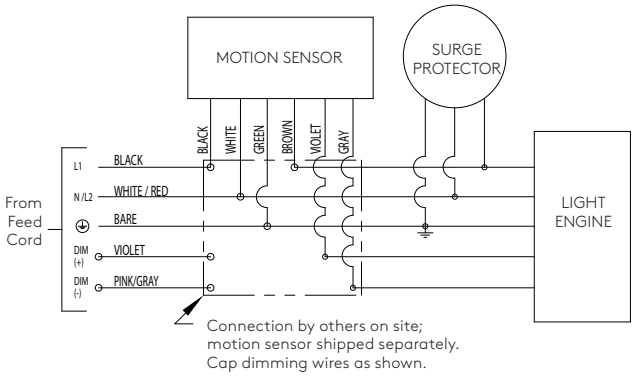
Photocell Option (TLRP) Wiring
**When dimming is not required, cap dimming wires



7-Pin Twist Lock Receptacle (TLR) Wiring



Motion Sensor Option (MS) Wiring (120V-277V)



Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120V/227V or 208V/240V)

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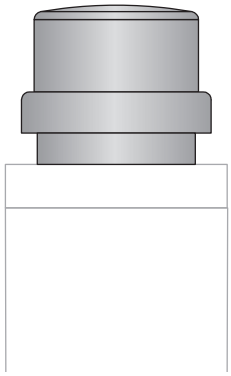
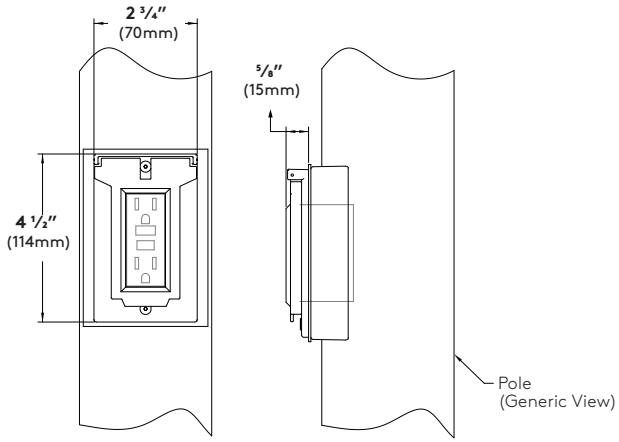
Optional Accessories

TLR and TLRP (7-pin twist-lock receptacle and twist-lock photocell)
Note: Photocell is available for all arm mounting configurations except wall mount (SW and LW)

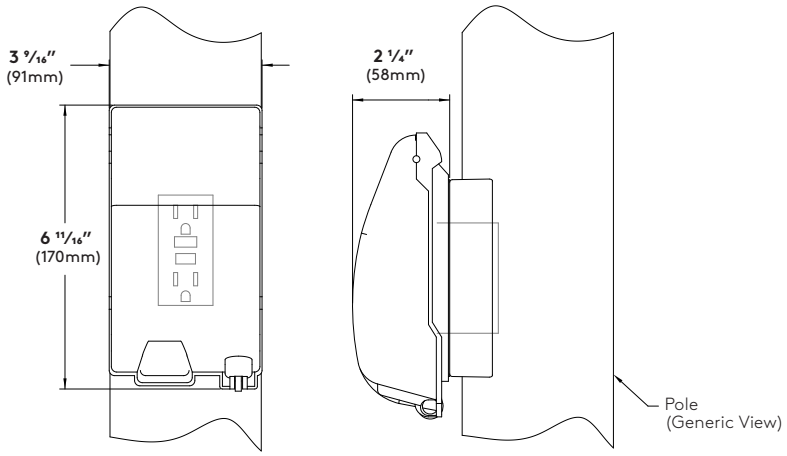


REC and REC3



Cover shown in the closed position

REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

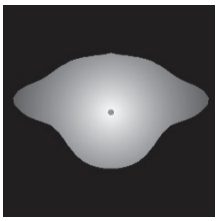
REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown)- 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

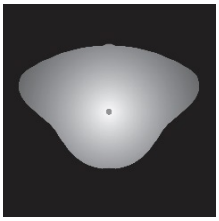
REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

Photometry



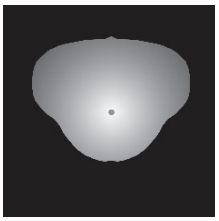
R1 - Gen5 Distribution Type I/II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,357	3000K	32	105
5G530	4,875	3000K	47	104
5G700	6,325	3000K	62	102
5G900	7,548	3000K	78	97



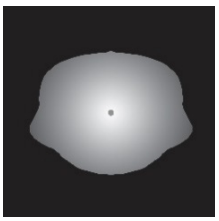
R2 - Gen5 Distribution Type II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,355	3000K	32	105
5G530	4,854	3000K	47	103
5G700	6,321	3000K	62	102
5G900	7,543	3000K	78	97



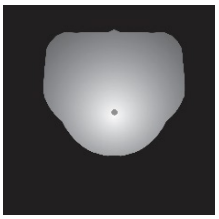
R3 - Gen5 Distribution Type III

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,533	3000K	32	110
5G530	4,875	3000K	47	104
5G700	6,657	3000K	62	107
5G900	7,943	3000K	78	102



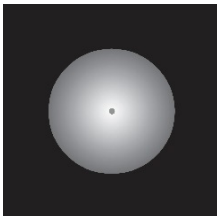
R3W - Gen5 Distribution Type III (Wide)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,409	3000K	32	107
5G530	4,932	3000K	47	105
5G700	6,423	3000K	62	104
5G900	7,664	3000K	78	98



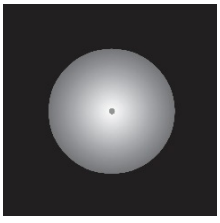
R4 - Gen5 Distribution Type III/IV

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,342	3000K	32	104
5G530	4,835	3000K	47	103
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



R5R - Gen5 Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,624	3000K	32	113
5G530	5,243	3000K	47	112
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



DG - Diffuse Glass Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
MP350	3,399	3000K	33	103
MP530	4,944	3000K	48	103
MP700	6,283	3000K	61	103
MP900	7,943	3000K	77	103

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Photometry

CCT Multiplier	
2700K	0.962
3000K	1.000
4000K	1.063

TM-21 Lifetime Calculation					
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)			Reported L_{90}[1]
		25K	50K	60K	
5G350	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
5G530	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G700	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G900	25°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
	40°C	96.6%	95.0%	93.8%	L_{90}(12K) > 73,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-R4-xx-5Gxxx-30-xx-SV-xx-UNV

TM-21 Lifetime Calculation						
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)				Reported L_{70}[1]
		25K	50K	75K	90K	
MP350	25°C	97.4%	94.5%	91.8%	90.2%	L_{70}(15K) > 90,000 hours
	40°C	96.0%	92.2%	88.5%	86.4%	L_{70}(15K) > 90,000 hours
MP530	25°C	96.3%	92.8%	89.4%	87.5%	L_{70}(15K) > 90,000 hours
	40°C	94.9%	90.1%	85.5%	82.9%	L_{70}(15K) > 90,000 hours
MP700	25°C	95.2%	90.8%	86.5%	84.0%	L_{70}(15K) > 90,000 hours
	40°C	92.7%	85.3%	78.6%	74.8%	L_{70}(15K) > 90,000 hours
MP900	25°C	93.1%	86.1%	79.6%	76.0%	L_{70}(15K) > 90,000 hours
	40°C	83.1%	68.6%	56.7%	50.5%	L_{70}(15K) > 47,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-DG-X-MPxxx-30-XX-BL-UNV

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SONOMA
EB3036

BOLLARDS

PROJECT





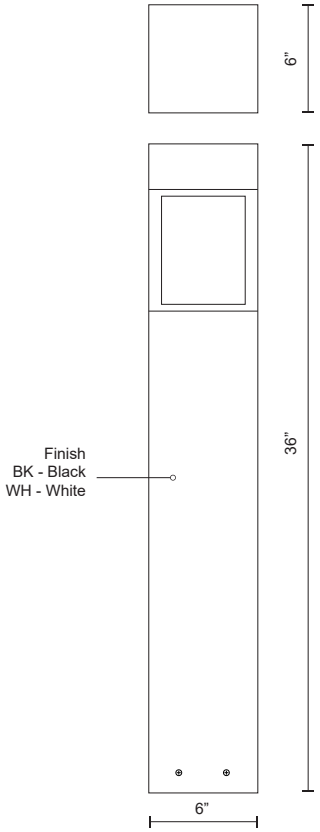
EB3036-BK
Black



EB3036-WH
White

DESCRIPTION

Designed to emulate rectilinear architectural forms the Sonoma exterior bollard radiates light downwards through the four openings in the structure. The gaps serve to elevate the die-cast aluminum square housing higher while providing ample space to radiate the LED luminance. Available in two heights and a curated collection of finishes for a cultivated exterior environment.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	L6" x W6" x H36"
Light Source	LED
Wattage	12W
Total Lumens	1000lm
Delivered Lumens	BK-562lm*; WH-843lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Clear Glass Diffuser
Location	Wet
Warranty	5 Years

KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE USA INC.

LS782LED Astelia

At Grade

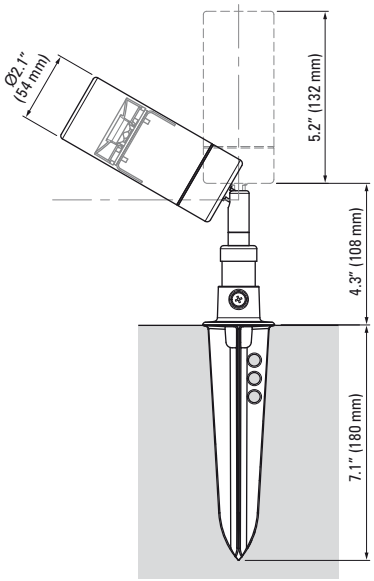
humantouch™ microantileach™

CADdetails d5 Dimmable IP65 c ETL US LISTED Intertek

The Astelia is an excellent option for LED landscape lighting, featuring aim and tilt adjustability, a choice of finishes and long service life. The Astelia features new Lumascape d5 driver technology as a standard inclusion, providing a high level of control: When high output is required, it can be deployed in its full output, 6 W configuration; If a lower level of light is required, it can be set as low as 0.6 W, (either by the factory or in the field).



LS782LED Astelia



Specifications

Lamp Source	6 W LED □ White (4 300 K typical) ■ Warm white (3 000 K typical) ■ Blue (470 nm)
Approved Use	Suitable for wet locations
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP65
Construction	Powder coated aluminum ■ Black ■ Silver Polished copper
Installation Type	Spike mount
Remote Transformers / Power Supplies *Order separately*	Refer to Technical Data section for application specific options
Ambient Operating Temperature	-4 °F to 104 °F (-20 °C to 40 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

LS782LED → [ ] → [ ] → 13-DIM → [ ]

LAMP

Description	Wattage	Color	Code
LED	6 W	White (4 300 K typical)	6W4
		Warm white (3 000 K typical)	6H6
		Blue (470 nm)	6B4

OPTICAL SYSTEM

Beam		Code
Narrow	14°	NR
Narrow Medium	25°	NM
Medium	30°	ME
Wide	40°	WD

INPUT VOLTAGE

Description	Code
0-10 V or PWM Dimmable Driver, 12-15 V, 60 Hz or 12-24 V DC	13-DIM(1)

(1) Requires appropriate transformer.

FINISH

Description	Material	Code
Black, powder coated	Aluminum	CB
Silver, powder coated	Aluminum	CS
Polished	Copper	CU

Dimmable Wiring Diagram Reference

Input Voltage	LED Color	Control Type	Wiring Diagram
13-DIM	Single Color	PWM	2,3,4

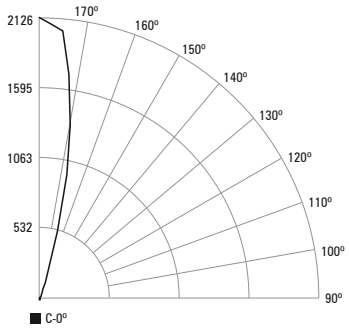
Photometrics

Photometric data is based on test results from a NIST traceable testing lab. IES data is available at www.lumascape.com.
Note: No depreciation factor is applied to the data shown.

LS782LED 4 300 K 25° Beam Angle

Power Input	7.1
Lumens	403
Efficacy	57 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	1	1	2	1	4	2
140°	15	17	18	25	25	23	17
150°	36	39	39	39	40	39	39
160°	287	224	202	216	273	319	202
170°	1433	1446	1447	1425	1407	1392	1404
180°	2126	2126	2126	2126	2126	2126	2126

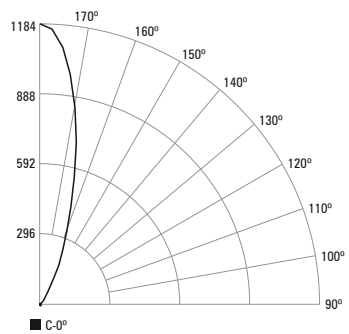
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	85	2 ft
10	21.3	4 ft
15	9.4	7 ft
25	3.4	11 ft
30	2.4	13 ft
40	1.3	18 ft
50	0.9	22 ft

LS782LED 4 300 K 30° Beam Angle

Power Input	6.9
Lumens	365
Efficacy	53 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	3	3	3	3	3	4
140°	19	18	16	16	18	20	23
150°	81	89	96	94	88	87	89
160°	315	326	333	334	333	333	333
170°	821	834	841	841	841	839	850
180°	1184	1184	1184	1184	1184	1184	1184

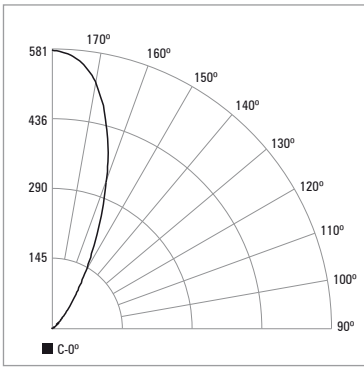
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	47.4	3 ft
10	11.8	5 ft
15	5.3	8 ft
25	1.9	13 ft
30	1.3	16 ft
40	0.7	21 ft
50	0.5	27 ft

LS782LED 4 300 K 40° Beam Angle

Power Input	7.5
Lumens	359
Efficacy	48 lm/W

Polar Candela Distribution

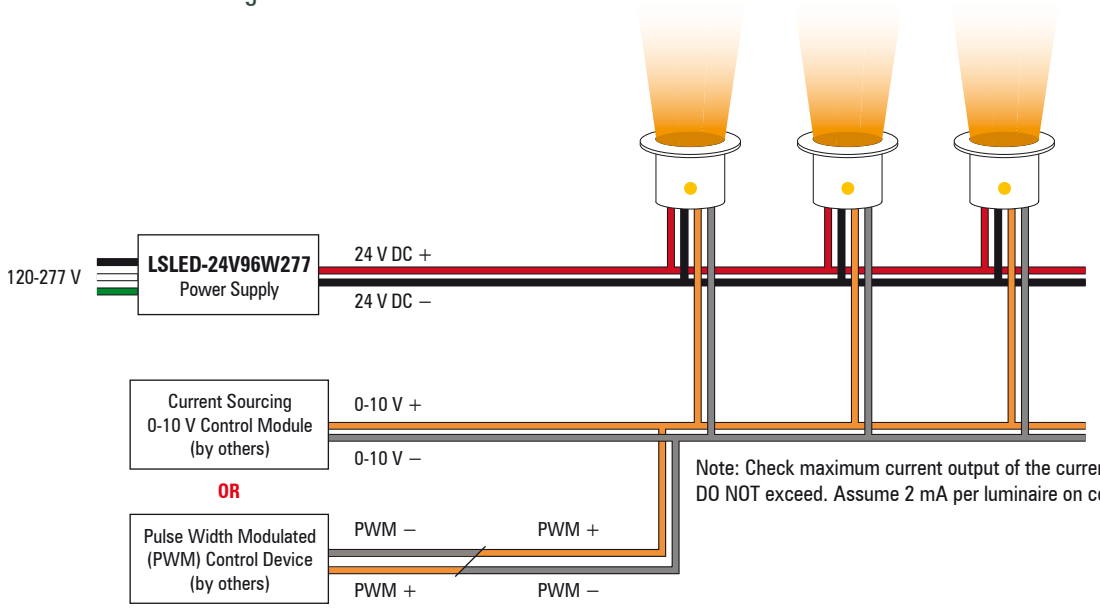


	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	1	1	1	1	0	0	0
130°	16	15	13	12	12	13	14
140°	51	48	44	41	41	45	48
150°	147	140	129	121	119	123	127
160°	336	325	312	300	291	287	286
170°	523	517	512	506	501	498	497
180°	581	581	581	581	581	581	581

Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	23.2	4 ft
10	5.8	7 ft
15	2.6	11 ft
25	0.9	18 ft
30	0.6	22 ft
40	0.4	29 ft
50	0.2	36 ft

Diagram 2 - 0-10 V Dimming Via Current Sourcing Module, or Pulse Width Modulated Dimming (PWM) - Low Voltage LED Luminaire with d5 Driver on 24 V DC Circuit

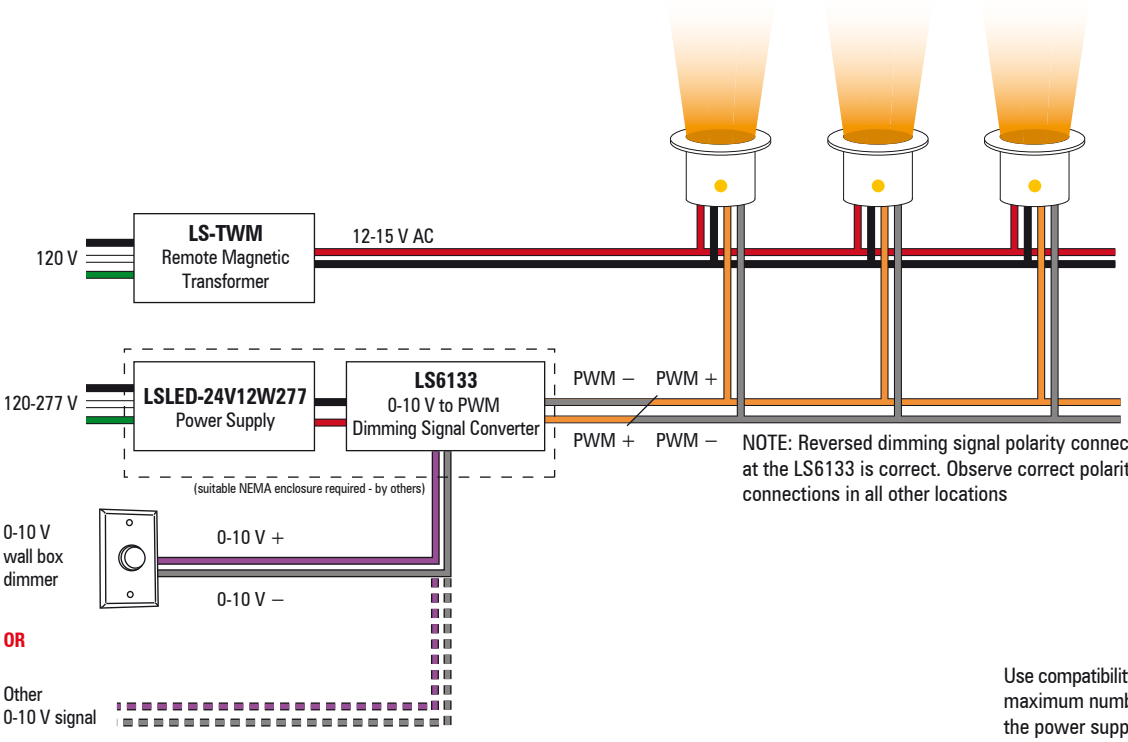


Note: Check maximum current output of the current sourcing module. DO NOT exceed. Assume 2 mA per luminaire on control circuit.

NOTE: Reversed dimming signal polarity connection at the PWM Control device is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

Diagram 3 - 0-10 V Dimming - Low Voltage LED Luminaire with d5 Driver on 12-15 V AC Circuit



NOTE: Reversed dimming signal polarity connection at the LS6133 is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

NOTE: The above diagrams are intended to show electrical pathways between luminaires and ancillary devices. These diagrams are not intended to show type or color of cord/wire, wire gauge or approved use of the cord/wire supplied with luminaires.

Consult the luminaire-specific cutsheet or the factory for detailed specifications.

Transformers and Power Supplies for Low Voltage LED Luminaires

The following list of transformers and power supplies are for use with luminaires specifically described as being compatible with either 12 V AC (wirewound only) transformers or with 12-24 V DC power supplies. Compatibility will be noted in the ordering code of the luminaire concerned, and will typically be referenced by Voltage Code '13' or '13-DIM'. In the case of '13-DIM' additional components may be required. Refer to the applicable wiring diagram/s.

Compatibility with each transformer or power supply is indicated by the value mentioned, representing the maximum number of luminaires that may be powered from each transformer or power supply. Please note, this does not take into consideration voltage drop or ampacity limits of the branch circuit. For assistance, please contact factory.

	Wall Mounted Landscape Lighting Transformers			Wall Mounted Transformers				Class 2 Power Supply	Direct Burial Transformer
	LS-TWM-1-300	**LS-TWM-2-600**	**LS-TWM-3-900**	**LS-TWM-50**	**LS-TWM-100**	**LS-TWM-150**	**LS-TWM-250**	**LSLED-24V96W277**	**LS-TDB1-300**
Input Voltage	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120-277 V, 50/60 Hz	120 V, 60 Hz
Output Voltage	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	24 V DC	12.5 V, 60 Hz
Wattage	1 x 300 W circuit	2 x 300 W circuits	3 x 300 W circuits	50 W	100 W	150 W	250 W	96 W	300 W
LS782LED	23	46	69						23

Transformers for Landscape Lighting Applications

LS-TWM-1-300

Magnetic transformer - wall mounted

Input	120 V
Rating	300 W
Output	12/13/14/15 V
Output Circuits	1
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	27 lb (12.3 kg)

LS-TWM-2-600

Magnetic transformer - wall mounted

Input	120 V
Rating	600 W
Output	12/13/14/15 V
Output Circuits	2
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	29 lb (13.2 kg)

LS-TWM-3-900

Magnetic transformer - wall mounted

Input	120 V
Rating	900 W
Output	12/13/14/15 V
Output Circuits	3
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 18.6" (472 mm) **W** 7.8" (198 mm) **D** 6.19" (157 mm)
Weight	34 lb (15.5 kg)

LS-TDB1-300

Magnetic transformer - direct burial

Input	120 V
Rating	300 W
Output	12.5 V
Output Circuits	1
Protection	Circuit breaker
Approvals	ETL (US and Canada)
NEMA Rating	12
Construction	Reinforced composite
Dimensions	**H** 9" (229 mm) **W** 9" (229 mm) **D** 7" (178 mm)
Weight	8 lb (3.6 kg)

Control Related Equipment

LS6133

0-10 V to PWM translator - NEMA enclosure required (by others)

Input	24 V DC
Rating	96 W max
Output	4 A max
Output Circuits	1
Approvals	UL, CUL Recognized, Class 2
IP Rating	IP66
Dimensions	**H** 5.2" (132 mm) **W** 1.3" (33 mm) **D** 1" (25 mm)
Weight	0.2 lb (0.1 kg)

LS67100

DMX to PWM translator - dry location only

Input	24 V DC
Rating	4 x 60 W max
Output	4 x 2.5 A max
Output Circuits	4
Approvals	UL, CUL
IP Rating	N/A
Dimensions	**H** 11.25" (286 mm) **W** 4.6" (117 mm) **D** 3.2 (82 mm)
Weight	0.5 lb (0.2 kg)

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0333

BLE - QS - G - SBA12 (A) - 100 (B) - G22 (C) - NA (D)

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE

SBA12	12″ Aero Shade
SBA16	16″ Aero Shade

B - FINISHES

POWDER COAT FINISHES[1]:

100	Black
200	White
300	Dark Green
975	Galvanized

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

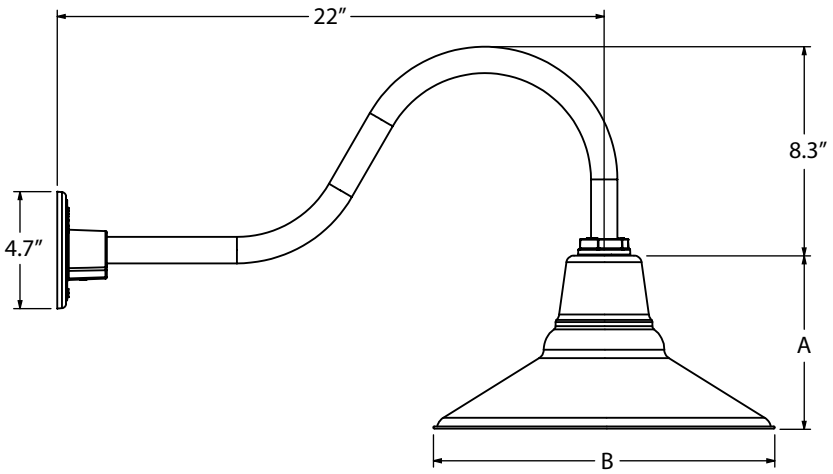
G1
G15
G22
G26

D - WIRE CAGE

NA	None/No Wire Cage
WC	Wire Cage[2]

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

DESIGN

AERO SHALLOW BOWL SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

RAZER RD

WEB PIN 729



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Specifications are subject to change without notice

betacalco.com
+1 416-531-9942 | sales@betacalco.com

RAZER RD

WEB PIN 729









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Specifications are subject to change without notice

GENERAL SPECIFICATION

Product Overview:

- Sleek robust design
- Available with 2 beam angles, 3° narrow and 75° wide
- Direct, indirect or direct/indirect light distributions
- Ideally suited for entryways and building facades

Body and trim: Die-cast aluminum.
Finish: Powder coated.
Lens: Tempered safety glass.
Gaskets: Heat resistant silicone.
External screws: 304 stainless steel.
Ambient temperature operating range: -13°F (-25°C) to 95°F (35°C)
Drivers: Integral, HPF electronic for 120-277V, (EU-240V).
Mechanical: Mounts directly over a 2" x 3" electrical junction box (by others - North America only).
Delivered Lumens: Delivered lumens & LPW based on 4000K (min 80 CRI).

MOUNTING & OPTICS



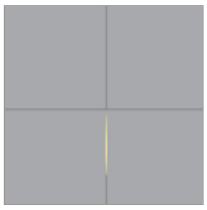
Ext-Wall Downlight



Ext-Wall Up/Down



Ext-Wall Uplight



3°



75°

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RAZER RD

WEB PIN 729

HOW TO ORDER

A SPECIFY LUMINAIRE

Code	Light Direction
RARD1W01	One Direction
RARD2W01	Two Direction

Additional Information

Stainless steel screw on Direction A.

B SPECIFY BEAM ANGLE (DIRECTION ONE)

Code	Beam	Wattage	Delivered lms
BA00	Not required		
BA03	3°	3W	59
BA75	75°	7W	482

C SPECIFY BEAM ANGLE (DIRECTION TWO)

Code	Beam	Wattage	Delivered lms
BB00	Not required		
BB03	3°	3W	59
BB75	75°	7W	482

D SPECIFY CRI

CR80	CRI 80+

E SPECIFY CCT

CTA00	Not required
CTA30	3000K
CTA35	3500K
CTA40	4000K

F SPECIFY VOLTAGE

V1	120/277V
V2	240V [1]

Additional Information

[1] Not available in North America.

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G SPECIFY DIMMING

DA00	Not required
DA10	0-10V Dimming (10%) [1]

Additional Information

[1] Dimming not availabe for direct only version using 3° narrow beam.

H SPECIFY FINISH

FA02	Black Metallic - Textured
FA20	Silver Metallic - Textured
FA27	Wood grain - Light Cherry [1]
FB28	Wood grain - Dark Walnut [1]
FA44	Midnight Blue Metallic - Textured
FA46	Charcoal Metallic - Textured
FA47	Bronze Metallic - Textured
FA53	Red Metallic - Textured

Additional Information

[1] Longer lead times may apply, consult factory. Note: Wood grain pattern will vary pre fixture.

EXAMPLE CODE

RARD2W01/BA03/BB75/CR80/CTA35/CTB35/V1/DA10/FA46

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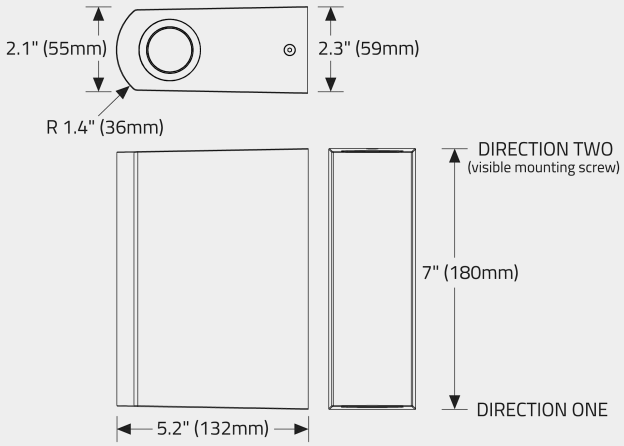
DIMENSIONAL DIAGRAMS



APPROVALS

Drainage Report
for
278-282 Main Street

Prepared for:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

June 29, 2021
Revised November 2, 2021



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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6.0 DRAINAGE ANALYSIS CONCLUSIONS 3

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APPENDICES

APPENDIX A: DRAINAGE MAPS
APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 278-282 Main Street in the City of Poughkeepsie, Dutchess County, New York. The project consists of three parcels, Tax ID: 6162-77-059084, 062084, 065083, 060075, & 068081 (+/-0.56 acres) and contains an existing sidewalk and vacant land. The project proposes renovations and an addition to existing 4 story building at 278-282 Main Street in downtown Poughkeepsie. A new 5th floor is being added, as well as 2 new stair towers and a new elevator. There are 24 apartments in addition to retail on the 1st floor. The existing Main Street façade is being renovated, and the east façade, facing the plaza, is getting completely upgraded with new windows and storefronts. The plaza is being developed as a multi-functional landscaped space for public use, and potential restaurant seating.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 405 sqft of additional impervious area and approximately 13,100 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.68, 5.85 and 8.22 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the main project area was selected, and are as follows:

Table II - Stormwater Design/Discharge Point

SDP	Description
1	Existing stormwater collection system to the north and south of the project area

4.2 Existing Watershed Area

The pre-developed watershed is 13,080 sqft in total and includes vacant land and a sidewalk connecting Main Street to the Liberty Street parking area. In the drainage analysis model, the existing pre-development area is delineated as subcatchment 1. Drainage generally flows via sheet flow to the perimeter of the subcatchment, to the City of Poughkeepsie stormwater collection system. The City's stormwater collection system is located to the north and south of the project area.

The Time of Concentration (Tc) is less than 6 minutes, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 13,100 sqft of disturbance due to the construction of building addition and multi-functional landscaped public plaza. The post-developed watershed area is 13,140 sqft in total and includes the building addition and landscaped space. The post development watershed was divided into two stormwater subcatchments; Subcatchment 10 and Subcatchment 11.

Subcatchment 10 consists of the landscaped public plaza. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to the proposed stormwater collection system and conveyed to design point, SDP1, at the existing manhole in Main Street.

Subcatchment 11 consists of the proposed addition roof. The rooftop runoff is captured and conveyed to the proposed stormwater planter. The stormwater planter outlet is connected to the public plaza stormwater collection system.

The Time of Concentration (Tc) is less than 6 minutes for all analyzed subcatchments, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at SDP1 under pre-development and post-development conditions are summarized below.

Table III - Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.65	0.61	0.83	0.77	1.30	1.19	1.66	1.51	2.38	2.37

The runoff rates at the SDP1 decrease from pre-development to post-development conditions with the stormwater planter in place. The runoff from the proposed addition roof will be directed to the proposed stormwater planter.

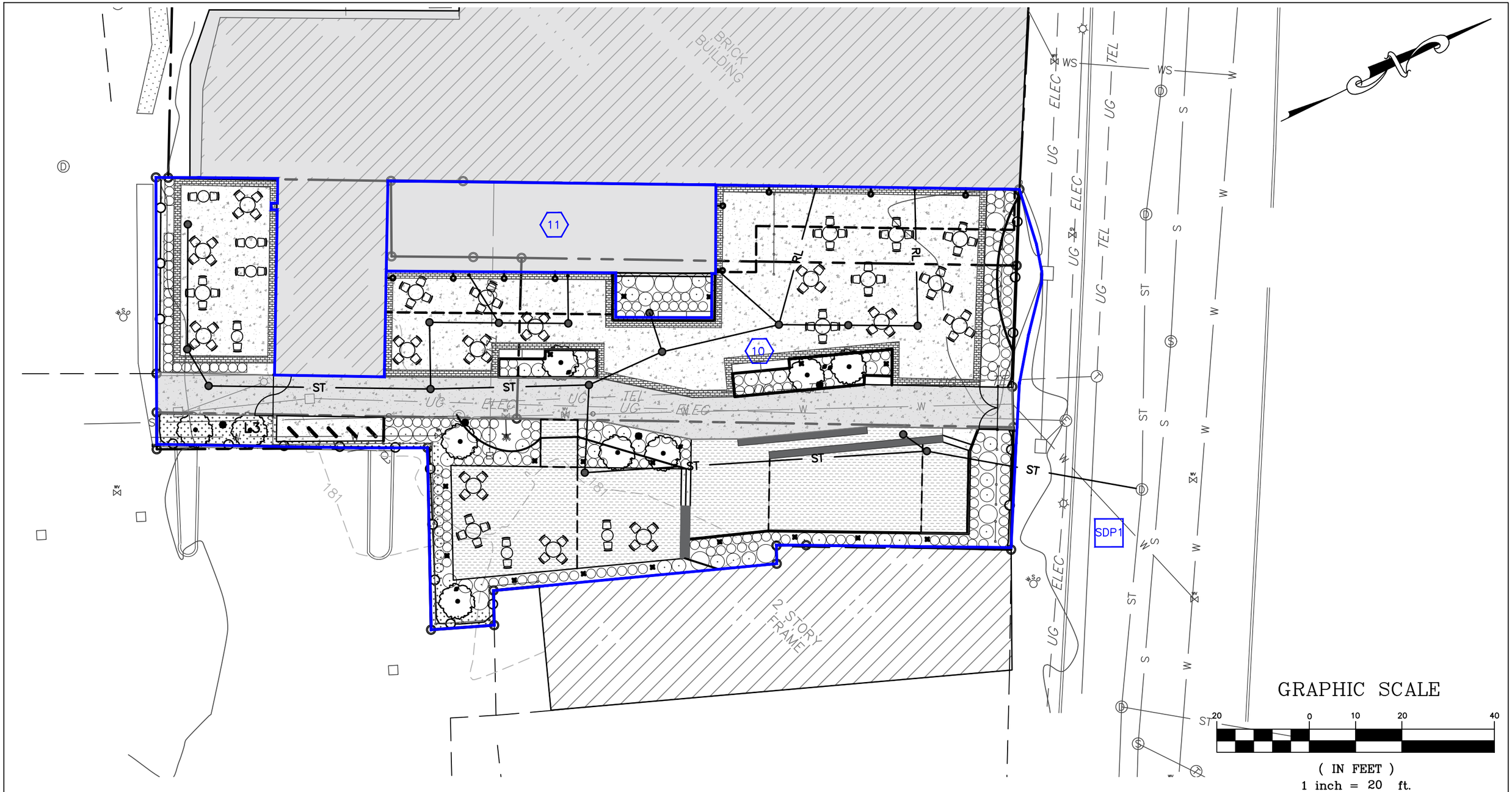
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



DRAWN BY: ESR		CHECKED BY: DGK	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

POST-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/25/2021
SCALE:	1" = 20'
TITLE:	DR-2
SHEET:	2 OF 2

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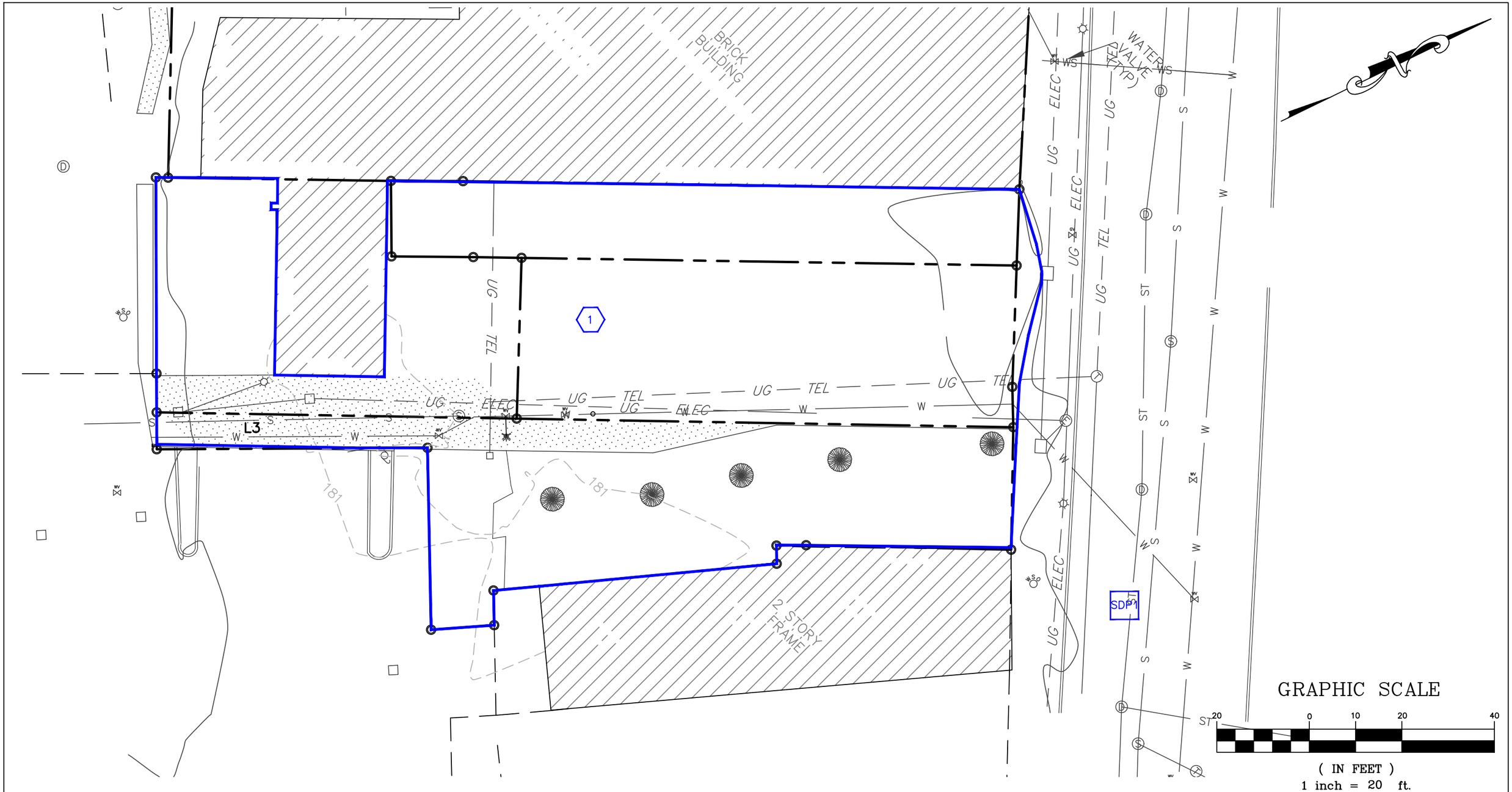

BRICK BUILDING
2-STORY FRAME
WATER VALVE (TYP)
UG ELEC
UG TEL
UG ELEC
UG TEL
UG ELEC
UG TEL

APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.928 degrees West
Latitude	41.703 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Jun 2021 13:25:23 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

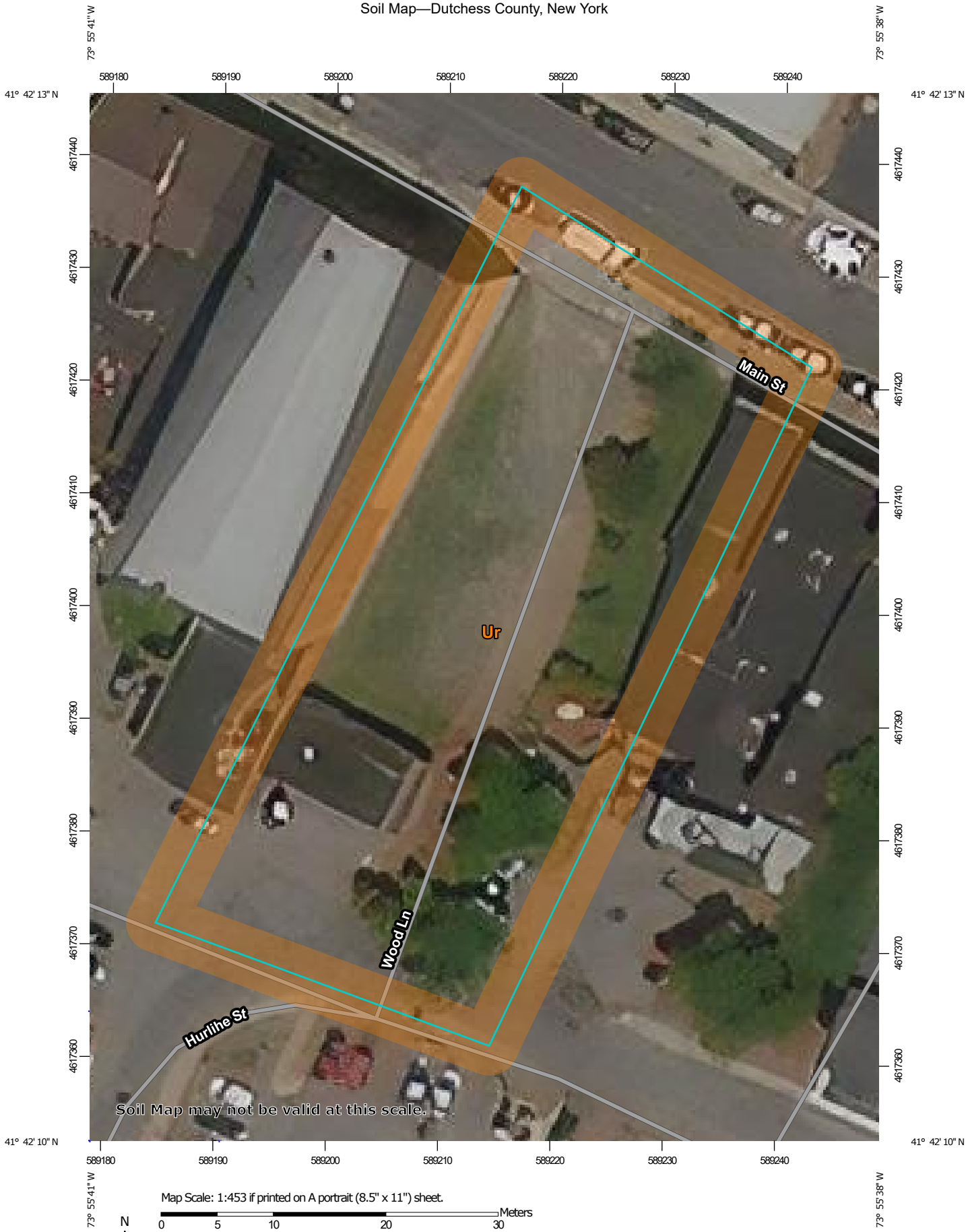
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:453 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 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

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.

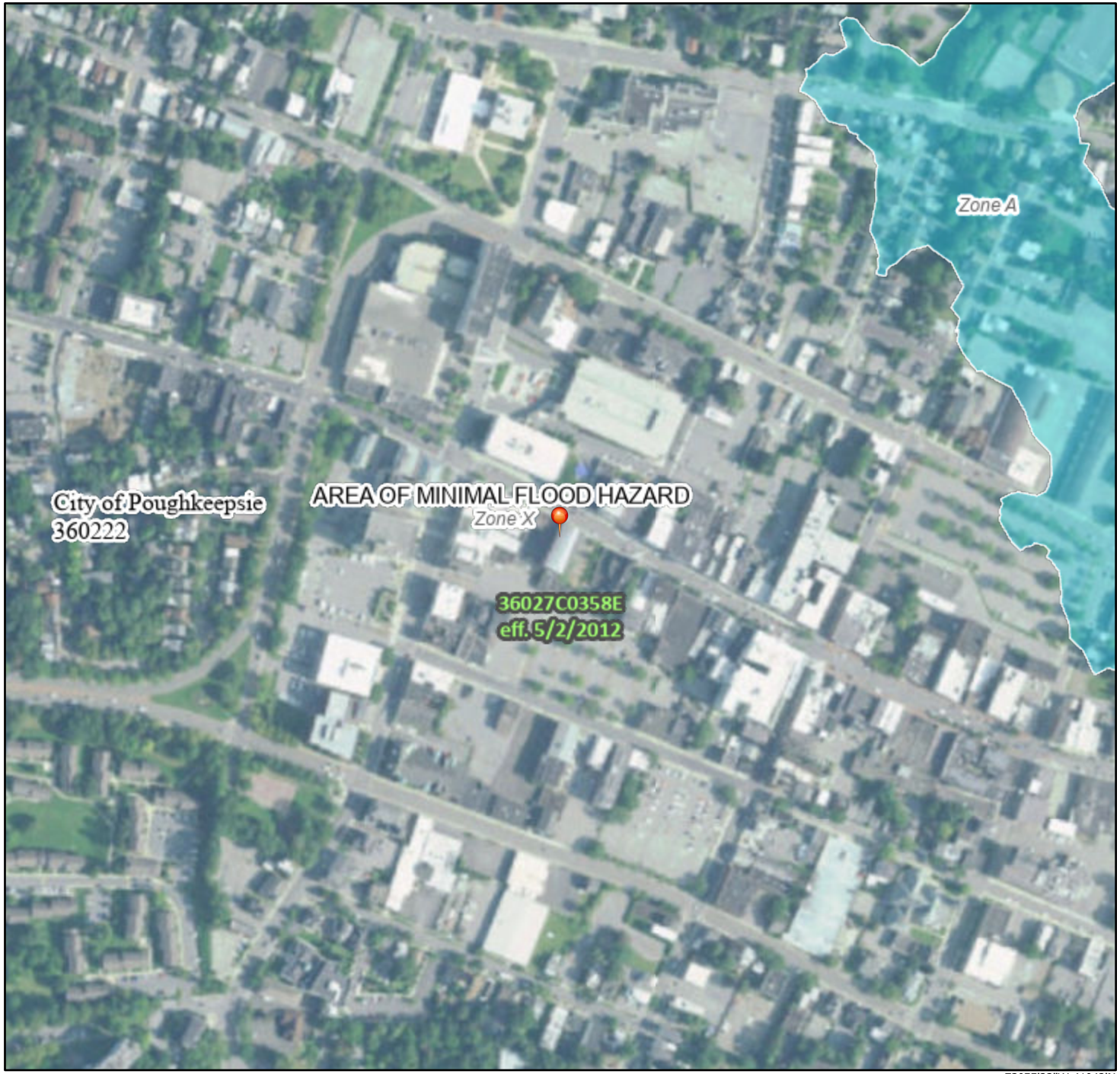
Map Unit Legend

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%**

National Flood Hazard Layer FIRMette

FEMA

73°55'59"W 41°42'26"N



73°55'22"W 41°42'N

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

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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.

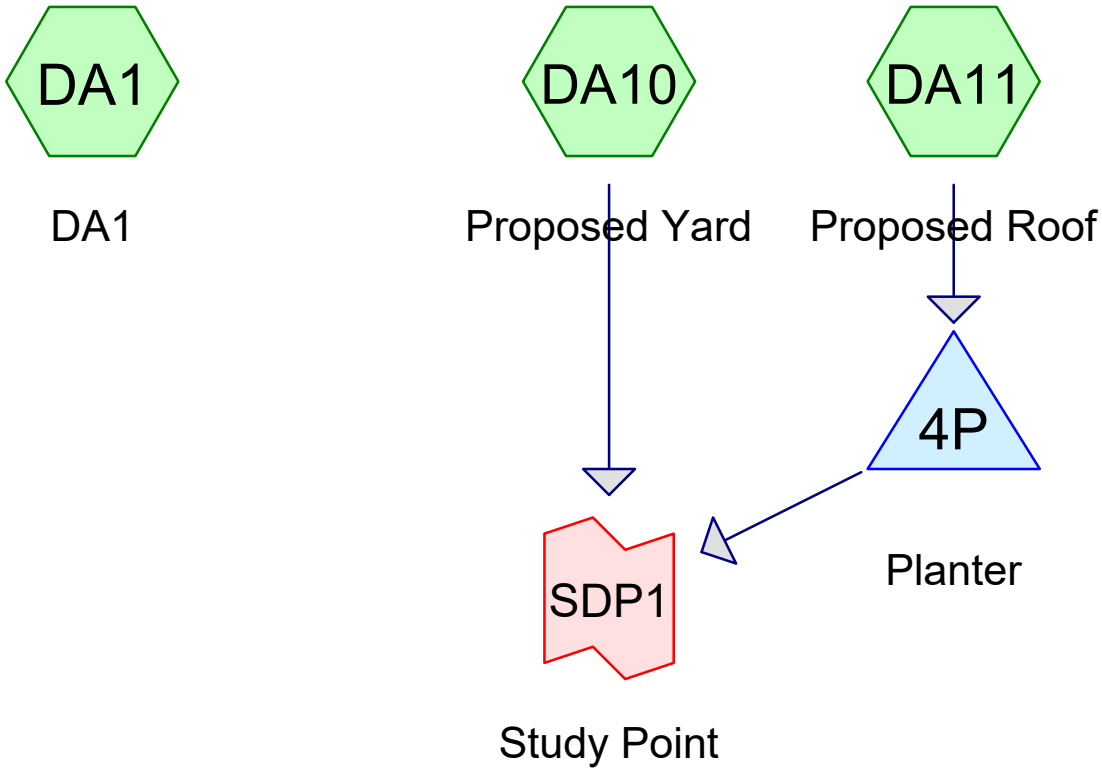
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

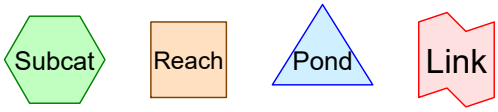
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2021 at 4:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX C

HYDROLOGIC MODELING





Routing Diagram for DeCordova Main Street
Prepared by Hudson Land Design Professional Engineering, P.C., Printed 6/24/2021
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment DA1: DA1

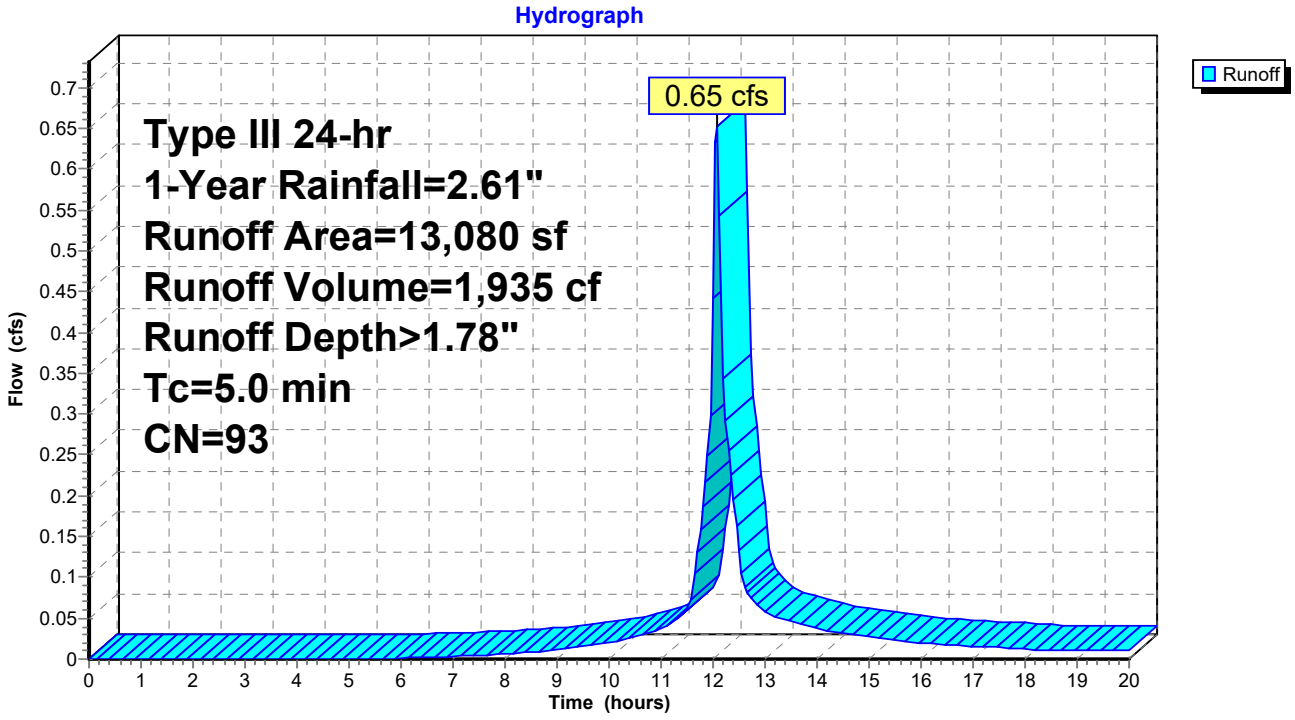
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 1,935 cf, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

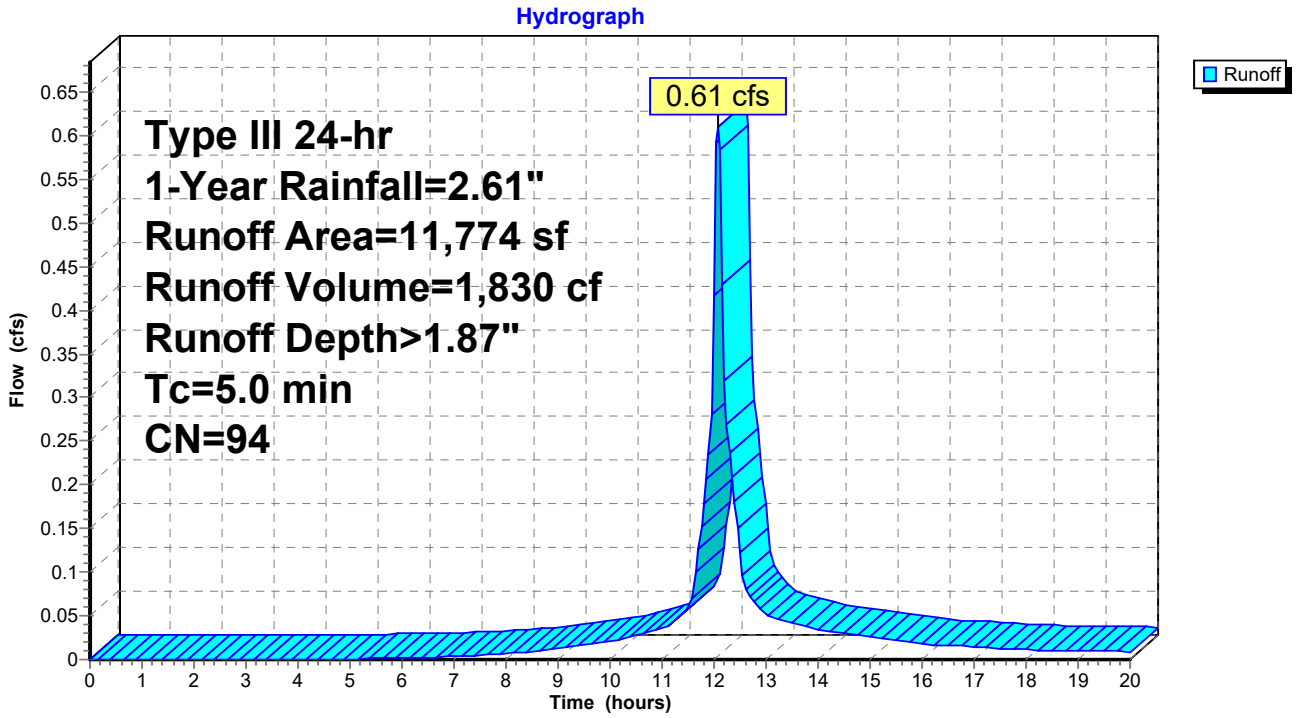
Runoff = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

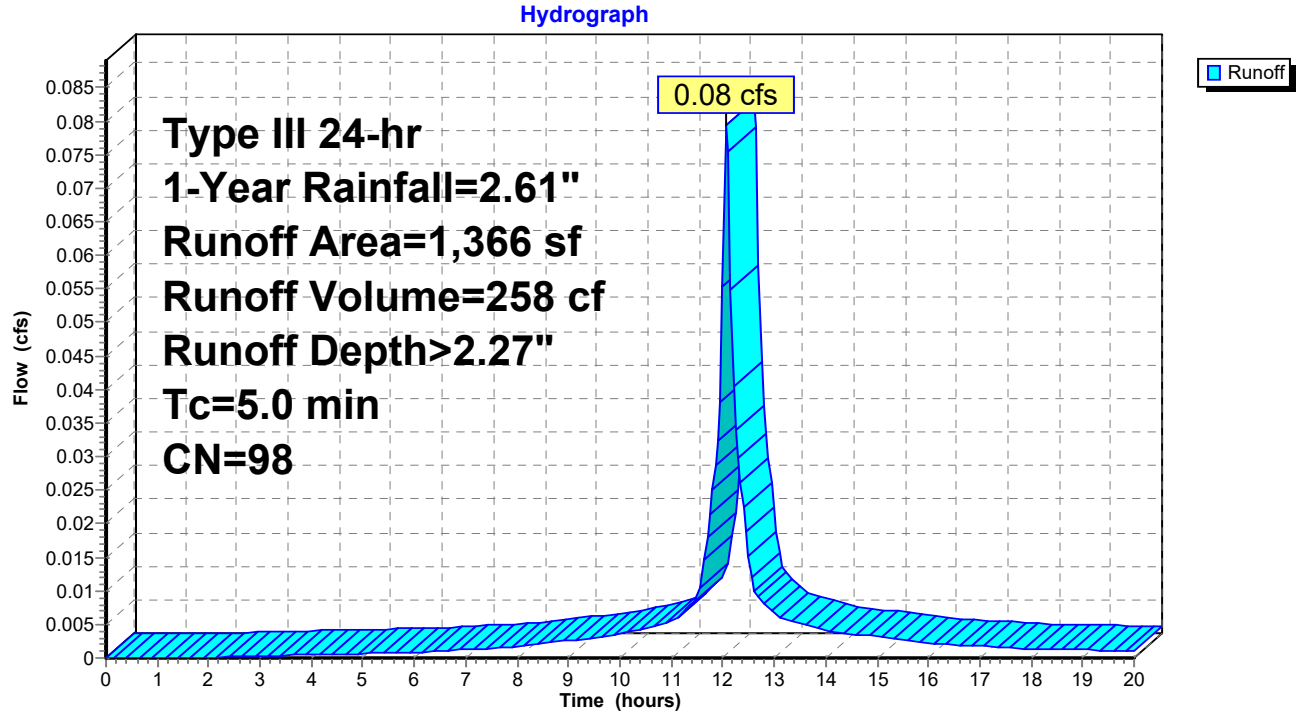
Runoff = 0.08 cfs @ 12.07 hrs, Volume= 258 cf, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.27" for 1-Year event
Inflow = 0.08 cfs @ 12.07 hrs, Volume= 258 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 181.86' @ 20.00 hrs Surf.Area= 400 sf Storage= 258 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

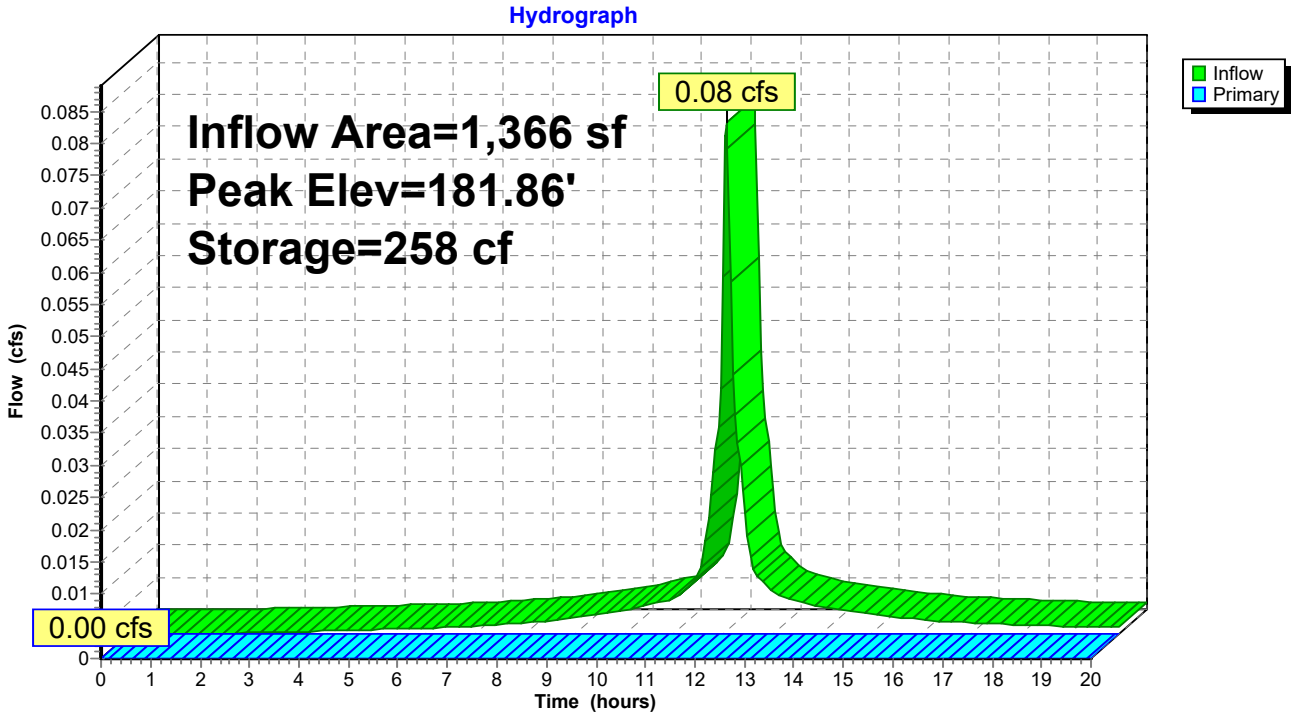
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

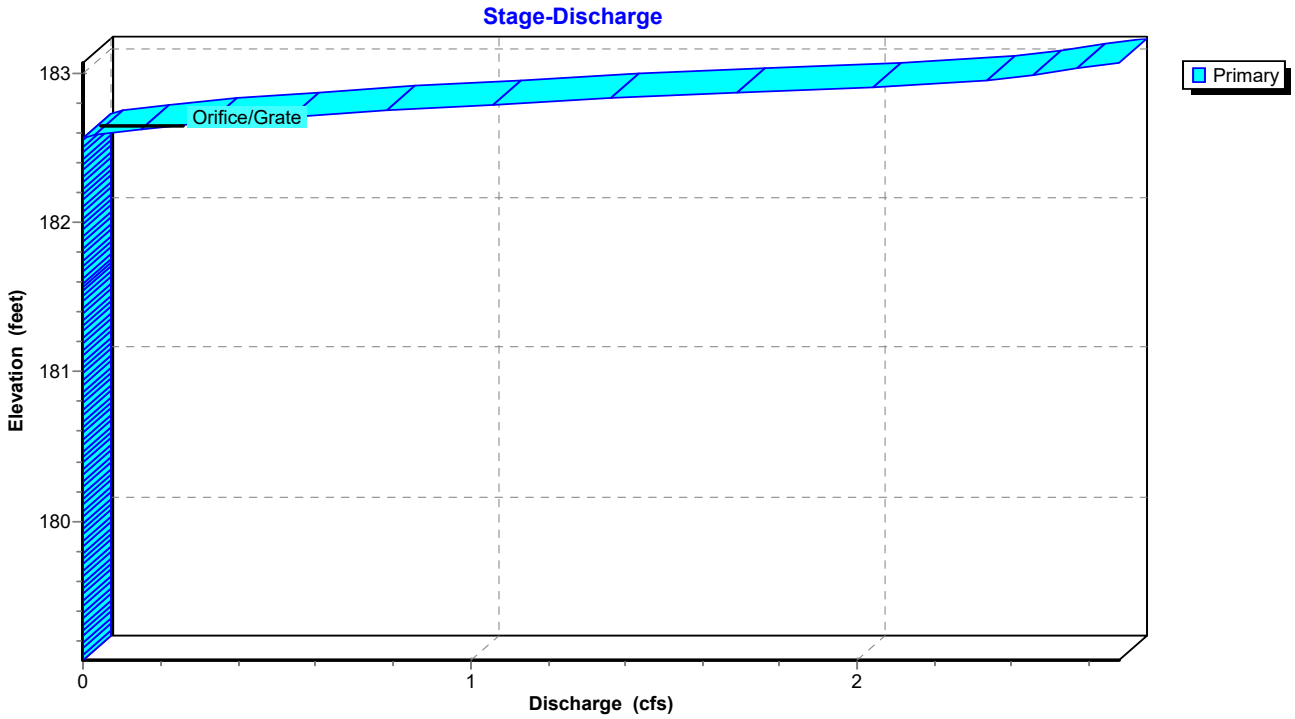
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

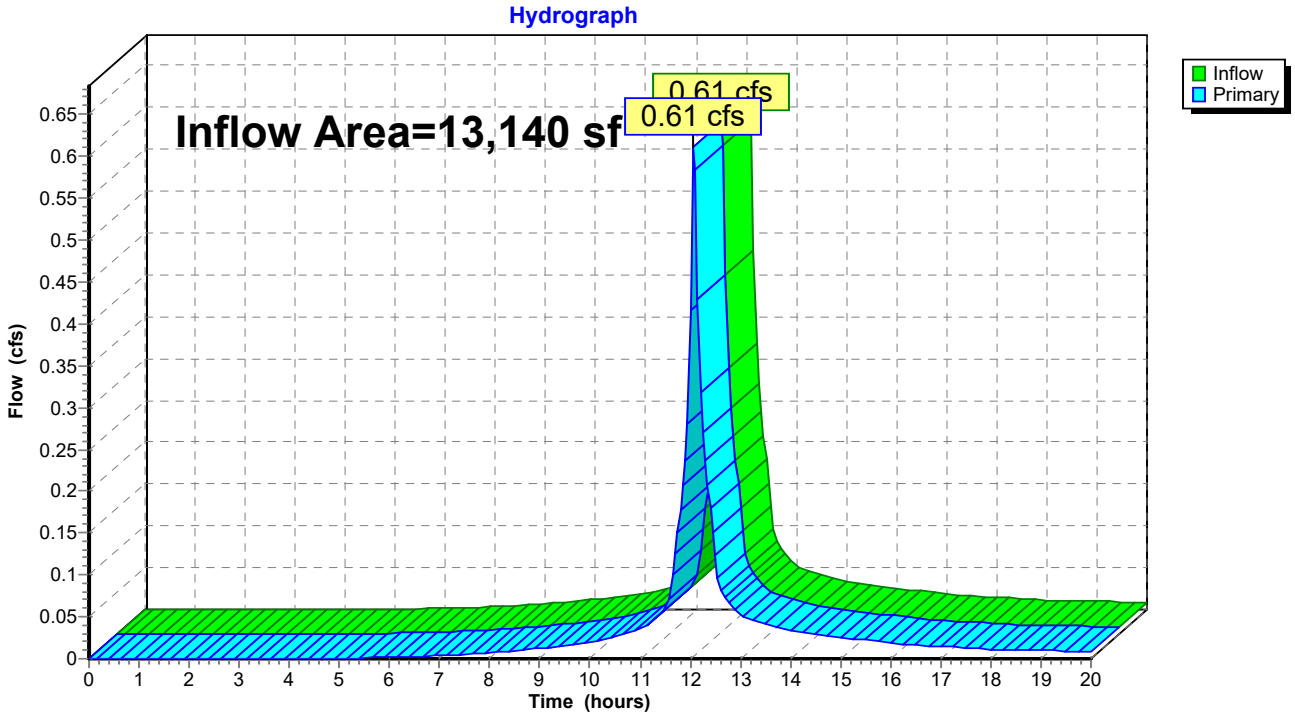


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 1.67" for 1-Year event
Inflow = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf
Primary = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

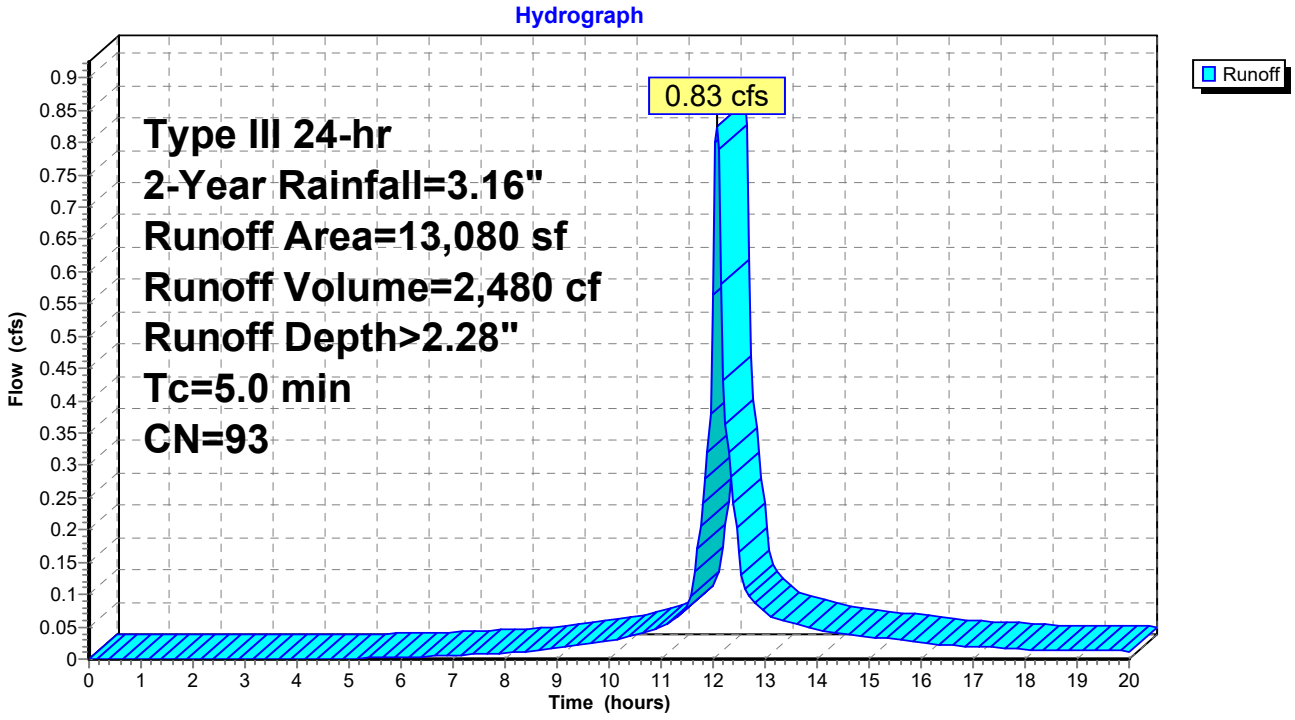
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,480 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

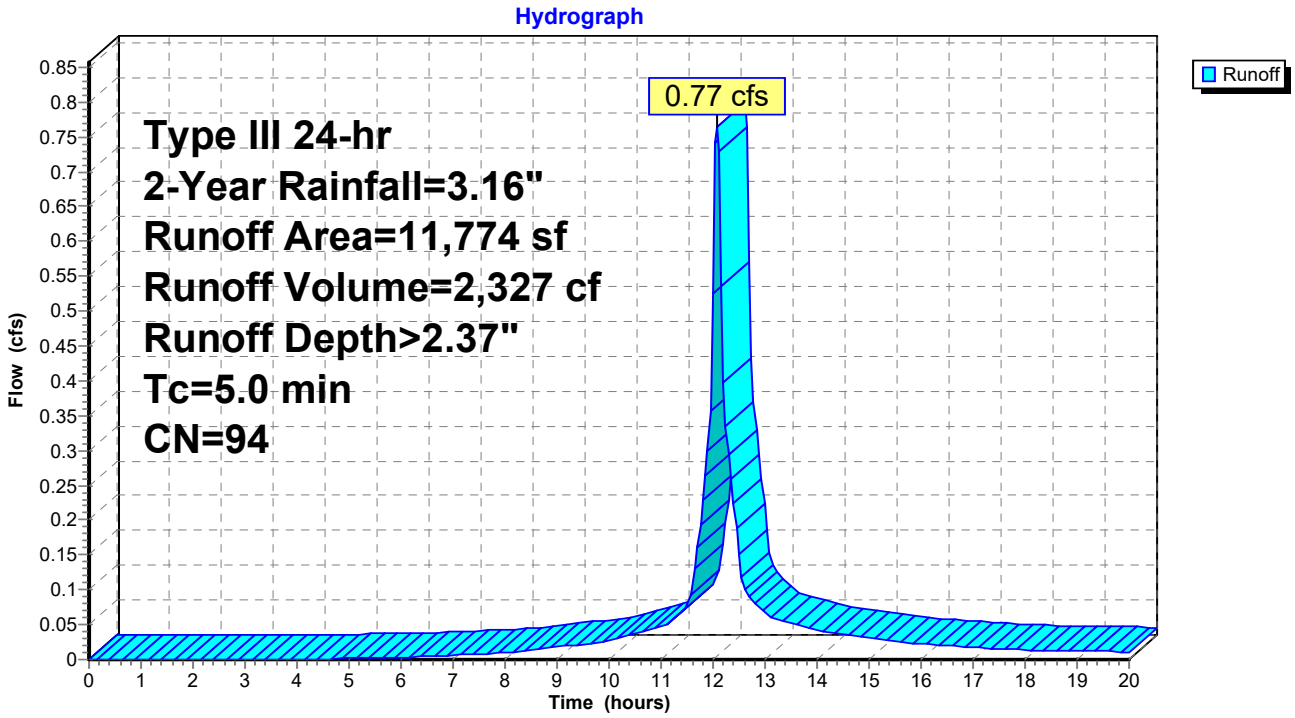
Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

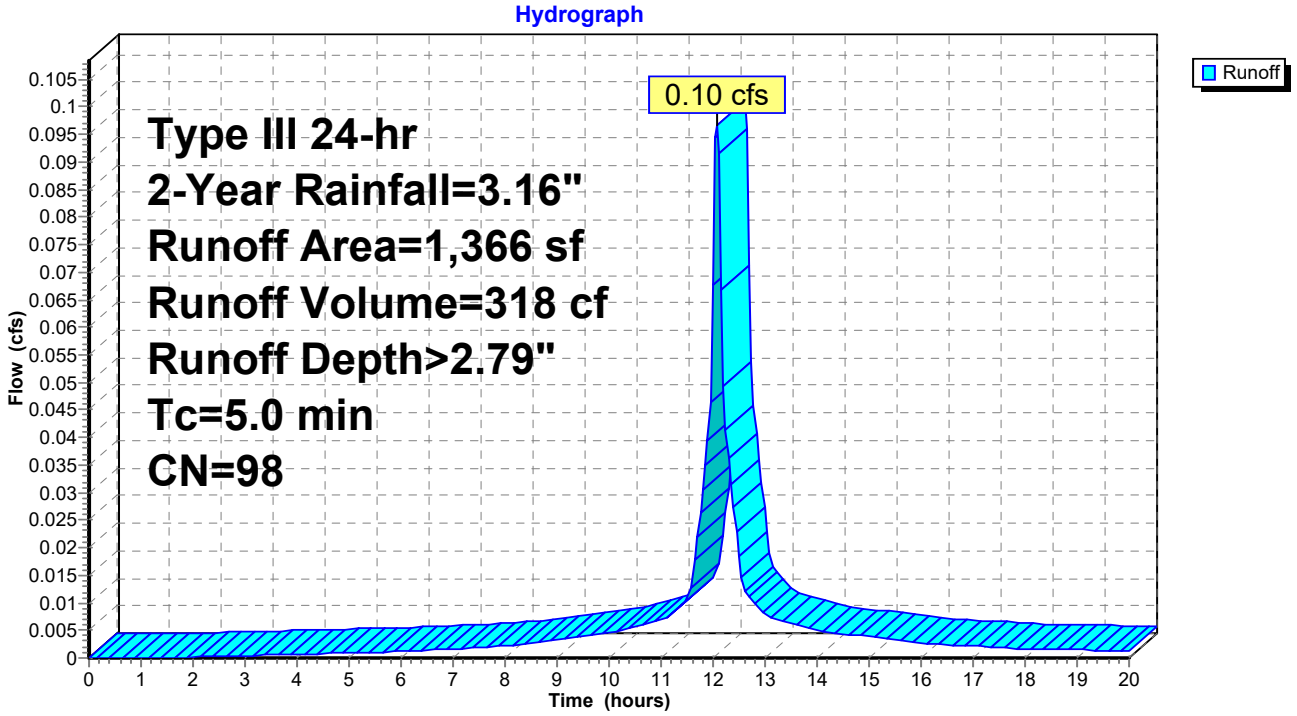
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 318 cf, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.79" for 2-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 318 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.16' @ 20.00 hrs Surf.Area= 400 sf Storage= 317 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

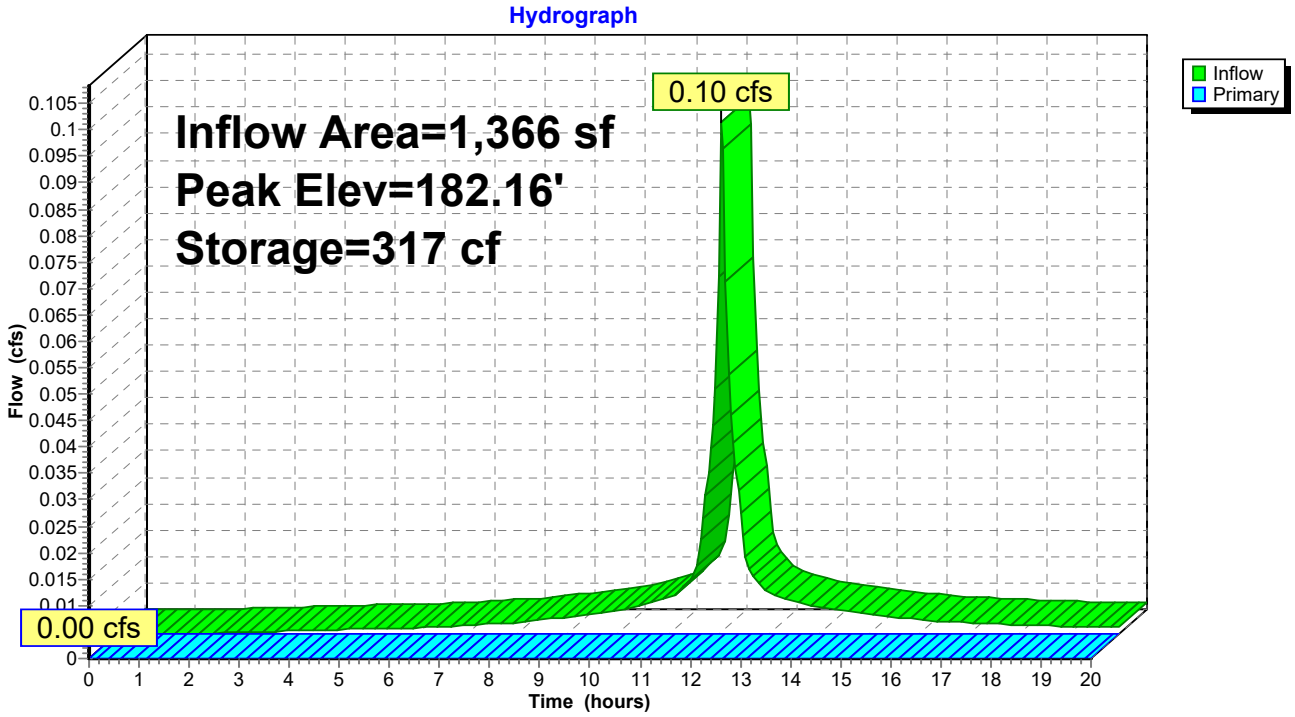
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

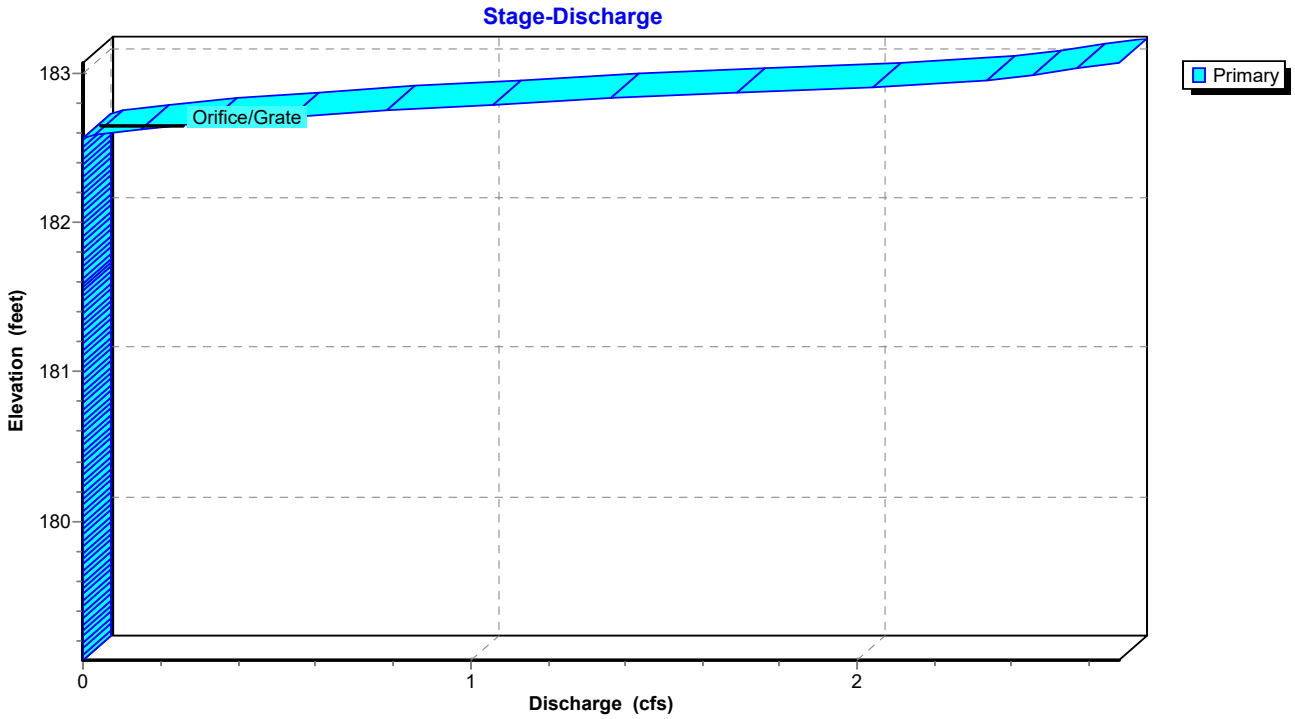
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

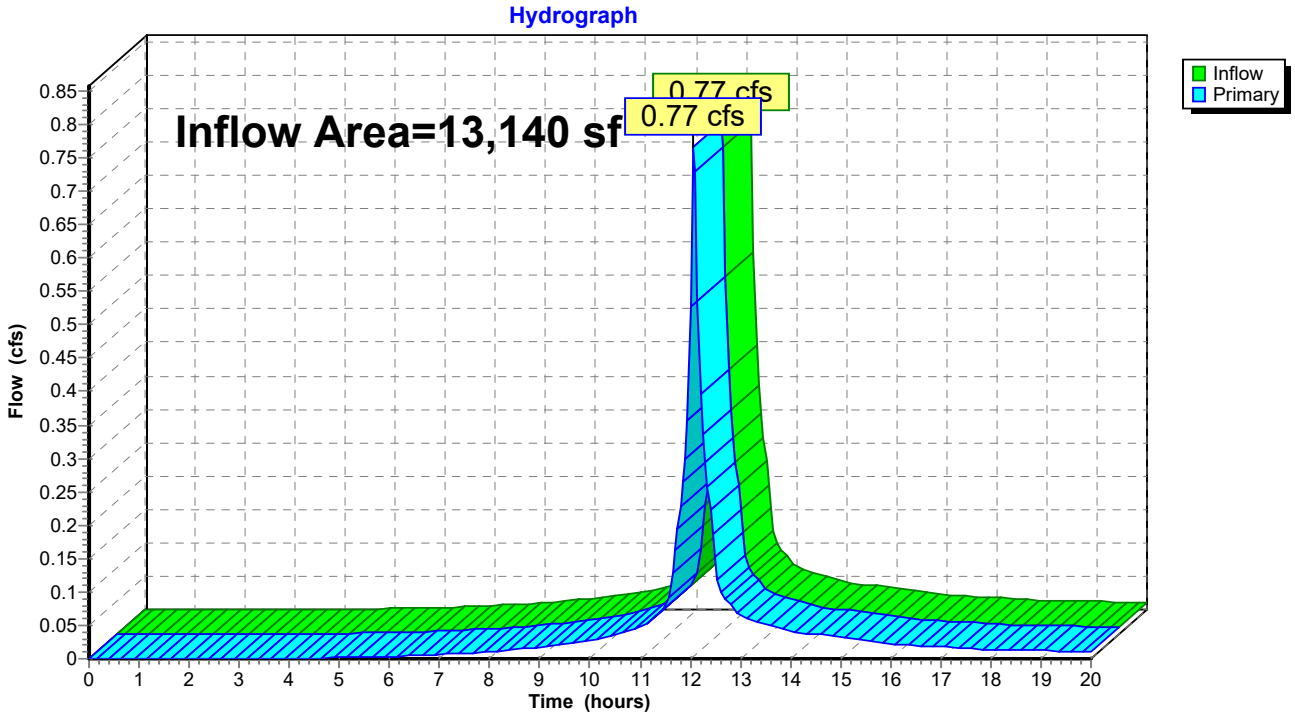


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 2.12" for 2-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf
Primary = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

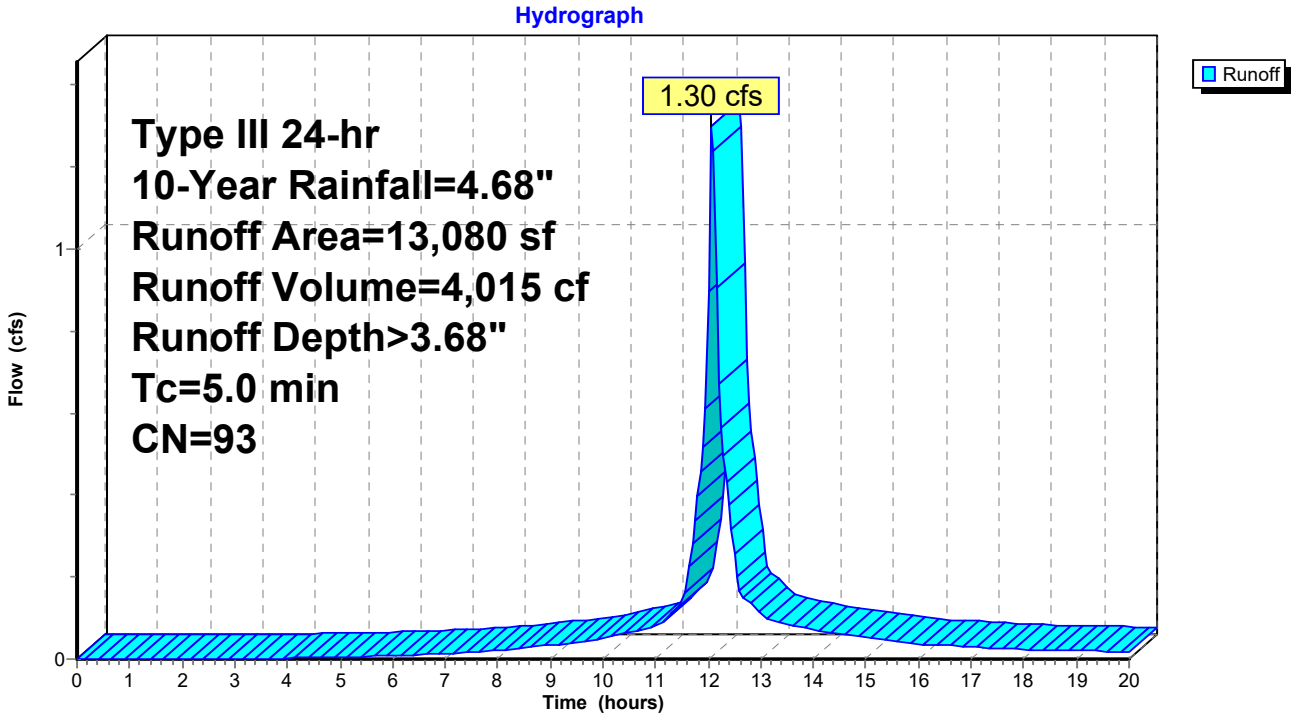
Runoff = 1.30 cfs @ 12.07 hrs, Volume= 4,015 cf, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

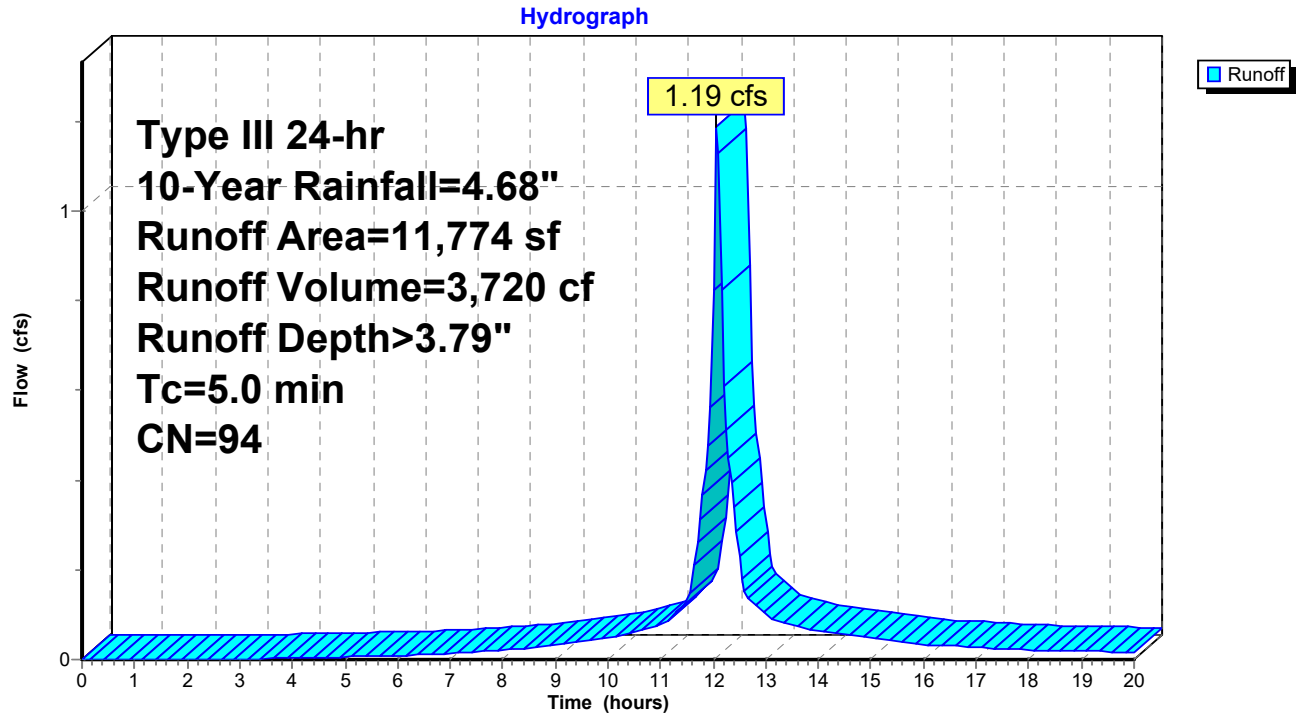
Runoff = 1.19 cfs @ 12.07 hrs, Volume= 3,720 cf, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

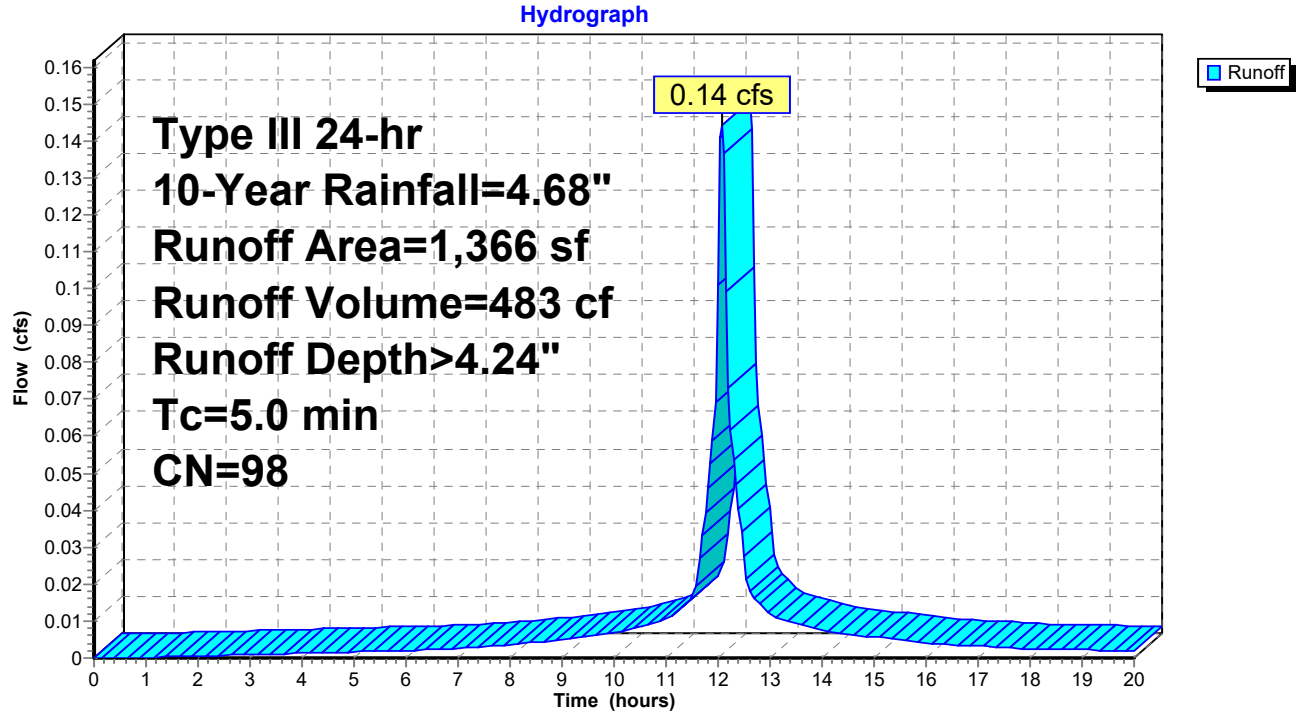
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 483 cf, Depth> 4.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 4.24" for 10-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 483 cf
Outflow = 0.01 cfs @ 14.03 hrs, Volume= 82 cf, Atten= 95%, Lag= 117.7 min
Primary = 0.01 cfs @ 14.03 hrs, Volume= 82 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.58' @ 14.03 hrs Surf.Area= 400 sf Storage= 401 cf

Plug-Flow detention time= 517.7 min calculated for 82 cf (17% of inflow)
Center-of-Mass det. time= 252.2 min (973.2 - 721.0)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

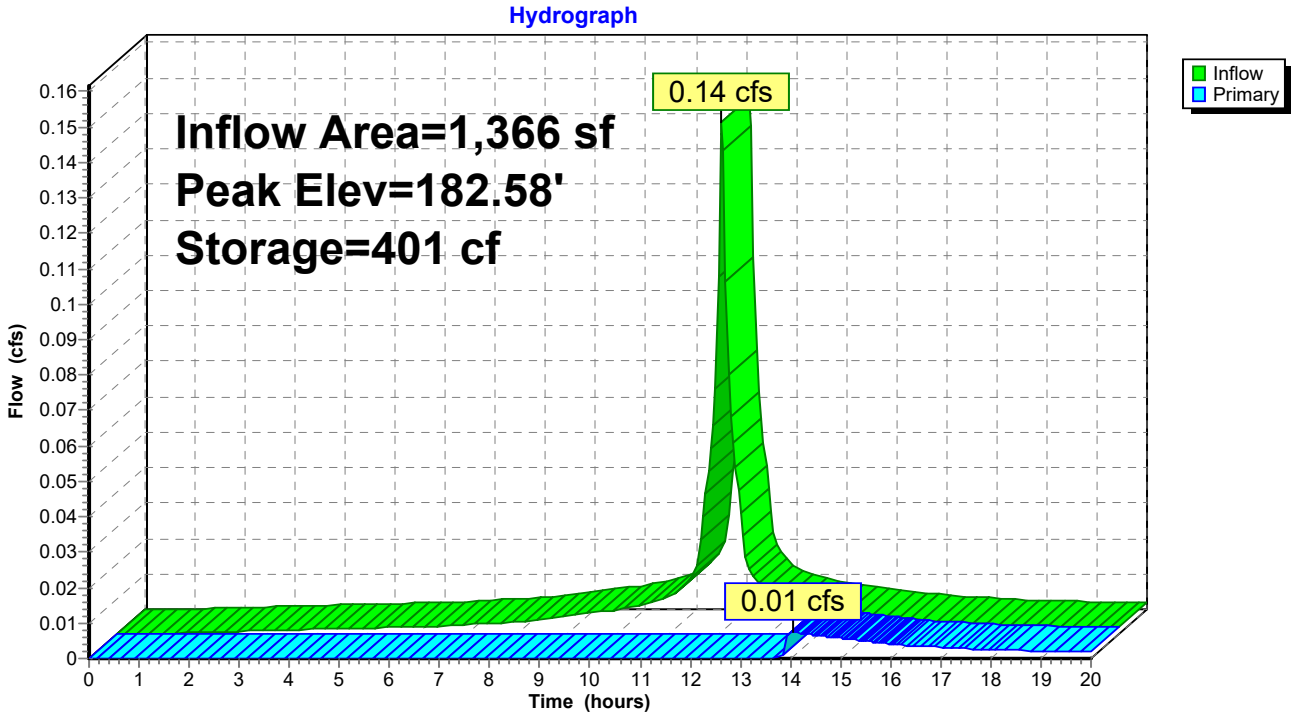
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

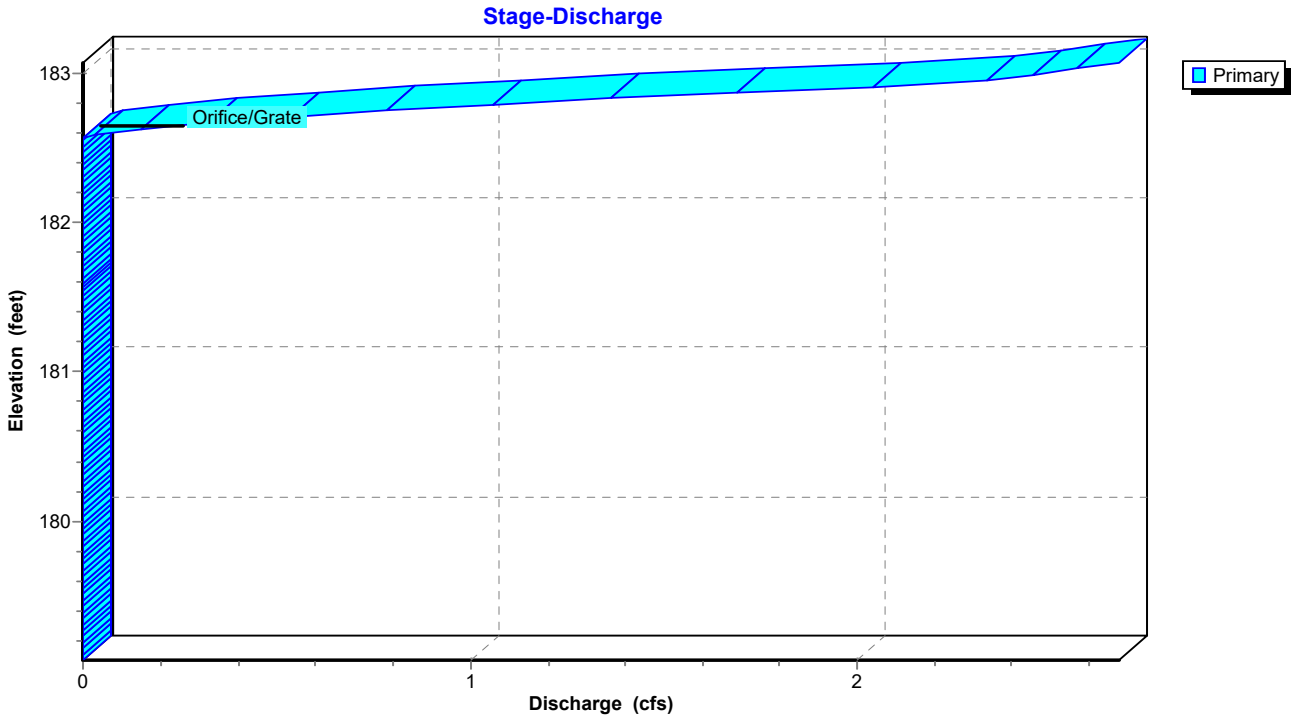
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.03 hrs HW=182.58' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.23 fps)

Pond 4P: Planter



Pond 4P: Planter

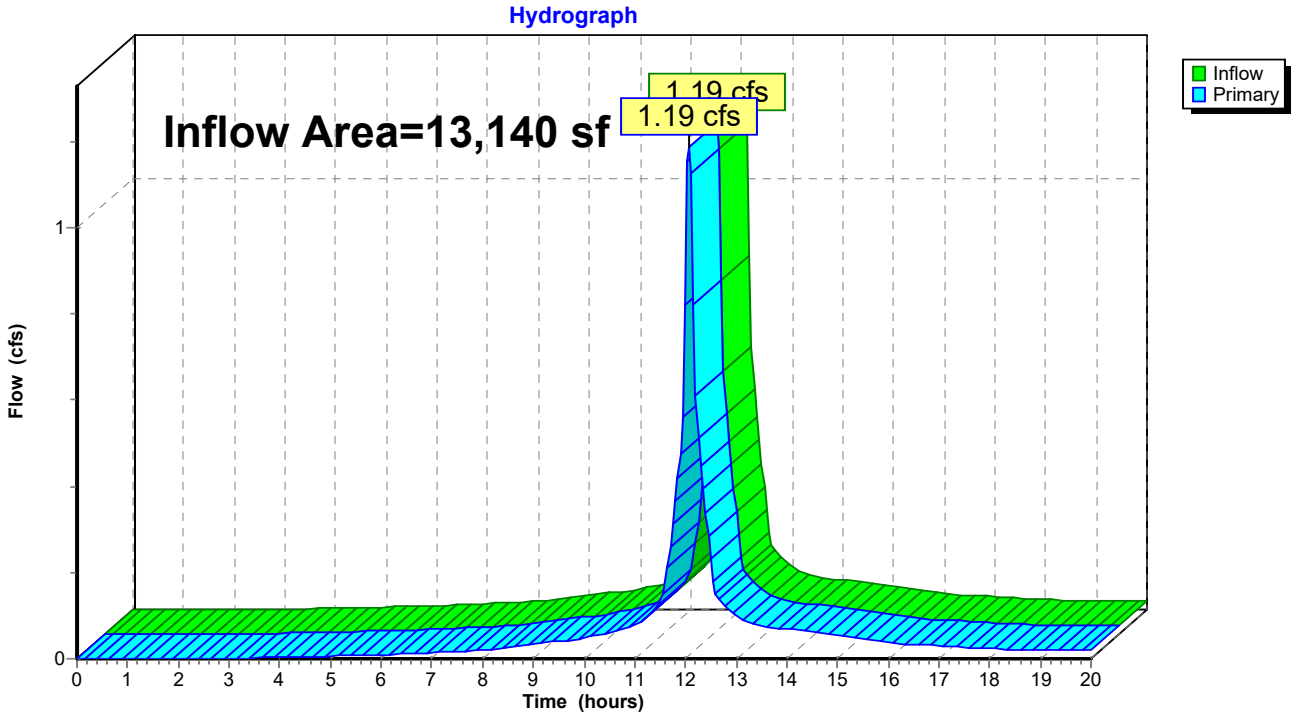


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 3.47" for 10-Year event
Inflow = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf
Primary = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

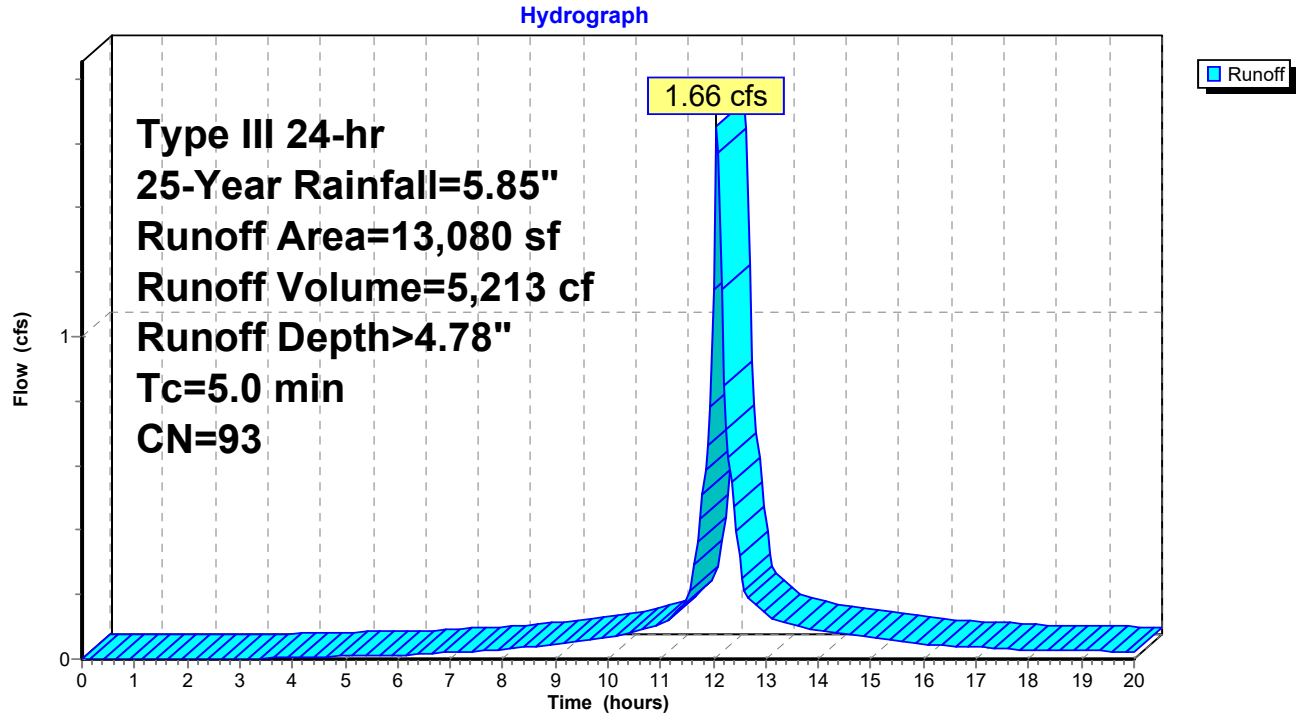
Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,213 cf, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

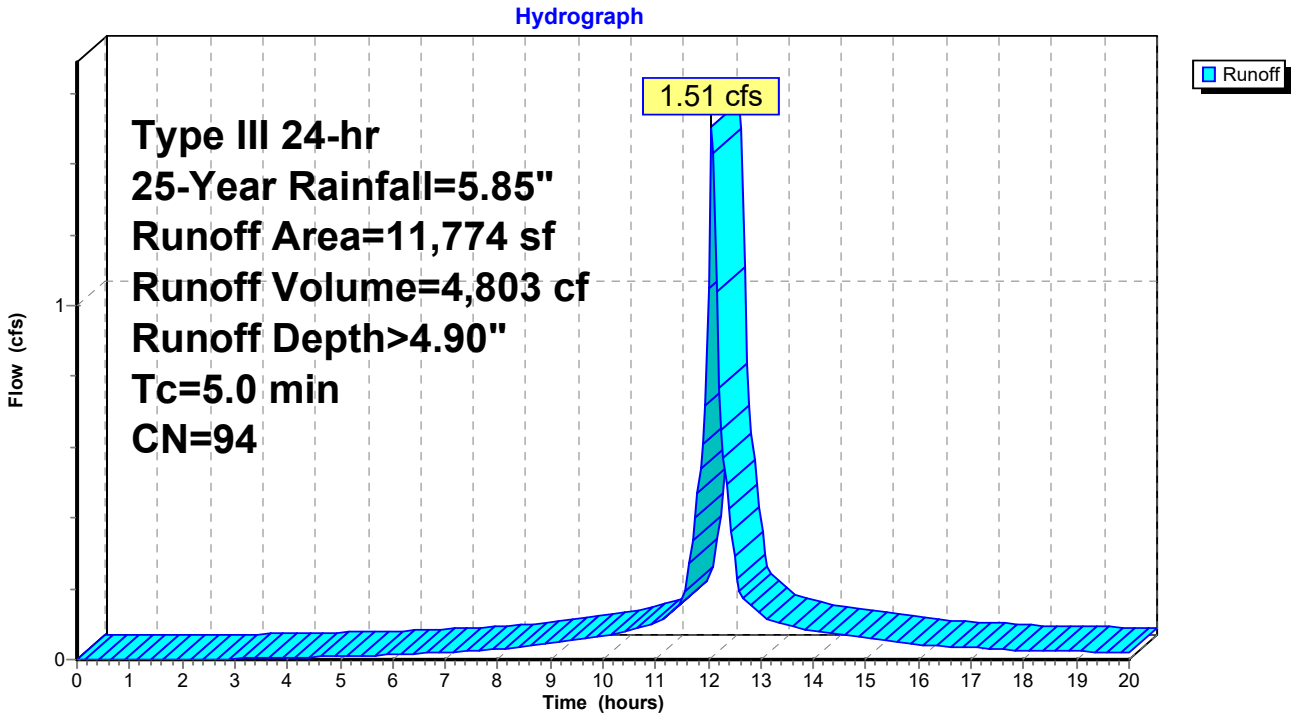
Runoff = 1.51 cfs @ 12.07 hrs, Volume= 4,803 cf, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

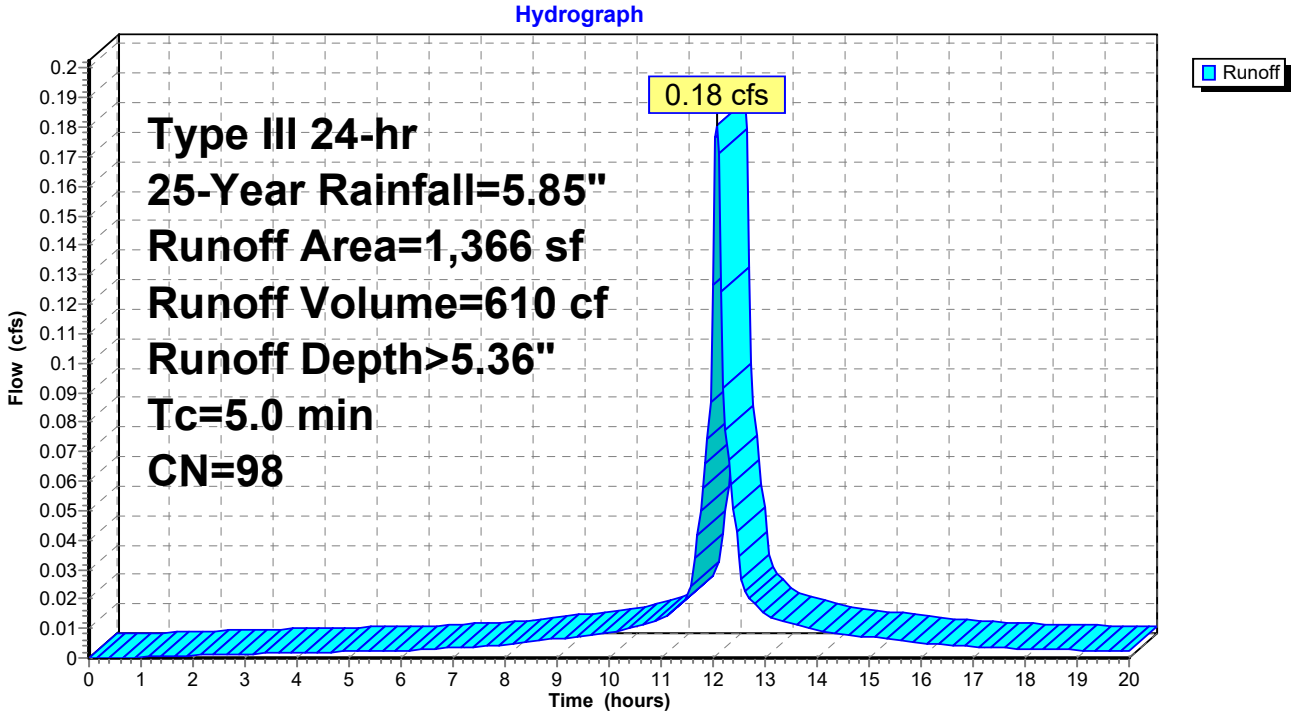
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 610 cf, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 5.36" for 25-Year event
Inflow = 0.18 cfs @ 12.07 hrs, Volume= 610 cf
Outflow = 0.06 cfs @ 12.41 hrs, Volume= 209 cf, Atten= 67%, Lag= 20.3 min
Primary = 0.06 cfs @ 12.41 hrs, Volume= 209 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.60' @ 12.41 hrs Surf.Area= 400 sf Storage= 406 cf

Plug-Flow detention time= 313.4 min calculated for 209 cf (34% of inflow)
Center-of-Mass det. time= 154.7 min (872.2 - 717.4)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

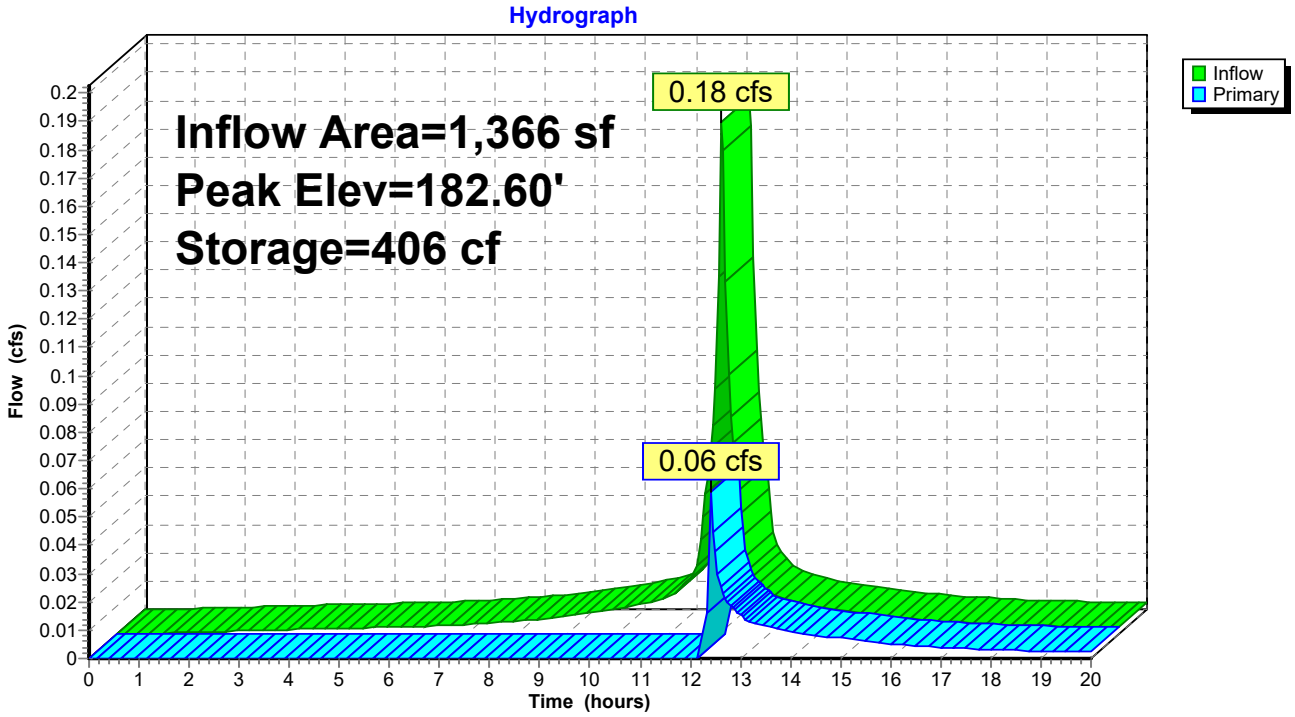
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

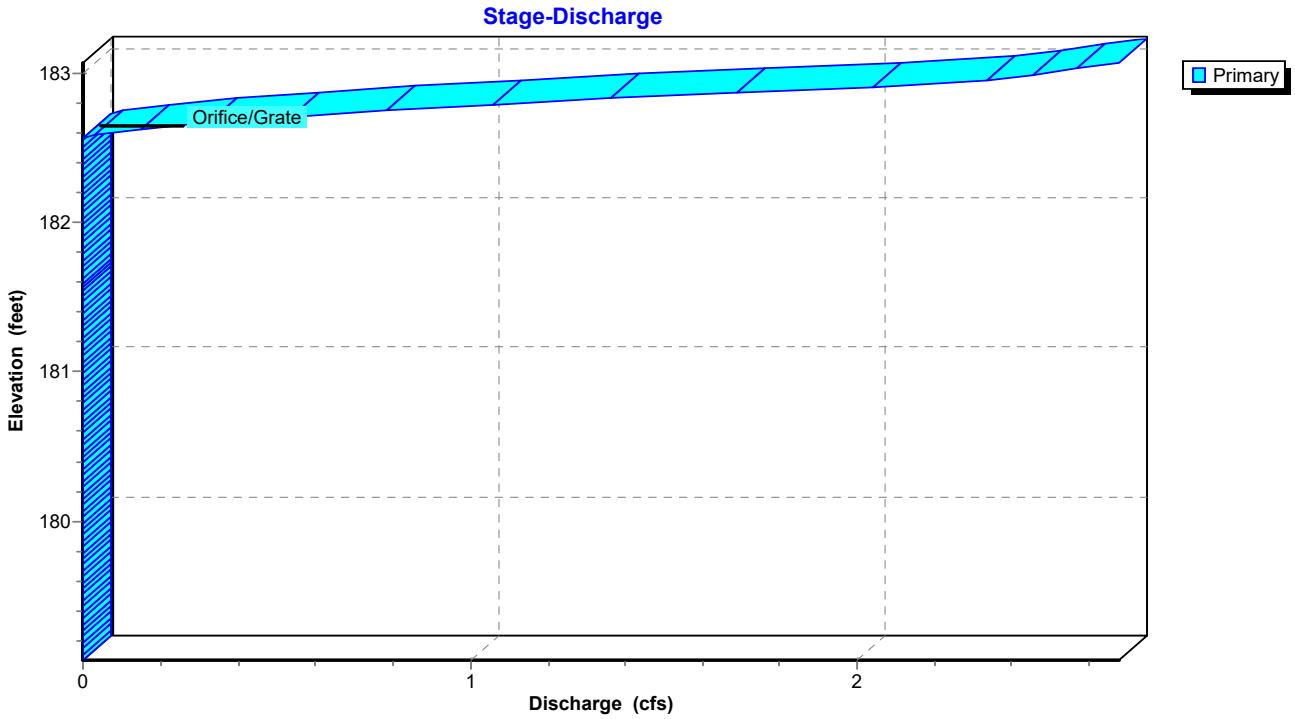
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 12.41 hrs HW=182.60' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.05 cfs @ 0.56 fps)

Pond 4P: Planter



Pond 4P: Planter

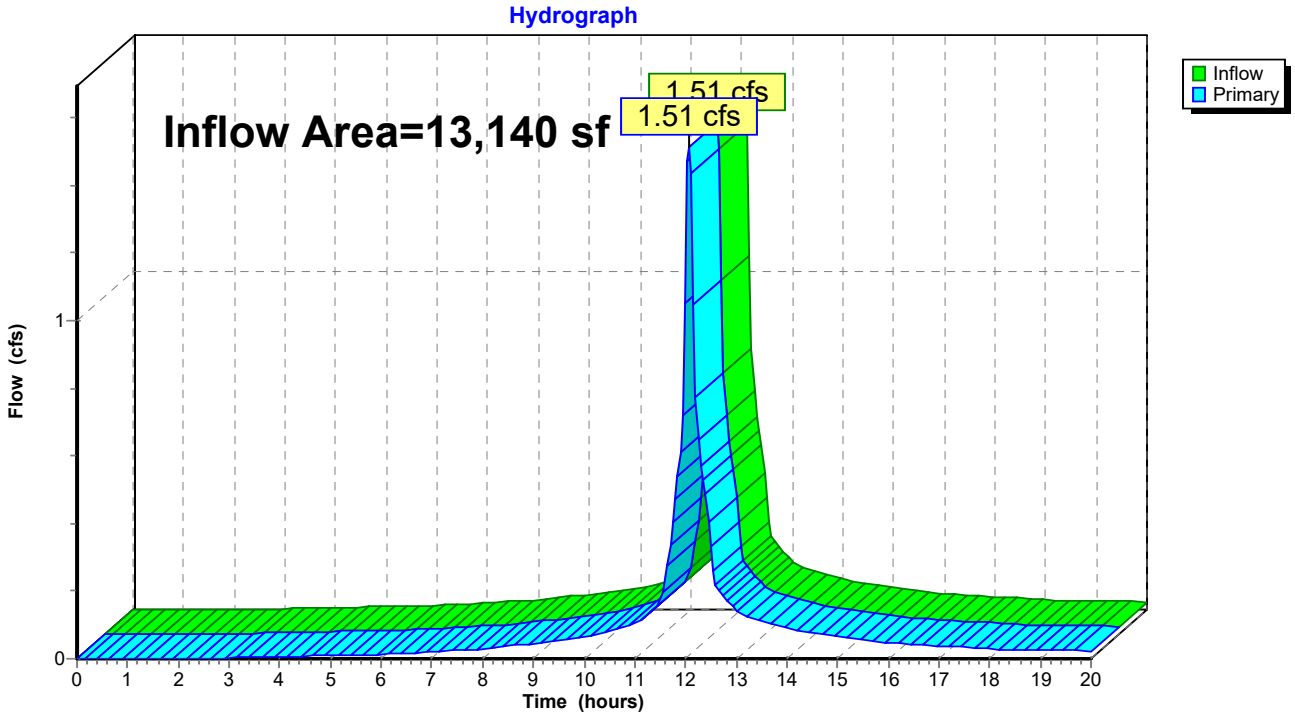


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 4.58" for 25-Year event
Inflow = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf
Primary = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

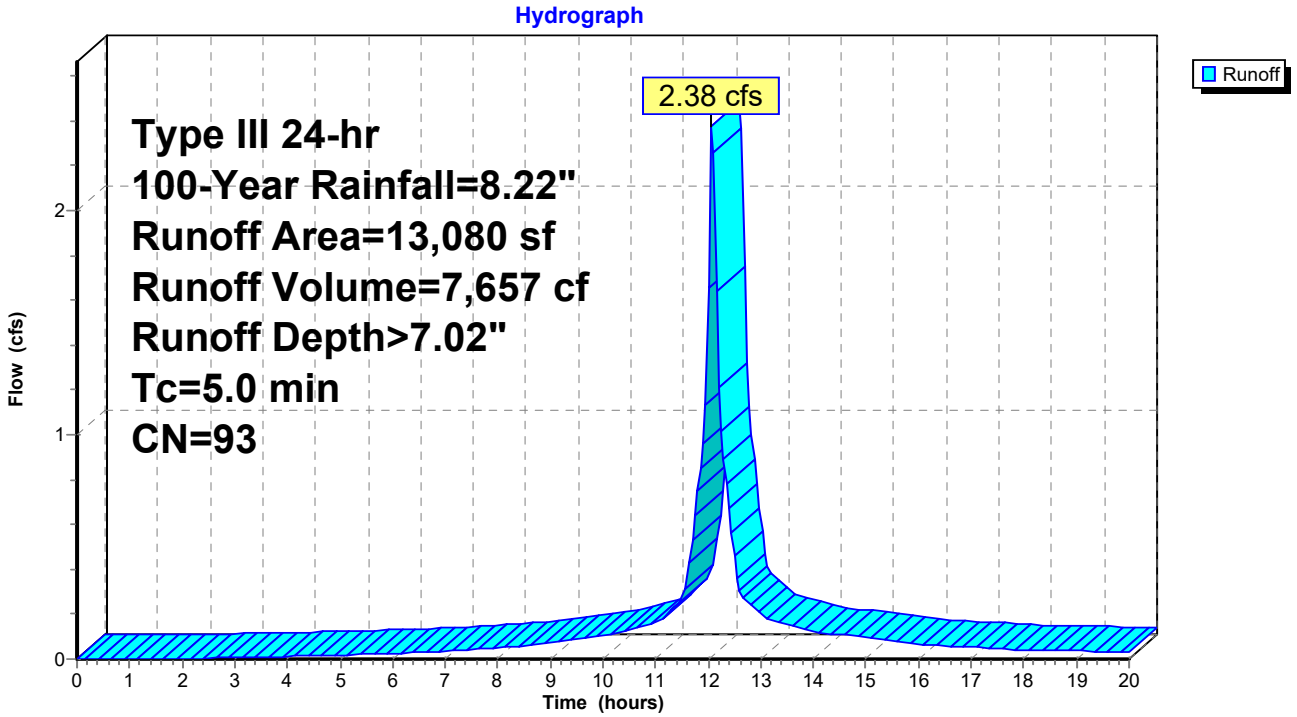
Runoff = 2.38 cfs @ 12.07 hrs, Volume= 7,657 cf, Depth> 7.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

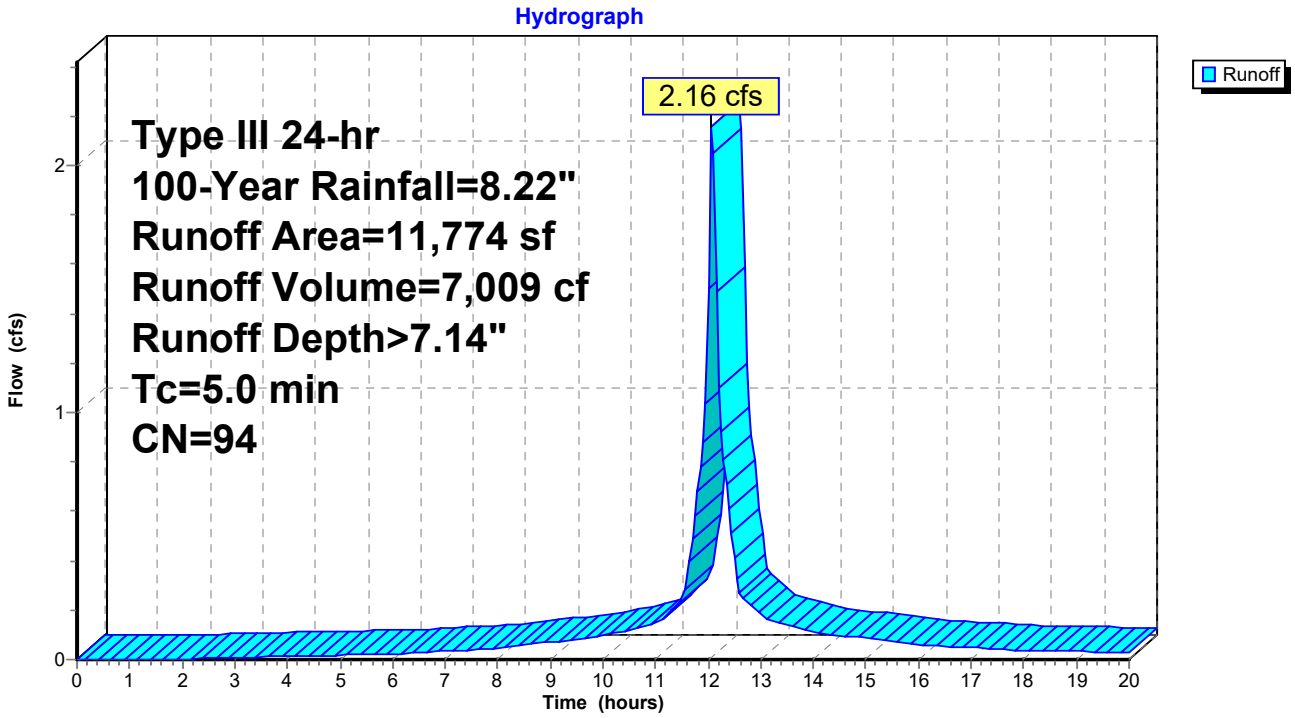
Runoff = 2.16 cfs @ 12.07 hrs, Volume= 7,009 cf, Depth> 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

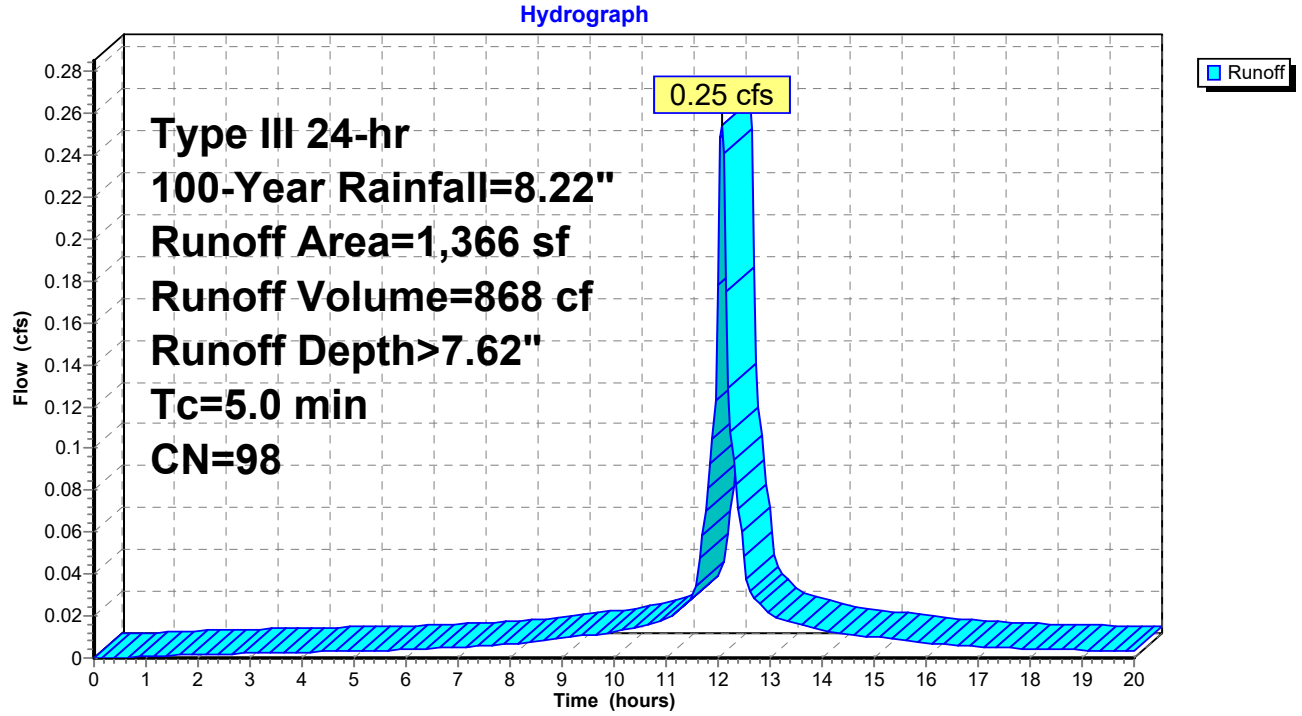
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 868 cf, Depth> 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 7.62" for 100-Year event
Inflow = 0.25 cfs @ 12.07 hrs, Volume= 868 cf
Outflow = 0.29 cfs @ 12.11 hrs, Volume= 467 cf, Atten= 0%, Lag= 2.2 min
Primary = 0.29 cfs @ 12.11 hrs, Volume= 467 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.66' @ 12.11 hrs Surf.Area= 400 sf Storage= 418 cf

Plug-Flow detention time= 209.6 min calculated for 467 cf (54% of inflow)
Center-of-Mass det. time= 106.7 min (819.6 - 712.9)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

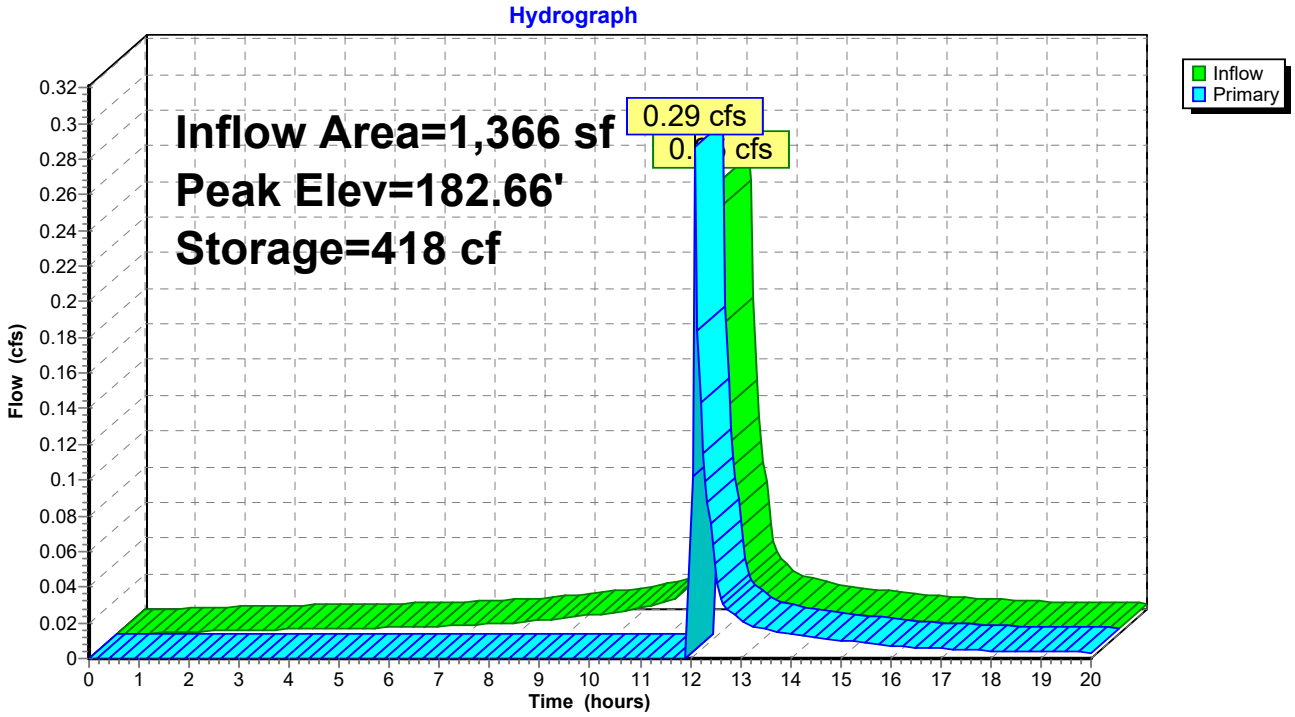
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

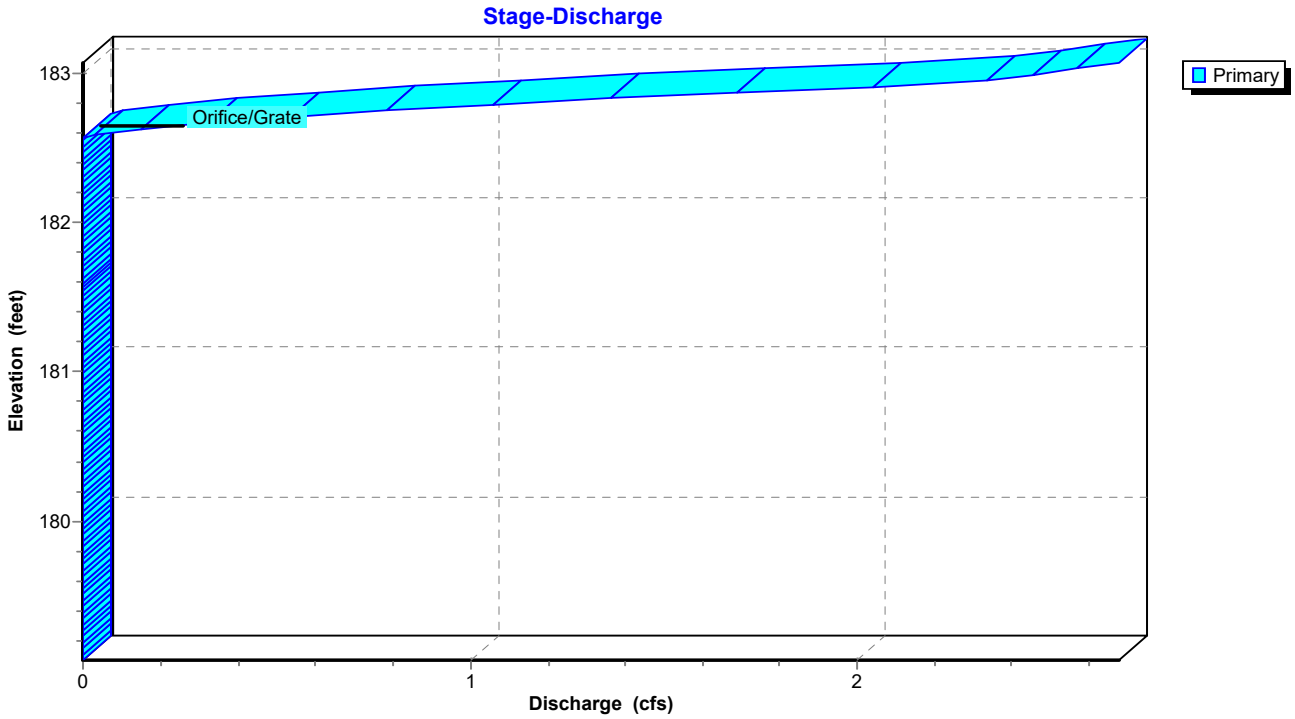
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 12.11 hrs HW=182.66' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.26 cfs @ 0.97 fps)

Pond 4P: Planter



Pond 4P: Planter

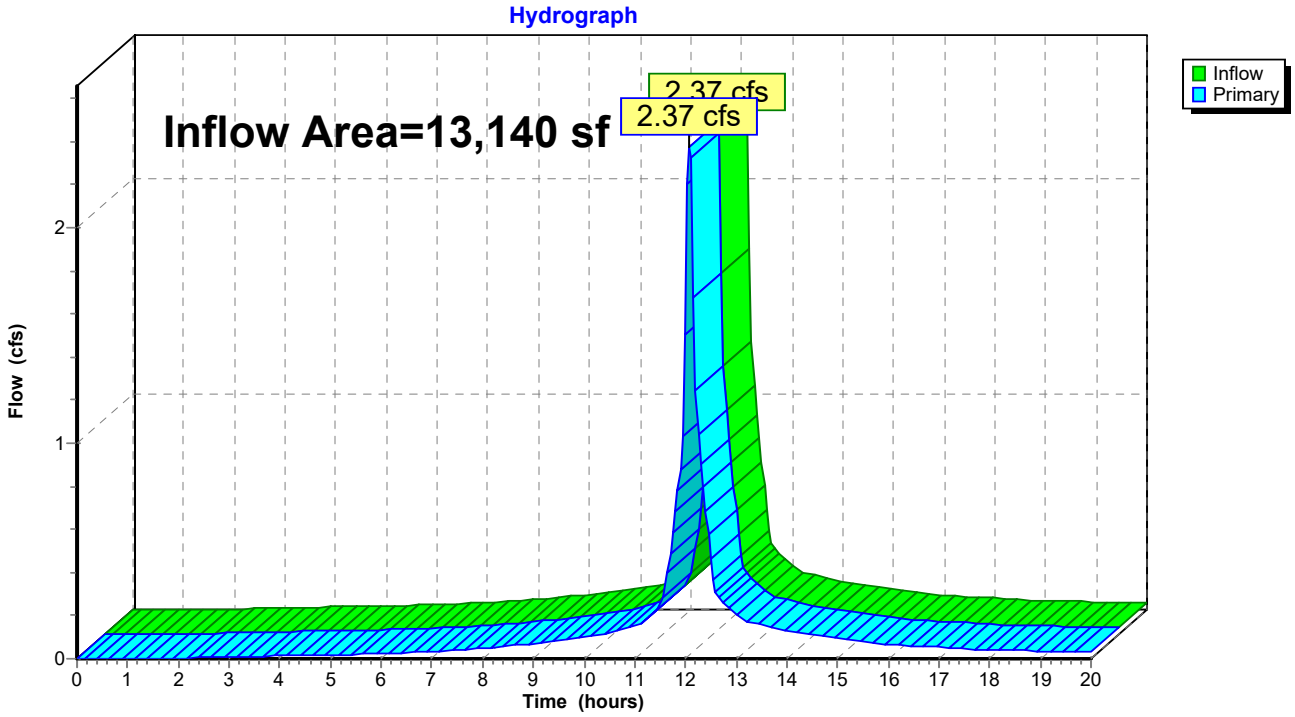


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 6.83" for 100-Year event
Inflow = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf
Primary = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



278-282 MAIN STREET

Poughkeepsie, New York

Basis of Design Products



Architect:

Aryeh Siegel, Architect

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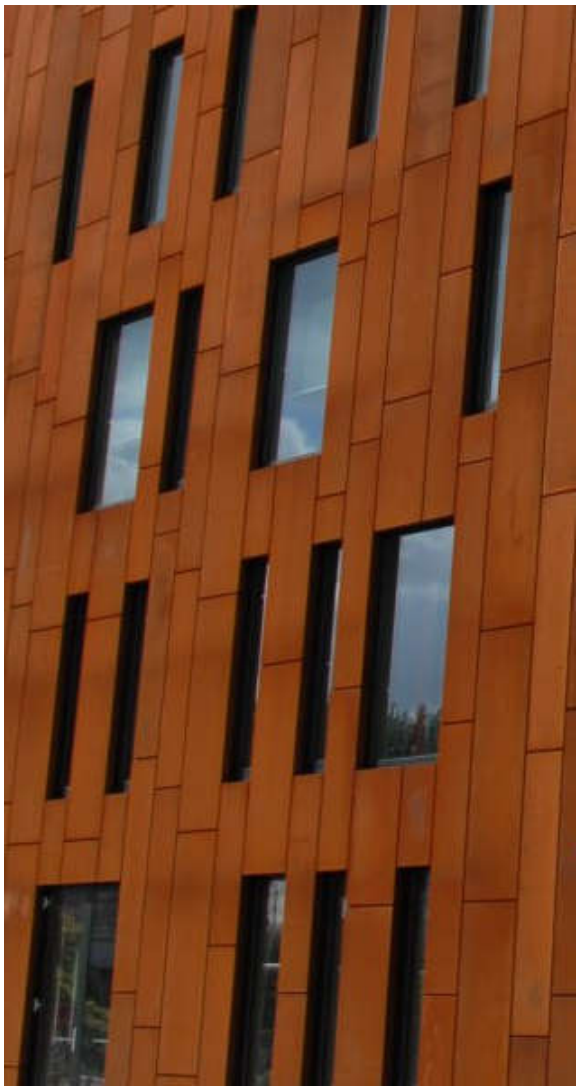
BUILDING MOUNTED LIGHTING 6

CORTEN

WESTERN STATES METAL ROOFING (RUSTWALL)





1

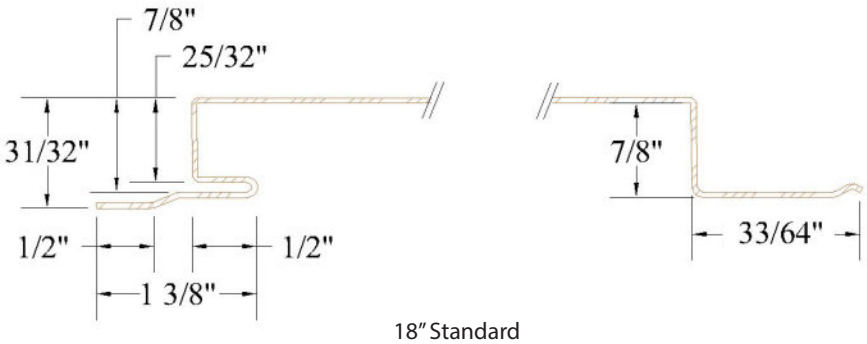
WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com

Rustwall®

Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel





18" Standard
Custom widths available upon request

SPECIFICATIONS

Material Type: Rustwall®
Rib Height: 1"
Standard Width: 18"
Custom Widths: 10", 12" 14" 16", 20"
Available Gauges:
- **A606-4 (aka Corten®):** 22
- **Bare Cold Rolled:** 22

Substrate: A606-4 or Bare Cold Rolled
Fasteners: Concealed
Panel Length: 1' to 35'
Installation: Over a solid substrate



RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Underlayment Should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

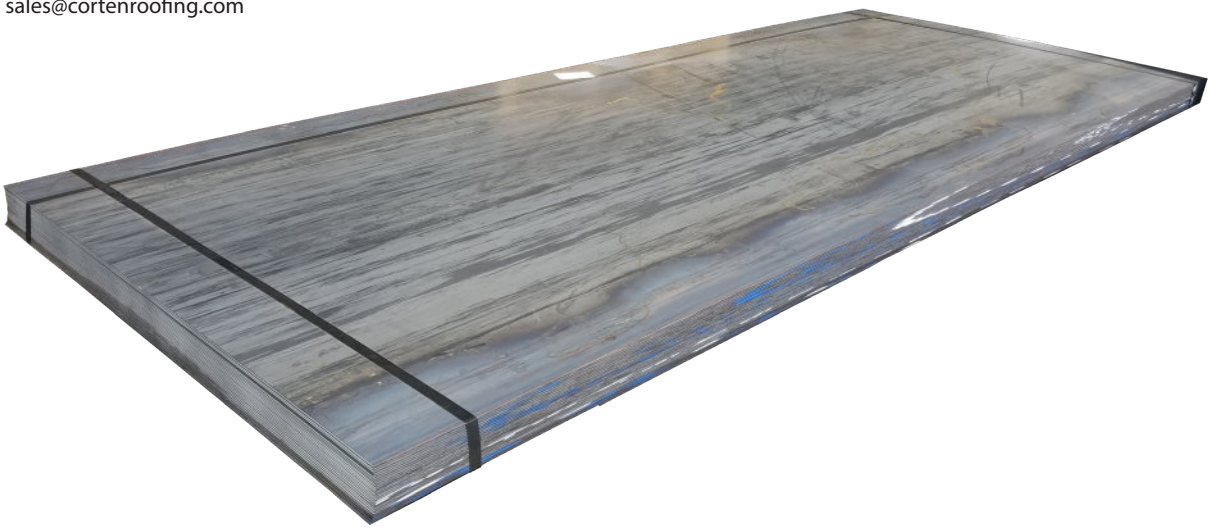
Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com
sales@cortenroofing.com

CORTEN FLAT SHEETS
A606-4 AND A588 WEATHERING STEEL

48”/60”/72” Widths x 96”/120”/144” Lengths
Custom Widths and Lengths also Available.



Flat Sheets Availability Chart

Gauge/Thickness

Width	22	20	18	16	14	12	11	10	8	3/16”	1/4”	3/8”	1/2”	3/4”
72”	■	■	■	■	■	■	■	■	■	●	●	●	●	●
60”	■	■	■	●	●	●	●	●	●	●	●	●	●	●
48”	●	●	●	●	●	●	●	●	●	●	●	●	●	●
46”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
43”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
24”	●	●	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
22”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
20”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
18”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
14”	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

● In Stock ▲ Custom Order ■ Not Available

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Roofing underlayment should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

BRICK

GLEN-GERY BRICK (53-DD)
W/ HISTORIC MORTAR (G601)



2

Glen-Gery

PRODUCT PROFILE



Revised 1/2019

Glen-Gery Clay Thin Brick

(1/2", 3/4" and 1" thick)

General

Glen-Gery provides clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

Glen-Gery's greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Glen-Gery's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 1" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Glen-Gery Thin Tech® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Glen-Gery representative for each thin brick wall system.

Unit Specifications

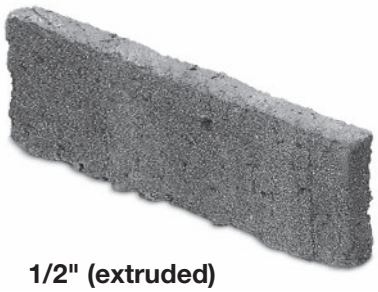
Glen-Gery thin brick are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

1) The product name and state "as manufactured by Glen-Gery Corporation."

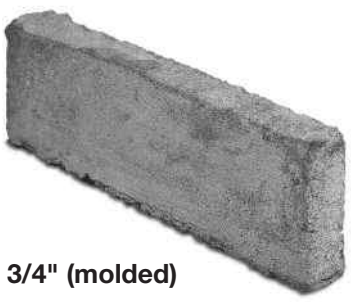
2) Conformance to the requirements ASTM C 1088, Grade Exterior.

3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1/2" (extruded)



3/4" (molded)



3/4" (extruded)



1" (handmade)

Design Criteria

Size:

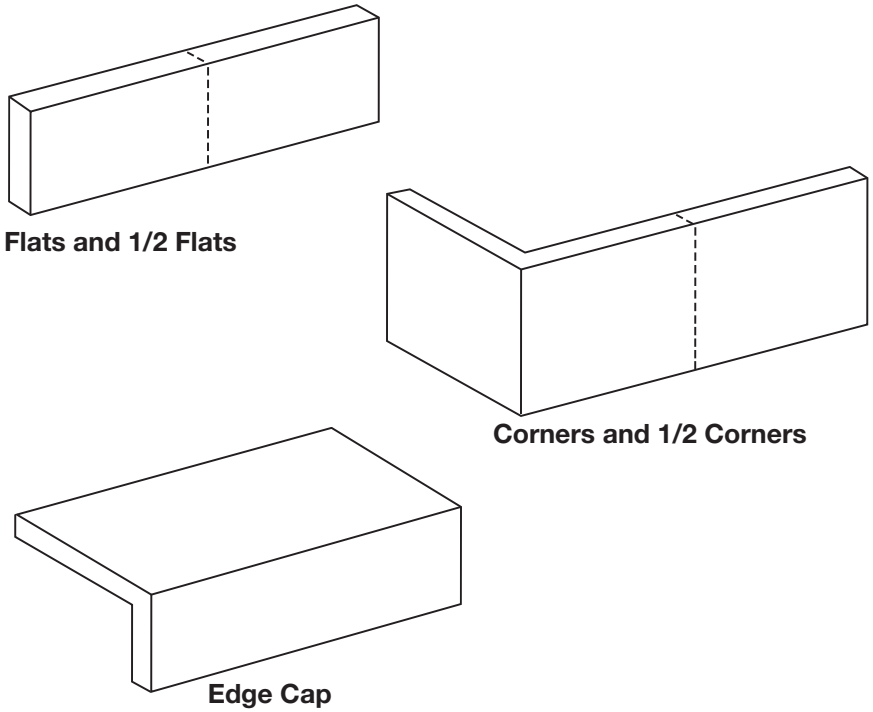
Table 1 provides the many sizes in which Glen-Gery manufactures thin brick.

Dimensional Tolerances:

Glen-Gery thin brick are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 1088, Type TBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type TBX. Products with colors matching Handmade bricks are manufactured to meet Type TBA. The product ordered will generally contain a number of units which are over or under the specified dimensions.

CONTINUED ON PAGE 3

FIGURE A



Flats and 1/2 Flats

Corners and 1/2 Corners

Edge Cap

TABLE 1

Thin Brick Size, Coverage and Weight

Thin Brick Size	Specified Dimension						Thin Brick per square foot	Average Weight	
	Thickness (inches)	(mm)	Height (inches)	(mm)	Length (inches)	(mm)		per unit	(kg)
Queen	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Lightweight Modular	3/4	20	2-1/4	57	7-5/8	194	6.75	1.0	0.5
Lightweight Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.0	0.5
1/2-Modular (extruded)	1/2	13	2-1/4	57	7-5/8	194	6.75	0.7	0.3
3/4-Modular (extruded/molded)	3/4	20	2-1/4	57	7-5/8	194	6.75	1.1	0.5
Modular (handmade)	1	25	2-1/4	57	7-5/8	194	6.75	1.1	0.5
1/2-Engineer Modular	1/2	13	2-3/4	70	7-5/8	194	5.63	0.8	0.4
3/4- Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Econo	3/4	20	3-5/8	92	7-5/8	194	4.50	1.5	0.7
Standard	3/4	20	2-1/4	57	8	203	6.55	1.1	0.5
Engineer Standard	3/4	20	2-3/4	70	8	203	5.39	1.7	0.8
Handmade Oversized	1	25	2-3/4	70	8-1/2	216	5.00	1.7	0.8
King Narrow-Bed	3/4	20	2-3/4	70	9-5/8	244	4.55	1.5	0.7
Engineer King	3/4	20	2-3/16	71	9-5/8	244	4.55	1.5	0.7
King	3/4	20	3-5/8	92	9-5/8	244	4.55	1.5	0.7
Roman	3/4	20	1-5/8	41	11-5/8	295	6.00	1.0	0.5
Norman	3/4	20	2-1/4	57	11-5/8	295	4.50	1.5	0.7
Utility	3/4	20	3-5/8	57	11-5/8	295	3.00	2.4	1.1
Kingston	3/4	20	2-3/4	70	11-5/8	295	3.75	1.9	0.9
Viking			1-5/8	41	15-5/8	397	4.50	5.9	2.7
Saxon	3/4	20	2-1/4	57	15-5/8	397	3.38	2.0	0.9
Titan	3/4	20	3-5/8	92	15-5/8	397	2.25	3.0	1.4

Product Features

Light, strong and durable

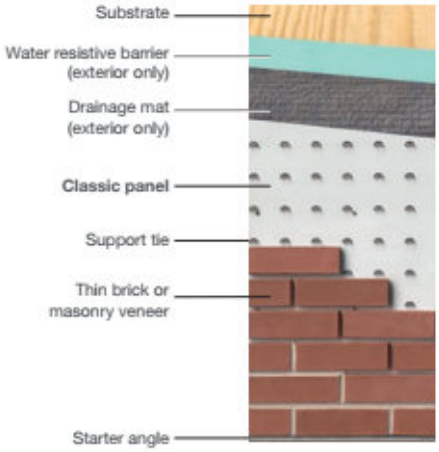
Glen-Gery is the only brick manufacturer to produce a thin veneer metal panel system for brick and stone that is suitable for exterior and interior usage. Offered in the traditional Classic and high-performance Elite series, each are tailored to the needs of specific applications. Glen-Gery Thin Tech products are offered with extended warranties lasting up to fifty years.



Classic

Ideal for interior applications.

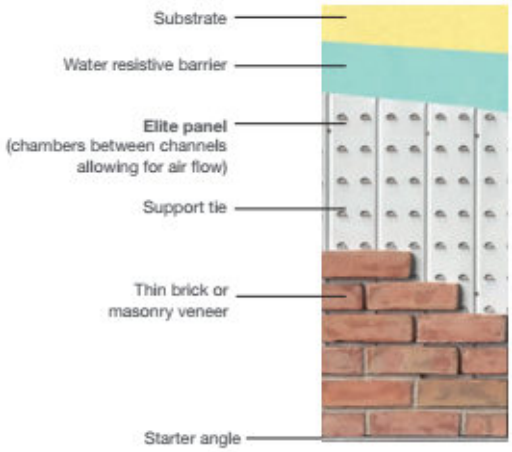
Thin Tech Classic offers the thinnest, most resilient masonry veneer support structure specifically designed to accommodate thin brick. The Classic series works in conjunction with traditional mortar to secure the veneer.



Elite

Ideal for exterior applications.

Thin Tech Elite is the most advanced masonry support system ever designed. It features all the advantages of the Classic series, but with enhanced product performance: superior drainage, ventilation, pressure equalization and bond strength.



Warranties

Thin Tech Classic: 25-year warranty.
Thin Tech Elite: 50-year warranty.

STOREFRONT

KAWNEER – TRIFAB 451T (BLACK)



3

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

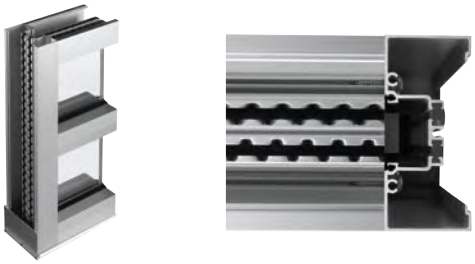
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

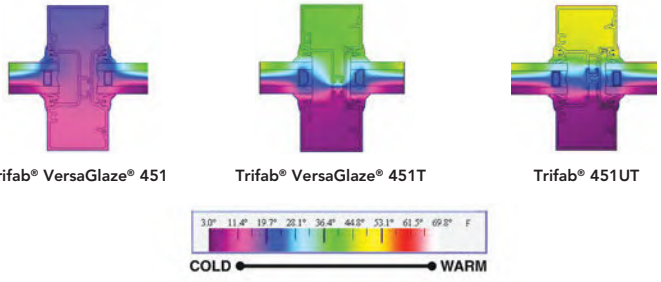
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

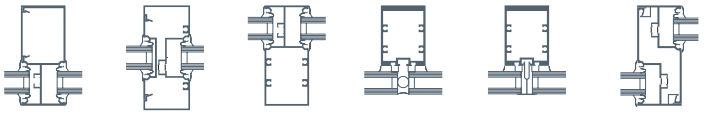
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

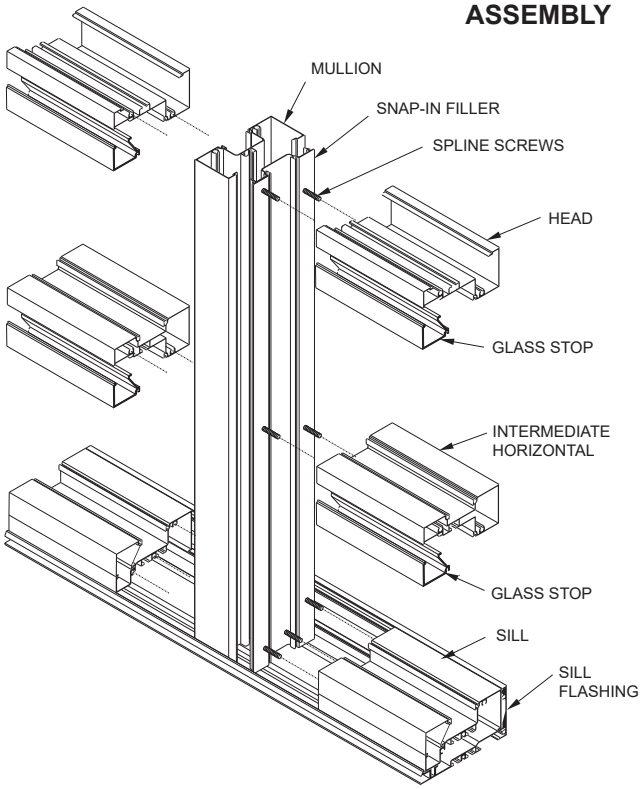
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Trifab® VG 451/451T Framing System

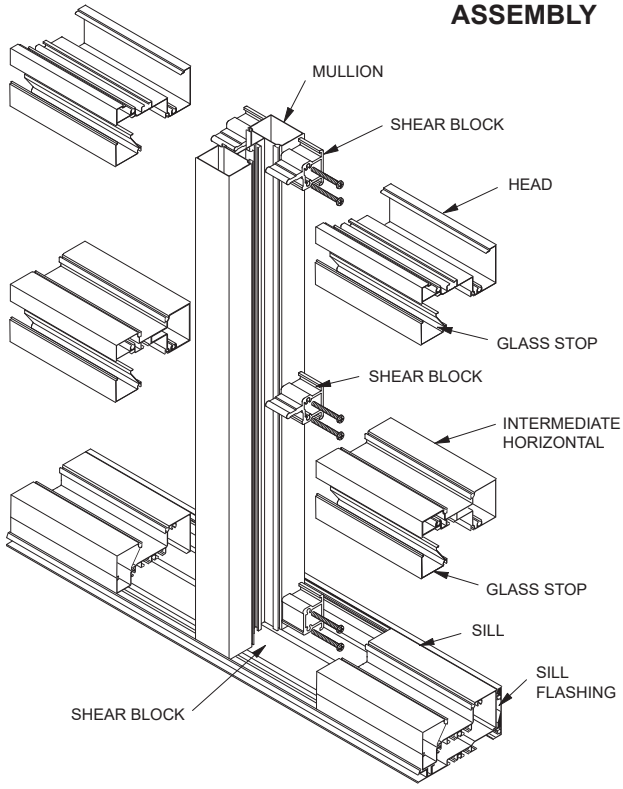
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

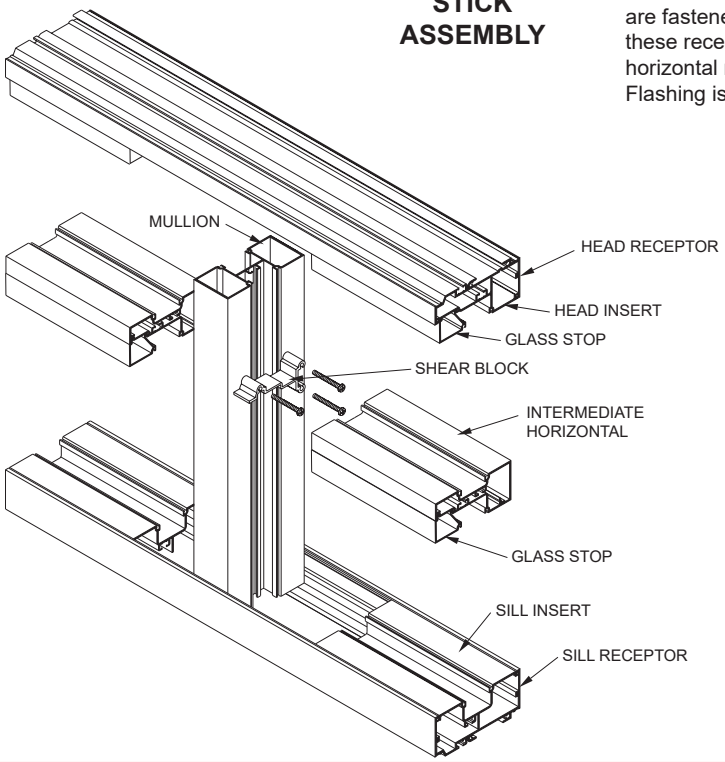


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 16)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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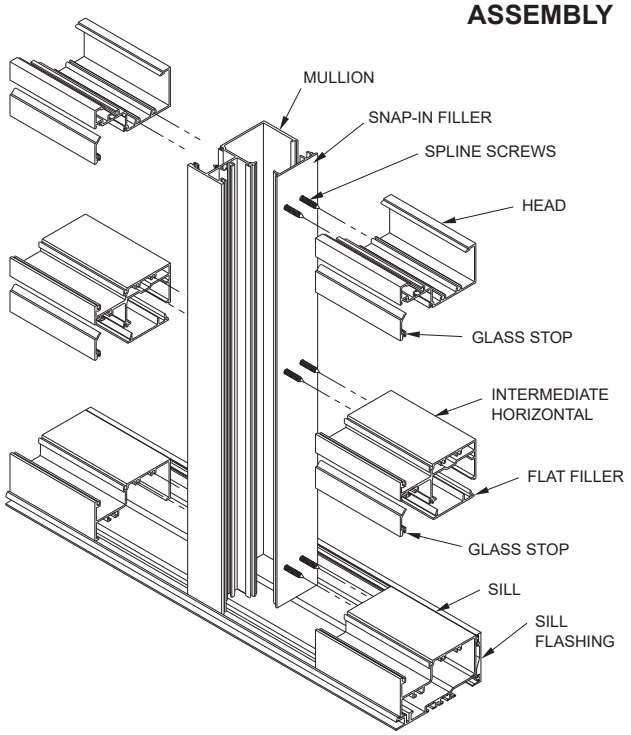
Trifab® VG 451/451T Framing System

PICTORIAL VIEW (FRONT)

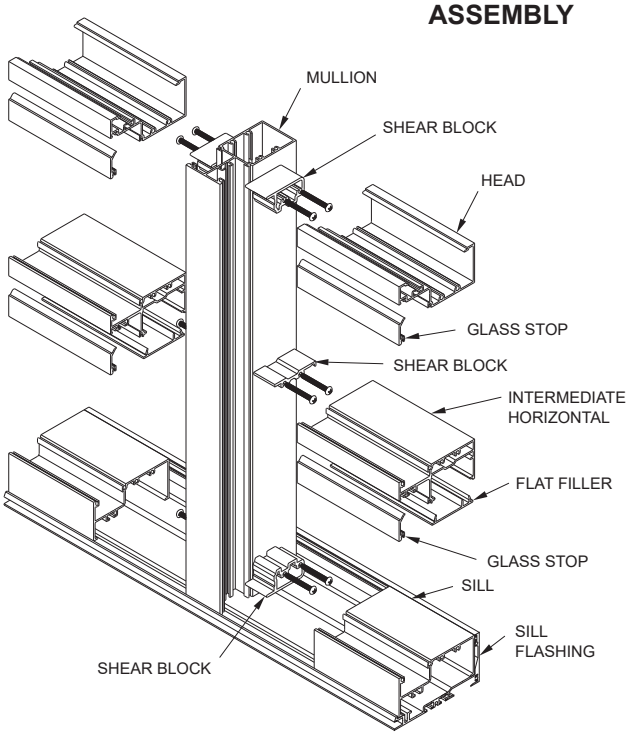
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

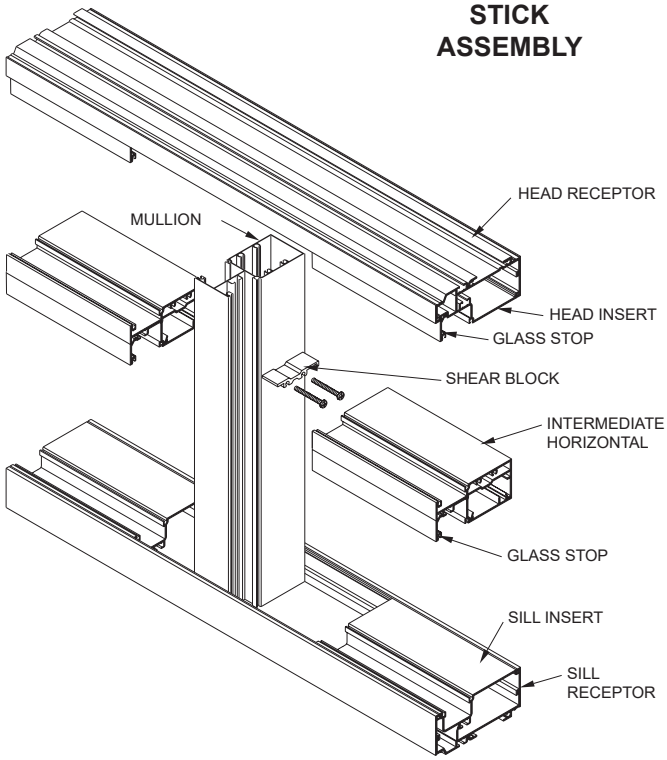


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

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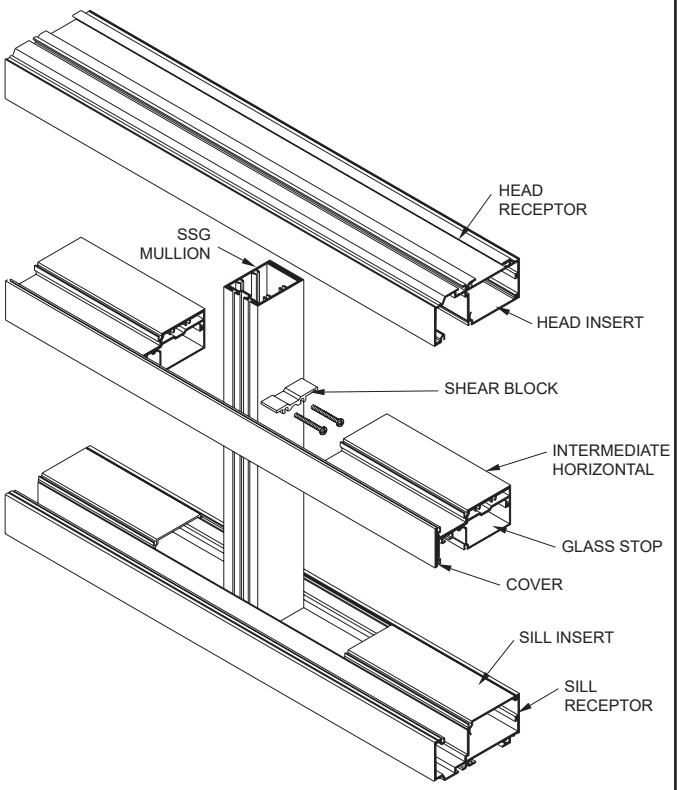
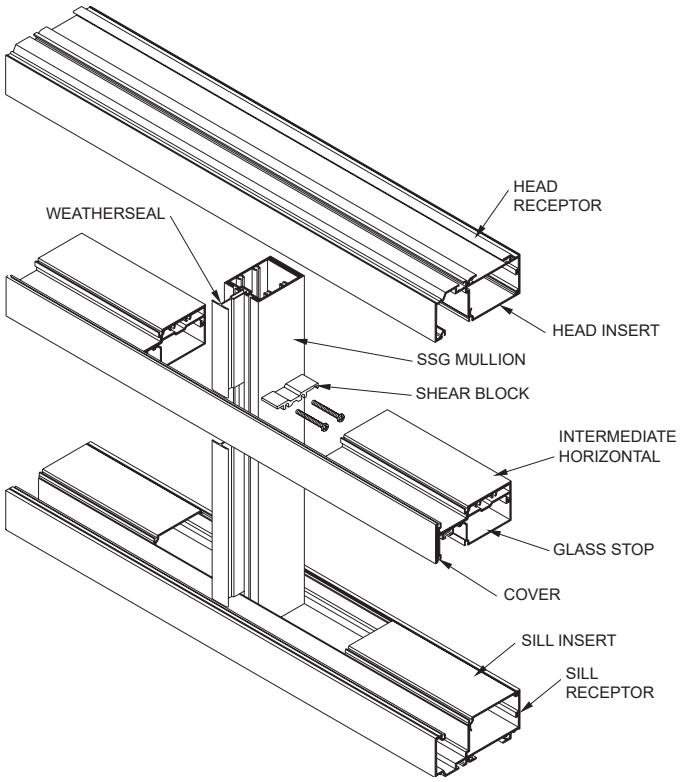
The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

STICK ASSEMBLY (SSG)



STICK ASSEMBLY (WEATHERSEAL)



NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

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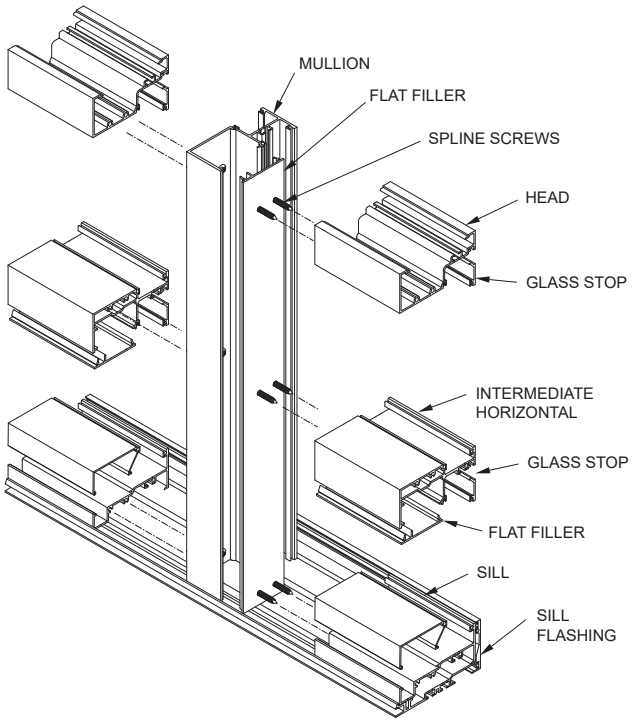
Trifab® VG 451/451T Framing System

PICTORIAL VIEW (BACK)

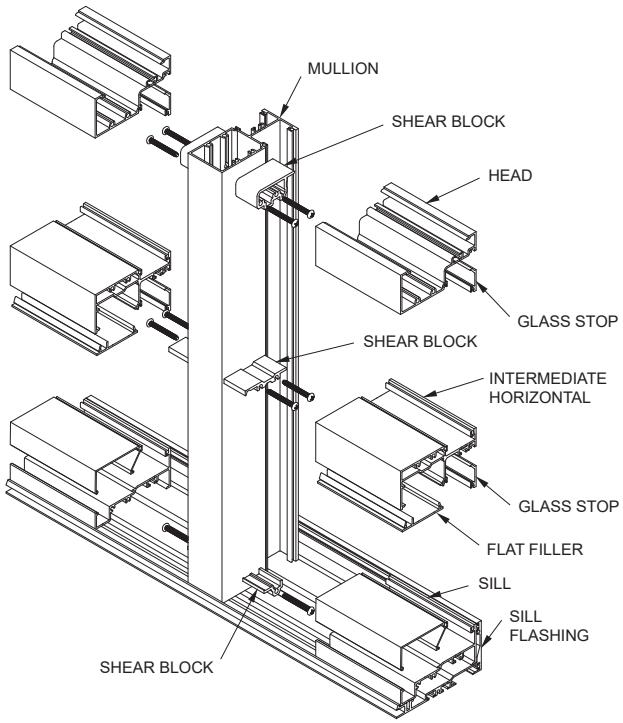
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

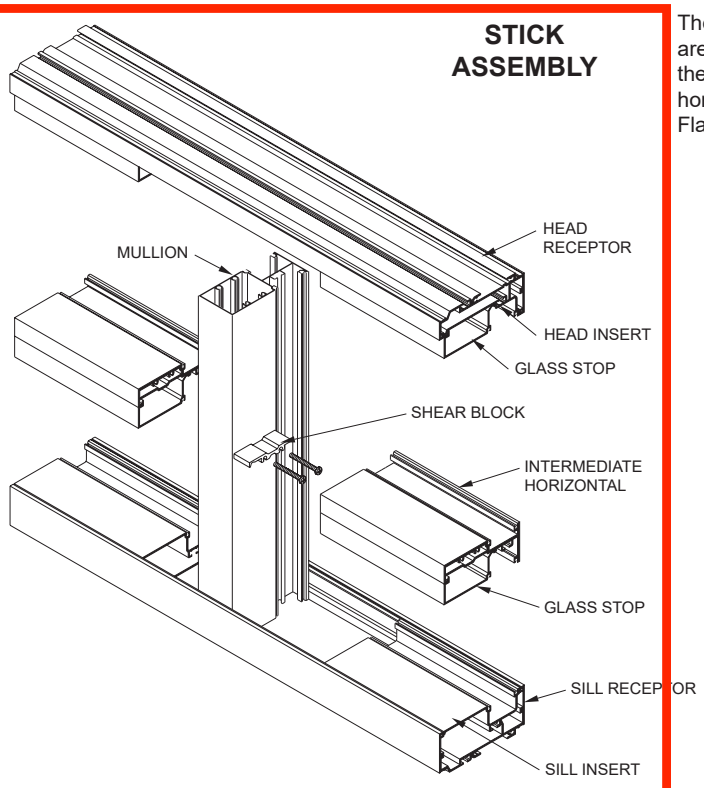


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 49)

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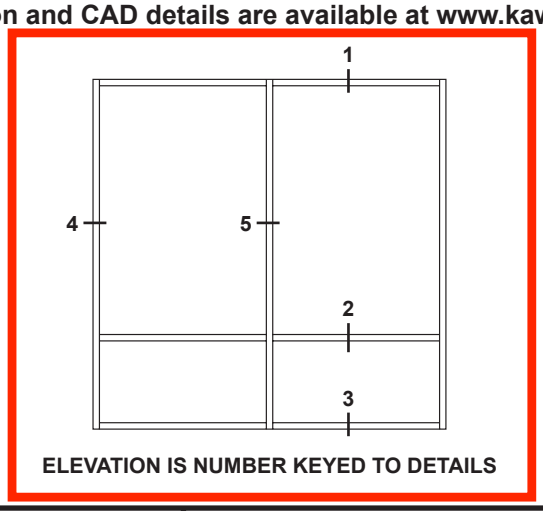
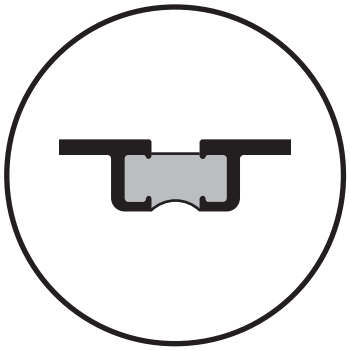
Trifab® VG 451/451T Framing System

BASIC FRAMING DETAILS (FRONT - Outside Glazed)

Additional information and CAD details are available at www.kawneer.com

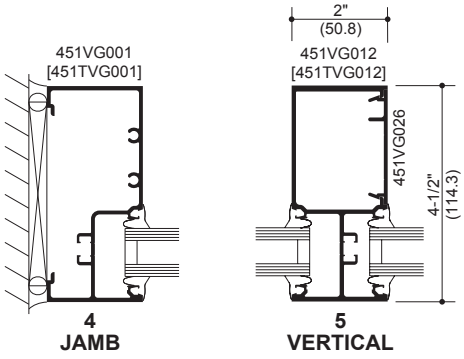


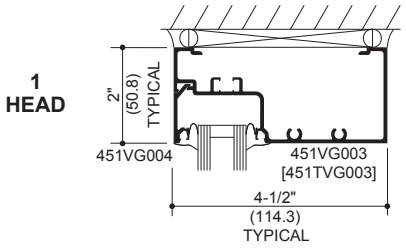
ELEVATION IS NUMBER KEYED TO DETAILS

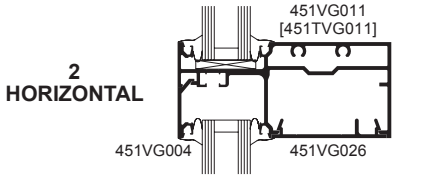


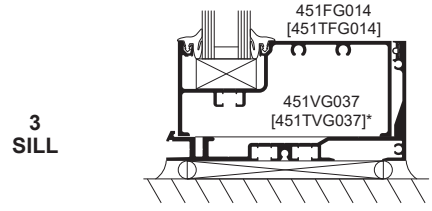
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE



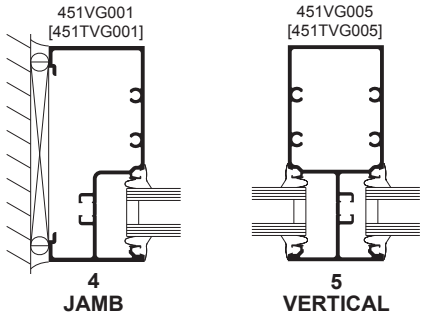


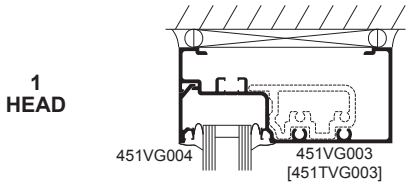


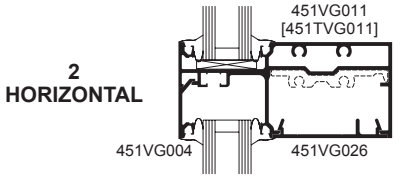


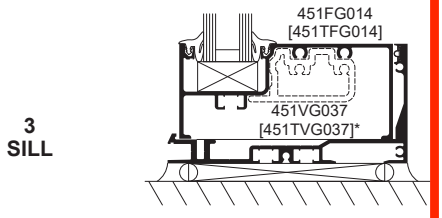
* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



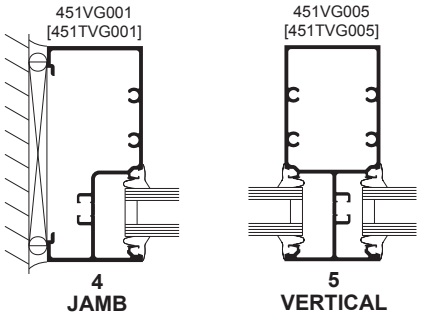


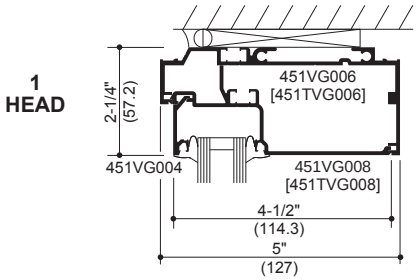


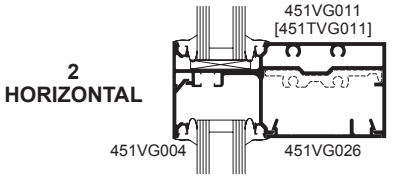


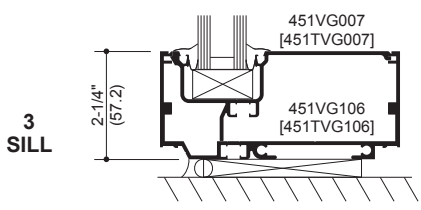
* HP Sill Flashing shown with optional gasket.

STICK









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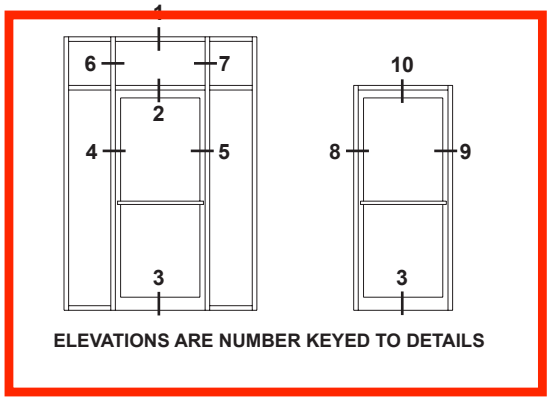
Additional information and CAD details are available at www.kawneer.com

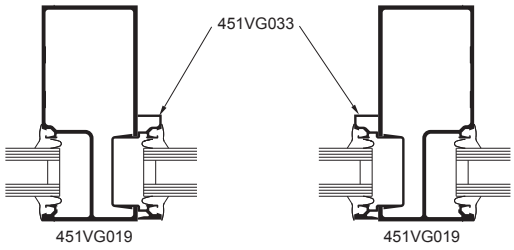
Trifab® VG 451 FRAMING INCORPORATING KAWNEER® "190" DOORS.

DOOR FRAMING NON-THERMAL ONLY

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

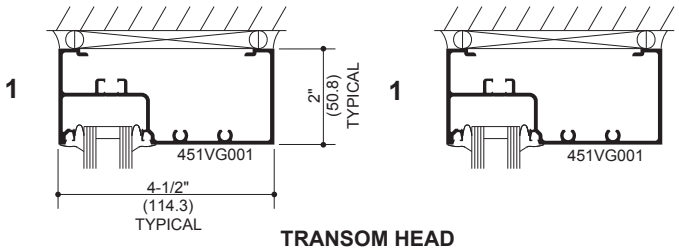


ELEVATIONS ARE NUMBER KEYED TO DETAILS

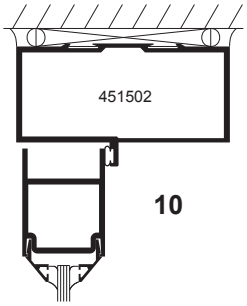


6 TRANSOM JAMBS 7

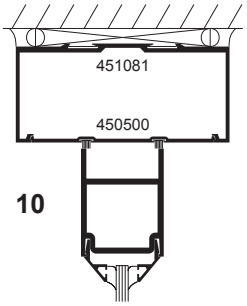
Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert.



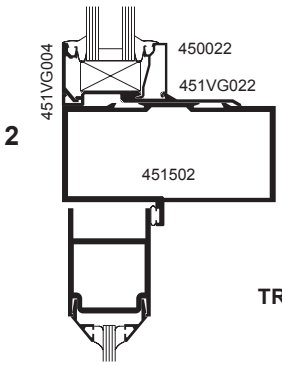
TRANSOM HEAD

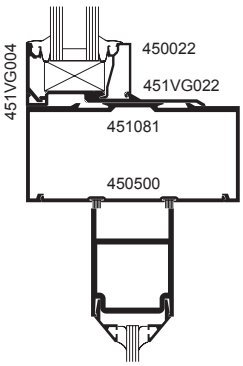


SINGLE ACTING HEADER

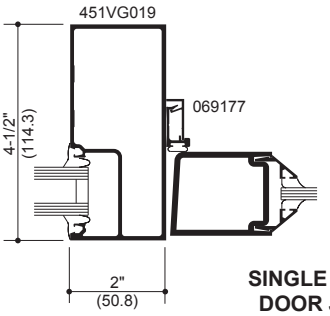


DOUBLE ACTING HEADER





TRANSOM BAR



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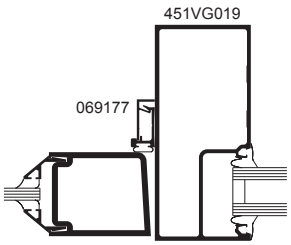
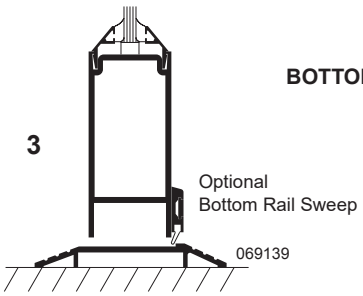


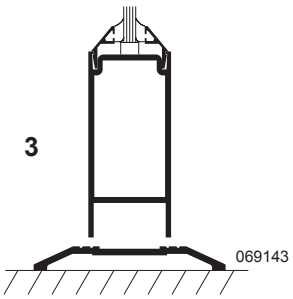
5

SINGLE ACTING DOOR JAMBS

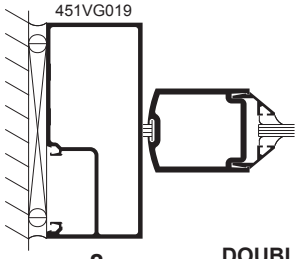


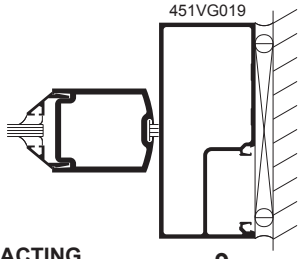
SINGLE ACTING

BOTTOM RAIL



DOUBLE ACTING





DOUBLE ACTING DOOR JAMBS

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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ALUMINUM CLAD WOOD WINDOWS

LINCOLN CASEMENT & FIXED (BLACK)



4



TECHNICAL GUIDE

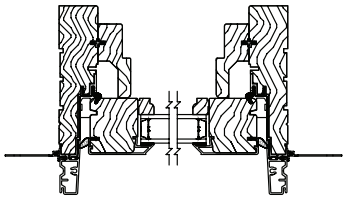
LINCOLN WOOD PRODUCTS, INC.

03/2020

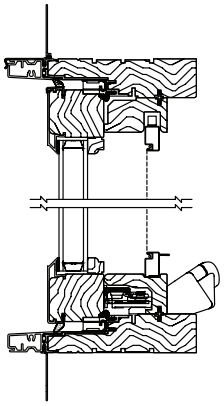
This data accurate as of 03/2020. Reference www.lincolnwindows.com for most current information.

Casement

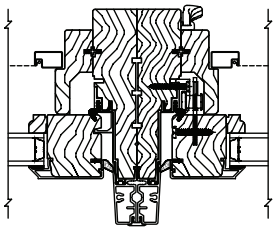
Scale: 2"=1' (all sections)



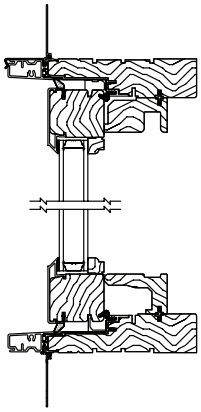
Clad Horizontal Section



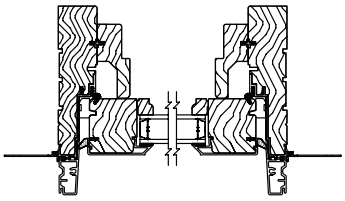
Clad Vertical Section



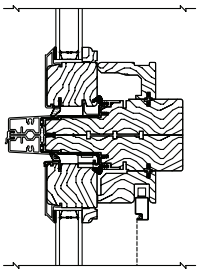
Clad Vertical Mull
Horizontal Section



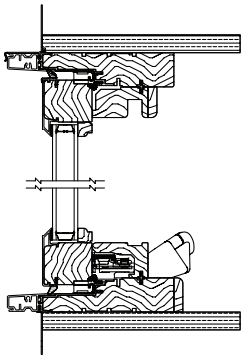
Clad Studio
Vertical Section



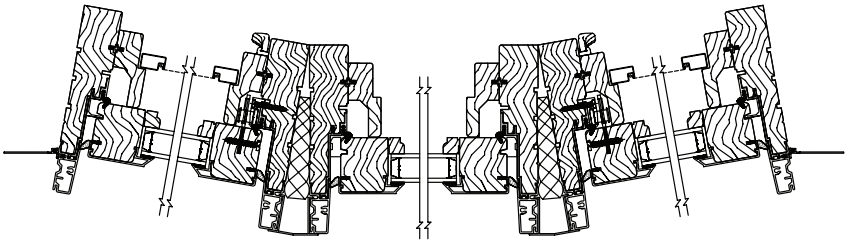
Clad Studio
Horizontal Section



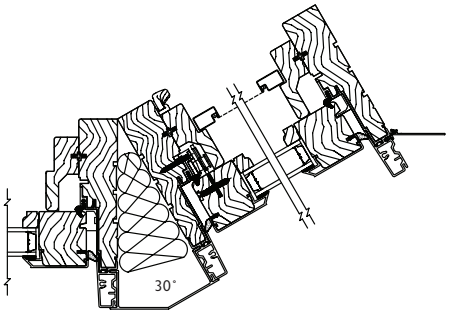
Clad Horizontal Mull
Vertical Section



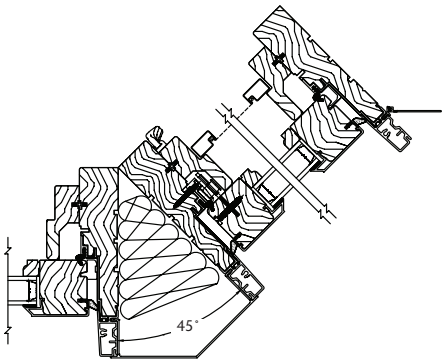
Clad Bow & Bay
Vertical Section



Clad Bow Horizontal Section



Clad 30° Bay Mull Horizontal Section

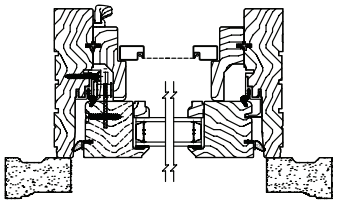


Clad 45° Bay Mull Horizontal Section

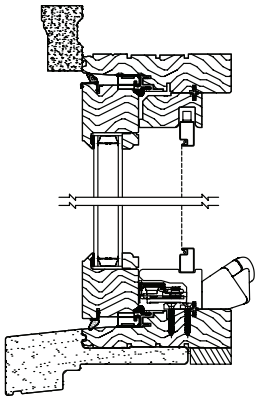
2 CROSS SECTIONS

Casement

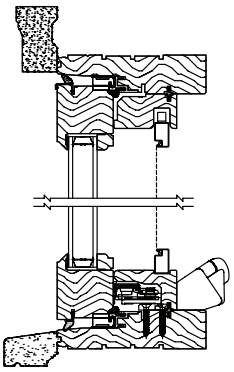
Scale: 2"=1' (all sections)



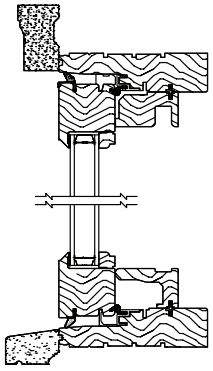
Primed Horizontal Section



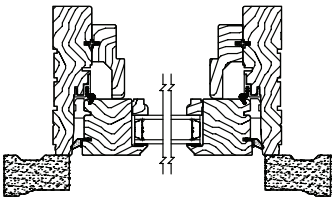
Primed with 2" Sill Nosing
Vertical Section



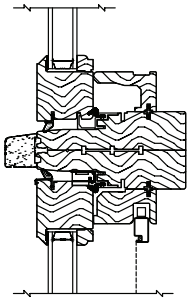
Primed Vertical Section



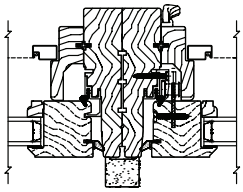
Primed Studio
Vertical Section



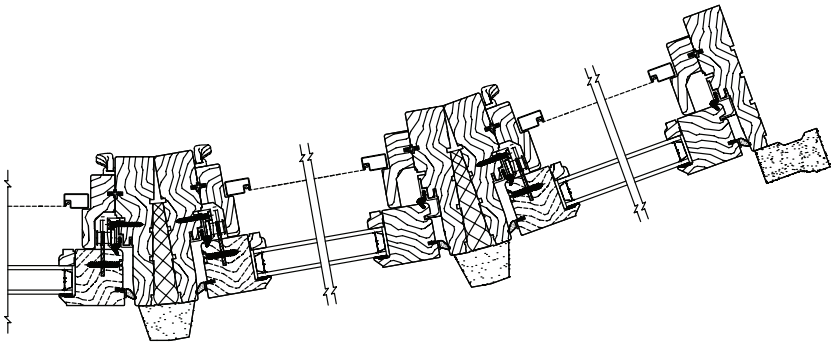
Primed Studio
Horizontal Section



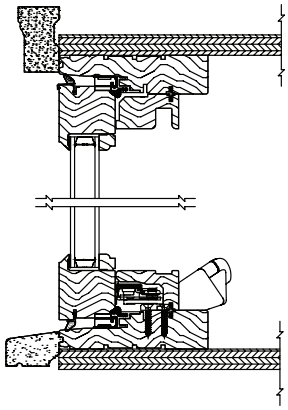
Primed Horizontal Mull
Vertical Section



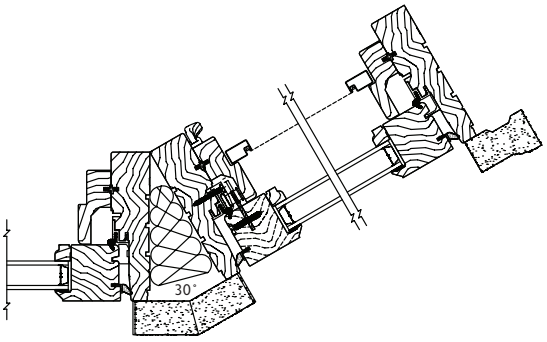
Primed Vertical Mull
Horizontal Section



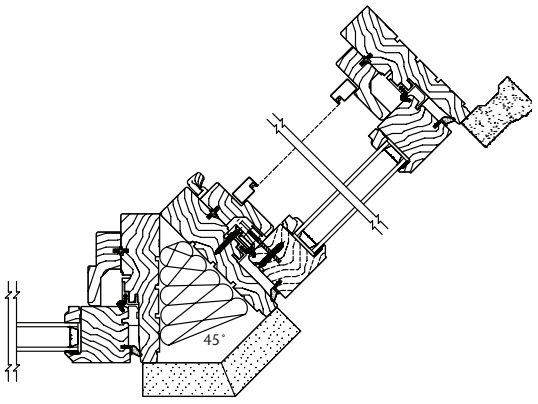
Primed Bow Mull Horizontal Section



Primed Bow & Bay
Vertical Section



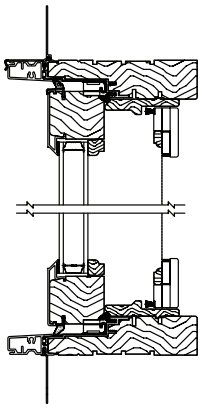
Primed 30° Bay Mull Horizontal
Section



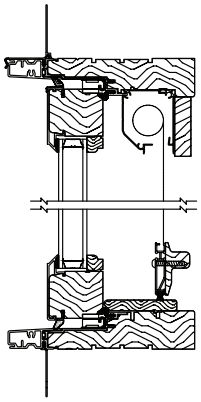
Primed 45° Bay Mull Horizontal
Section

Casement - Push-Out Hardware

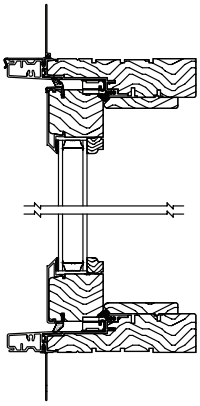
Scale: 2"=1' (all sections)



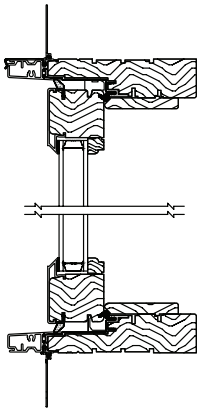
Clad Push-Out with
Wood Screen
Vertical Section



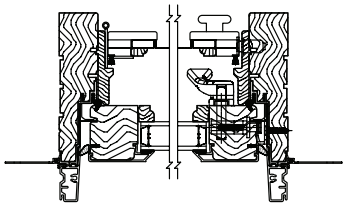
Clad Push-Out with
Retractable Screen
Vertical Section



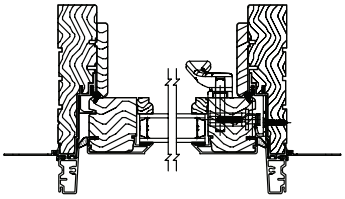
Clad Push-Out with
No Screen
Vertical Section



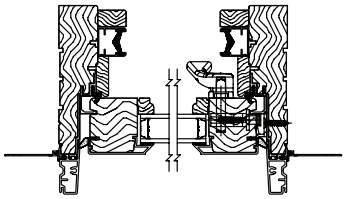
Clad Push-Out Studio
Vertical Section



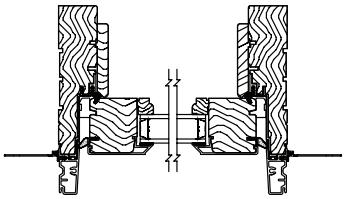
Clad Push-Out with
Wood Screen
Horizontal Section



Clad Push-Out with
No Screen
Horizontal Section



Clad Push-Out with
Retractable Screen
Horizontal Section

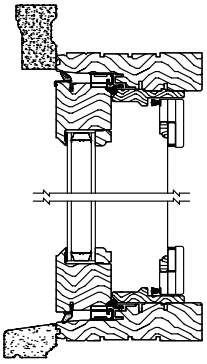


Clad Push-Out Studio
Horizontal Section

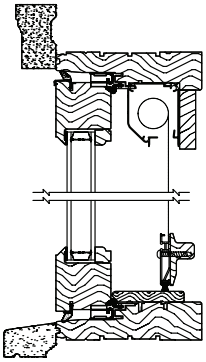
6 CROSS SECTIONS

Casement - Push-Out Hardware

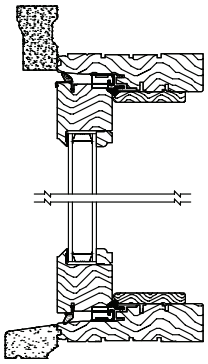
Scale: 2"=1' (all sections)



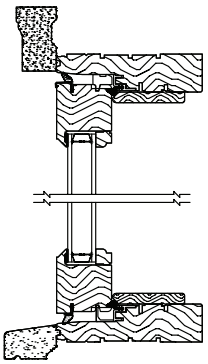
Primed Push-Out with
Wood Screen
Vertical Section



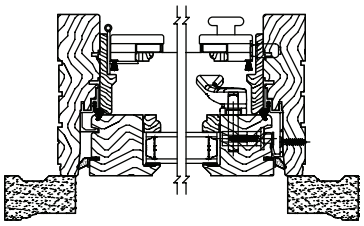
Primed Push-Out with
Retractable Screen
Vertical Section



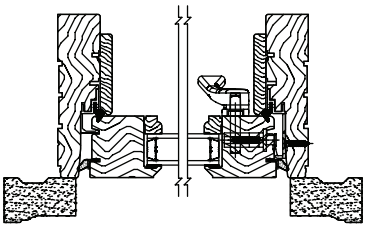
Primed Push-Out with
No Screen
Vertical Section



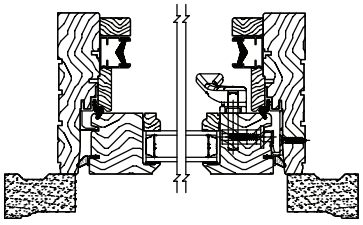
Primed Push-Out Studio
Vertical Section



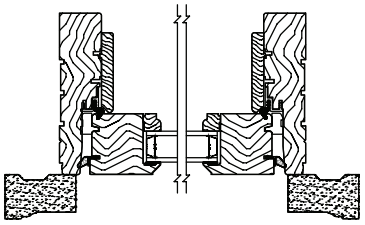
Primed Push-Out with
Wood Screen
Horizontal Section



Primed Push-Out with
No Screen
Horizontal Section



Primed Push-Out with
Retractable Screen
Horizontal Section

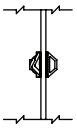


Primed Push-Out Studio
Horizontal Section

Grille Options

Not Scaled

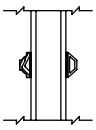
Simulated Divided Lites

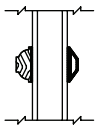

5/8" SDL
Single Glazed

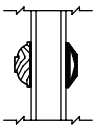

7/8" Profiled SDL
Single Glazed


1-1/8" SDL
Single Glazed


2" SDL
Single Glazed


5/8" SDL
w/o Internal Grille


7/8" SDL
w/o Internal Grille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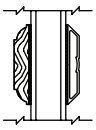
w/o Internal Grille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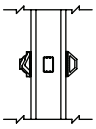
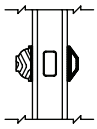
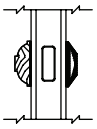
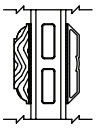
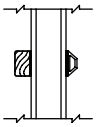
w/o Internal Grille

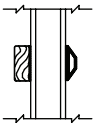

5/8" SDL
with Internal Grille

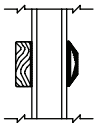

7/8" SDL
with Internal Grille

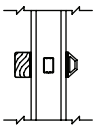

1-1/8" SDL
with Internal Grille

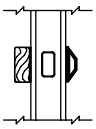

2" SDL
with Internal Grille

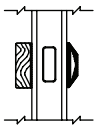

5/8" Square interior SDL
w/o Internal Grille

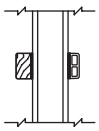

7/8" Square interior SDL
w/o Internal Grille

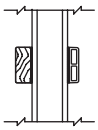

1-1/8" Square interior SDL
w/o Internal Grille

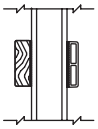

5/8" Square interior SDL
with Internal Grille

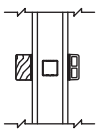

7/8" Square interior SDL
with Internal Grille

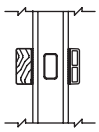

1-1/8" Square interior SDL
with Internal Grille

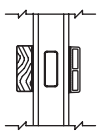

5/8" Square Int/Ext SDL
w/o Internal Grille


7/8" Square Int/Ext SDL
w/o Internal Grille

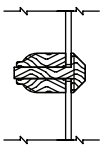

1-1/8" Square Int/Ext SDL
w/o Internal Grille

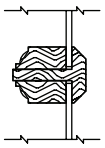

5/8" Square Int/Ext SDL
with Internal Grille

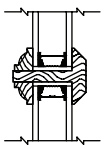

7/8" Square Int/Ext SDL
with Internal Grille


1-1/8" Square Int/Ext SDL
with Internal Grille

True Divided Lites


7/8" True Divided Lite
Single Glazed


1-1/4" True Divided Lite
Single Glazed


1-1/4" True Divided Lite

METAL RAILING

WAGNER COMPANIES (BLACK)



5

Square Tube Flush Weld Elbows

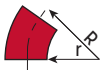
Stock ***Square Tubing Elbows*** have a .083" wall ***Tubing*** except as noted. Contact **Wagner** regarding availability of other radii and wall thicknesses – ***rfq@mailwagner.com.***

r = Inside Radius
R = Center Line Radius
C-C = Center to Center Diameter

Made in MILWAUKEE

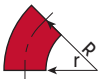
STEEL	A53, A500
ALUMINUM	6063
Upon request:	
STAINLESS STEEL	Type 304

35° Elbow



Square Tube	r	R	STEEL
1.50"	3 3/4"	4 1/2"	6360
2.00"	7"	8"	6380†

45° Elbow



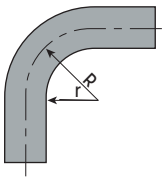
Square Tube	r	R	STEEL
1.25"	3 1/8"	3 3/4"	**6332**
1.50"	3 3/4"	4 1/2"	6362
2.00"	7"	8"	6382†

90° Elbow



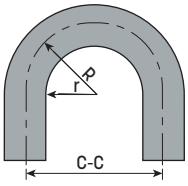
Square Tube	r	R	STEEL
1.00"	2 1/2"	3"	**6306**
1.25"	3 1/8"	3 3/4"	**6336**
1.50"	3 3/4"	4 1/2"	**6366**
2.00"	7"	8"	**6386†**

90° Elbow with Two 2" Tangents



Square Tube	r	R	STEEL	ALUMINUM
1.00"	2 1/2"	3"	**6308**	6408
1.25"	3 1/8"	3 3/4"	6338	
1.50"	3 3/4"	4 1/2"	**6368**	
2.00"	7"	8"	6388†	

180° Elbow with Two 2" Tangents



Square Tube	r	R	C-C	STEEL	ALUMINUM
1.00"	2 1/2"	3"	6"	6313ß	6413
1.25"	3 1/8"	3 3/4"	7 1/2"	**6343ß**	
1.50"	3 3/4"	4 1/2"	9"	6373ß	
2.00"	7"	8"	16"	6393†ß	

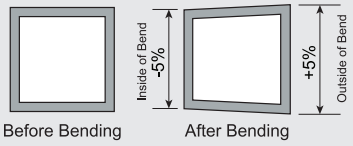
ß Available with two untrimmed tangents.
Add a **B** at the end of the number when ordering

Deformity Issues with Stock Bends

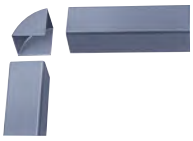
The process of bending ***Pipe*** and ***Tube*** results in unavoidable deformation.

In ***Square*** and ***Rectangular*** Tube sections, the ***Tube*** will tend towards a trapezoidal deformation. The deformation may be as much as -5% on the inside of the bend and +5% on the outside of the bend.

This may be avoided by ordering ***Elbows with Tangents*** since the tangent sections will be unaffected by the bending process.

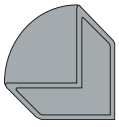


Square Tube Flush Weld Corner



No Miter – No Sharp Corners

This cost-cutting corner simplifies fit-up and shortens fabrication. Simply square cut your ***Tubing.***



Radius equals the tube size. Not recommended for ***Square Corner Extruded Tube.***

Square Tube	Wall Thick.	STEEL	ALLOY 304 STAINLESS
1.00"	.080"	**9210**	**9212**
1.25"	.080"	**9215**	9217
1.50"	.080"	**9220**	**9222**
2.00"	.080"	**9225**	**9227**
4.00"	.104"	**3900136B**	





Elbows *are supplied with a mill finish. They are also available galvanized, zinc plated, anodized or polished to a satin or bright finish.*

† Denotes .120" wall.

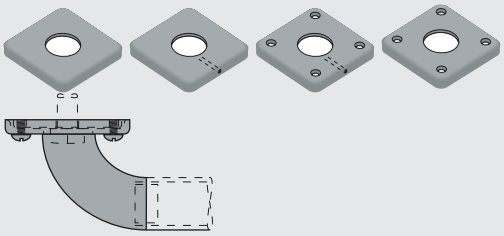
Square Flush Base Flanges

Available in Steel, Aluminum Alloy 3003 and Stainless Steel Type 304. Contact **Wagner** at ***rfq@mailwagner.com*** regarding availability in Brass, Bronze, Alloy 316 Stainless Steel and finishes.

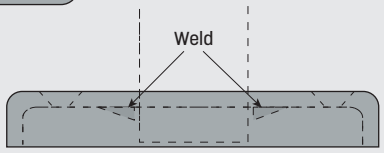
These ***Flanges*** may be combined with square or round ***Elbows*** from pages 39 - 46 to create ***Wall Returns*** as noted below.

Square Flanges with Round Holes

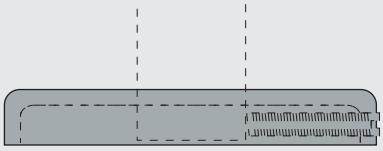
To order ***Square Flanges*** with round holes for ***Pipe*** or ***OD Tubing***, add **P** after the fitting number for ***Pipe*** of that size or **T** after fitting number for ***Round Tube*** of that size.



Returns with ***Square Flush Base Flanges*** and ***Elbows***



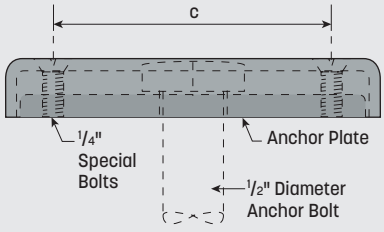
Floor or Wall Cover Plate



Threaded Flanges with Set Screw

Square Floor and Wall Formed Flanges with Anchor Plate

When an ***Anchor Plate*** is used with a ***Flange***, fasten ***Plate*** to floor then attach ***Flange*** to ***Plate*** with four 1/4-20 screws provided.



Cover Flange Size	c	Hole Dia.	Height	Thick.	Stainless Steel Thick.
3" × 3"	2"	5/16"	1/2"	10 Ga.	11 Ga.
3 3/4" × 3 3/4"	2 3/4"	5/16"	1/2"	10 Ga.	11 Ga.
5 3/16" × 5 3/16"	3 3/4"	7/16"	7/16"	16 Ga.	16 Ga.

Plain Flange



8708

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8701**	**8771**	8841
1" × 1"	3" × 3"	**8708**	8778	8848
1 1/4" × 1 1/4"	3" × 3"	**8715**	**8785**	**8855**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8722**	**8792**	**8862*†**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8734**	8804	8874
2" × 2"	3 3/4" × 3 3/4"	**8729**	**8799**	**8869**
2 1/2" × 2 1/2"	5 3/16" × 5 3/16"	**88057***	88027*	**88097***
3" × 3"	5 3/16" × 5 3/16"	**88064***	**88034***	88004*
1" × 1 1/2"	3 3/4" × 3 3/4"	**8750**		**8890**
1" × 2"	3 3/4" × 3 3/4"	**8757**	8827	**8897**
1 1/2" × 2"	3 3/4" × 3 3/4"	8764	8834	**89004**

* Also available from stock with a satin finish. Order **8862.4**

† Also available in 316 Alloy.

Plain Flange with Set Screw†



8718

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8704**		**8844**
1" × 1"	3" × 3"	**8711**	**8781**	**8851**
1 1/4" × 1 1/4"	3" × 3"	**8718**		**8858**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8725**	**8795**	**8865** †
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8736**	**8806**	
2" × 2"	3 3/4" × 3 3/4"	**8732**	**8802**	**8872** †
1" × 1 1/2"	3 3/4" × 3 3/4"	**8753**		
1 1/2" × 2"	3 3/4" × 3 3/4"	**8767**		

† Also available in 316 Alloy.

Flange with Four Countersunk Holes



8709

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8702**		
1" × 1"	3" × 3"	**8709**	8779	8849
1 1/4" × 1 1/4"	3" × 3"	**8716**	8786	**8856**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8723**	**8793**	**8863**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8735**	**8805**	**8875**
2" × 2"	3 3/4" × 3 3/4"	**8730**	**8800**	8870
3" × 3"	5 5/16" × 5 5/16"	88065*		
1" × 1 1/2"	3 3/4" × 3 3/4"	**8751**		8891

Flange with Set Screw† and Four Countersunk Holes



8719

Tube Size	Cover Flange Size	10 GA. STEEL	304 STAINLESS
1 1/4" × 1 1/4"	3" × 3"		**8859**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8726**	**8866**
2" × 2"	3 3/4" × 3 3/4"	**8733**	

Universal Anchor Plate



8727

Tube Size	Plate Size	STEEL	304 STAINLESS
3/4" × 3/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1" × 1"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/4" × 1 1/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/2" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867**
1 3/4" × 1 3/4"	3 3/8" × 3 3/8"	**8727**	**8867***
2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1 1/2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***

*Available in 316 Alloy

All ***Anchor Plates*** are 3/16" thick with 1/4" × 3/8" ***Bolts.***

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are modified-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

Square Tube Flanges

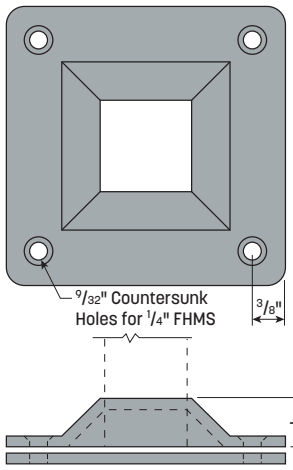
	Standard Alloys	Thickness
Steel	1006-1010	as noted
Aluminum	3003	as noted



8045-NH



8041





8057

Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Plain Flange – No Mounting Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-3NH**	8042-3NH*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-NH**	**8042-NH***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045-NH**	**8046-NH***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047-NH**	**8048-NH***
2" × 2"	5" × 5"	1"	7 Ga.	**8051-NH**	**8052-NH**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	8049-NH	**8050-NH**
3" × 3"	5" × 5"	5/8"	7 Ga.	**8096-NH**	**8098-NH**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053-NH	

* Thickness = 3/16"

Flange with Four Countersunk Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	8041-3	8042-3*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041**	**8042***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045**	**8046***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047**	**8048**
2" × 2"	5" × 5"	1"	7 Ga.	**8051**	**8052**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	**8049**	**8050**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053	**8054**
1" × 2"	5" × 5"	1"	7 Ga.	8055	
1 1/2" × 2"	4" × 4"	1"	7 Ga.	**8055-2**	

* Thickness = 3/16"

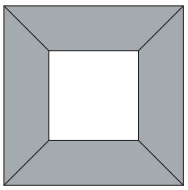
Anchor Plate

Anchor Plate includes four 1/4" × 5/16" ***Flat Head Machine Screws*** (FHMS).

Flange Size	Height	Thickness	STEEL
3 3/4" × 3 3/4"	3/16"	3/16"	**8057**
5" × 5"	3/16"	3/16"	**8043**

Cover Plate

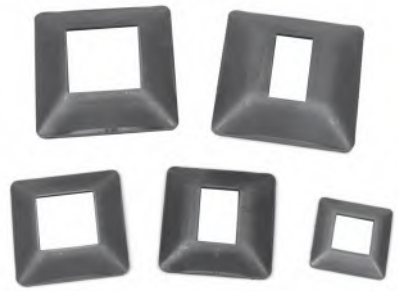
	Standard Alloys	Thickness
Steel	1006-1010	1/8"
Aluminum	3003	1/8"







8081



Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Slip-On Cover Plate

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	2" × 2"	7/16"	10 Ga.	8077	**8078**
1" × 1"	2" × 2"	3/8"	10 Ga.	**8079**	8080
1 1/4" × 1 1/4"	3" × 3"	5/8"	10 Ga.	**8081**	**8082**
1 1/2" × 1 1/2"	3" × 3"	5/8"	10 Ga.	**8083**	**8084**
2" × 2"	4" × 4"	13/16"	7 Ga.	**8085**	**8086**
[illegible]	[illegible]	[illegible]	[illegible]	**8089**	8090
1" × 2"	4" × 4"	7/8"	7 Ga.	**8091**	8092
1 1/2" × 2"	4" × 4"	7/8"	7 Ga.	8091-2	8092-2

Disks and Plates

Items on this page are stocked for quick shipment at competitive prices. Call **Wagner** for large quantity pricing. ***Disks*** and ***Plates*** are supplied in mill finish. They can be supplied in special finishes, custom sizes and hole configurations. Any custom size ***Disk*** or ***Plate*** can be ***Laser Cut.*** Contact ***rfq@mailwagner.com*** for details and pricing.

Laser Cut Custom Disks, Plates and Hole Configurations Are Available.



D321H

Blank Plates with Radius Corners and Holes

Four 7/16" Holes for 3/8" ***Bolt.***

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
2 5/8"	3/16"	**D321H***		**D323H***
3 3/8"	3/16"	**D324H**		**D326H**
4"	1/4"	**D480H**	**D481H**	D482H†
4 5/8"	1/4"	**D484H**	D485H	D486H†

*Denotes items that have four 5/16" holes.
†Denotes items that have 3/16" thickness.



3206-1

Plates with Radius Corners

Dimensions	Thick.	STEEL	ALUMINUM	304 STAINLESS	BRASS
1" × 1"	1/8"	**3206-1**	**3206-1A**	**3206-1SS**	
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**	**3207-1SS**	
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**	3220-DSS	
2" × 2"	1/8"	**3221-D**	**3221-DA**	**3221-DSS**	
2 5/8" × 2 5/8"	3/16"	3221-1D	3221-1A	3221-1SS	BRS3221-1D
3 3/8" × 3 3/8"	3/16"	**3221-2D**	3221-2A	3221-2SS	BRS3221-2D
5" × 5"	3/16"	3221-3D	3221-3A		BRS3221-3D
4" × 6"	3/16"	D372			
4" × 4"	1/4"	**D480**	D481	**D482†**	D483
4 5/8" × 4 5/8"	1/4"	D484		D486†	

†Denotes items that have 3/16" thickness.



D135H

Round Disks with Holes

Three 5/16" Holes.

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
3"	1/8"	D135H	**D136H**	D137H
3"	1/4"	**D143H**	D144H	**D145H**
3 1/2"	1/4"	**D173H**	**D174H**	D175H
4"	1/4"	**D203H**	D204H	**D205H**
4 1/2"	1/4"	**D246H**	D247H	D248H



D500

Heavy Round Disks

Steel Only.

Diam.	Thick.	STEEL
3"	3/8"	**D500**
3"	1/2"	D501
4"	3/8"	**D502**
4"	1/2"	D503
5"	3/8"	D504
5"	1/2"	D505
6"	3/8"	D506
6"	1/2"	D507

Blank Round Disks

Disks are available in other diameters, thicknesses and alloys contact **Wagner**



D015

Diameter	Thickness	STEEL	ALUMINUM	304 STAINLESS	C26000 BRASS
1"	1/8"	**D001**	**D002**	**D003**	**D004**
1"	1/4"	**D009**		D011	D012
1 1/4"	1/8"	**D015**	**D016**	**D017**	**D018**
1 1/4"	1/4"	**D023**	**D024**	**D025**	D026
1 5/16"	1/8"	**D030**	D031	**D032**	D033
1 5/16"	3/16"	**3227**	**3247**	**3267**	
1 5/16"	1/4"	D035	D036	D037	**D038**
1 1/2"	1/8"	**D045**	**D046**	**D047**	**D048**
1 1/2"	3/16"	**D049**	D050	D051	
1 1/2"	1/4"	**D053**	D054	**D055**	D056
1 5/8"	1/8"	**D060**	**D061**	**D062**	D063
1 5/8"	3/16"	**3228**	**3248**	**3268**	
1 5/8"	1/4"	**D065**	**D066**	**D067**	
1 3/4"	1/8"	**D069-1**	D069-2	**D069-3**	**D069-4**
1 3/4"	1/4"	**D071-1**	D071-2	D071-3	D071-4
1 7/8"	1/8"	**D075**	D076	**D077**	**D078**
1 7/8"	3/16"	**3229**	**3249**	**3269**	
1 7/8"	1/4"	**D080**	D081	**D082**	D083
2"	1/8"	**D090**	**D091**	**D092**	**D093**
2"	3/16"	**D094**	**D095**	**D096**	D097
2"	1/4"	**D098**	**D099**	**D100**	**D101**
2 3/8"	1/8"	**D105**	D106	**D107**	D108
2 3/8"	3/16"	**3230**	**3250**	**3270**	D109
2 3/8"	1/4"	**D110**	**D111**	D112	D113
2 1/2"	1/8"	**D120**	D121	**D122**	**D123**
2 1/2"	1/4"	**D128**	**D129**	**D130**	D131
2 7/8"	1/8"	**D132-1**	D132-2	D132-3	D132-4
2 7/8"	3/16"	**D133-1**	D133-2	D133-3	
2 7/8"	1/4"	**D134-1**	D134-2	D134-3	
3"	1/8"	**D135**	**D136**	**D137**	**D138**
3"	3/16"	**D139**	D140	**D141**	D142
3"	1/4"	**D143**	**D144**	**D145**	D146
3 1/4"	1/8"	**D150**	D151	D152	D153
3 1/4"	3/16"	**D154**	**D155**	D156	
3 1/4"	1/4"	**D158**	**D159**	D160	**D161**
3 1/2"	1/8"	**D165**	D166	**D167**	**D168**
3 1/2"	3/16"	**D169**	**D170**	**D171**	D172
3 1/2"	1/4"	**D173**	D174	**D175**	D176
3 3/4"	1/8"	**D180**	D181	D182	
3 3/4"	1/4"	D188	D189	**D190**	
4"	1/8"	**D195**	D196	**D197**	D198
4"	3/16"	**D199**	D200	**D201**	D202
4"	1/4"	**D203**	**D204**	**D205**	D206
4 1/8"	1/4"	D218			
4 1/4"	1/8"	**D225**	D226	D227	D228
4 1/4"	1/4"	**D233**		D235	
4 1/2"	1/8"	**D240**	**D241**	D242	**D242D**
4 1/2"	3/16"	**D243**	**D244**	**D245**	
4 1/2"	1/4"	**D246**	**D247**	**D248**	D248D
4 11/16"	1/4"		D264		
5"	1/8"	**D285**	D286	D287	D288
5"	1/4"	**D293**	D294	**D295**	D296
5 1/8"	1/8"	D300	D301	D302	D303
5 1/8"	1/4"	**D308**	D309	D310	
6"	1/4"	**D327-1**	D328-1	D329-1	
6 1/8"	1/8"	**D330**	**D331**	D332	
6 1/8"	1/4"	**D338**	D339		
6 5/8"	3/16"	**D345**	**D346**	D347	
7"	1/8"	**D360**	**D361**	D362	
7"	1/4"	**D368**	**D369**	D370	D371
8"	1/8"	**D400**	D401	D402	
8"	1/4"	**D406**	D407	D408	
9"	1/4"	**D436**	D437		
10"	1/8"	D450	D451	D452	
10"	1/4"	D456	D457		
12"	1/8"	**D470**	D471	D472	
12"	1/4"	**D476**	D477		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

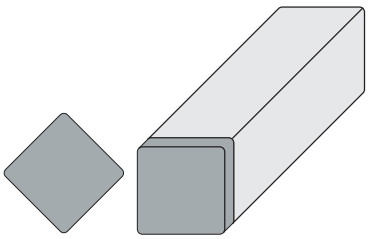


Post Cap - Pressed

Pressed, except as noted. Pressed ***Caps*** have radius corners. When used with Aluminum architectural ***Tubing,*** you will need to relieve corners to drive on ***Cap.***

Tube Size	STEEL	PRE - GALV. STEEL	ZINC PLATED STEEL	ALUMINUM	STAINLESS
3/4" × 3/4"	**5174**			5175	5176
1" × 1"	**5150**			5152	5154
1 1/4" × 1 1/4"	**5162**			5163	**5164**
1 1/2" × 1 1/2"	**5156**			5158	**5160**
2" × 2"	**5100**			**5101**	**5103**
2 1/2" × 2 1/2"	**5104**	**G5104***		**5105**	**5111**
3" × 3"	**5106**	G5106*		**5107**	**5109**
3 1/2" × 3 1/2"	**5112**			5113	**5115**
4" × 4"	**5120**	G5120*	**PL5120**	**5121**	**5123**
3/4" × 1 1/2"	5170				
1" × 2"	**5165**			**5166**	5167
3" × 4"	**5124**				
3" × 6"	5132				
4" × 6"	**5136**				
5" × 5"	**5147**			5147A	
6" × 6"	**5149**			5149A	

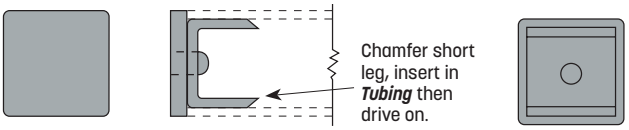
*Manufactured from pre-galvanized sheet - 18GA



Flush Square Tubing Weld-On Cap

Contact **Wagner** regarding availability in Stainless Steel.

Tube Size	Thickness	STEEL	ALUMINUM
1" × 1"	1/8"	**3206-1**	**3206-1A**
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**
2" × 2"	1/8"	**3221-D**	**3221-DA**



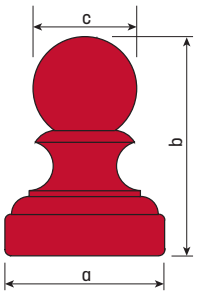
Flush Square Tubing Drive-On Cap

Tube Size	.073"/.083" WALL STEEL	.120" WALL STEEL	.120" WALL GALV. STEEL	.188" WALL STEEL	.125" WALL ALUMINUM
1" × 1"	**3206**	**3206-11**			**3206-A**
1 1/4" × 1 1/4"	**3207**	**3207-11**			3207-A
1 1/2" × 1 1/2"	**3204**	**3204-11**	G3204-11		**3204-A**
2" × 2"	**3202**	**3202-11**		**3202-188**	**3202-A**

Cast Post Cap

Cast ***Caps*** have radiused outside corners and round inside corners.

ALUMINUM	Satin Finish
BRONZE	Satin Finish
CAST IRON	As Cast





BC4040

Ball Cap

Slips over square ***Post*** - size as noted.

a	b	c	CAST IRON	To Fit
1 3/8"	2 1/4"	1 1/8"	**BC1010**	1" × 1"
2 3/8"	3 3/4"	1 3/4"	**BC2020**	2" × 2"
3 1/2"	4 1/2"	2"	**BC3030**	3" × 3"
4 1/2"	5 1/2"	2 3/4"	**BC4040**	4" × 4"

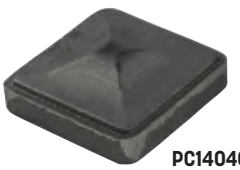


PC12050

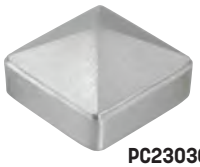
Rectangular - Cast Iron

Round Inside Corners.

Tube Size	CAST IRON
2" × 5"	**PC12050**
3" × 5"	**PC13050**
4" × 6"	**PC14060**



PC14040



PC23030



PC52020

Square - Cast

Round Inside Corners.

Tube Size	CAST IRON	ALUMINUM	BRONZE
1" × 1"	**PC11010**		
1 1/2" × 1 1/2"	**PC11515**		
2" × 2"	**PC12020**		PC52020
2 1/2" × 2 1/2"	**PC12525**		
3" × 3"	**PC13030**	**PC23030**	
4" × 4"	**PC14040**		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

BUILDING MOUNTED LIGHT

BARN LIGHT ELECTRIC – ‘AERO SHALLOW BOWL GOOSENECK LIGHT’
FINISH: BLACK
LIGHT SOURCE: 100-WATT LAMP (2700K)



6

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME 278-282 Main St.

PROJECT TYPE

SPS-0333

BLE - QS - G - SBA12 - 100 - G26 - NA

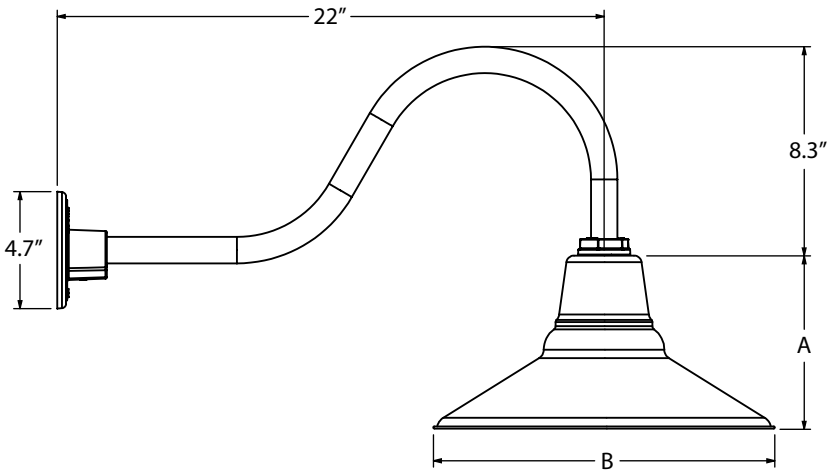
A B C D

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE		B - FINISHES		C - GOOSENECK ARMS	D - WIRE CAGE	
SBA12	12″ Aero Shade	*POWDER COAT FINISHES[1]:*		*GOOSENECK OPTIONS:*	**NA**	None/No Wire Cage
SBA16	16″ Aero Shade	**100**	Black	**G1**	**WC**	Wire Cage[2]
		200	White	**G15**		
		300	Dark Green	**G22**		
		975	Galvanized	**G26**		

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

QUICK SHIP COLLECTION

REV 09.27.18

POWDER COAT FINISHES

To ensure every space receives its ideal look, Quick Ship Lights are available with some of our most popular finish options. 200-White and 100-Black coordinate with nearly every design sensibility, while 300-Dark Green offers a classic touch of color. For an industrial-inspired style, 975-Galvanized gives the fixture an authentic rugged character.

With the exception of 975-Galvanized, Quick Ship Shades feature a white interior. All powder coat finishes are applied entirely by hand in our Florida-based manufacturing facility, indicative of our commitment to quality.



100 BLACK

200 WHITE



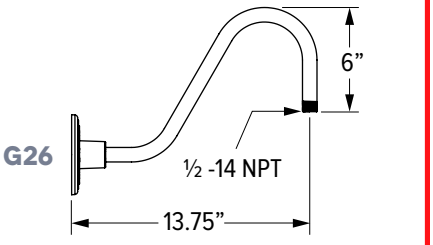
300 DARK GREEN

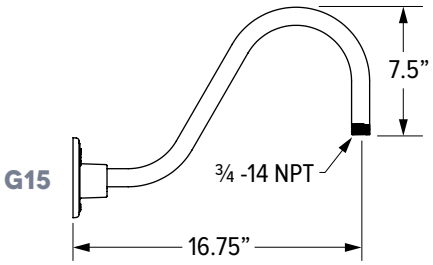


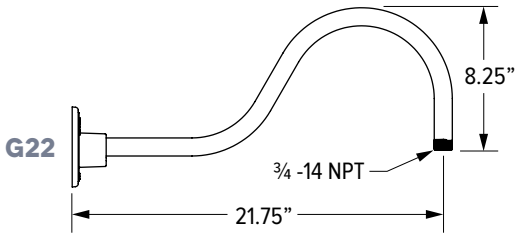
975 GALVANIZED

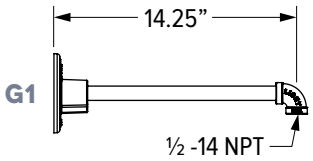
MOUNTING OPTIONS: GOOSENECK LIGHTS

With iconic barn style, these gooseneck arms position the shade away from the mounting surface and protect the wiring in exterior and high-traffic installations.









Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Discera 4
Gen5



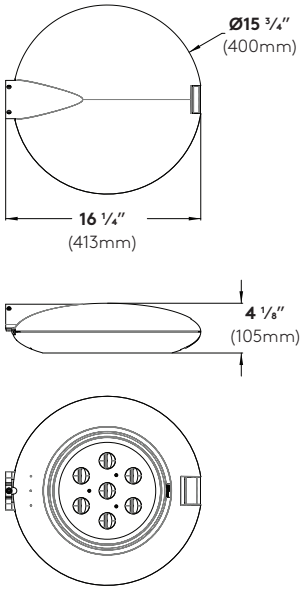
Order Code: DSC4L - ____ - S1 - ____ - ____ - 3000K - ____ - BK - 120 ____

Pole Order Code: ____ - ____ - ____ - ____ * See pages 6 and 7

DSC4L	Series	**DSC4L** Discera 4 Gen5							
____	Optics	**R1** Type I	**R2** Type II	**R3** Type III	**R3W** (Wide) Type III	**R4** Type IV	**R5R** (Round) Type V	**DG** Diffuse Flat Glass	
S1	Mounting	**S1** Single Short Arm Mount	**S2** Double Short Arm (180° Mount	**L1** Single Long Arm Mount	**L2** Double Long Arm Mount (180°)	**SW** Short Arm Wall Mount	**LW** Long Arm Wall Mount	**LG1** Single Long Arm Mount with Gusset	**LG2** Double Long Arm Mount with Gusset (180°)	**LGW** Long Arm Wall Mount with Gusset
____	Comfort Light Engine (DG)	**MP350** nominal 33W/2965lm	**MP530** nominal 48W/4443lm	**MP700** nominal 61W/5613lm	**MP900** nominal 79W/6951lm					*Based on 3000K CCT
____	Technical Light Engine (R1-R5R)	**5G350** nominal 32W/3,357lm	**5G530** nominal 47W/4,875lm	**5G700** nominal 62W/6,325lm	**5G900** nominal 78W/7,548lm					*Based on R1 optics and 3000K CCT
3000K	CCT	**27**[1] 2700K	**30**[1] 3000K	**40** 4000K						[1] 2700K and 3000K IDA Approved *For Amber and other CCTs please consult factory
____	Power Cord Length	**12** 12'	**15** 15'	**18** 18'	**20** 20'	**25** 25'	**XX**[2] XX'			[2] Add length of arm and height of pole to determine power cord length.
BK	Finish	**WH** White	**BL** Semi-Matte Black	**BK** Black	**BZ** Bronze	**SV** Silver	**SP** Specify Premium Color			
120	Voltage	**UNV**[3,4] 120-277V	**120** 120V	**240** 240V	**277** 277V	**347**[3,4] 347V	**480**[3,4] 480V			[3] Not available with HLXX option [4] Step down transformer provided. 5G900 and MP900 not available at 480V.
____	Options	**DM**[6] Dimming (0-10V)	**HL30**[5,6] Hi-Lo Switching Low Output 30%	**HL50**[5,6] Hi-Lo Switching Low Output 50%	**HS**[8] House Side Shield (180°)	**TLR**[6] 7-pin NEMA socket	**TLRP** Twist Lock Photocell 3-Pin with Photocell	**TLRLL**[6] Twist Lock Receptacle 7-Pin with Lutron Limelight Sensor		[5] 120V, 240V, 277V only [6] DM, HLXX, or TLR only. Cannot be combined. [7] Only available with 120/230/240/277V. Consult factory for 208/347/480V [8] Type I, II, III, and IV only
		BS Bird Spikes (consult factory)	**MS**[7] **Motion Sensor** (Meets Title 24 Requirements) See page 7 for order code							

IP65 IK09

DSC4L



EPA = 0.43ft² (0.04m²)
Weight = 16 lbs. (7.3kg)

(Shown with R1)

Specifications

Fixture Housing - Made from high pressure die cast, low copper aluminum alloy.

Gasketing - Continuous silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.

LED Array - High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED\performance and life. CCT tolerance 3-step binning for 2700K, 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade.

LED Optics - Technical Optics (R1, R2, R3, R3W, R4, and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Comfort Optics (DG) use mid-power LEDs and highly diffuse dish for uniformity and glare control.

LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP65. Driver assembly located inside the head.

Glass Lens - Tempered glass lens protects and seals optical chamber to IP65.

Toolless Latch - Toolless stainless steel latch for easy access to light engine.

Access Door - Lower casting features a stainless steel hinge that attaches to upper casting on mounting arm side. Other side is secured with toolless latch for ease of maintenance.

Surge Protection - Designed to protect luminaire from electrical surge (20kA).

Exterior Luminaire Finish -
Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Selux LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver, and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures between -40°C (-40°F) and 40°C (104°F). For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LEDs tested to IP65, IK09 and IESNA LM-79-08 standards. LEDs tested to LM-80 standards. LEDs tested at 25°C ambient temperature.

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

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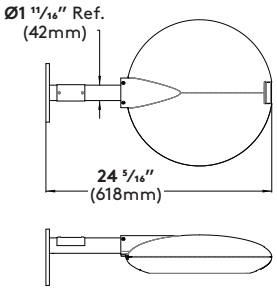
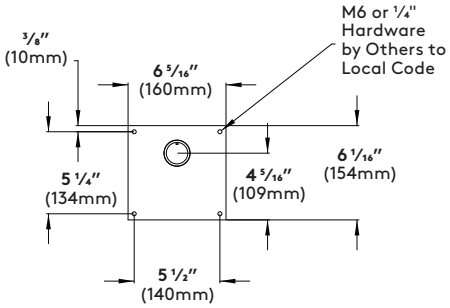
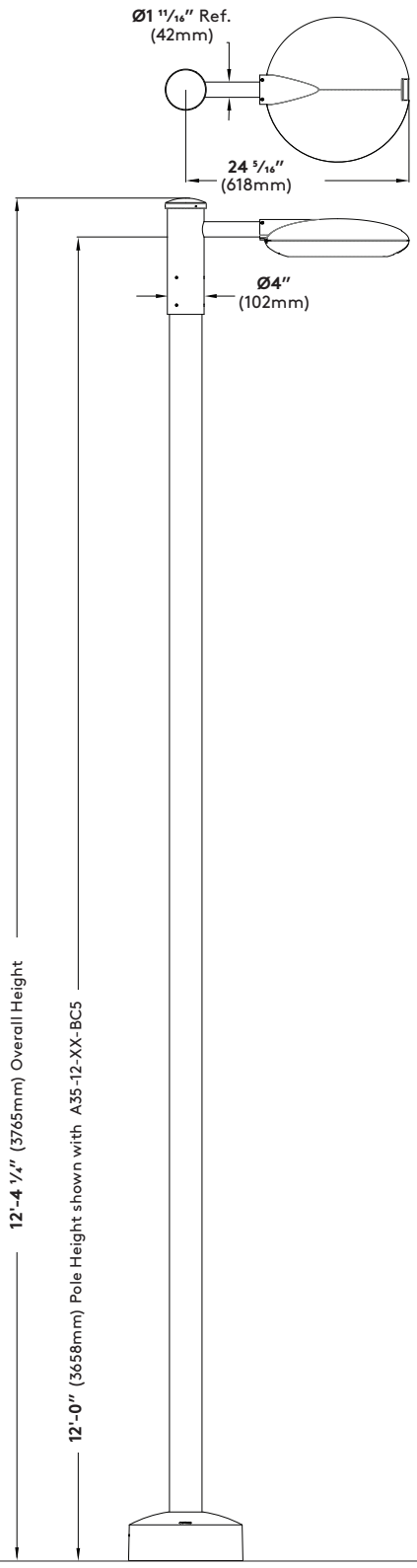
Mounting

SW Short Arm Wall
EPA = 0.39ft² (0.04m²)
Weight = 23 lbs. (10kg)

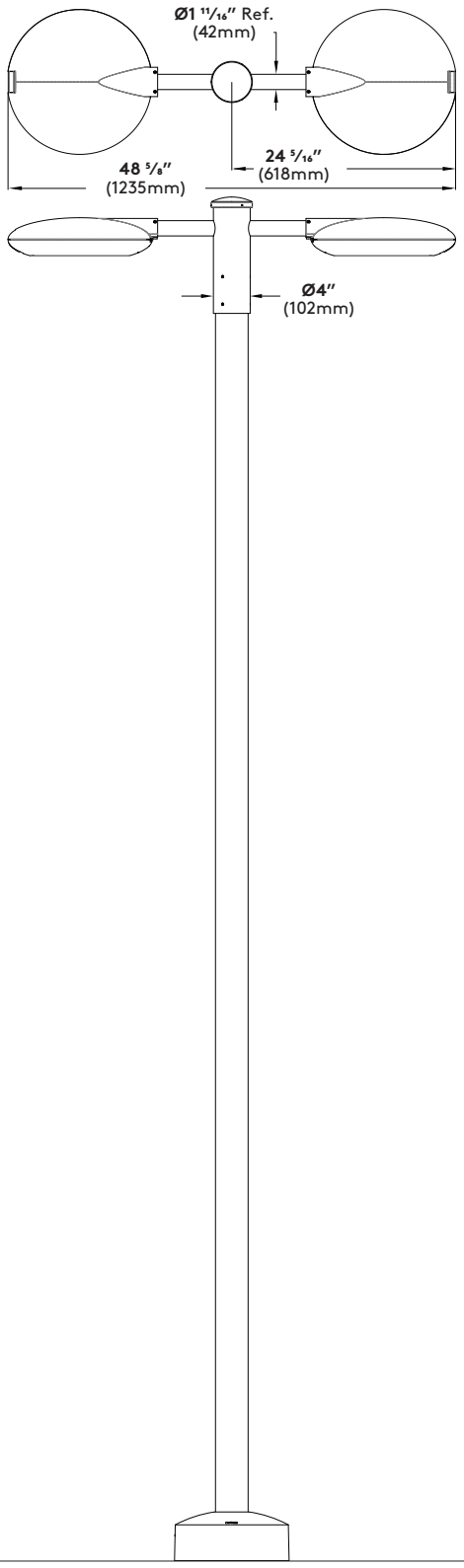




S1 Single Short Arm
EPA = 0.47ft² (0.05m²)
Weight = 23 lbs. (10kg)



S2 Double Short Arm
EPA = 1.05ft² (0.10m²)
Weight = 46 lbs. (21kg)



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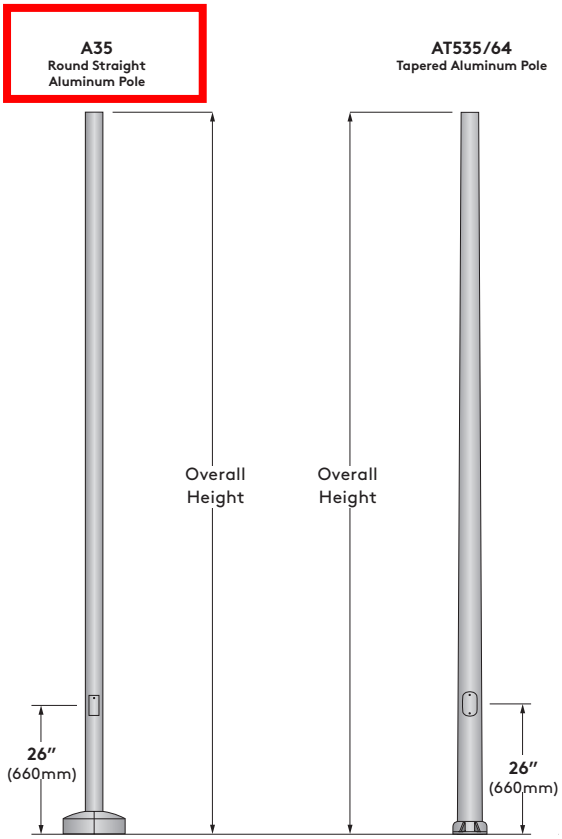
Pole Information

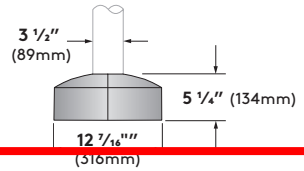
Refer to pole specification sheets for construction details, anchorage information and additional options.



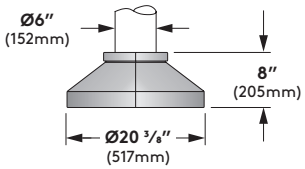
Optional Base Covers for Poles

Die cast aluminum, one or two-piece field installable base covers.

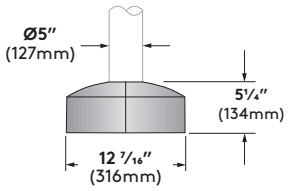
BC5 Standard Base Cover (A35)
Die cast aluminum, two-piece field installable base cover.



BC9 Optional Base Cover (AT64)
Die cast aluminum, two-piece field installable base cover.



BC3 Optional Base Cover (AT535)
Die cast aluminum, two-piece field installable base cover.



Pole Data Chart

Pole Series	Bolt Circle	EPA Information (ft2)											Pole Height	Finish	Options
		85 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	7.4	6.4	4.9	3.8	2.9	2.2	1.8	1.5	1.2	1.0	0.9	**10** 10ft	WH White BK Black BL Semi-Matte Black BZ Bronze SV Silver SP Specify Pre-mium Color	BC3 Decorative Cast Aluminum Base Cover (AT535 poles only) BC5 Decorative Cast Aluminum Base Cover (A35 pole only) BC9 Decorative Cast Aluminum Base Cover(AT64 poles only) REC GFCI Receptacle with weatherproof cover (120V only) REC2 GFCI Receptacle with padlockable in-use cover (120V only) REC3 USB & Duplex Receptacle with weatherproof cover REC4 USB & Duplex Receptacle with weatherproof padlockable in-use cover MS* Motion Sensor with Optional Photocell (Meets Title 24 Requirements) T35 3 ½" Tenon (Required for AT64 poles for arm mounting) * See page 7 to specify motion sensor details
A35 3½" Round Straight Aluminum Pole	7-¾"	5.6	4.8	3.5	2.6	1.8	1.3	0.9	0.7	0.6	-	-	**12** 12ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	15.2	13.4	10.5	8.4	6.9	5.8	4.9	4.2	3.6	3.2	2.8			
A35 3-½" Round Straight Aluminum Pole	7-¾"	4.2	3.5	2.4	1.6	1.0	0.5	-	-	-	-	-	**14** 14ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	12.8	11.2	8.7	6.9	5.5	4.6	3.8	3.3	2.8	2.4	2.1			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	2.7	2.1	1.2	0.6	-	-	-	-	-	-	-	**16** 16ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.5	9.1	6.9	5.4	4.3	3.4	2.9	2.4	2.0	1.7	1.5			
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.7	9.2	7.0	5.4	4.2	3.4	2.8	2.3	2.0	1.7	1.4	**18** 18ft		
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	13.6	11.9	9.2	7.3	6.0	4.9	4.2	3.5	3.0	2.6	2.2			
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	11.4	9.9	7.5	5.9	4.7	3.9	3.2	2.7	2.3	1.9	1.6	**20** 20ft		

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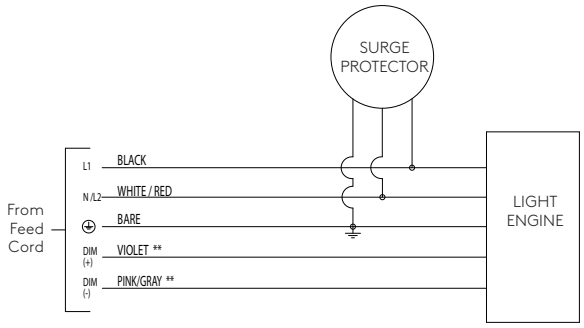
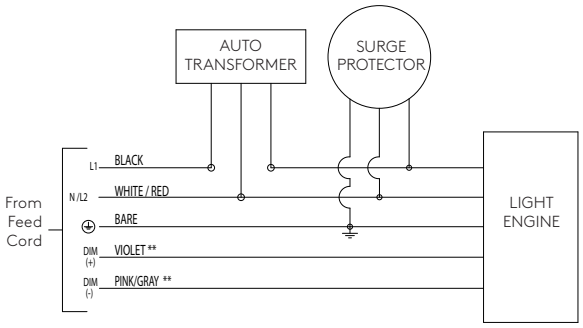
Wiring Diagrams

Standard Wiring (120V-277V)
**When dimming is not required, cap dimming wires

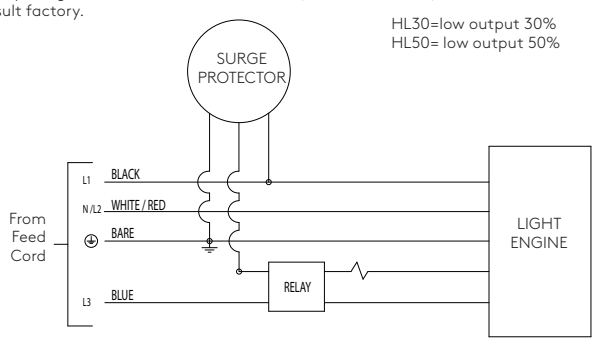


Standard Wiring (347V-480V with Step-Down Transformer)
**When dimming is not required, cap dimming wires

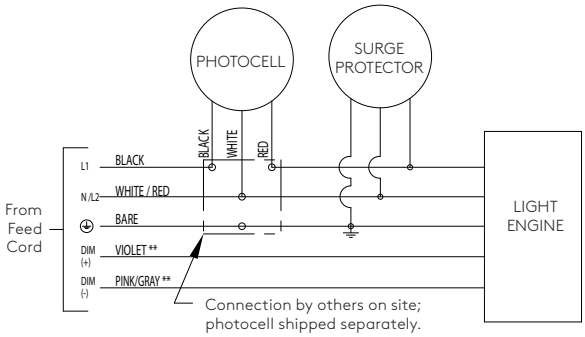


Hi-Lo Switching Option (HL) Wiring HL30 and HL50 Only
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e. HL30 or HL50). For other combinations, consult factory.

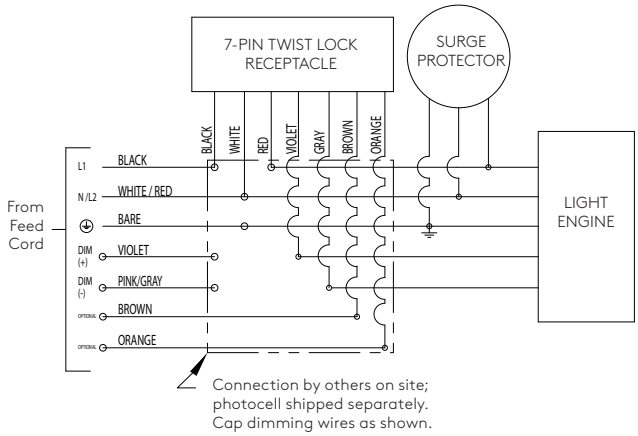
HL30=low output 30%
HL50= low output 50%



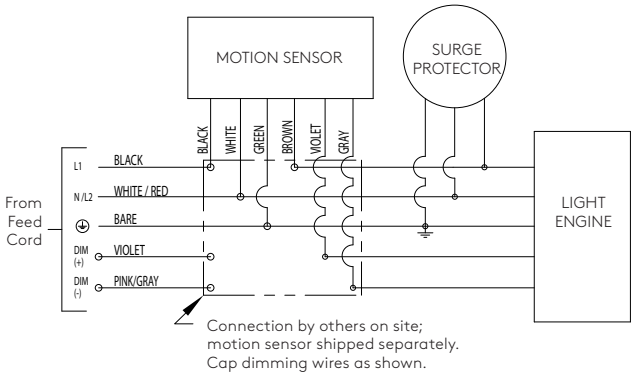
Photocell Option (TLRP) Wiring
**When dimming is not required, cap dimming wires



7-Pin Twist Lock Receptacle (TLR) Wiring



Motion Sensor Option (MS) Wiring (120V-277V)



Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120V/227V or 208V/240V)

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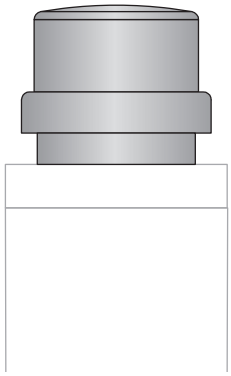
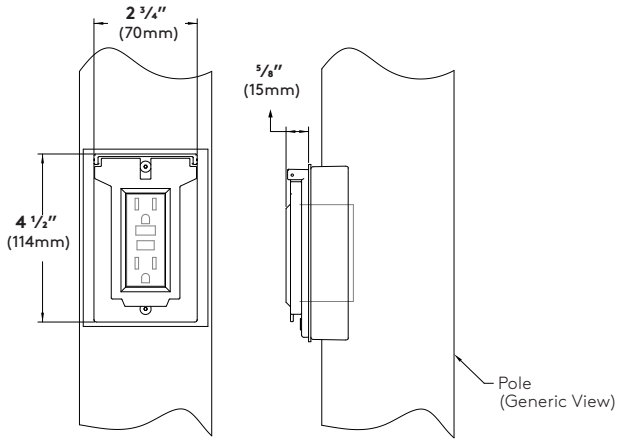
Optional Accessories

TLR and TLRP (7-pin twist-lock receptacle and twist-lock photocell)
Note: Photocell is available for all arm mounting configurations except wall mount (SW and LW)

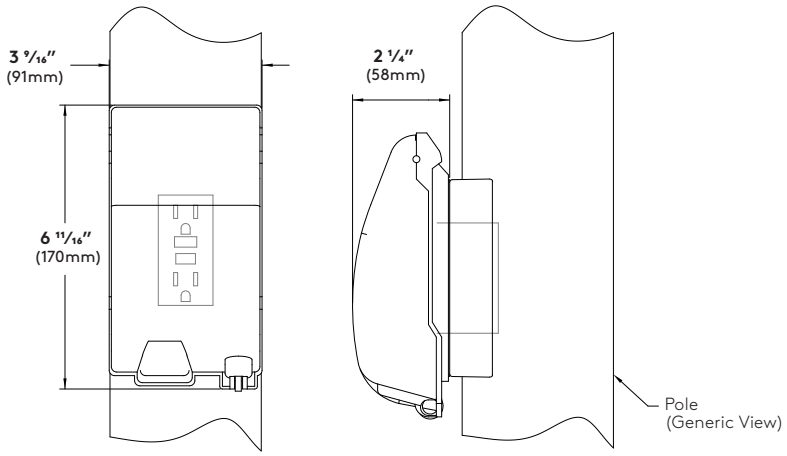


REC and REC3



Cover shown in the closed position

REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown)- 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

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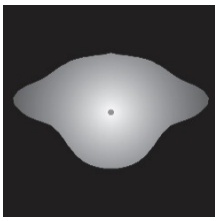
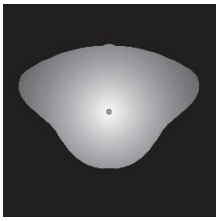
Photometry



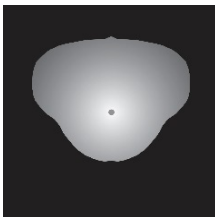
R1 - Gen5 Distribution Type I/II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,357	3000K	32	105
5G530	4,875	3000K	47	104
5G700	6,325	3000K	62	102
5G900	7,548	3000K	78	97



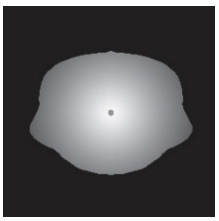
R2 - Gen5 Distribution Type II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,355	3000K	32	105
5G530	4,854	3000K	47	103
5G700	6,321	3000K	62	102
5G900	7,543	3000K	78	97



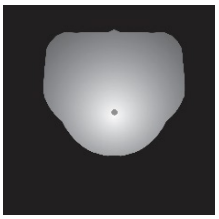
R3 - Gen5 Distribution Type III

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,533	3000K	32	110
5G530	4,875	3000K	47	104
5G700	6,657	3000K	62	107
5G900	7,943	3000K	78	102



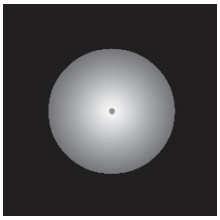
R3W - Gen5 Distribution Type III (Wide)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,409	3000K	32	107
5G530	4,932	3000K	47	105
5G700	6,423	3000K	62	104
5G900	7,664	3000K	78	98



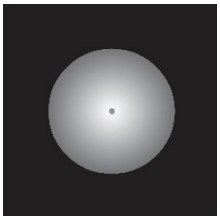
R4 - Gen5 Distribution Type III/IV

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,342	3000K	32	104
5G530	4,835	3000K	47	103
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



R5R - Gen5 Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,624	3000K	32	113
5G530	5,243	3000K	47	112
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



DG - Diffuse Glass Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
MP350	3,399	3000K	33	103
MP530	4,944	3000K	48	103
MP700	6,283	3000K	61	103
MP900	7,943	3000K	77	103

Photometry

CCT Multiplier	
2700K	0.962
3000K	1.000
4000K	1.063

TM-21 Lifetime Calculation					
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)			Reported L_{90}[1]
		25K	50K	60K	
5G350	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
5G530	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G700	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G900	25°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
	40°C	96.6%	95.0%	93.8%	L_{90}(12K) > 73,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-R4-xx-5Gxxx-30-xx-SV-xx-UNV

TM-21 Lifetime Calculation						
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)				Reported L_{70}[1]
		25K	50K	75K	90K	
MP350	25°C	97.4%	94.5%	91.8%	90.2%	L_{70}(15K) > 90,000 hours
	40°C	96.0%	92.2%	88.5%	86.4%	L_{70}(15K) > 90,000 hours
MP530	25°C	96.3%	92.8%	89.4%	87.5%	L_{70}(15K) > 90,000 hours
	40°C	94.9%	90.1%	85.5%	82.9%	L_{70}(15K) > 90,000 hours
MP700	25°C	95.2%	90.8%	86.5%	84.0%	L_{70}(15K) > 90,000 hours
	40°C	92.7%	85.3%	78.6%	74.8%	L_{70}(15K) > 90,000 hours
MP900	25°C	93.1%	86.1%	79.6%	76.0%	L_{70}(15K) > 90,000 hours
	40°C	83.1%	68.6%	56.7%	50.5%	L_{70}(15K) > 47,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-DG-X-MPxxx-30-XX-BL-UNV

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

SONOMA
EB3036
BOLLARDS

PROJECT





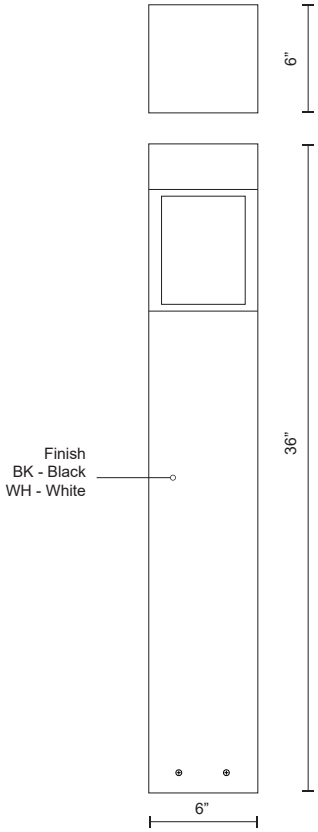
EB3036-BK
Black



EB3036-WH
White

DESCRIPTION

Designed to emulate rectilinear architectural forms the Sonoma exterior bollard radiates light downwards through the four openings in the structure. The gaps serve to elevate the die-cast aluminum square housing higher while providing ample space to radiate the LED luminance. Available in two heights and a curated collection of finishes for a cultivated exterior environment.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	L6" x W6" x H36"
Light Source	LED
Wattage	12W
Total Lumens	1000lm
Delivered Lumens	BK-562lm*; WH-843lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Clear Glass Diffuser
Location	Wet
Warranty	5 Years

KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE USA INC.

LS782LED Astelia

At Grade

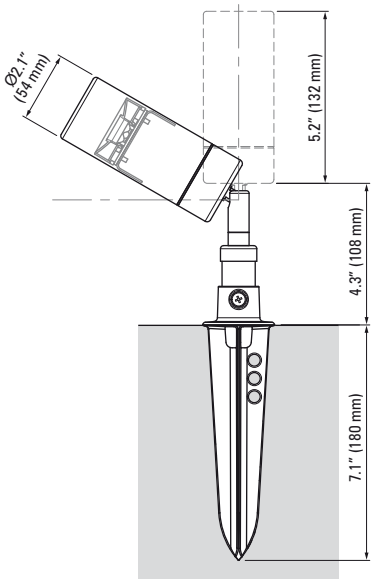
humantouch™ microantileach™

CADdetails d5 Dimmable IP65 Intertek

The Astelia is an excellent option for LED landscape lighting, featuring aim and tilt adjustability, a choice of finishes and long service life. The Astelia features new Lumascape d5 driver technology as a standard inclusion, providing a high level of control: When high output is required, it can be deployed in its full output, 6 W configuration; If a lower level of light is required, it can be set as low as 0.6 W, (either by the factory or in the field).



LS782LED Astelia



Specifications

Lamp Source	6 W LED ☐ White (4 300 K typical) ■ Warm white (3 000 K typical) ■ Blue (470 nm)
Approved Use	Suitable for wet locations
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP65
Construction	Powder coated aluminum ■ Black ■ Silver Polished copper
Installation Type	Spike mount
Remote Transformers / Power Supplies *Order separately*	Refer to Technical Data section for application specific options
Ambient Operating Temperature	-4 °F to 104 °F (-20 °C to 40 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

LS782LED → [ ] → [ ] → 13-DIM → [ ]

LAMP

Description	Wattage	Color	Code
LED	6 W	White (4 300 K typical)	6W4
		Warm white (3 000 K typical)	6H6
		Blue (470 nm)	6B4

OPTICAL SYSTEM

Beam		Code
Narrow	14°	NR
Narrow Medium	25°	NM
Medium	30°	ME
Wide	40°	WD

INPUT VOLTAGE

Description	Code
0-10 V or PWM Dimmable Driver, 12-15 V, 60 Hz or 12-24 V DC	13-DIM[1]

[1] Requires appropriate transformer.

FINISH

Description	Material	Code
Black, powder coated	Aluminum	CB
Silver, powder coated	Aluminum	CS
Polished	Copper	CU

Dimmable Wiring Diagram Reference

Input Voltage	LED Color	Control Type	Wiring Diagram
13-DIM	Single Color	PWM	2,3,4

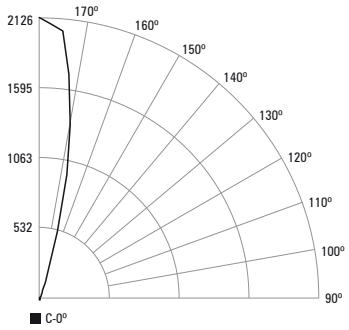
Photometrics

Photometric data is based on test results from a NIST traceable testing lab. IES data is available at www.lumascape.com.
Note: No depreciation factor is applied to the data shown.

LS782LED 4 300 K 25° Beam Angle

Power Input	7.1
Lumens	403
Efficacy	57 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	1	1	2	1	4	2
140°	15	17	18	25	25	23	17
150°	36	39	39	39	40	39	39
160°	287	224	202	216	273	319	202
170°	1433	1446	1447	1425	1407	1392	1404
180°	2126	2126	2126	2126	2126	2126	2126

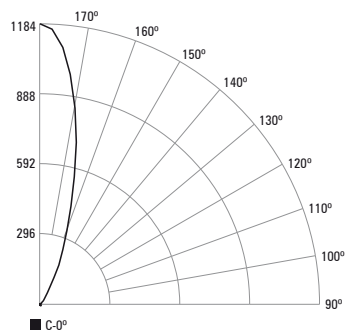
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	85	2 ft
10	21.3	4 ft
15	9.4	7 ft
25	3.4	11 ft
30	2.4	13 ft
40	1.3	18 ft
50	0.9	22 ft

LS782LED 4 300 K 30° Beam Angle

Power Input	6.9
Lumens	365
Efficacy	53 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	3	3	3	3	3	4
140°	19	18	16	16	18	20	23
150°	81	89	96	94	88	87	89
160°	315	326	333	334	333	333	333
170°	821	834	841	841	841	839	850
180°	1184	1184	1184	1184	1184	1184	1184

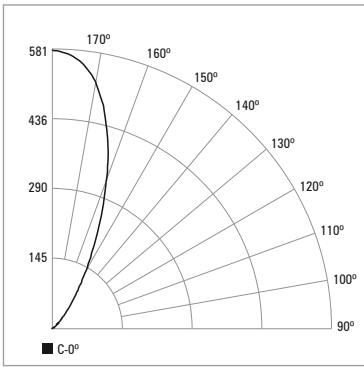
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	47.4	3 ft
10	11.8	5 ft
15	5.3	8 ft
25	1.9	13 ft
30	1.3	16 ft
40	0.7	21 ft
50	0.5	27 ft

LS782LED 4 300 K 40° Beam Angle

Power Input	7.5
Lumens	359
Efficacy	48 lm/W

Polar Candela Distribution

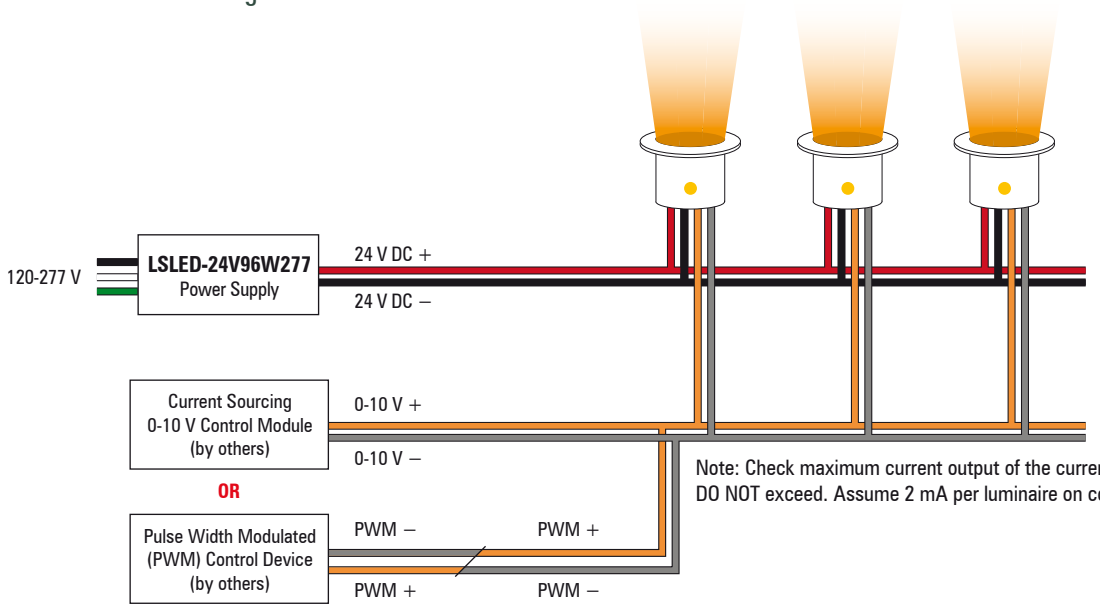


	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	1	1	1	1	0	0	0
130°	16	15	13	12	12	13	14
140°	51	48	44	41	41	45	48
150°	147	140	129	121	119	123	127
160°	336	325	312	300	291	287	286
170°	523	517	512	506	501	498	497
180°	581	581	581	581	581	581	581

Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	23.2	4 ft
10	5.8	7 ft
15	2.6	11 ft
25	0.9	18 ft
30	0.6	22 ft
40	0.4	29 ft
50	0.2	36 ft

Diagram 2 - 0-10 V Dimming Via Current Sourcing Module, or Pulse Width Modulated Dimming (PWM) - Low Voltage LED Luminaire with d5 Driver on 24 V DC Circuit

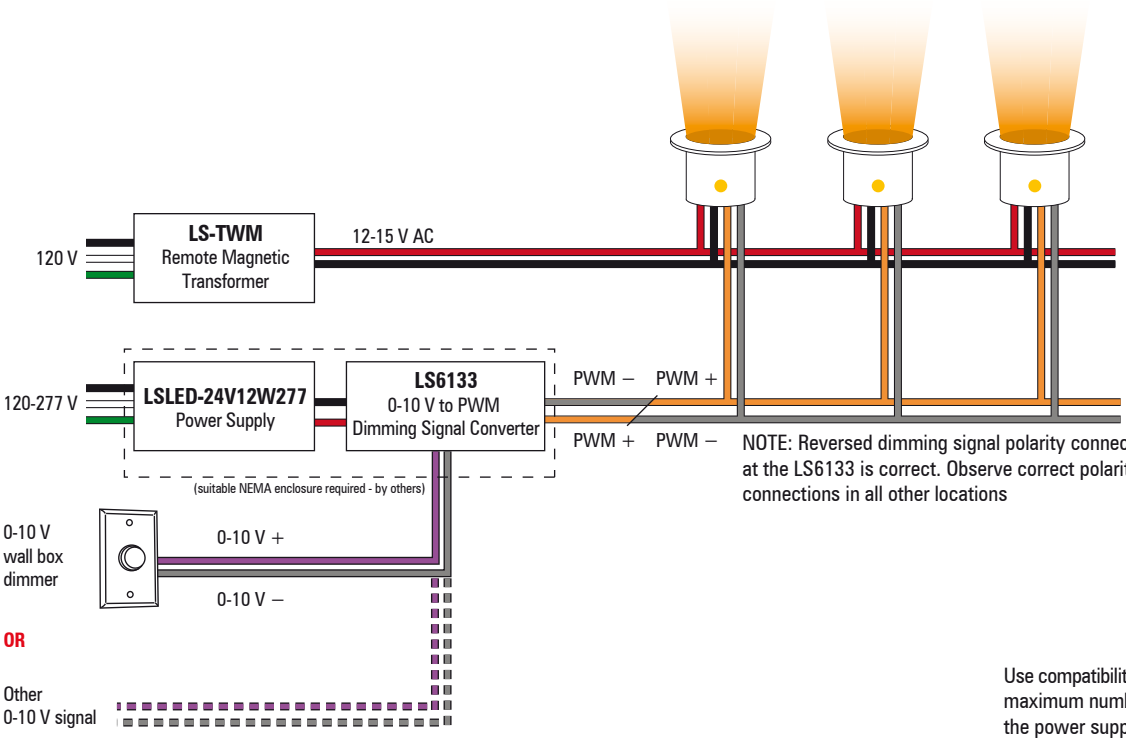


Note: Check maximum current output of the current sourcing module. DO NOT exceed. Assume 2 mA per luminaire on control circuit.

NOTE: Reversed dimming signal polarity connection at the PWM Control device is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

Diagram 3 - 0-10 V Dimming - Low Voltage LED Luminaire with d5 Driver on 12-15 V AC Circuit



NOTE: Reversed dimming signal polarity connection at the LS6133 is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

NOTE: The above diagrams are intended to show electrical pathways between luminaires and ancillary devices. These diagrams are not intended to show type or color of cord/wire, wire gauge or approved use of the cord/wire supplied with luminaires.

Consult the luminaire-specific cutsheet or the factory for detailed specifications.

Transformers and Power Supplies for Low Voltage LED Luminaires

The following list of transformers and power supplies are for use with luminaires specifically described as being compatible with either 12 V AC (wirewound only) transformers or with 12-24 V DC power supplies. Compatibility will be noted in the ordering code of the luminaire concerned, and will typically be referenced by Voltage Code '13' or '13-DIM'. In the case of '13-DIM' additional components may be required. Refer to the applicable wiring diagram/s.

Compatibility with each transformer or power supply is indicated by the value mentioned, representing the maximum number of luminaires that may be powered from each transformer or power supply. Please note, this does not take into consideration voltage drop or ampacity limits of the branch circuit. For assistance, please contact factory.

	Wall Mounted Landscape Lighting Transformers			Wall Mounted Transformers				Class 2 Power Supply	Direct Burial Transformer
	LS-TWM-1-300	**LS-TWM-2-600**	**LS-TWM-3-900**	**LS-TWM-50**	**LS-TWM-100**	**LS-TWM-150**	**LS-TWM-250**	**LSLED-24V96W277**	**LS-TDB1-300**
Input Voltage	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120-277 V, 50/60 Hz	120 V, 60 Hz
Output Voltage	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	24 V DC	12.5 V, 60 Hz
Wattage	1 x 300 W circuit	2 x 300 W circuits	3 x 300 W circuits	50 W	100 W	150 W	250 W	96 W	300 W
LS782LED	23	46	69						23

Transformers for Landscape Lighting Applications

LS-TWM-1-300

Magnetic transformer - wall mounted

Input	120 V
Rating	300 W
Output	12/13/14/15 V
Output Circuits	1
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	27 lb (12.3 kg)

LS-TWM-2-600

Magnetic transformer - wall mounted

Input	120 V
Rating	600 W
Output	12/13/14/15 V
Output Circuits	2
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	29 lb (13.2 kg)

LS-TWM-3-900

Magnetic transformer - wall mounted

Input	120 V
Rating	900 W
Output	12/13/14/15 V
Output Circuits	3
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 18.6" (472 mm) **W** 7.8" (198 mm) **D** 6.19" (157 mm)
Weight	34 lb (15.5 kg)

LS-TDB1-300

Magnetic transformer - direct burial

Input	120 V
Rating	300 W
Output	12.5 V
Output Circuits	1
Protection	Circuit breaker
Approvals	ETL (US and Canada)
NEMA Rating	12
Construction	Reinforced composite
Dimensions	**H** 9" (229 mm) **W** 9" (229 mm) **D** 7" (178 mm)
Weight	8 lb (3.6 kg)

Control Related Equipment

LS6133

0-10 V to PWM translator - NEMA enclosure required (by others)

Input	24 V DC
Rating	96 W max
Output	4 A max
Output Circuits	1
Approvals	UL, CUL Recognized, Class 2
IP Rating	IP66
Dimensions	**H** 5.2" (132 mm) **W** 1.3" (33 mm) **D** 1" (25 mm)
Weight	0.2 lb (0.1 kg)

LS67100

DMX to PWM translator - dry location only

Input	24 V DC
Rating	4 x 60 W max
Output	4 x 2.5 A max
Output Circuits	4
Approvals	UL, CUL
IP Rating	N/A
Dimensions	**H** 11.25" (286 mm) **W** 4.6" (117 mm) **D** 3.2 (82 mm)
Weight	0.5 lb (0.2 kg)

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0333

BLE - QS - G - SBA12 (A) - 100 (B) - G22 (C) - NA (D)

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE

SBA12	12″ Aero Shade
SBA16	16″ Aero Shade

B - FINISHES

POWDER COAT FINISHES[1]:

100	Black
200	White
300	Dark Green
975	Galvanized

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

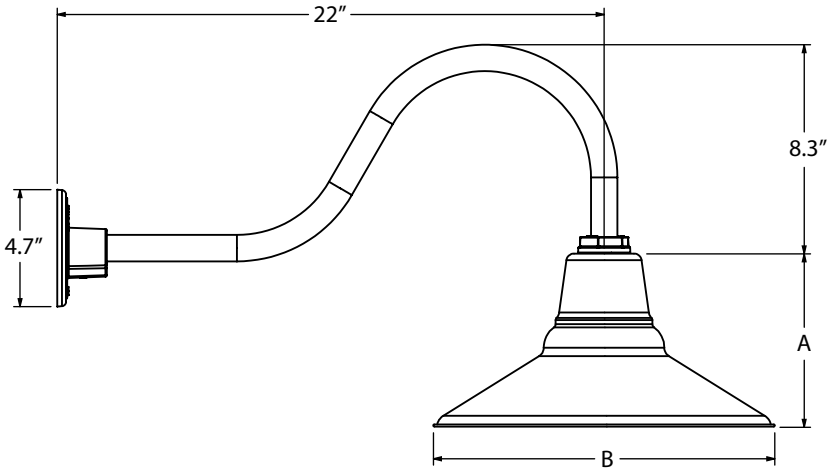
G1
G15
G22
G26

D - WIRE CAGE

NA	None/No Wire Cage
WC	Wire Cage[2]

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

DESIGN

AERO SHALLOW BOWL SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

RAZER RD

WEB PIN 729



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Specifications are subject to change without notice

betacalco.com
+1 416-531-9942 | sales@betacalco.com

RAZER RD

WEB PIN 729









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Specifications are subject to change without notice

GENERAL SPECIFICATION

Product Overview:

- Sleek robust design
- Available with 2 beam angles, 3° narrow and 75° wide
- Direct, indirect or direct/indirect light distributions
- Ideally suited for entryways and building facades

Body and trim: Die-cast aluminum.
Finish: Powder coated.
Lens: Tempered safety glass.
Gaskets: Heat resistant silicone.
External screws: 304 stainless steel.
Ambient temperature operating range: -13°F (-25°C) to 95°F (35°C)
Drivers: Integral, HPF electronic for 120-277V, (EU-240V).
Mechanical: Mounts directly over a 2" x 3" electrical junction box (by others - North America only).
Delivered Lumens: Delivered lumens & LPW based on 4000K (min 80 CRI).

MOUNTING & OPTICS



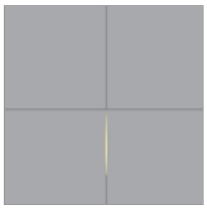
Ext-Wall Downlight



Ext-Wall Up/Down



Ext-Wall Uplight



3°



75°

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Specifications are subject to change without notice

RAZER RD

WEB PIN 729

HOW TO ORDER

A SPECIFY LUMINAIRE

Code	Light Direction
RARD1W01	One Direction
RARD2W01	Two Direction

Additional Information

Stainless steel screw on Direction A.

B SPECIFY BEAM ANGLE (DIRECTION ONE)

Code	Beam	Wattage	Delivered lms
BA00	Not required		
BA03	3°	3W	59
BA75	75°	7W	482

C SPECIFY BEAM ANGLE (DIRECTION TWO)

Code	Beam	Wattage	Delivered lms
BB00	Not required		
BB03	3°	3W	59
BB75	75°	7W	482

D SPECIFY CRI

CR80	CRI 80+

E SPECIFY CCT

CTA00	Not required
CTA30	3000K
CTA35	3500K
CTA40	4000K

F SPECIFY VOLTAGE

V1	120/277V
V2	240V [1]

Additional Information

[1] Not available in North America.

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Specifications are subject to change without notice

G SPECIFY DIMMING

DA00	Not required
DA10	0-10V Dimming (10%) [1]

Additional Information

[1] Dimming not availabe for direct only version using 3° narrow beam.

H SPECIFY FINISH

FA02	Black Metallic - Textured
FA20	Silver Metallic - Textured
FA27	Wood grain - Light Cherry [1]
FB28	Wood grain - Dark Walnut [1]
FA44	Midnight Blue Metallic - Textured
FA46	Charcoal Metallic - Textured
FA47	Bronze Metallic - Textured
FA53	Red Metallic - Textured

Additional Information

[1] Longer lead times may apply, consult factory. Note: Wood grain pattern will vary pre fixture.

EXAMPLE CODE

RARD2W01/BA03/BB75/CR80/CTA35/CTB35/V1/DA10/FA46

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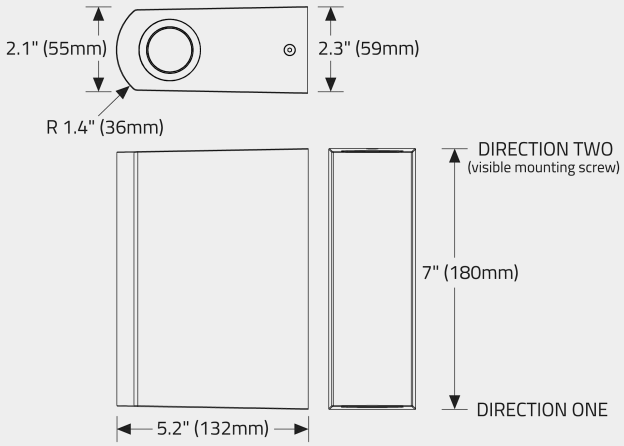
Specifications are subject to change without notice

DIMENSIONAL DIAGRAMS



APPROVALS

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 9-17-25

PROJECT ADDRESS: 278-288 Main St

PROJECT NAME: Mixed use building with 28 Apartment units

OWNER: Kirchner Realty, Inc

ENGINEER/ARCHITECT: Aryeh Siegel Architect

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

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

It is noted that the building sits on the property line, the walls on the property line by NYS building code wouldbe required to be fire rated and there maybe a limit on the number of openings in the walls if any are allowed. This will be reviewed during the permit review. It is also noted there was a variance granted in the past for this but was under a previous version of the NYS building code and as such that variance would no long be able to be used as there was never a permit issued under that code version. It is recommended that you work with your design professional to make sure your design will be code complaint.

Eric Philipp
Building Inspector

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **0590840000**

Project Name: **278-282 Main Street**

Applicant: **Kirchner Realty, Inc / Michael DeCordova**

Address of Property: **278 Main 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: **Maegerle, Tyler**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **8/26/2025**	Notes:	☐ Major Project
Date Received: **8/26/2025**		Referral #: **ZR25-237**
Date Requested:		
Date Required: **9/24/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **9/4/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

September 4, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-237, 278-282 Main Street
Parcel: 059084

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 the rehabilitation of, and additions to, 278-282 Main Street, with associated landscaping and amenities

COMMENTS

We are pleased to see this important project continuing to move forward. We previously commented on this project in December 2021, and our comment on the proposed uplighting still applies and is reiterated below.



The applicant is proposing numerous uplighting fixtures on the east building façade. We question the assertion that these fixtures would be "dark sky compliant" because the cornice overhang would block them from causing light pollution (as heard at 11/16/21 Planning Board meeting). The fixtures would be located approximately 30 feet below the cornice line of the building, and as shown in the light spillage graphic at right (source https://betacalco.com/products/razer-rd/configuratior) provided on the manufacturer's website, light will cast back at an angle away from the building façade, thus likely clearing the cornice and negatively impacting the night sky. We strongly encourage the applicant to remove these and any other uplighting from the site. If the Board is inclined to allow them, they could be set to a timer to ensure they turn off at a certain time every night.

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
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
278-282 MAIN STREET
OCTOBER 28, 2025
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from Kirchner Realty, Inc. c/o Michael de Cordova for the proposed conversion of the existing building to a mixed-use building containing ground floor commercial space, 28 dwelling units and including the construction of a fifth story and outdoor open space, File #2025-043; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations received on 9/24/25 and prepared by Aryeh Siegel, Architect and supplemental documentation; and,

WHERAS, the Planning Board declared its intent to serve as SEQRA Lead Agency on 8/27/25

WHEREAS, the Planning Board adopted a Negative Declaration on a proposed action at 278-282 Main Steet for the conversion of the existing building to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard on January 19, 2022; and,

WHERAS, upon review of the provided Environmental Assessment Form and SEQRA Comparison Memorandum, dated September 3, 2025 the Board as Lead Agency finds that the proposed project does not represent a significant change from the previously approved site plan that was evaluated by the Agency under its prior SEQRA review in 2022 and therefore no further environmental review is required; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of the existing building to a mixed-use building containing ground floor commercial space, 28 dwelling units and including the construction of a fifth story and outdoor open space, with the following conditions:

- All City Departments' comments be addressed to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Anne Saylor
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

August 13, 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. (HRH), CPL is pleased to submit the enclosed supplemental materials supporting the proposed Windows on Main development. With this submission HRH is proposing a modification to the previously proposed use of the commercial space within the proposed building. Previously it was discussed that the existing laundromat on this site would be housed in the new commercial space, however due to design restrictions it is now proposed that the commercial space will be a general business/retail use complying with all zoning requirements.

Specifically, there is an agency requirement that requires all electrical power for the new building and that natural gas service was not going to be approved, which greatly restricts a laundromat use. Additionally, the parking requirements that the City has for laundromat uses is prohibitive in our opinion, and hinders our ability to provide parking for building residents and laundromat patrons. Hudson River Housing will be working with the laundromat operator to find a different location.

Enclosed with this cover letter are the following submission materials:

- Site Plan Set, 15 sheets six (6) copies, dated 8/13/2025
- First Floor Plan and Building Elevation, 3 sheets six (6) copies, dated 8/6/2025
- Stormwater Pollution Prevention Plan, six (6) copies, dated August 2025
- Parking Study, six (6) copies, dated August 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 the residential use and 17 for the commercial component, totaling 119 required spaces. The current site plan accommodates 34 parking spaces, resulting in a shortfall of 85 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 is included.

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. The preliminary SWPPP reflects an overall reduction in impervious surface coverage of 40%, as we are also including the use of porous pavement to promote on-site stormwater recharge.

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.

We have updated the plans as per a review checklist prepared by Judith Knauss, and made some internal revisions based on a meeting with the City's architectural consultant including:

1. Reduced the driveway opening width to 20 feet, eliminating the need to obtain a variance.
2. Increased the ADA parking space count to 13.
3. Added an EV charging station location.
4. Added an internal crosswalk near the concrete pad to enhance internal pedestrian pathing.
5. Added porous pavement to the areas of parking spaces only.
6. Identified the infill between the building face and new sidewalk along Main Street to be stamped concrete with a gray color.

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

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

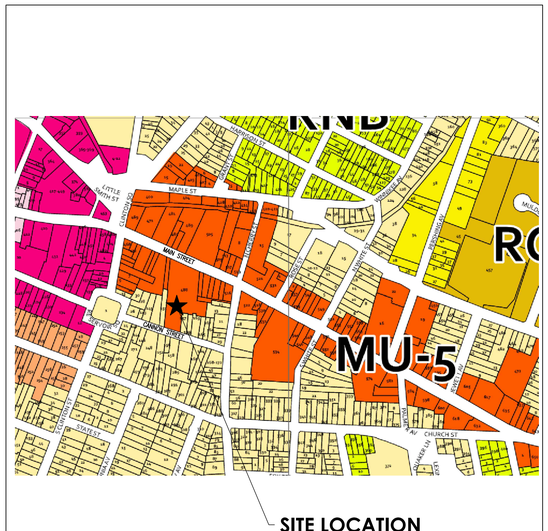
BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



Location Map: SCALE:1"=2000'



ZONING MAP SCALE 1" = 800'

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

City of Poughkeepsie

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
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN

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

1. 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.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY 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.
4. 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.
5. 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.
6. SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE JULY 12, 2021.
7. 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.
8. NO DIRECTIONAL REFERENCE TO SCENIC VIEWS HAS BEEN IDENTIFIED.
9. NO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, OR DEED RESTRICTIONS HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE SUBJECT PROPERTY.
10. NO ENVIRONMENTAL ELEMENTS SUCH AS WATERCOURSES, WETLANDS, WOODED AREAS, ROCK OUTCROPS, OR ISOLATED TREES WERE OBSERVED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
11. SITE IS NOT SUBJECT TO THE FEMA 100-YEAR FLOODPLAIN.

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.
4. 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;
5. SLOPES STEEPER THAN THREE ON ONE (H:V) SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
6. PAVED ROADWAYS SHALL BE KEPT CLEAR AND CLEAN OF DEBRIS AT ALL TIMES.
7. 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.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
9. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A COMBINATION OF SILT FENCE AND A HAY BALE BARRIER IN ACCORDANCE WITH THE DETAIL.
10. 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.
11. ALL SOIL EROSION AND SEDIMENTATION 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.
12. 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 IT'S 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.
7. 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.

STANDARD NOTES WATER SYSTEM



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

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
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN

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 ENGINEER 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.

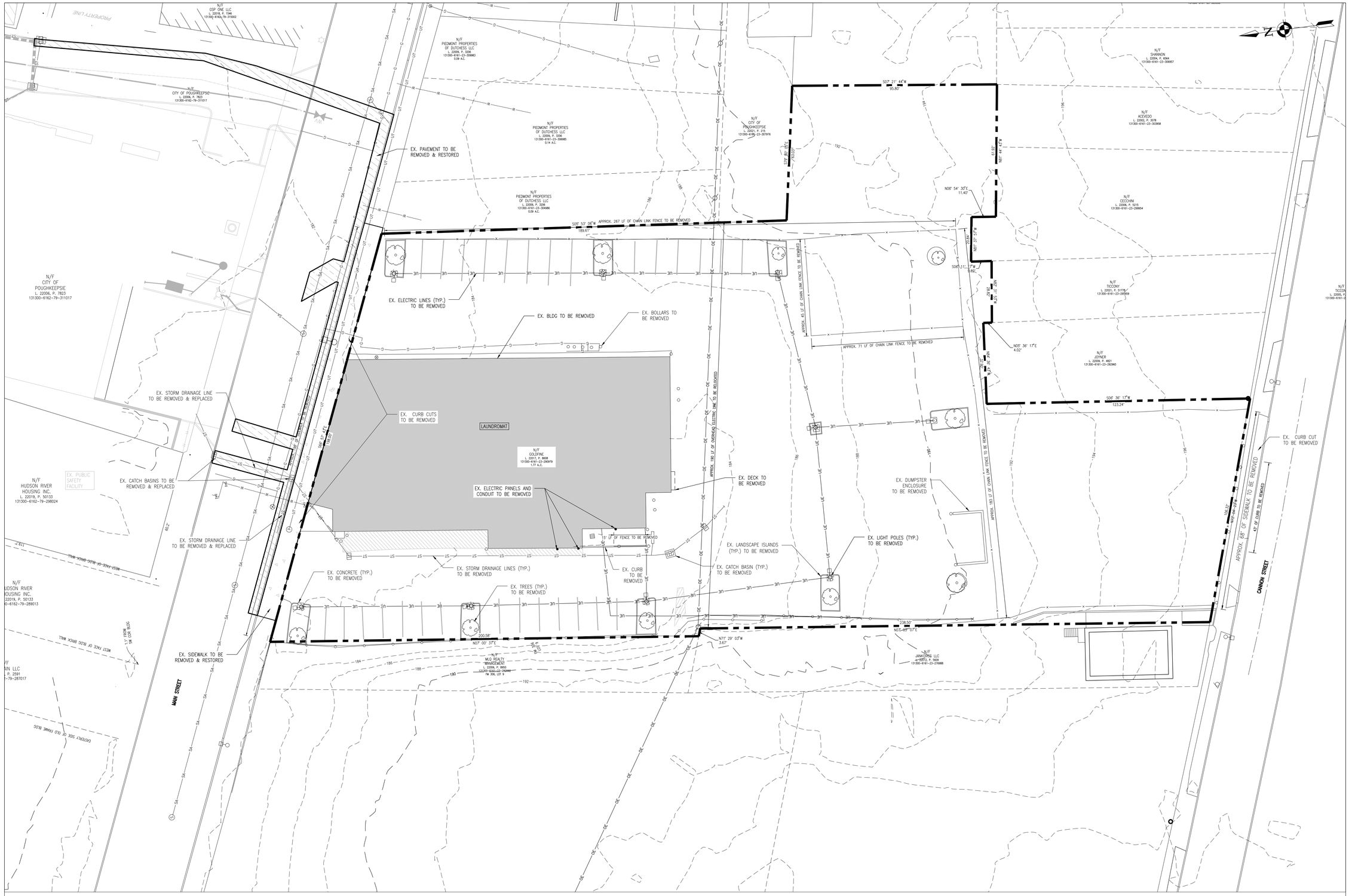
SHEET INFORMATION

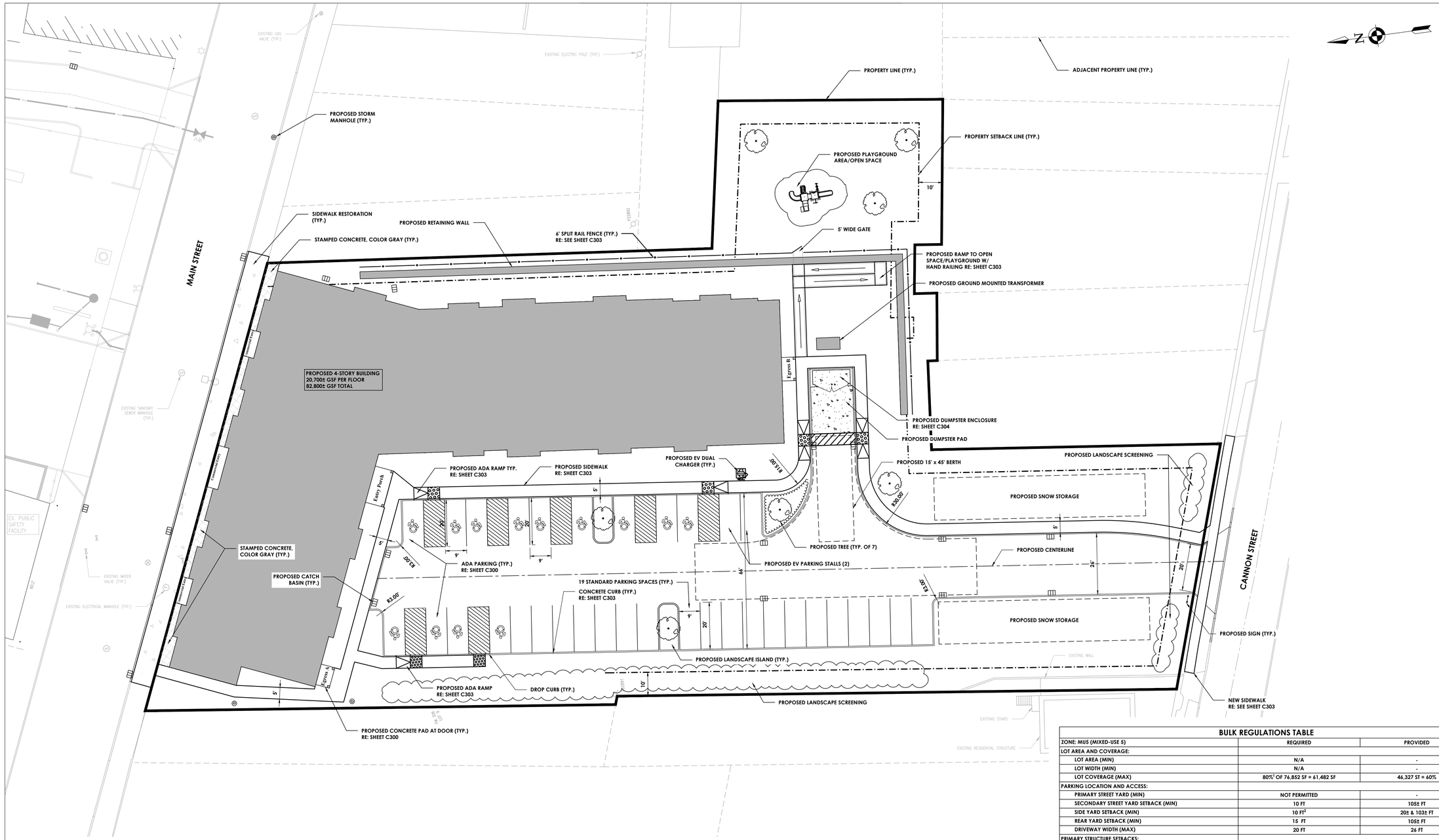
Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
WOM
C100

Sheet Size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil\Site\WOM_C100_EXST.dwg
Date last accessed: 8/13/2025 4:23 PM
Date last plotted: 9/10/2025 9:01 AM
Plotted By: Anna Lammon


EX. PAVEMENT TO BE REMOVED & RESTORED
EX. ELECTRIC LINES (TYP.) TO BE REMOVED
EX. BLDG TO BE REMOVED
EX. BOLLARS TO BE REMOVED
EX. STORM DRAINAGE LINE TO BE REMOVED & REPLACED
EX. CURB CUTS TO BE REMOVED
LAUNDROMAT
EX. CATCH BASINS TO BE REMOVED & REPLACED
EX. PUBLIC SAFETY FACILITY
EX. ELECTRIC PANELS AND CONDUIT TO BE REMOVED
EX. DECK TO BE REMOVED
EX. DUMPSTER ENCLOSURE TO BE REMOVED
EX. LIGHT POLES (TYP.) TO BE REMOVED
EX. LANDSCAPE ISLANDS (TYP.) TO BE REMOVED
EX. CATCH BASIN (TYP.) TO BE REMOVED
EX. CONCRETE (TYP.) TO BE REMOVED
EX. STORM DRAINAGE LINES (TYP.) TO BE REMOVED
EX. TREES (TYP.) TO BE REMOVED
EX. CURB TO BE REMOVED
EX. SIDEWALK TO BE REMOVED & RESTORED
EX. CURB CUT TO BE REMOVED
APPROX. 267 LF OF CHAIN LINK FENCE TO BE REMOVED
APPROX. 40 LF OF CHAIN LINK FENCE TO BE REMOVED
APPROX. 71 LF OF CHAIN LINK FENCE TO BE REMOVED
APPROX. 180 LF OF OVERHEAD ELECTRIC LINE TO BE RELOCATED
APPROX. 68' OF SIDEWALK TO BE REMOVED & 4.5" OF CURB TO BE REMOVED
15' LF OF FENCE TO BE REMOVED
MAIN STREET
CANNON STREET
N/F CITY OF POUGHKEEPSIE L. 22006, P. 7823 131300-6162-79-311017
N/F HUDSON RIVER HOUSING INC. L. 22019, P. 50133 131300-6162-79-298024
N/F OSP ONE LLC L. 22018, P. 1546 131300-6162-79-315002
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22006, P. 3206 131300-6161-23-304986 0.09 A.C.
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22006, P. 3206 131300-6161-23-304985 0.14 A.C.
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22021, P. 373 L. 22006, P. 3206 131300-6161-23-304986 0.09 A.C.
N/F CITY OF POUGHKEEPSIE L. 22021, P. 373 131300-6161-23-307976
N/F GOLDFINE L. 22017, P. 8608 131300-6161-23-290979 1.17 A.C.
N/F M+D REALTY MANAGEMENT L. 22006, P. 8950 131300-6161-23-293999 TM 306, LOT 9
N/F SHANNON L. 22004, P. 4564 131300-6161-23-306907
N/F ACEVEDO L. 22002, P. 3078 131300-6161-23-303958
N/F CECCHINI L. 22006, P. 5215 131300-6161-23-299954
N/F TICCONY L. 22021, P. 5178 131300-6161-23-295959
N/F JOYNER L. 22006, P. 4821 131300-6161-23-292980
N/F JANKOWSKE LLC L. 22021, P. 7609 131300-6161-23-276988
N 07° 00' 37" E 200.56'
N 07° 29' 05" W 1.67'
S 07° 29' 05" E 238.50'
N 07° 44' 43" E 105.57'
S 07° 31' 44" W 95.80'
S 07° 31' 17" W 9.82'
N 08° 54' 30" E 11.40'
N 08° 36' 17" E 4.02'
S 08° 36' 17" W 123.24'
N 07° 47' 37" E 20.65'
N 07° 44' 43" E 65.52'
S 07° 44' 43" W 65.52'
N 07° 47' 37" E 20.65'
N 07° 36' 34" E 4.74'
N 07° 36' 34" E 9.46'
N 07° 31' 17" E 9.82'
N 07° 31' 44" E 95.80'
N 07° 44' 43" E 65.52'
S 07° 44' 43" W 65.52'
189.61'
N 07° 00' 37" E 200.56'
N 07° 29' 05" W 1.67'
S 07° 29' 05" E 238.50'
N 07° 44' 43" E 105.57'
S 07° 31' 44" W 95.80'
N 08° 54' 30" E 11.40'
S 08° 31' 17" W 9.82'
N 08° 36' 17" E 4.02'
S 08° 36' 17" W 123.24'
N 07° 47' 37" E 20.65'
N 07° 36' 34" E 4.74'
N 07° 36' 34" E 9.46'
N 07° 31' 17" E 9.82'
N 07° 31' 44" E 95.80'
N 07° 44' 43" E 65.52'
S 07° 44' 43" W 65.52



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 SUMMARY TABLE

	REQUIRED			PROVIDED
USE	REQUIREMENT	QUANTITY	TOTAL	
RESIDENTIAL	1.25 SPC / UNIT	81 UNITS	102	
OFFICE / RETAIL	1 SPC / 300 SF	5,000 SF	17	
TOTAL			119	34

PARKING SPACE BREAKDOWN
34 PARKING SPACES TOTAL
- 13 ADA SPACES
- 2 FUTURE EV SPACES*
- ALL SPACES 9' X 20'

ONE 15' X 45' LOADING BERTH FOR DELIVERIES

*(*1 OVERLAP WITH ADA SPACE)*

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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Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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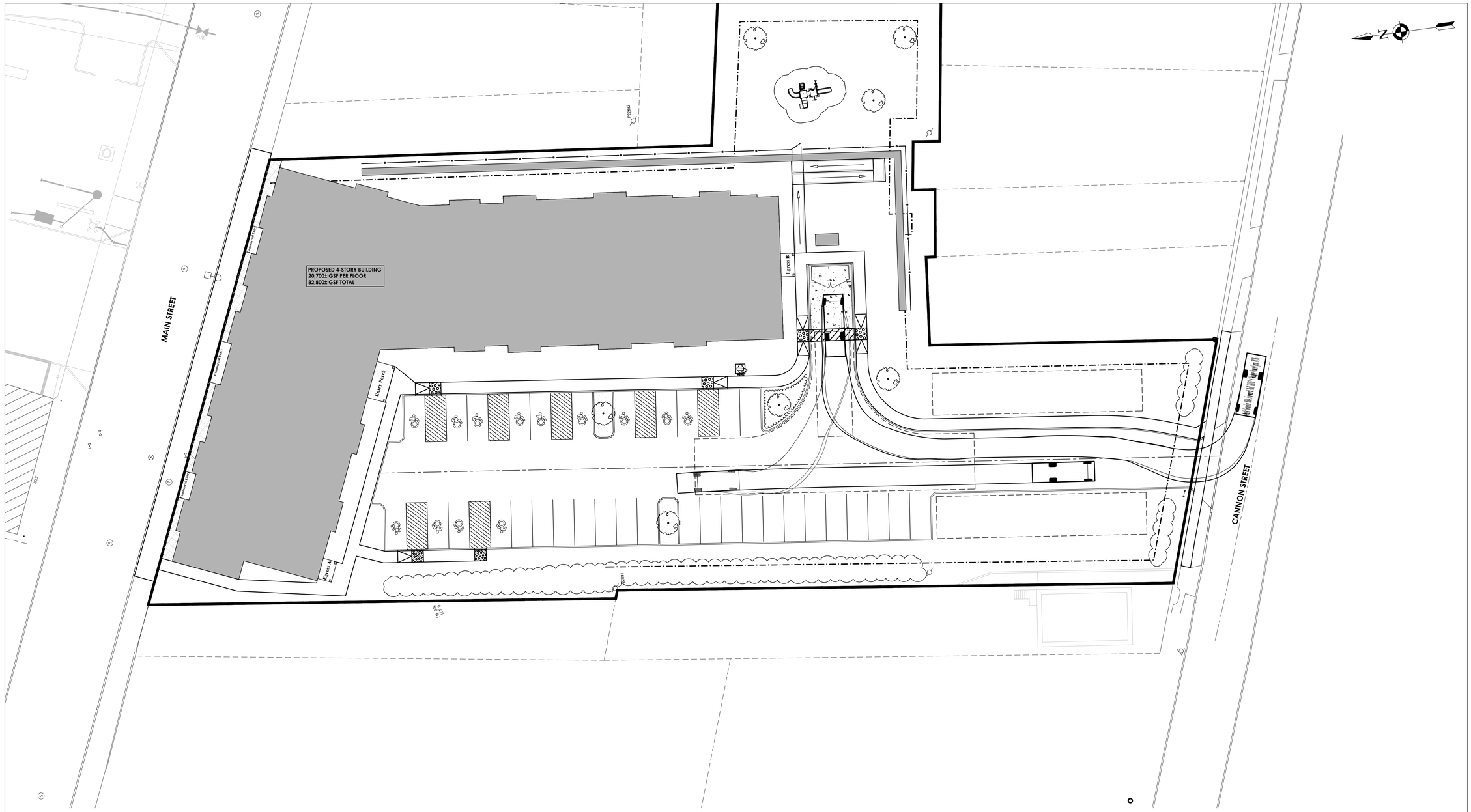
SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
SITE PLAN

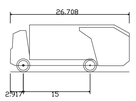
Drawing Number
WOM C200

Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\1D Design\ACAD\Civil\Site\WOM_C200_SITE.dwg
Date last accessed: 9/10/2025 8:58 AM
Date last plotted: 9/10/2025 9:01 AM
Plotted By: Anna Lammon



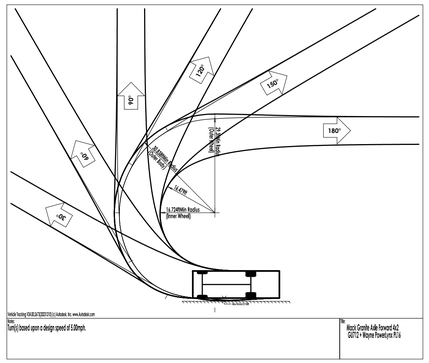
TURNING PLAN - GARBAGE TRUCK

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



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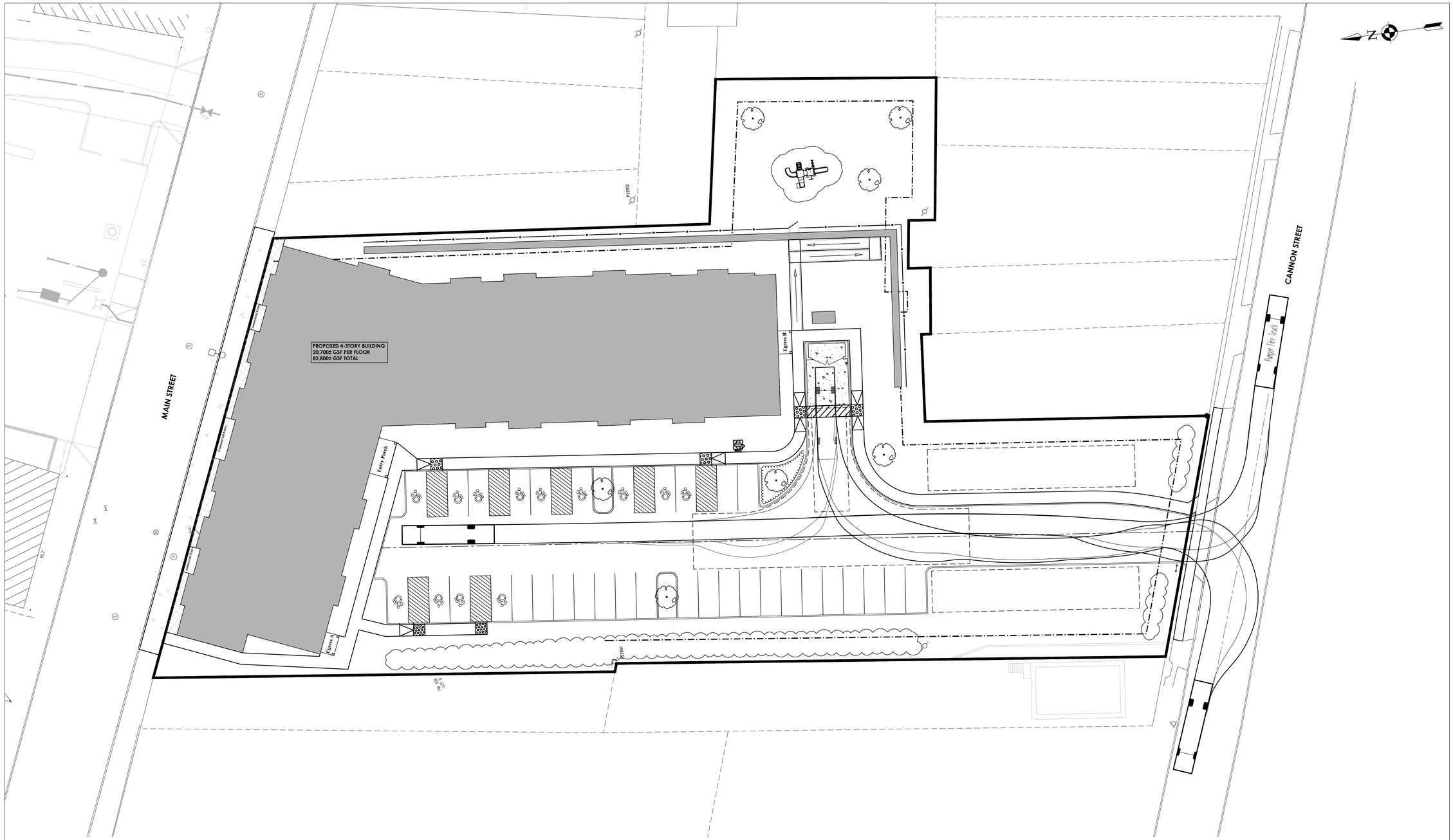
Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	---

Drawing Title
TURNING PLAN - GARBAGE TRUCK

Drawing Number
WOM
C201

Sheet size: 24x36
Drawing Name: S:\Projects\HRH Windows on Main\D Design\ACAD\Civil Site\WOM_C200_SITE.dwg
Date last accessed: 9/10/2025 8:58 AM
Date last plotted: 9/10/2025 9:01 AM
Plotted By: Anna Lammon

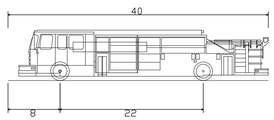


20 0 20 40 60

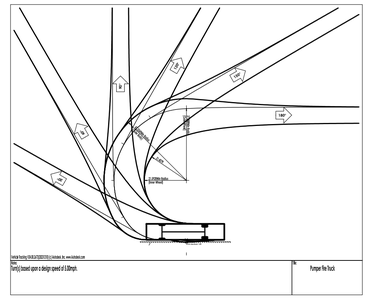
SCALE: 1" = 20'

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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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

Sheet size: 24x36
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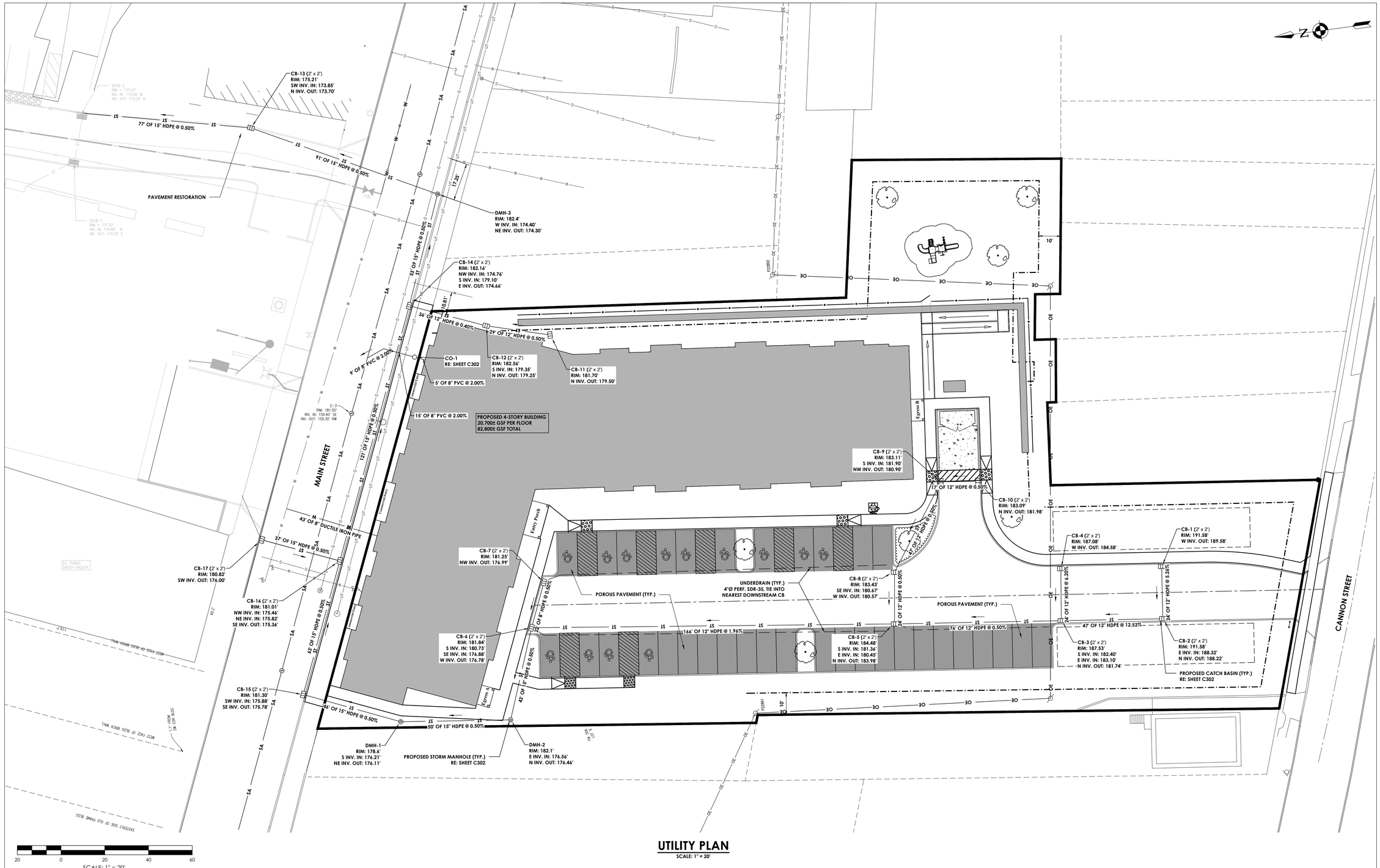
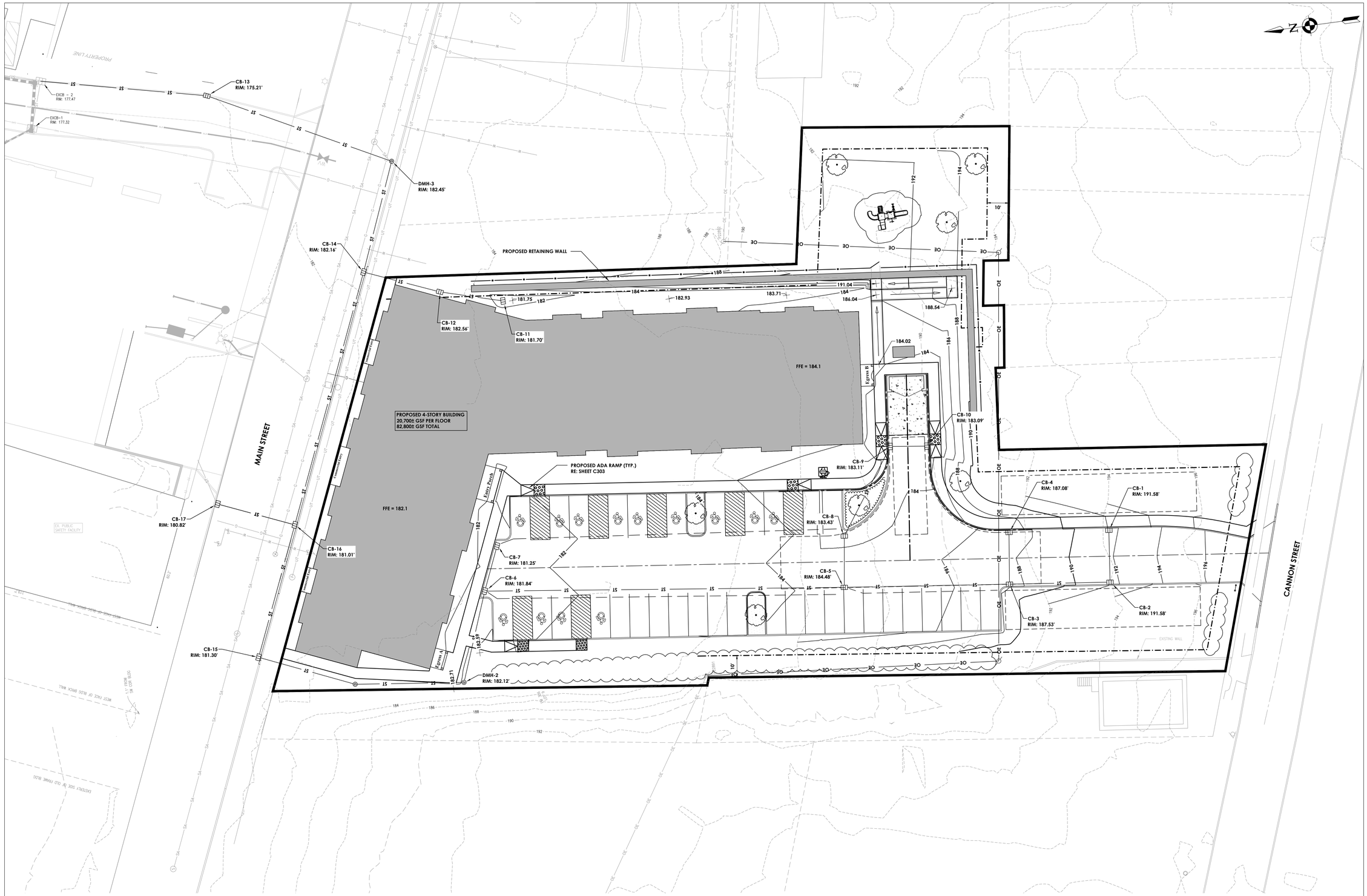
Date last accessed: 9/10/2025 8:58 AM
Date last plotted: 9/10/2025 9:01 AM
Plotted By: Anna Lammon


CB-13 (2' x 2')
RIM: 175.21'
SW INV. IN: 173.85'
N INV. OUT: 173.70'
77' OF 15" HDPE @ 0.50%
91' OF 15" HDPE @ 0.50%
PAVEMENT RESTORATION
DMH-3
RIM: 182.4'
W INV. IN: 174.40'
NE INV. OUT: 174.30'
CB-14 (2' x 2')
RIM: 182.16'
NW INV. IN: 174.76'
S INV. IN: 179.10'
E INV. OUT: 174.66'
53' OF 15" HDPE @ 0.50%
36' OF 15" HDPE @ 0.40%
29' OF 12" HDPE @ 0.50%
CO-1
RE: SHEET C302
CB-12 (2' x 2')
RIM: 182.56'
S INV. IN: 179.35'
N INV. OUT: 179.25'
CB-11 (2' x 2')
RIM: 181.70'
N INV. OUT: 179.50'
5' OF 8" PVC @ 2.00%
15' OF 8" PVC @ 2.00%
PROPOSED 4-STORY BUILDING
20,700± GSF PER FLOOR
82,800± GSF TOTAL
121' OF 15" HDPE @ 0.50%
MAIN STREET
43' OF 8" DUCTILE IRON PIPE
37' OF 15" HDPE @ 0.50%
CB-17 (2' x 2')
RIM: 180.82'
SW INV. OUT: 176.00'
CB-16 (2' x 2')
RIM: 181.01'
NW INV. IN: 175.46'
NE INV. IN: 175.82'
SE INV. OUT: 175.36'
CB-15 (2' x 2')
RIM: 181.30'
SW INV. IN: 175.88'
SE INV. OUT: 175.78'
43' OF 15" HDPE @ 0.50%
46' OF 15" HDPE @ 0.50%
50' OF 15" HDPE @ 0.50%
DMH-1
RIM: 178.6'
S INV. IN: 176.21'
NE INV. OUT: 176.11'
PROPOSED STORM MANHOLE (TYP.)
RE: SHEET C302
DMH-2
RIM: 182.1'
E INV. IN: 176.56'
N INV. OUT: 176.46'
CB-7 (2' x 2')
RIM: 181.25'
NW INV. OUT: 176.99'
CB-6 (2' x 2')
RIM: 181.84'
S INV. IN: 180.73'
SE INV. IN: 176.88'
W INV. OUT: 176.78'
POROUS PAVEMENT (TYP.)
UNDERDRAIN (TYP.)
4"Ø PERF. SDR-35, TIE INTO
NEAREST DOWNSTREAM CB
166' OF 12" HDPE @ 1.96%
43' OF 8" HDPE @ 0.50%
24' OF 12" HDPE @ 0.50%
CB-8 (2' x 2')
RIM: 183.43'
SE INV. IN: 180.67'
W INV. OUT: 180.57'
CB-5 (2' x 2')
RIM: 184.48'
S INV. IN: 181.36'
E INV. IN: 180.45'
N INV. OUT: 183.98'
76' OF 12" HDPE @ 0.50%
CB-9 (2' x 2')
RIM: 183.11'
S INV. IN: 181.90'
NW INV. OUT: 180.90'
17' OF 12" HDPE @ 0.50%
CB-10 (2' x 2')
RIM: 183.09'
N INV. OUT: 181.98'
47' OF 12" HDPE @ 0.50%
CB-4 (2' x 2')
RIM: 187.08'
W INV. OUT: 184.58'
24' OF 12" HDPE @ 6.20%
CB-1 (2' x 2')
RIM: 191.58'
W INV. OUT: 189.58'
24' OF 12" HDPE @ 5.26%
47' OF 12" HDPE @ 12.53%
CB-3 (2' x 2')
RIM: 187.53'
S INV. IN: 182.40'
E INV. IN: 183.10'
N INV. OUT: 181.74'
CB-2 (2' x 2')
RIM: 191.58'
E INV. IN: 188.32'
N INV. OUT: 188.22'
PROPOSED CATCH BASIN (TYP.)
RE: SHEET C302
CANNON STREET
Entry Porch
Entry Porch
Entry Porch



GRADING PLAN

SCALE: 1" = 20'

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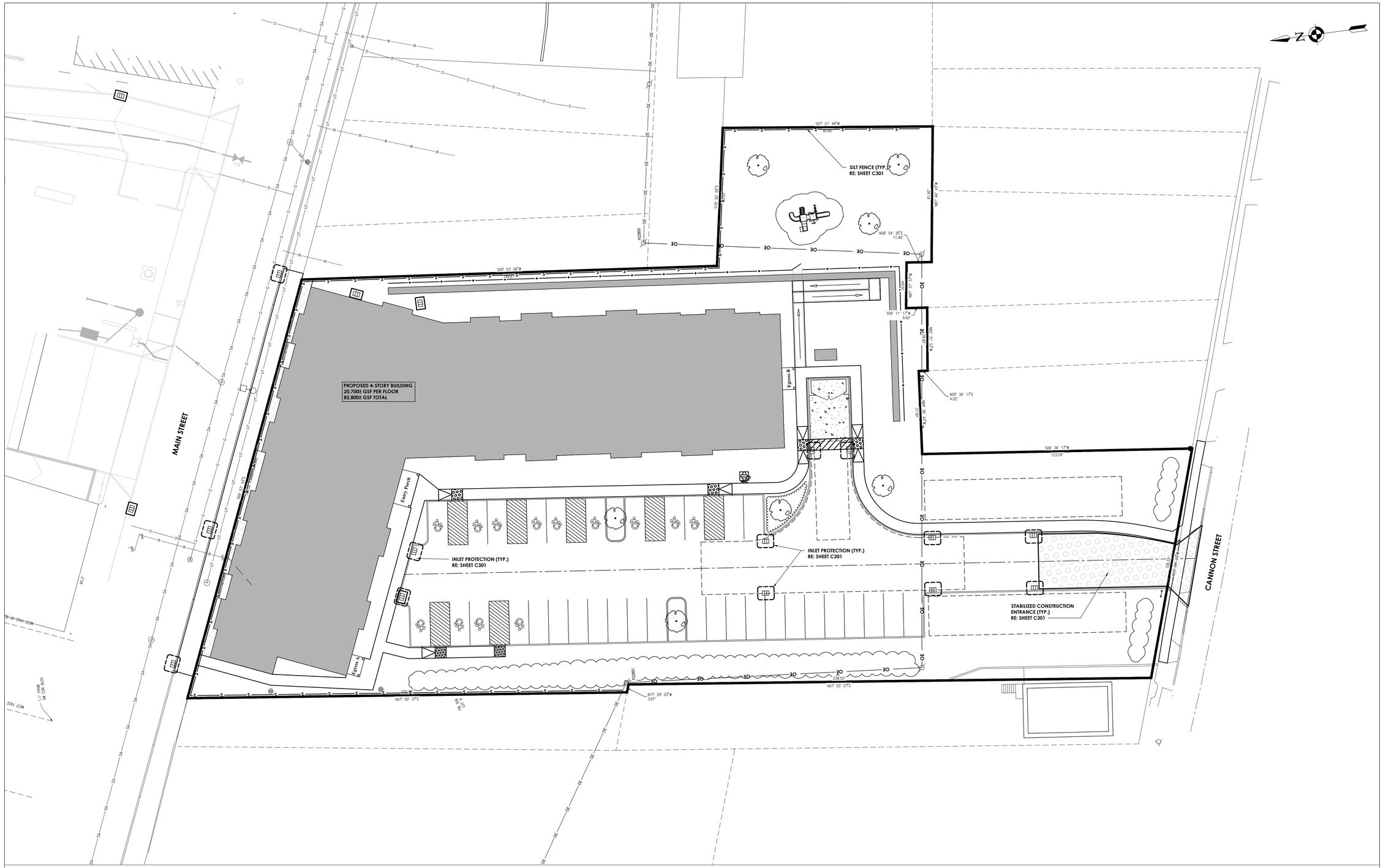
Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
GRADING PLAN

Drawing Number
WOM
C204

Plotted By: Anna Lammon | Date last plotted: 9/10/2025 9:03 AM | Date last accessed: 8/29/2025 1:07 PM | Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil\Site\WOM_C300_GRAD.dwg



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawing Number
WOM C205

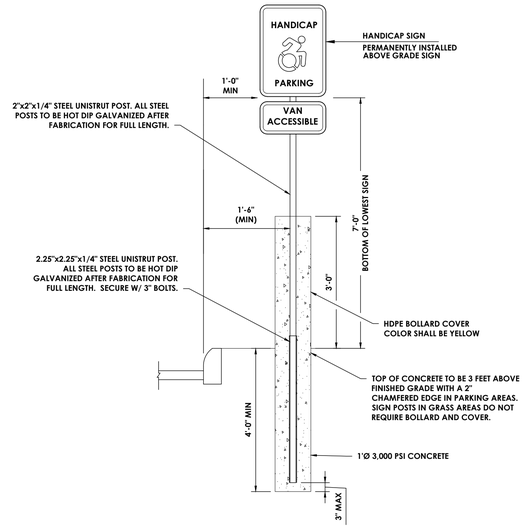
Plotted By: Anna Lamman
Date last plotted: 9/10/2025 9:03 AM
Date last accessed: 8/29/2025 12:20 PM
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Site\WOM_R19.15066.00_ESC_c.dwg
Sheet size: 24x36

ASPHALT PAVEMENT & STRIPING NOTES:

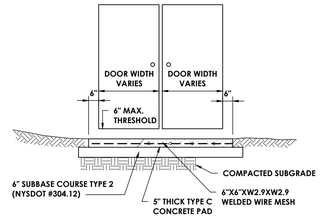
1. ALL TOP COURSE PAVEMENT AND FINAL STRIPING SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT MARKINGS ON TOP OF BINDER COURSE. ALL STRUCTURES, RIMS, AND GRATES SHALL BE PROTECTED WITH TEMPORARY ASPHALT BINDER.

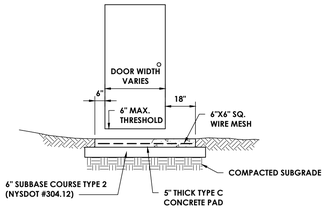
2. CONTRACTOR SHALL FIELD VERIFY IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE DEPTH AND SUITABILITY OF EXISTING GRANULAR MATERIAL FOR REUSE AS GRANULAR MATERIAL IN PROPOSED ASPHALT SECTIONS. OWNER'S REPRESENTATIVE DETERMINATION SHALL BE FINAL AND BINDING.

3. ALL ASPHALT PAVING SHALL MEET THE LINES AND GRADES AS SHOWN ON THE CONTRACT PLANS.



TYPICAL ADA PARKING SIGN & POST
N.T.S.

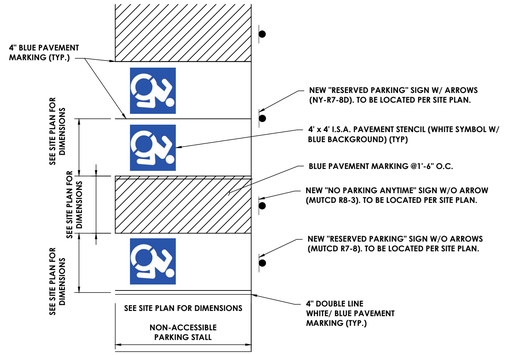




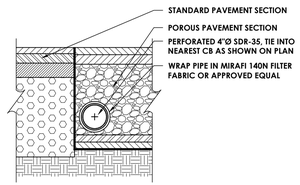
NOTES:
1. CONCRETE SLAB SHALL PROJECT 5'-0" OUT FROM BUILDING FACE.

2. MIN. 1% SLOPE DOWN AWAY FROM BUILDING.

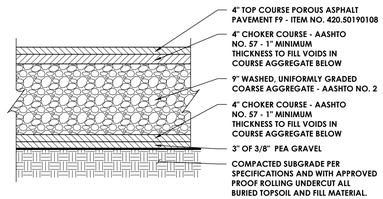
CONCRETE PAD AT DOOR
N.T.S.



TYPICAL ACCESSIBLE PARKING STRIPING
N.T.S.



POROUS PAVEMENT UNDERDRAIN
N.T.S.



POROUS PAVEMENT SECTION
N.T.S.

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

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15066.00

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WINDOWS ON MAIN

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Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 1

Drawing Number
WOM
C300

Plotted By: Anna Lamman
Date last plotted: 9/10/2025 9:03 AM
Date last accessed: 8/12/2025 3:34 PM
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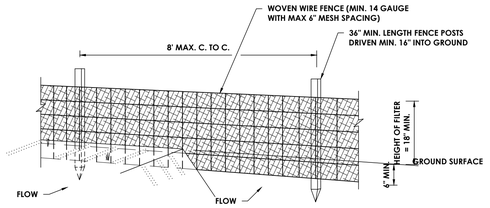
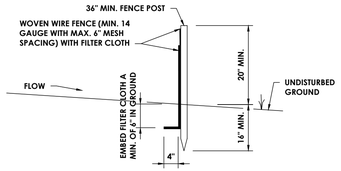


PERSPECTIVE VIEW



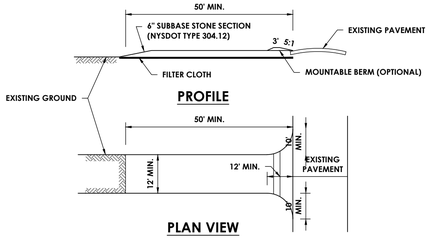
SECTION

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

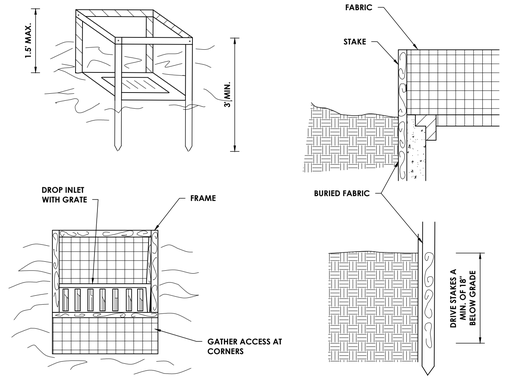
CONSTRUCTION NOTES:

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.

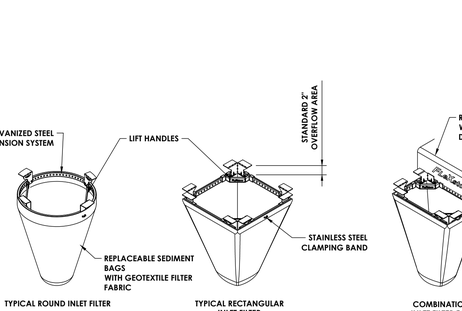
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

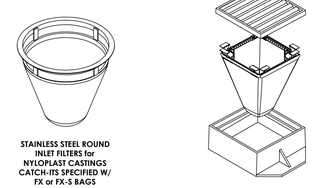
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

*MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.





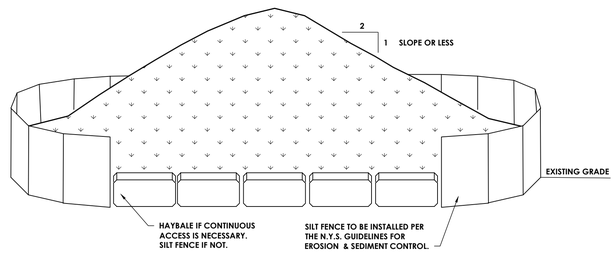
STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

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.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

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Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 2

Drawing Number
WOM
C301

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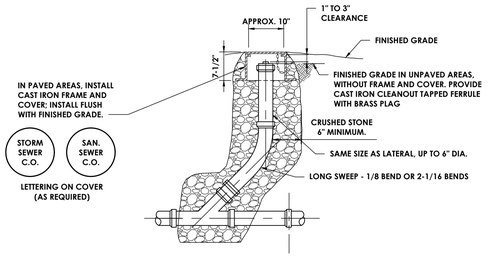
Date last plotted: 9/10/2025 9:03 AM
Plotted By: Anna Lammon



SEWER CLEAN-OUT

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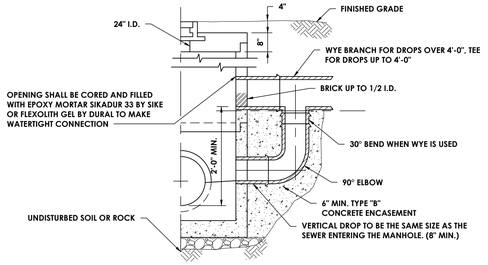

EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

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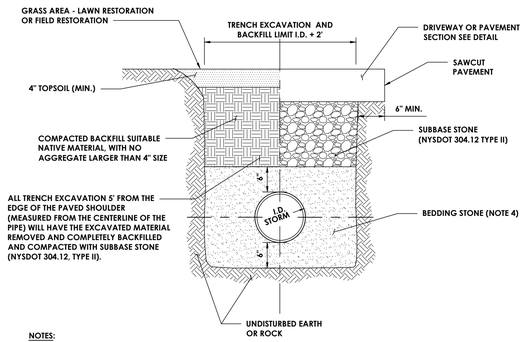


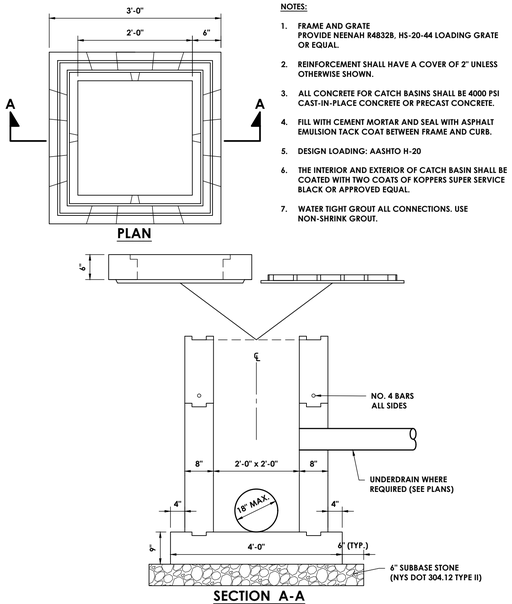
NOTES:

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

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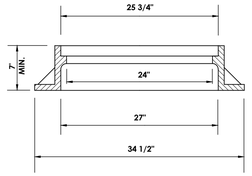
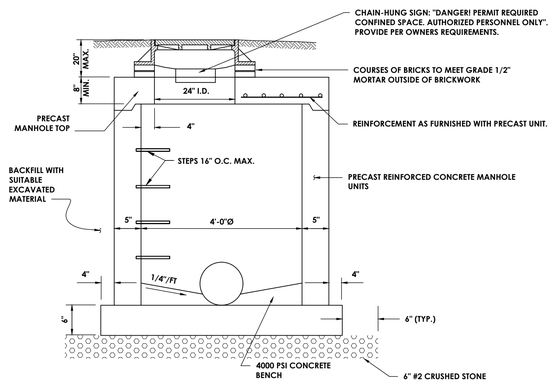


NOTES:

1. MANHOLE STEPS ARE REQUIRED FOR ANY STRUCTURE DEEPER THAN 4 FT.
2. MANHOLE TOP SLABS, FRAMES AND COVERS SHALL BE DESIGNED FOR USE UNDER ANY H - 20 LOADING.
3. MANHOLE FRAME AND GRATE/COVER TO BE: INLET M.H.: NEENAH MODEL R-2556 OR APPROVED EQUAL. SOLID M.H.: NEENAH MODEL R-1642 TYPE F OR APPROVED EQUAL.

MANHOLE FRAME



MANHOLE SECTION

STORM SEWER MANHOLE

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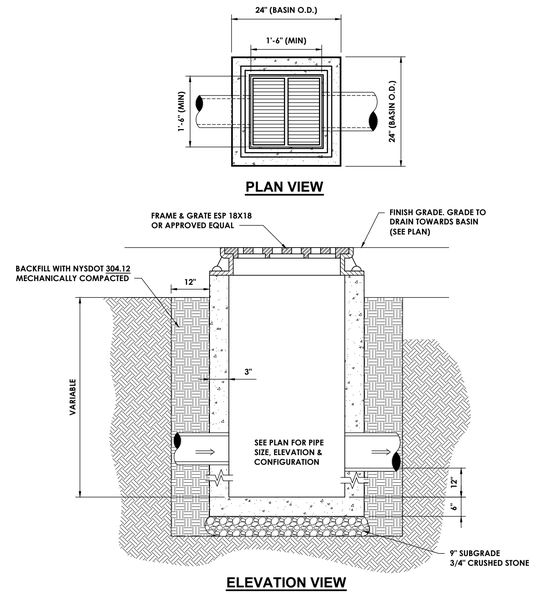

TYPICAL YARD DRAIN DETAIL

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

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Drawing Title
DETAILS 3

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Date last accessed: 8/12/2025 3:34 PM
Date last plotted: 9/10/2025 9:03 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:

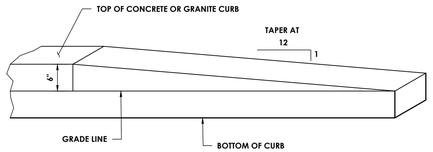
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM 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.

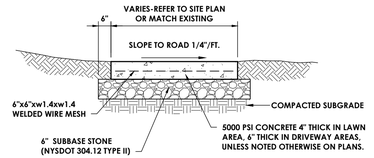
COLOR REQUIREMENTS:

27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

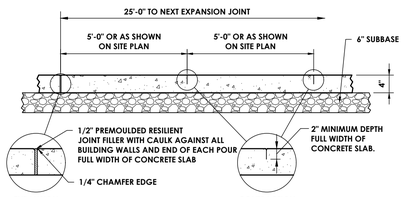


CURB TRANSITION / TERMINAL

N.T.S.



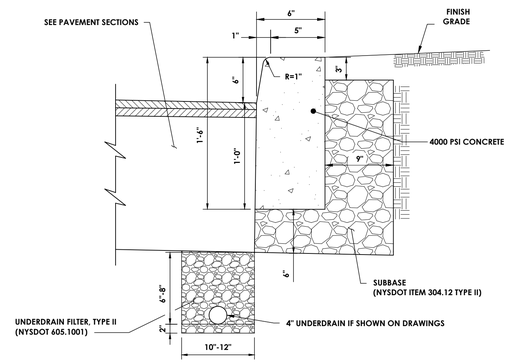
CROSS-SECTIONAL VIEW



SIDE VIEW

TYPICAL CONCRETE SIDEWALK

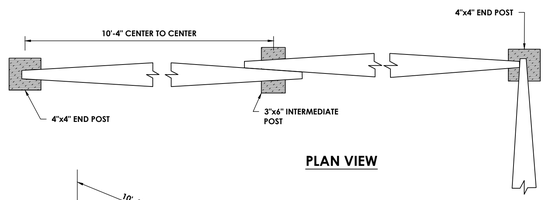
N.T.S.



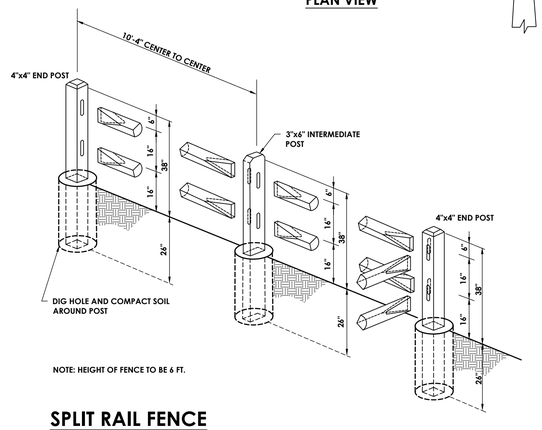
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO 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



NOTE: HEIGHT OF FENCE TO BE 6 FT.

SPLIT RAIL FENCE

N.T.S.

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
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN

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.

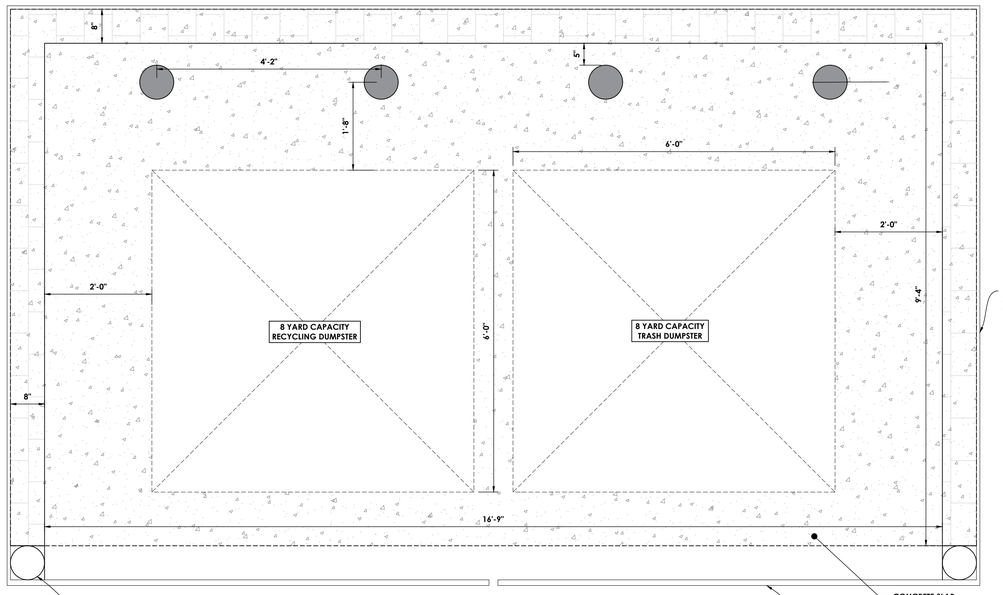
SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

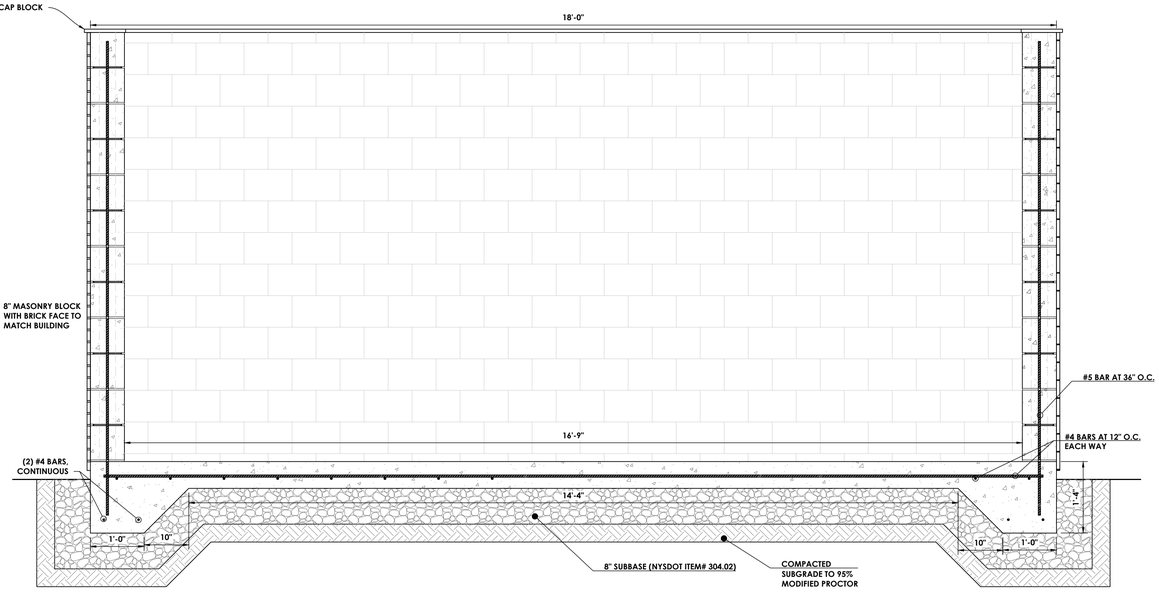
Drawing Title
DETAILS 4

Drawing Number
WOM
C303

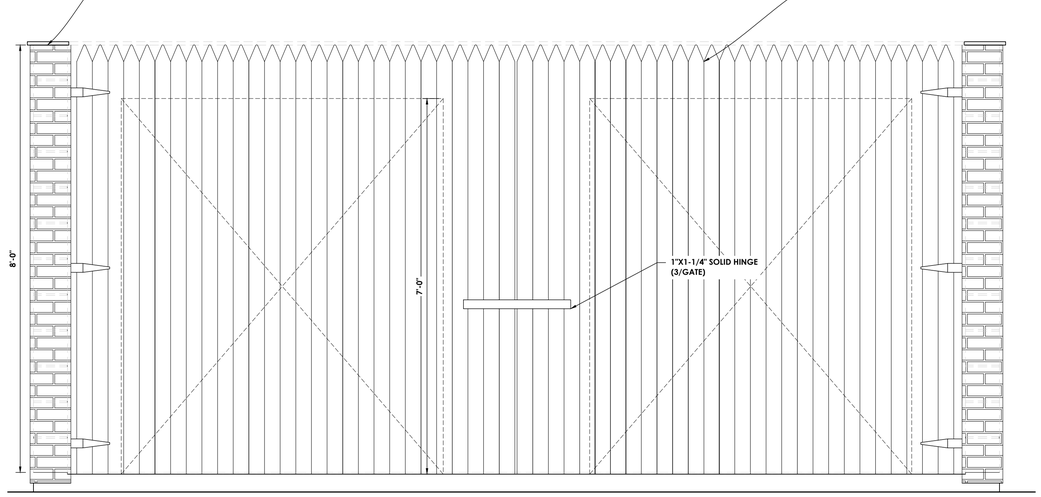
Plotted By: Anna Lamman
Date last plotted: 9/10/2025 9:03 AM
Date last accessed: 8/12/2025 3:34 PM
Sheet size: 24x36
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Details\WOM_B19-15066.00_DET_C.dwg



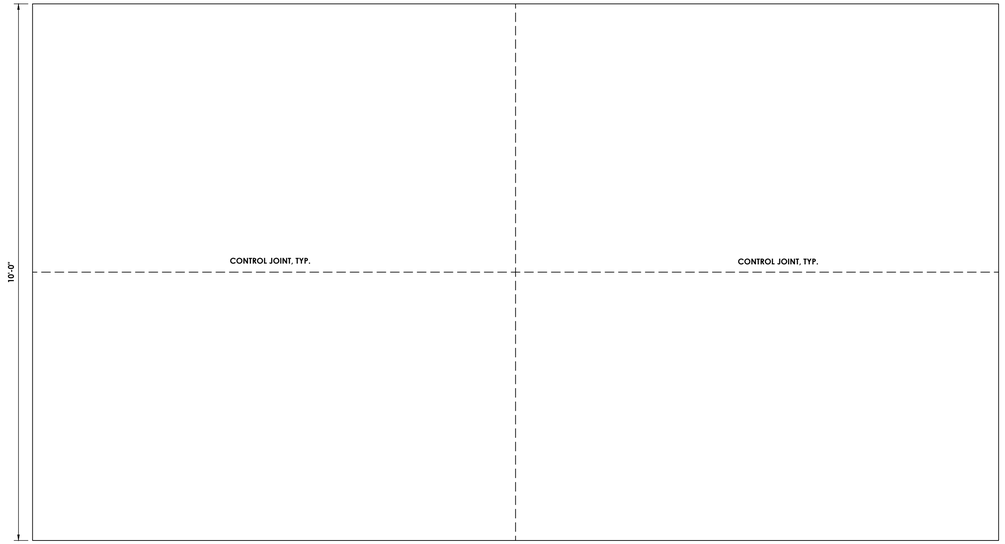
DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE TYPICAL SECTION



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

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

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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	ALL

Drawing Title
DETAILS 5

Drawing Number
WOM
C304

Plotted By: Anna Lammon
Date last plotted: 9/10/2025 9:03 AM
Date last accessed: 8/12/2025 3:34 PM
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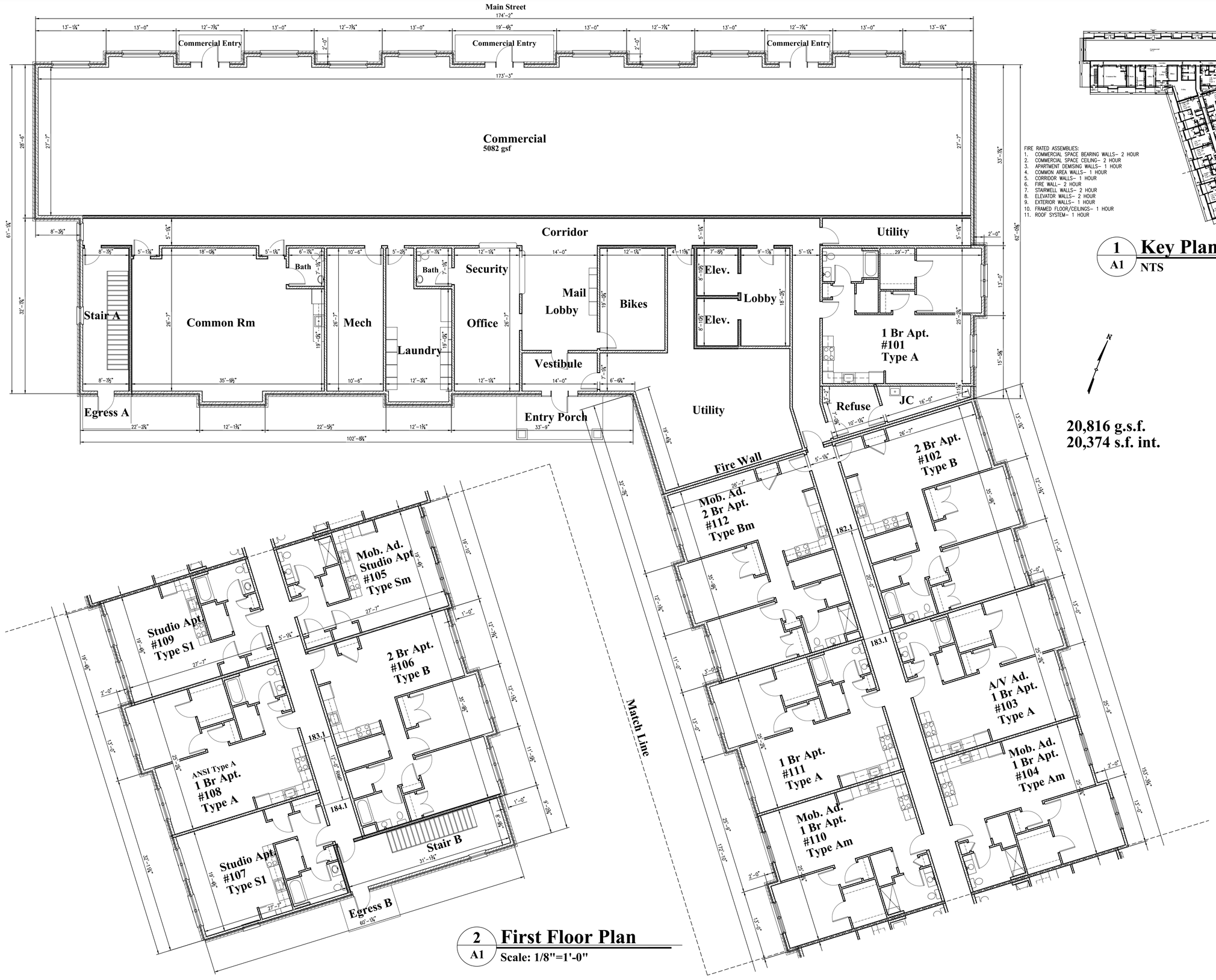
Drawing Name: S:\Projects\HRH\Windows on Main\3D Design\ACAD\Civil Details\WOM_8.19.15066.00_DET_C.dwg



FIRE RATED ASSEMBLIES:
1. COMMERCIAL SPACE BEARING WALLS– 2 HOUR
2. COMMERCIAL SPACE CEILING– 2 HOUR
3. APARTMENT DEMISING WALLS– 1 HOUR
4. COMMON AREA WALLS– 1 HOUR
5. CORRIDOR WALLS– 1 HOUR
6. FIRE WALL– 2 HOUR
7. STAIRWELL WALLS– 2 HOUR
8. ELEVATOR WALLS– 2 HOUR
9. EXTERIOR WALLS– 1 HOUR
10. FRAMED FLOOR/CEILINGS– 1 HOUR
11. ROOF SYSTEM– 1 HOUR

1 / A1 **Key Plan** NTS

20,816 g.s.f.
20,374 s.f. int.

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
8/6/25

PROJECT NUMBER
18-18

SHEET NUMBER
A1

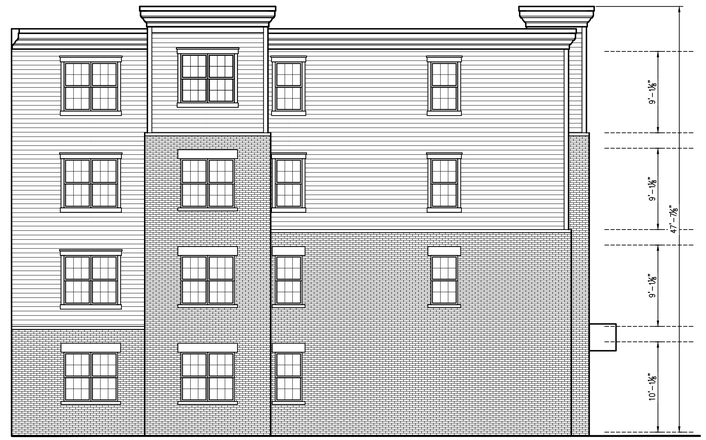


Exterior Finishes:
4" Brick- Watsontown Latrobe
Precast Concrete Lintels & Sills- White
Fiber Cement Siding 1- Hardie Monterey Taupe
Fiber Cement Siding 2- Hardie Mountain Sage
Single Hung Vinyl Windows- White
Composite Trims- White
Fypon Crown- White

1 / A6 South Elevation (North Wing)
Scale: 1/8" = 1'-0"



2 / A6 West Elevation (North Wing)
Scale: 1/8" = 1'-0"



3 / A6 East Elevation (North Wing)
Scale: 1/8" = 1'-0"



4 / A6 North Elevation (Main St.)
Scale: 1/8" = 1'-0"

COPPOLA ASSOCIATES
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PROPOSED MULTIFAMILY DWELLING FOR:
HUDSON RIVER HOUSING

The Windows on Main

City of Poughkeepsie, NY

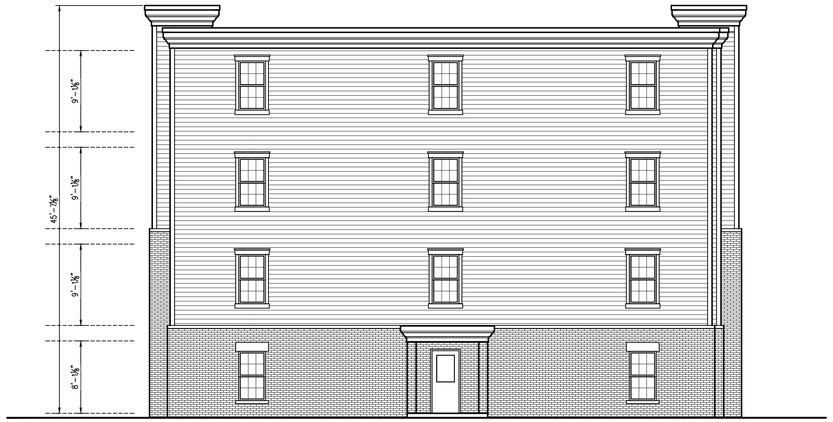
Elevations

REVISIONS

DATE
8/6/25

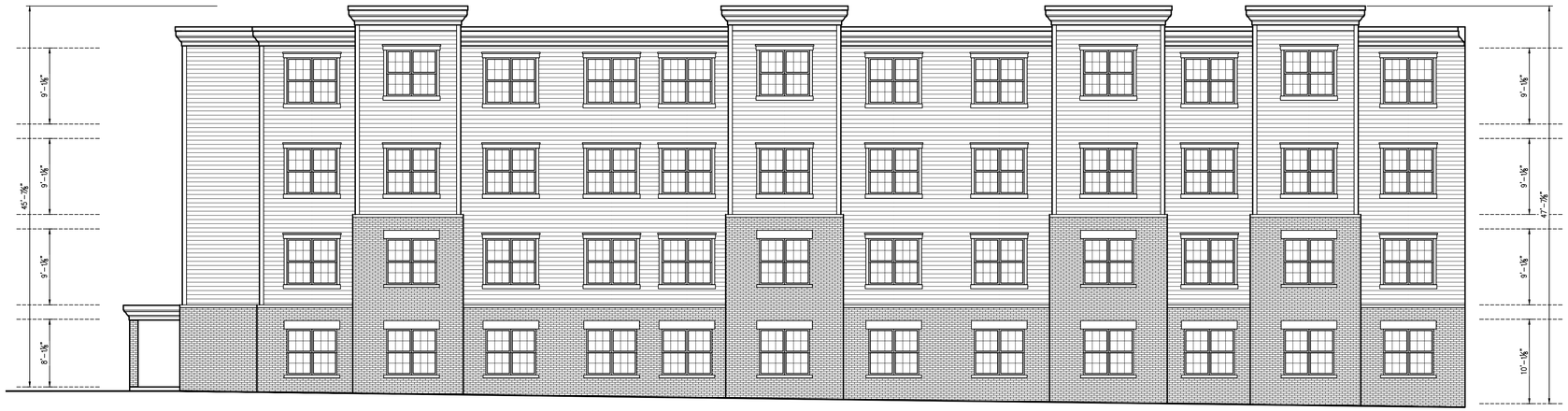
PROJECT NUMBER
18-18

SHEET NUMBER
A6



1 / A7 South Elevation (South Wing)

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



2 / A7 East Elevation (South Wing)

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



3 / A7 West Elevation (South Wing)

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

COPPOLA ASSOCIATES

Design, Architecture & Planning

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Suite 101
Newburgh, NY 12550
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PROPOSED MULTIFAMILY DWELLING FOR:
HUDSON RIVER HOUSING

The Windows on Main

City of Poughkeepsie, NY

Elevations

REVISIONS

DATE
8/6/25

PROJECT NUMBER
18-18

SHEET NUMBER
A7

Agency Use Only [If applicable]

Project : Windows on Main Site Plan

Date : 9.23.25

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		□	□

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	□	□
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	□	□
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	□	□
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	□	□
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	□	□
vi. 43 tons/year or more of methane	D2h	□	□
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	□	□
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	□	□
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	□	□
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	□	□
f. Other impacts: _____ _____		□	□

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	□	□
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	□	□
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	□	□
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	□	□

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	□	□
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	□	□
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	□	□
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	□	□
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	□	□
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	□	□
g. Other impacts: _____ _____		□	□

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Windows on Main

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 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.

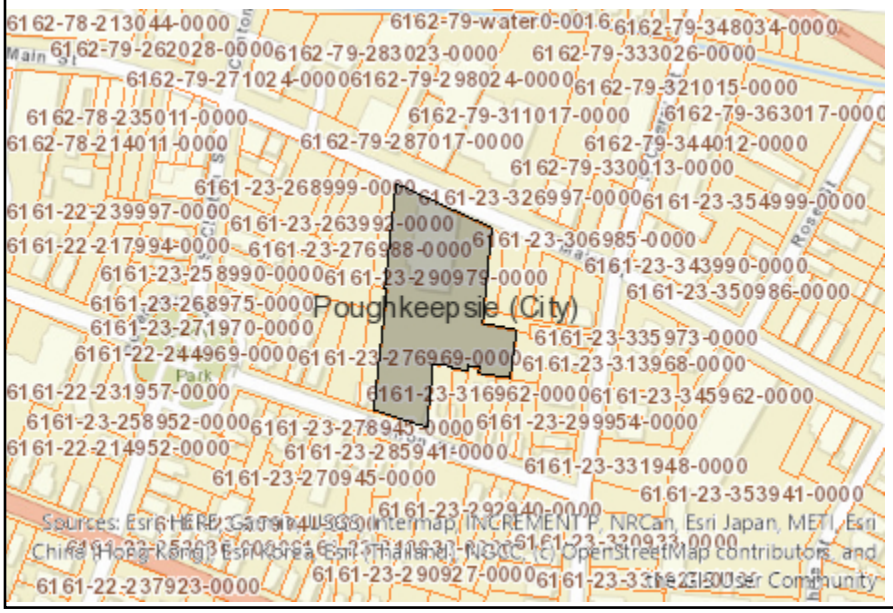
G. Verification

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

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, Booth, O. H., Hose Company
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

STORMWATER POLLUTION PREVENTION PLAN

WINDOWS ON MAIN

POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

AUGUST 2025

Prepared For:

HUDSON RIVER HOUSING INC.
313 MILL STREET, POUGHKEEPSIE, NY 12601

Prepared By:

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

26 IBM ROAD
POUGHKEEPSIE, NY 12601

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

Appendix A
Written Storm Water Pollution Prevention Plan

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CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

Stormwater Pollution Prevention Plan (SWPPP)
Windows On Main – Dutchess County, NY

The following information is required to be included on the SWPPP site map by the SPDES General Permit for Construction Activity, (GP-0-25-001):

1. Direction(s) of storm water flow and approximate slopes anticipated after major grading activities.
2. Total areas of soil disturbance and areas that will not be disturbed.
3. Locations of major structural and nonstructural BMPs identified in the SWPPP.
4. Locations where stabilization practices are expected to occur.
5. Locations of off-site material, waste, borrow and equipment storage areas.
6. Locations of all Waters of the United States (including Wetlands and surface waters of the state).
7. Locations where storm water discharge to a surface water and/or discharge to MS4.
8. Areas where final stabilization has been accomplished and no further construction-phase permit requirements apply.

INSTRUCTIONS TO OWNER/OPERATOR/OPERATORS ENGINEER AND CONTRACTORS

Responsibilities for Compliance with Storm Water Discharge Permit Regulations at Construction Sites

Operator’s Engineer's Responsibilities:

1. Prepare the SWPPP using good engineering practices, Best Management Practices, and in compliance with all federal, state, and local permit requirements. This preparation shall also include providing a description of the Project as it relates to site ownership and development responsibilities.
2. Prepare the NOI form for the Operator's signature and forward it to Operator for signature; SWPPP must be complete prior to NOI submittal.
3. Include a signed NOI in the SWPPP prepared for the Project.
4. Participate at the pre-construction meeting with Contractor and appropriate subcontractors, which should include a review with all parties the requirements of the SWPPP, if requested by Operator.
5. Review Contractor’s SWPPP records on a periodic basis to ensure compliance with requirements for reports and inspection and maintenance logs, if requested by Operator.
6. Certify to Operator the Contractor’s compliance with SWPPP record keeping requirements, if requested by Operator.

Operator's Responsibilities:

1. Require the Contractor to implement fully the SWPPP prepared for the site by the Operator's Engineer.
2. Forward a copy of the original permit certificate received from the regulatory agency to the Contractor for inclusion in the SWPPP Ledger and display at the Project.
3. Ensure (through periodic observations by Operator's Project Manager) and document that the Contractor is implementing the controls, inspections, maintenance, record-keeping, and all other requirements of the SWPPP.
4. File an appropriately signed Notice of Termination ("NOT") form when site work construction is completed, and stabilization is achieved.
5. Request and receive all SWPPP records from the Contractor and archive those records for a minimum of five (5) years after the NOT is filed.

Contractor's Responsibilities:

1. Sign the SWPPP Contractor's Certification Form in the SWPPP prepared for the Project (Appendix H).
2. Provide subcontractor training and require all subcontractors to sign the Subcontractor's Certification Form in the SWPPP prepared for the Project (Appendix I).
3. Implement the Erosion and Sediment Control Plans, and other requirements of the SWPPP.
4. Provide Trained Individuals, and documentation of qualifications, for the controls implemented at the Project.
5. Conduct all necessary inspections at the required intervals and prepare and retain written documentation of those inspections and all other written documentation required by the Construction General Permit.
6. Keep a copy of the SWPPP, all NOI's, permit certificates, permit language, Materials Management Process (MMP), inspection records, and other required records on the Project.
7. Post in a prominent place at the Project entrance and inside the job trailer office wall those documents required to be posted under the terms of the Construction General Permit including, the NOI (Appendix D).
8. Update and make changes to the SWPPP and supporting documents (such as the BMPs) as needed and with the approval of the Operator and the Operator's Engineer.
9. Transfer the SWPPP documents, along with all NOI's, permit certificates, NOT's, and written records required by the Construction General Permit to the Operator for archiving.

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I. SCOPE

a. PURPOSE: Development and proper implementation of the New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES) Construction General Permit governing stormwater discharges during construction and the National Pollutant Discharge Elimination System (NPDES) Construction General Permit governing storm water discharges during construction, and in accordance with Erosion and Sediment Control practices is critical. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by the Operator. This section provides a descriptive explanation of the Storm Water Pollution Prevention Program and required Contractor participation.

b. SPDES CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES: Regulations promulgated by the NYSDEC to regulate the discharge of storm water from Construction Activity on sites where one (1) or more acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-25-001). In order to use the Construction General Permit, a Notice of Intent (NOI) form must be completed and mailed to the NYSDEC. Authorization to discharge stormwater under the General Permit will be effective when the owner or operator has satisfied all of the criteria listed in the SPDES General Permit for Construction Activity (GP-0-25-001).

c. NOTICE OF INTENT: The Operator will petition the NYSDEC for stormwater discharges during construction at this site to be covered by the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001, following completion of this SWPPP. An NOI form will be filed by the Operator. Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) and, or, ten (10) business days from the date the Department receives both a complete paper version of the NOI.

d. RESPONSIBILITIES OF CONTRACTOR REGARDING THE CONSTRUCTION GENERAL PERMIT: The Contractor shall manage the discharge of stormwater from the site in accordance with the NYSDEC General Permit for Stormwater Discharges from Construction Activities and the following provisions:

1. The Contractor shall be responsible for conducting the Storm Water Management **practices in accordance with the permit.**
2. The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions.

e. PRE-CONSTRUCTION MEETING: A Pre-Construction SWPPP Meeting (although not required by the General Permit) may occur before any land disturbing activities are started. If a pre-construction SWPPP meeting is held it should include a review and explanation of the following topics:

- Erosion and sediment control for water quality protection
- Implementation of Erosion and Sediment Control Plans
- The importance to proper installation of erosion and sediment control measures
- Regular inspection by **Qualified Inspector** of erosion and sediment control measures
- Diligent maintenance to erosion and sediment control measures
- Contemporaneous preparation of accurate and complete records regarding inspection and maintenance of erosion and sediment control measures
- Record-keeping for inspections and maintenance activities

f. SWPPP CERTIFICATION REQUIREMENTS FOR THE CONTRACTOR AND SUBCONTRACTOR(S): The SWPPP shall provide forms for both the Contractor and Subcontractor(s) identifying the Company Name, Business Address and Telephone Number along with the Responsible Person for the Contractor and all subcontractors' who will implement the measures identified in the SWPPP. **The Contractor shall sign, the Contractor's Certification Statement** (Appendix H) **and all Subcontractors shall sign the Subcontractor's Certification Statement** (Appendix I) verifying they have been instructed on how to comply with and fully understand the requirements of the NYSDEC and SWPPP. **These certifications must be signed, by a responsible corporate officer or other party meeting the "Signatory Requirements", the NYS DEC SPDES General Permit for Stormwater Runoff from construction Activity (GP-0-25-001), on behalf of each entity, prior to the beginning of any Construction Activities and shall be filed in the Project's SWPPP.**

g. SWPPP LOCATION REQUIREMENTS: The SWPPP Ledger is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the Project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A copy of the General Permit (GP-0-25-001), NOI, NOI Acknowledgment Letter, MS4 Acceptance Form (if applicable) SWPPP, and inspection reports shall be maintained at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock; that is accessible during normal working hours to an individual performing a compliance inspection.

h. SWPPP LEDGER: A minimum of two (2) copies of the SWPPP, shall be provided by the Operator's Engineer. One (1) copy shall be provided for use by the General Contractor and one (1) copy shall be provided as an original.

i. INSPECTIONS AND RECORD KEEPING: Inspections are required as described in Part IV, C of the General Permit GP-0-25-001 by a qualified inspector.

1. INSPECTOR QUALIFICATIONS - Inspections must be conducted by a "Qualified" Inspector. "Qualified" is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the Construction Activity such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control(CPESC), licensed Landscape Architect. It also means that someone working under the direct supervision of a licensed Professional Engineer, or Landscape Architect, provided that person has training in the principles and practices or erosion and sediment control. Training in the principles and practices of erosion and sediment control means that an individual performing the site inspection has received four (4) hours of training, endorsed by the Department, from a Soil and Water Conservation District, CPESC, Inc. or other department endorsed entity in proper erosion and sediment control principles no later than two (2) years from the date of the current general permit issued. After receiving the initial training, an individual working under the direct supervision of a licensed Professional Engineer or licensed Landscape Architect shall receive four (4) hours of training every three (3) years. Inspections of post construction stormwater management practices that include structural components, such as a dam for impoundment, shall be performed by a licensed Professional Engineer.

2. RAINFALL MONITORING – A rain gage should be maintained on the site and a record of the rainfall amounts (in tenths of an inch) and dates shall be recorded every 24 hours on the Rain Log (Appendix P).

3. INSPECTOR RESPONSIBILITIES – The Qualified Inspector shall be trained in all the inspection and maintenance practices necessary for keeping the Erosion and Sediment Controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of Qualified Inspector training will be kept on site with the SWPPP.

4. INSPECTION PROCEDURES - Inspections must include all areas of the site disturbed by Construction Activities and areas used for storage of materials that are exposed to precipitation. Qualified Inspectors must look for evidence of, or the potential for, pollutants entering the storm water conveyance system. Erosion and Sediment Control measures identified in the SWPPP must be observed to ensure proper operation. Discharge locations must be inspected to ascertain whether Erosion and Sediment Control measures are effective in preventing significant impacts to Waters of the United States, where accessible. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of off-site tracking. The following inspection and maintenance practices will be used to maintain Erosion and Sediment Controls and stabilization measures:

a. All control measures will be inspected at least at the frequency identified in this Section. The minimum inspection frequency shall be once every seven (7) calendar days.
b. All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report, and completed within 48 hours of report and documented with photos.
c. Built up sediment will be removed from silt fence when it has reached 25% of the height of the fence.
d. Silt fences will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.
e. Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.
f. An Inspection Report (Appendix J) will be completed after each inspection. Copies of the report forms to be completed by the Qualified Inspector(s) are included in this SWPPP.
g. Disturbed Areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.
h. Report to U.S. Environmental Protection Agency, or NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event. The following events require 24-hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily discharge limitation for any of the pollutants listed by the EPA in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.
i. Spills or Releases of Hazardous Substances or Oil in excess of reportable quantities (as established under 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302) must be reported.

5. DISTURBING MORE THAN 5 ACRES AT ONE TIME – The owner or operator of a construction activity shall not disturb greater than five (5) acres of soil at any more time without prior written authorization from the NYSDEC or, in areas under the jurisdiction of a regulated, traditional land use control MS4 (provided the regulated, traditional land use control MS4 is not the owner or operator of the construction activity). At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

   a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Pat IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily of permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.
d. The owner or operator shall install any additional site specific practices needed to protect water quality.

6. MONITORING – There are no monitoring requirements required under this SWPPP and NOI coverage.

7. THIRD PARTY INSPECTIONS – Where required or requested by the Operator, third party inspections by the design engineer shall be in addition to and shall not replace inspections by the Contractor (Qualified Inspector). The third-party inspector shall complete and sign any inspection report and include a copy of the report in the SWPPP following each inspection.

8. RECORDKEEPING - It is imperative that documentation of the inspection and maintenance of all erosion and sediment control measures as soon as possible after the inspection and/or maintenance is completed. The inspection reports identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the Project is in compliance with the SWPPP and the Construction General Permit or other applicable State Permit. The report must be signed in accordance Part VII.H of the General Permit (GP-0-25-001). These records are used to prove that the required inspection and maintenance were performed and shall be placed in the SWPPP Ledger. In addition to inspection and maintenance reports, records should be kept of the Construction Activities that occur on the site. The Contractor shall retain copies of the SWPPP, all reports and data for a minimum of **five (5) years** after the project is complete in paper and CD format.

The forms found in this SWPPP shall be used by the Qualified Inspector(s) to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order. The following list identifies the required Inspection and Maintenance documentation and record keeping that must be maintained by the Contractor under this SWPPP:

Appendix J	**Inspection Report**
Appendix K	**Stabilization Schedule**
Appendix L	**Implementation Schedule**
Appendix M	**Modification Log & Report**
Appendix N	**Final Stabilization/Notice of Termination Checklist**
Appendix O	**Reportable Quantity Release Form**
Appendix P	**Project Rainfall Log**

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the Project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

9. OTHER RECORD KEEPING REQUIREMENTS - The Contractor shall keep the following records related to Construction Activities at the site:

   - Dates when major grading activities occur and the areas which were graded
   - Dates and details concerning the installation of structural controls
   - Dates when Construction Activities cease in an area
   - Dates when stabilization measures are initiated
   - Dates when an area is stabilized, either temporarily or permanently
   - Dates of rainfall and the amount of rainfall
   - Dates and descriptions of the character and amount of any spills of Hazardous Substances or Oil
   - Records of reports filed with regulatory agencies if reportable quantities of Hazardous Substances or Oil spilled

j. SWPPP MODIFICATIONS: The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant to be a dynamic working guide that is to be kept current and amended whenever:

1. There is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed in the SWPPP. In addition to modifying the SWPPP, the site map may also require an amendment.

2. Inspections or investigations by site staff, or by local, state or federal officials, determine that the discharges the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site. Modifications that are the result of an inspection must be initiated within 24 hours and completed within 48 hours.

3. Based on the results of an inspection, it must be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection.

4. There is a release containing a Hazardous Substance or Oil in an amount equal or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302 occurs during a 24-hour period. Revisions to the SWPPP must be completed within seven (7) calendar days of knowledge of the release.

Any such changes to the SWPPP must be made in writing on the Modification Report (Appendix M) within 7 days of the date such modification or amendment is made. Changes must also be drawn on the Progress Drawing.

k. FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE: A site can be considered finally stabilized when all soil disturbing activities have been completed and:

1. A uniform perennial vegetative cover with a density of **80%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established.
2. The facility no longer discharges storm water associated with Construction Activities.
3. A Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The NOT must be submitted within 30 days of final stabilization.

II. PROJECT NAME AND LOCATION

Windows On Main

Hudson River Housing
448 Main St.
Poughkeepsie, NY 12601

UTM 18: Easting: 589912.473487, Northing: 4617124.231495
Longitude: -73.919386, Latitude: 41.700826

A general location map with enough detail to identify the location of the construction site, the receiving waters within one (1) mile of the site (if applicable) is included in Appendix B.

III. OPERATOR'S NAME AND ADDRESS

HUDSON RIVER HOUSING
313 Mill Street
Poughkeepsie, NY 12601
(845) 454-5176 Fax: (845) 485-1641
Hudsonriverhousing.org

IV. PROJECT DESCRIPTION

This SWPPP is for the proposed upgrades for the existing parking area at the Hudson River Housing complex located on 448 Main St. The proposed project includes the demolition of existing building and parking area and replacement with a new building and parking area (of reduced size); the proposed plans will result in an overall reduction in impervious surfaces by 40%. Other improvements include pedestrian sidewalk/pavement, a rear (south) entrance for vehicle traffic, and a playground area.

The total project disturbance area is approximately 1.66 acres. The estimated time for completion of the construction on the project is 365 calendar days. General soil disturbing activities will include:

- Construction of temporary construction exit points and erosion control devices
- Minor clearing and grubbing
- Minor regrading
- Installation of storm sewer pipes, inlets, and storm water structures
- Construction of pervious asphalt parking lots, driveways, and sidewalks
- Final grading

V. EXISTING SITE CONDITIONS

The project site tributary area is approximately 2.67 acres.

The topography of the projects site ranges from elevations 182 to 196 feet. The site has slopes ranging from 0% to 7%; the majority of the site is between 1% and 3% and gently slopes down towards the north. Runoff is conveyed via overland shallow sheet flow and shallow concentrated flow until it is collected in a catch basin and discharges to the municipal collection system offsite.

VI. NAME OF RECEIVING WATERS

The site eventually discharges into Falkill Creek via the municipal underground system.

VII. DESCRIPTION OF SOILS

Soil Types within the Subject Area are summarized in Table I

Table I
Existing Soil Types

Symbol	Soil Name	Hydrologic Soil Group
DxB	Dunkirk silt loam, 3 to 8 percent slopes	C
Ur	Urban Land	D (assumed)

More information pertaining to soils (including approximate boundary) can be found in the Appendix C (soil mapping) section of this report as well as in Appendix D (watershed mapping).

VIII. EROSION AND SEDIMENT CONTROLS

a. Temporary Structural Practices, Permanent Structural Practices, Temporary Stabilization Practices, Permanent Stabilization Practices

The project will utilize temporary and permanent erosion and sediment control practices to prevent sediment from leaving the project area. A list of the practices anticipated are as follows:

Temporary Structural					
	BMP	**Notes**		**BMP**	**Notes**
☒	Inlet Protection		☐	Brush Barrier	
☐	Outlet Protection		☐	Temporary Stream Crossing	
☒	Perimeter Protection		☐	Pipe Slope Drain	
☒	Stabilized Construction Entrance/Exit		☐	Wind Fence	
☐	Stone Staging Area		☐	Temporary Diversion Channels	
☐	Temporary Sediment Basin		☐	Temporary Diversion Berms	
☒	Temporary Gravel and Riprap Sediment Trap		☐	Other	
☐	Temporary Rock Dam Sediment Trap		☐	Other	
☐	Check Dam		☐	Other	
☒	Sediment Fence		☐		
☒	Temporary Seeding		☐	Chemical Stabilization	
☒	Temporary Mulching		☐	Other	
☐	Rolled Erosion Control Product (RECP)	**1 on 3 slope or greater**	☐	Other	
☐	Slope Tracking (Soil Roughening)		☐	Other	
☒	Watering to Minimize Wind Erosion		☐	Other	

Permanent Stabilization					
	BMP	**Notes**		**BMP**	**Notes**
☐	RECP (all slopes exceeding 3:3 (3 horizontal to 1 vertical)		☐	Vegetation Protection	
☒	Permanent Seeding		☐	Sod	
☒	Permanent Planting (vegetative landscaping)		☐	Other	
☒	Mulching		☐	Other	
Permanent Structural					
	BMP	**Notes**		**BMP**	**Notes**
☐	Outlet Protection		☐	Stormwater Channel	
☒	Storm Drainage System		☐	Retaining Wall	
☒	Curb		☐	Gradient Terrace	
☐	Stormwater Pond		☐	Stormwater Retention Pond	
☐	Stormwater Infiltration		☐	Stormwater Filtration	
☐	Dry Swale		☐	Bio Retention Basin	
☐	Dry Well		☐	Other	
☐	Other		☐	Other	

b. Sequence of Major Construction Activities

The Contractor will be responsible for implementing the following Erosion and Sediment Control and Storm Water Management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows (refer to the plan set bound separately from this SWPPP for details):

Construction Sequence (Note – Should match sequence on SWPPP plans)

1. Construct stabilized construction entrance/exit at locations designated on plans.
2. Install perimeter silt fence.
3. Have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP and required by the NYSDEC permit have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.
4. Begin clearing and grubbing operations.

5. Strip topsoil and stockpile in a location acceptable to construction manager. When stockpile is complete, install perimeter silt fence around stockpile, seed surface with 100% perennial ryegrass mixture at a rate of 2-4 lbs. per 1000 sf. Apply 90-100 lbs per 1000 sf of mulch.
6. Commence earthwork cut and fills. The work shall be progressed to allow a reasonable transfer of cut and fill earth for rough grading and earth moving. The contractor will be given some latitude to vary from the following schedule in order to meet the field conditions encountered. Contractor shall review variations to SWPPP with design engineer and qualified professional prior to implementation. All changes to SWPPP drawings must be documented within onsite SWPPP.
7. Stabilize all areas as soon as practicable, idle in excess of 7 days and in which construction will not commence with 14 days.
8. Following rough grading, utility installation should begin, trench excavation/backfill areas should be stabilized progressively at the end of each workday with seed and straw mulch at a rate of 100% perennial rye grass at 2-4 lbs/1000 sf mulched at 90-100 lbs/1000 sf.
9. Construct all curb inlets, area inlets, and storm sewer manholes, as shown on the plans.
10. Install inlet/outlet protection at the locations of all grade inlets, curb inlets, and at the ends of all exposed storm sewer pipes prior to final paving.
11. Finish grade and pavement subgrade preparation.
12. As landscaped areas are brought to grade, stabilize with topsoil, seeding and mulching per specifications.
13. Asphalt paving and concrete work.
14. Remove temporary construction exits only prior to pavement construction (these areas are to be paved last).
15. The developer/owner/operator shall have a qualified professional conduct an assessment of the site and final report to determine all permanent stormwater measures have been installed per plans and 80% uniform germination/stabilization has been achieved prior to the removal of all remaining temporary erosion and sediment control devices.

IX. STORM WATER MANAGEMENT

A. METHODOLOGY

Quality: With an overall reduction in impervious surfaces (within the project site) from existing to proposed conditions of over 40%, the proposed development meets the NYSDEC Stormwater Design Manual Chapter/Section 9.2.1 Condition 'I' to satisfy the Water Quality Requirements. See Appendix R for the pre-development versus post-development impervious condition mapping and calculations.

Quantity: HydroCAD 10.00-24 (40 node s/n 00475) by HydroCAD Software Solutions LLC was used to model the proposed condition for determining the Water Quality Peak Flow Rate. This program simulates the USDA Soil Conservations Service's TR-20 hydrologic model to analyze discharges from drainage areas from the combined proposed impervious surfaces.

The parameters required to calculate stormwater runoff are area, curve number, and time of concentration. The drainage area was evaluated using the guidelines described in USDA Soil Conservation Service's TR-55 to determine the curve number. A minimum time of concentration value was used.

The runoff curve number (CN) is based on a weighted average of ground cover and soil type. The underlying soil types are described in county soil maps. Site and grading plans and survey maps outline existing and proposed ground cover. A combined CN was used for all impervious areas that was used to determine the P_{90} calculated rainfall value.

Time of concentration (Tc) represents the amount of time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of analysis. Surface roughness, slope, channel shape and flow patterns are the factors that affect the time of concentration. Stormwater runoff flows through the drainage area as sheet flow, shallow concentrated flow, open channel flow, or concentrated flow (such as in storm sewers). For this report, a minimum time of concentration was used for pre-development conditions; the post-development condition Tc pathing exceeded the 6 minute minimum.

B. EXISTING CONDITIONS

WINDOWS ON MAIN

The existing area to be disturbed comprises approximately 1.66 acres. The area to be redeveloped consists of approximately 1.5 acres of impervious building, parking, and sidewalk surfaces. One driveway connects the complex and the parking lot to Cannon Street to the south. As evidenced by the acreage listed, the majority of the site to be developed is impervious. One section of the site (to the east) is a grassy area with contours indicating flow towards the site.

The overall pre-development condition drainage area is approximately 2.67 acres and incorporates portions of adjacent properties that flow towards the site. Cannon Street (to the north of the site) is the limit of the watershed as flow north of the curb will not contribute to the developed area. See Appendix R.

Table II
Existing Conditions Summary

Area	Size (ac)
Project Area	1.66
Impervious	1.50

C. PROPOSED CONDITIONS

WINDOWS ON MAIN

The proposed disturbed area for redevelopment comprises a total of 1.66 acres. The site will include redevelopment for the construction of the new building, parking lot, driveways, sidewalks, and a playground area to the east of the parking lot. This redevelopment will reduce the total site impervious area by 40%. Pervious parking areas and a conversion of existing parking to greenspace are proposed.

The overall watershed associated with the post-development condition modelling matches that of the existing/pre-development condition.

All areas to be converted from impervious to pervious will be treated with soil restoration measures outlined in the stormwater management design manual.

Table III summarizes the hydrologic characteristics of the drainage areas described above. See Appendix R for computations for the proposed drainage conditions.

Table III
Proposed Conditions Summary

Area	Size (ac)
Total Disturbed	1.66
Impervious	0.87

X. STORMWATER MANAGEMENT & SPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PHASE II REQUIREMENTS

State Pollutant Discharge Elimination System (SPDES)
Since the subject site will have land disturbance of more than 1-acre, a State Pollutant Discharge Elimination System (SPDES) Stormwater Permit for Construction will be obtained as part of the project. A Storm Water Pollution Prevention Plan (SWPPP) will be developed in accordance with the EPA Phase II regulations. The SWPPP will be in accordance with the New York State DEC Guidelines and will meet the following criteria as the principal objectives contained in an approved SWPPP.

1) Reduction or elimination of erosion and sediment loading to waterbodies during construction activities.
2) Control the impact of storm water runoff on the water quality of the receiving waters.
3) Control the increase volume and peak runoff rate of runoff during and after construction.
4) Maintenance of storm water controls during and after completion of construction.

The aforementioned objectives will be accomplished by incorporating several of the design criteria outlined within the Technical Guidelines provided by New York State Department of Environmental Conservation, Stormwater Management Design Manual (2025) and summarized below.

A. WATER QUALITY VOLUME

With an overall reduction in impervious surfaces (within the project site) from existing to proposed conditions of over 40%, the proposed development meets the NYSDEC Stormwater Design Manual Chapter/Section 9.2.1 Condition 'I' to satisfy the Water Quality Requirements. See Appendix R for the pre-development versus post-development impervious condition mapping and calculations. No new permanent water quality volume practices are required. See Appendix R for the pre and post-development watershed mapping (with impervious cover calculations).

B. PEAK RUNOFF RATES

With the reduction of impervious cover from pre-development conditions to post-development conditions, peak runoff rates for the 1-yr, 10-yr, and 100-yr 24hr storm events were achieved without the need for additional quantity control practices. The table below provides a comparison of pre-development to post-development peak runoff rates. See Appendix U for the HydroCAD modeling results. It should be noted that the minimum Tc of 6 minutes was applied only to the pre-development condition model and therefore the flow rate disparities shown are conservative.

Table IV
Peak Runoff Flow Comparison (CFS)

Storm Event	Pre-Dev	Post-Dev
1-yr	5.71	3.86
10-yr	11.28	8.59
100-yr	20.26	16.47

XI. SUMMARY OF FINDINGS

A. SUMMARY OF RESULTS

The proposed work may be classified as a redevelopment project and will result in a net reduction of impervious area by 40% thereby satisfying all Quality requirements. Similarly, there is a reduction of stormwater discharge from the site across all storm events analyzed.

XII. OTHER CONTROLS

a. Off-Site Vehicle Tracking:

A stabilized construction entrance/exit will be provided at each entrance used for construction access to help reduce vehicle tracking of sediments. The paved streets adjacent to the site entrance will be inspected daily and swept as necessary to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin. The job Contractor's Superintendent will be responsible for seeing that these procedures are followed.

b. Excavation Spoil Materials:
Excavation spoil materials may be generated during excavations including, but not limited to footings and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this Project will be managed by the following method: Stockpiled on-site, the general site contractor to specify location and provide erosion control for excavated spoil materials.

c. Dust Control:
Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods
- Covering 30% or more of the soil surface with a non-erodible material.
- Roughening the soil to produce ridges perpendicular to the prevailing wind. Ridges should be about six (6) inches in height.
- Frequent watering of excavation and fill areas.
- Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

d. Equipment Service Area:
The Contractor shall identify an area on the Erosion and Sediment Control Plan for equipment cleaning, maintenance and repair. This area shall be protected by a temporary perimeter berm preventing all surface runoff from leaving the area, or equivalent measure, and shall be located no closer than 100' from any Waters of the United States or state, and shall be located no closer than 50' from any storm inlet. External washing of trucks and other construction vehicles must be confined to this area. No engine degreasing or asphalt equipment or tool washing is permitted.

e. Material Stockpiles:
Stormwater runoff to and from material stockpiles shall be controlled to prevent materials from creating a diversion of surface water to disturbed soils or from entering the surface water. Topsoil stockpiles shall be surrounded with perimeter sediment control measures such as silt fence and be covered with non-erosive material as soon as practicable but no longer than 14 days after completion of the pile. Non-erosive material may include temporary seeding with straw mulch and tackifier, Mulch, or other material providing suitable cover.

f. Masonry Mixing Area:
Non-stormwater discharges into storm drainage systems or waterways containing slurries from concrete or mortar mixing operations shall not be permitted. Masonry mixing areas shall be located a minimum distance of 100 linear feet from drainage ways, inlets and surface waters and all storm water runoff from these areas shall be contained by a berm or other measures. Run-on water to these areas will be diverted to prevent mixing of clean water and water contaminated with concrete slurry.

XIII. COMPLIANCE WITH OTHER STATE AND LOCAL REGULATIONS

At a minimum, the Contractor will obtain copies of any and all local and state regulations which are applicable to Storm Water Management, Erosion and Sediment Control, and pollution minimization at this Project and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the *NYSDEC* General Permit for Stormwater Discharges from Construction Activities including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the Project and allowing regulatory personnel access to the Project and to records in order to determine compliance. The Contractor shall also comply with any additional or more stringent requirements imposed by the permit issued by an approved state storm water program, or with permits issued, or requirements imposed by the Town to which the Project discharges storm water. Requirements with which the Contractor must comply include installation of post-construction measures required by the State, County, or City.

XIV. MATERIALS MANAGEMENT PLAN

a. Progress Drawing:
A Progress Drawing consisting of a print of the Erosion and Sediment Control Plans shall be posted inside the job trailer wall. The Progress Drawing will be used to record the locations of the Job Trailer, Sanitary Waste Facilities, Solid Waste Facilities, Fuel Storage Area, Equipment Service Area, and Concrete Washout Pit. Any time any of these facilities are relocated on the site, a new location will be noted on the Progress Drawing and a Modification Report (Appendix M) will be prepared.

b. Materials Covered:
The following materials or substances may be present onsite during construction:

Concrete/Additives/Wastes	Cleaning solvents
Petroleum based products	Paints/Solvents
Solid and construction wastes	Sanitary wastes
Soil stabilization additives	

c. Materials Management Practices:
The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent will be responsible for ensuring that these procedures are followed:

1. Good Housekeeping:
The following good housekeeping practices will be followed onsite during construction:
   a) An effort will be made to store only enough products required to do the job.
   b) All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
   c) Products will be kept in their original containers with the original manufacturer's label in legible condition.
   d) Substances will not be mixed with one another unless recommended by the manufacturer.
   e) Whenever possible, all of a product will be used up before disposing of the container.
   f) Manufacturer's recommendations for proper use and disposal will be followed.
   g) The Contractor's Superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

2. Hazardous Substances:
These practices will be used to reduce the risks associated with Hazardous Substances. Material Safety Data Sheets (SDS) for each product with hazardous properties that is used at the Project will be obtained and used for the proper management of potential wastes that may result from these products. A SDS will be posted in the immediate area where such product is stored and/or used and another copy of each SDS will be maintained in the job trailer at the Project. Each employee who must handle a Hazardous Substance will be instructed on the use of SDS sheets and the specific information in the applicable SDS for the product he/she is using, particularly regarding spill control techniques.
   a) Products will be kept in original containers with the original labels in legible condition.
   b) Original labels and SDS will be procured and used for each product.
   c) If surplus product must be disposed, manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. Hazardous Waste:
It is imperative that all Hazardous Waste be properly identified and handled in accordance with all applicable Hazardous Waste Standards, including the storage, transport and disposal of the Hazardous Wastes. There are significant penalties for the improper handling of Hazardous Wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a Hazardous Waste. For example, Hazardous Waste may include certain Hazardous Substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have

been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances; other materials and substances can also be or become Hazardous Wastes. However, the Contractor's Superintendent is also responsible for ensuring that all site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. Product Specific Practices:
The following product specific practices will be followed on the job site:

a) Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Maximum total aggregate above ground storage capacity (for the total permit area) shall not exceed 1,320 gallons (which includes both bulk and equipment operational storage volumes in fuel tanks 55 gallons and greater). Total aggregate petroleum storage exceeding 1,320 gallons shall require preparation, certification (using a Professional Engineer or providing a Self-Certified SPCC Plan if applicable) and implementation of a Spill Prevention Control and Countermeasures (SPCC) Plan. The SPCC Plan must be prepared and fully implemented prior to the commencement of work. The SPCC Plan, if needed, will be furnished by the Contractor. **Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank.** Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed of properly by a licensed Hazardous Waste transporter. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

b) Fertilizers:
Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

c) Paints, Paint Solvents, and Cleaning Solvents:
All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly

disposed of according to manufacturer's instructions or state and federal regulations.

d) Concrete Wastes:
Concrete trucks will be allowed to wash out only when necessary, but only in specifically designated diked and impervious washouts which have been prepared to prevent contact between the concrete wash and storm water. Surplus concrete is to be returned to the supplier with the truck. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or highway right of ways, or any location other than the designated concrete washout. Waste concrete may be poured into forms to make riprap or other useful concrete products. Proper signage designating the "Concrete Washout" shall be placed near the facility. Concrete Washouts shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Concrete washout areas cannot be located in a jurisdictional wetland area.

The hardened residue from the concrete wash out areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. The Facility shall have sufficient volume to contain all the concrete waste resulting from washout and a minimum freeboard of 12 inches. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent will be responsible for seeing that these procedures are followed.

Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or Watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

The Project may require the use of multiple concrete wash out areas. These concrete wash out areas are to be made available to all trades and subcontractors working on the Project. The Contractor may designate certain wash out areas for particular trades or subcontractors, but the Contractor is responsible for the management of all concrete washout areas on the Project. All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

e) Solid and Construction Wastes:
All waste materials will be collected and stored in an appropriately covered container and/or securely contained metal dumpster rented from a local waste management company which must be a licensed solid waste management

company. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary. Once building construction has commenced, the dumpster will be emptied a minimum of once per week or when 95% full, or more often if necessary, to prevent over-flow and the trash will be hauled to a landfill. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. Solid waste containers shall be located no less than 50 feet from any storm inlet, drainage way, or surface water. If required, additional BMPs must be implemented, such as gravel bags, wattles, dikes, berms, and fences around the base to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

f) Sanitary Wastes:
A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the PROGRESS DRAWING by the contractor once the locations have been determined.

g) Contaminated Soils:
Any contaminated soils (resulting from spills of Hazardous Substances or Oil or discovered during the course of construction) which may result from Construction Activities will be contained and cleaned up in accordance with applicable state and federal regulations. Contaminated soils not resulting from Construction Activities, or which pre-existed Construction Activities, but which are discovered by virtue of Construction Activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

5. Spill Prevention and Response Procedures:
   The Contractor will train all personnel for spill prevention, and also for proper handling and cleanup of spilled Hazardous Substances or Oil. No spilled Hazardous Substances or Oil will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the Contractor's Superintendent to be properly trained, and to train all personnel in spill prevention and clean up procedures.
   In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil to come into contact with storm water, the following steps will be implemented:
   a) All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
   b) The minimum practical quantity of all such materials will be kept at the Project.
   c) A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
   d) Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
   e) It is the Contractors responsibility to ensure that all Hazardous Waste discovered or generated at the Project site is disposed of properly by a licensed hazardous material disposal company. The Contractor is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authority.

6. In the event of a spill of Hazardous Substances or Oil, the following procedures must be followed:
   a) All measures must be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to storm water or off-site. (The spill area must be kept well ventilated, and personnel must wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
   b) If the release is equal to or in excess of a reportable quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The SWPPP must identify measures to prevent the recurrence of such releases and to respond to such releases. The form in Appendix O must be completed in accordance with this requirement.

XV. CONTROL OF NON-STORM WATER DISCHARGES

Certain types of discharges are allowable under the NYSDEC General Permit for Stormwater Discharges from Construction Activities, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following non-storm water discharges are allowed by the NYSDEC and may occur at the Project:

1. Discharges from fire-fighting activities;
2. Fire hydrant flushings;
3. Waters used to wash vehicles where detergents are not used;
4. Water used to control dust;
5. Potable water including uncontaminated water line flushings;
6. Routine external building wash down that does not use detergents;
7. Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used;
8. Uncontaminated air conditioning or compressor condensate;
9. Uncontaminated ground water or spring water;
10. Foundation or footing drains where flows are not contaminated with process materials such as solvents;
11. Uncontaminated excavation dewatering;
12. Landscape irrigation

XVI. HISTORICAL PROPERTIES

An initial screening indicated that there are no places or properties which are listed or would be eligible for listing on the State or National Register of Historic Places that will be impacted by this construction. The Preparer of the SWPPP has submitted an inquiry with The New York State Historic Preservation Office (SHPO) in order to confirm that the site does not fall within an archeological sensitive area. Once confirmed, a “SHPO No Impact” letter will be provided in Appendix T.

XVII. INDUSTRIAL ACTIVITIES

There are no discharges planned from industrial activities as part of this project.

XVIII. ENHANCED PHOSPHORUS REMOVAL STANDARDS

This project is not required to provide enhanced phosphorus removal practices.

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Appendix B
Project Location Map

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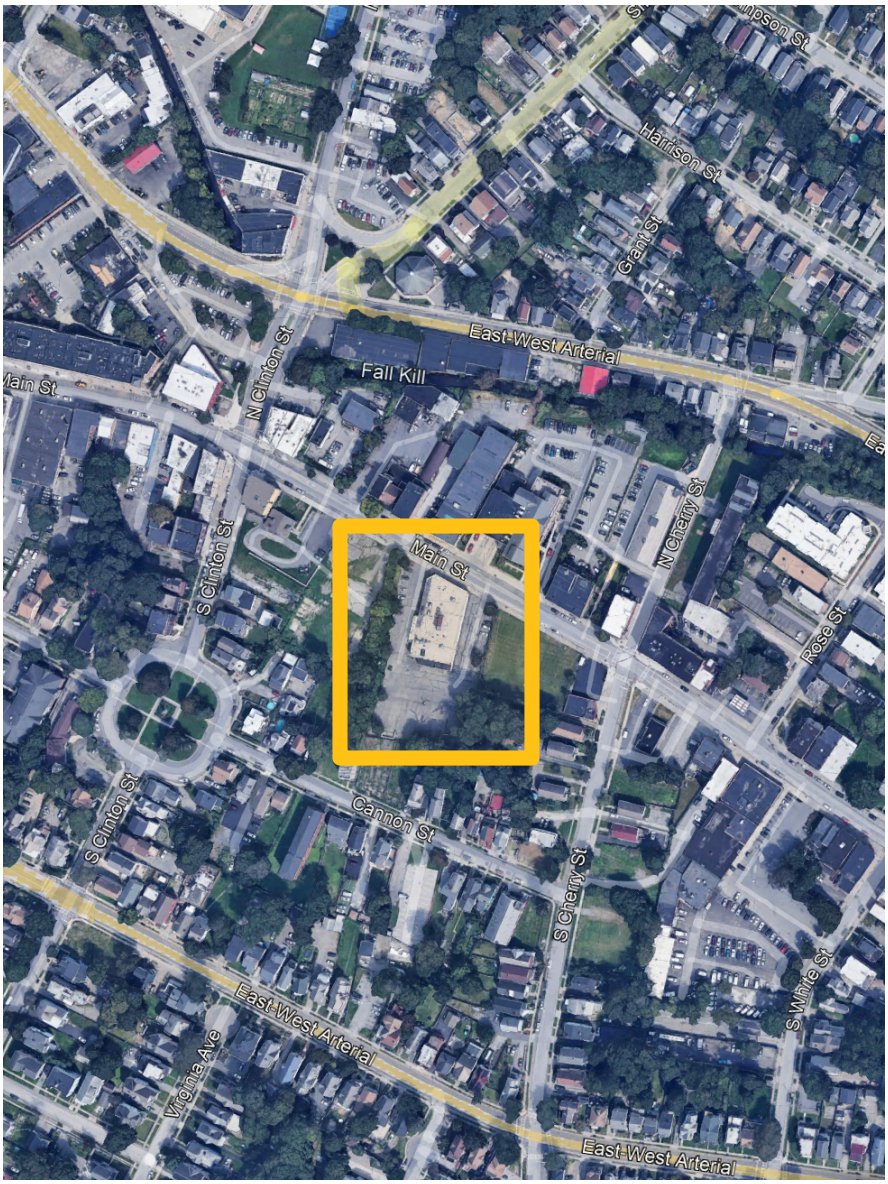
Project Location Map

Address:
448 Main St.
Poughkeepsie, NY 12601
UTM 18: Easting: 589912.473487, Northing: 4617124.231495
Longitude: -73.919386, Latitude: 41.700826



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Appendix C
Soils Mapping

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Summary of NRCS Web Soil Survey Classifications:

DxB – Dunkirk silt loam, 3 to 8 percent slopes
Hydrologic Soil Group: **C**
Soils in Group C have slow infiltration rates when thoroughly wet. They typically have a layer that impedes downward movement of water or are moderately fine to fine in texture.
Ur – Urban land
Hydrologic Soil Group: Variable, Group **D**
Urban land (Ur) is a mapping unit used for areas where the soil has been disturbed or obscured by development. Since the actual soil characteristics are unknown or altered, it is conservatively assigned to Group D, which represents very slow infiltration.



Mapping Source: NRCS Web Soil Survey

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Appendix D
Notice of Intent (NOI) and Certifications

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[PLACEHOLDER FOR NOTICE OF INTENT]

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

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Appendix E
Notice of Permit Coverage

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[PLACEHOLDER FOR NOTICE OF PERMIT COVERAGE]

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Appendix F
NYSDEC SPDES
General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001)

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NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122,26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

Construction activities constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:
    a. one or more acres; or
    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or
    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.
        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or
        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or
        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or
        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

2. *Discharges* from the *owner's or operator's construction activities* are/were not:
    a. already covered by a different SPDES permit; or
    b. covered under a different SPDES permit that was denied, terminated, or revoked; or
    c. identified in an expired individual SPDES permit that was not renewed; or
    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.
3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:
    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or
    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.
4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:
    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:
        i. 1-5 acres of disturbance - 20 feet; or
        ii. 5-20 acres of disturbance - 50 feet; or

        iii. 20+ acres of disturbance - 100 feet.
    b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and
        i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
        ii. documentation from OPRHP that the *construction activity* will result in No Impact; or
        iii. documentation from OPRHP providing a determination of No Adverse Impact; or
        iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).
    c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:
        i. No Affect; or
        ii. No Adverse Affect; or
        iii. Executed Memorandum of Agreement.
    d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.
5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.
6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:
    a. obtain all such necessary permits; or
    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.
8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:
    a. For linear transportation and linear utility project types, the *construction activities*:
        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and
        ii. are undertaken on land with no existing *impervious cover*; and
        iii. disturb two or more acres of *steep slope*.
    b. For all other project types, the *construction activities*:
        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and
        ii. are undertaken on land with no existing *impervious cover*; and
        iii. disturb one or more acres of *steep slope*.

B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

   a. Wastewater from washout of concrete; and

   b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

   c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

   d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

   e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

   a. *construction activities* that are not part of a *common plan of development or sale*; or

   b. an entire *common plan of development or sale*; or

   c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

      i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

      ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

      iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

   d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

      i. meets all other eligibility requirements of Part I.A.; and

      ii. will occur in NYSDEC's Regions 3-9; and

      iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

      iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

         2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

      ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

         1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

            a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

            b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

            c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 "Governmental Immunity from Zoning and Other Legislation"; and

         2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

            a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

   a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

   b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

      i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator,* if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

   b. The written Request to Disturb Greater Than Five Acres must include:

      i. The SPDES permit identification number (Permit ID); and

      ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

      iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

      iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

      v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

      vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

   c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

   a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

   b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

   c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

   d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

   e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator,* upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

   f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

      i. the revised area of disturbance and/or *impervious area(s)*; and

      ii. the revised SMP information, if applicable; and

      iii. a narrative description of what has changed; and

      iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

   Owners or operators must follow Part I.E.9. to modify the eNOI.

Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

   a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

      i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharges*; and

      ii. Control *stormwater discharges*, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

      iii. *Minimize* the amount of soil exposed during *construction activity*; and

      iv. *Minimize* the disturbance of *steep slope*; and

      v. *Minimize* sediment *discharges* from the site; and

      vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharges*, unless *infeasible*; and

      vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

where the intended function of a specific area of the site dictates that it be compacted; and

      viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

      ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

   b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

   c. **Dewatering**. *Discharges* from *dewatering* activities, including *discharges* from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

   d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

      i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

      ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

      iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

   e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

   a. Sizing Criteria for *New Development*

      i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

         1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

         2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

            In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

      ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

         1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

         2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

         3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

   a. The owner or operator must consider:

      i. the following physical risks due to climate change:

         (i) increasing temperature; and

         (ii) increasing precipitation; and

         (iii) increasing variability in precipitation, including chance of drought; and

         (iv) increasing frequency and severity of flooding; and

         (v) rising sea level; and

         (vi) increasing storm surge; and

         (vii) shifting ecology.

      ii. for each of the following:

         (i) overall site planning; and

         (ii) location, elevation, and sizing of:

            a. control measures and practices; and

            b. conveyance system(s); and

            c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

   a. Erosion and sediment control practices must be designed:

      i. in conformance with the BB; or

      ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

   b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

   c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

      i. Background information about the scope of the project, including the location, type and size of project; and

      ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must 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); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

      iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

      iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

    a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

    b. SMPs must be designed in conformance with the *performance criteria*:

        i. in the DM; or

        ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

        iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

iii. A Stormwater Modeling and Analysis Report that includes:

    (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

    (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

    (iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

    (iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

    (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

    (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

Owners or operators of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

Part IV. Inspection and Maintenance Requirements

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

   i. begin implementing corrective actions within one business day; and

   ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

   i. begin the engineering design process within five business days; and

   ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

   a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

   b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

   c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

   d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

   a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

   b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

   c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator*, the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

   d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

   e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

      i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

      ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

      iii. Total area that has achieved *temporary stabilization*; and

      iv. Total area that has achieved *final stabilization*; and

   k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

   l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

   m. Identification and status of all corrective actions that were required by previous inspection; and

   n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator,* and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

   a. if the corrective action does not require engineering design:

      i. begin implementing corrective actions within one business day; and

      ii. complete the corrective actions within five business days; or

   b. if the corrective action requires engineering design:

      i. begin the engineering design process within five business days; and

      ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

   a. Total project completion:

      i. all *construction activity* identified in the *SWPPP* has been completed; and

      ii. all areas of disturbance have achieved *final stabilization*; and

      iii. all temporary, structural erosion and sediment control measures have been removed; and

      iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

      v. an as-built drawing has been prepared; or

   b. Planned shutdown with partial project completion:

      i. all soil disturbance activities have ceased; and

      ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

      iii. all temporary, structural erosion and sediment control measures have been removed; and

      iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

      v. an as-built drawing has been prepared; or

   c. In accordance with Part I.G. Change of Owner or Operator; or

   d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

   a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

   b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

   c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

   d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

   a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

   a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

   b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

   c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

   d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

   e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

   f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

   g. the *discharge* is in violation of section 17-0501 of the ECL; and

   h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

      i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

      ii. the size of the *discharge(s)*; and

      iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

      iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

      (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

   Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

   c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

      1. the chief executive officer of the agency; or

      2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

   a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

   c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following 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 gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

Historic Property – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

Nonpoint Source(s) – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

Pollutant(s) – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

Qualified Inspector – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

Streambank – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

Surface Waters of the State – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Load (TMDL) **–** the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint sources*. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint sources*, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1

***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres: • Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D • Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D • Construction of a barn or other *agricultural building*, silo, stock yard or pen. • Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land: • All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.
Within the municipal boundaries of NYC: • Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.
The following *construction activities*: • Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains • Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise • Pond construction • Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover* • Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot • Dam rehabilitation (the structure of the dam itself) • Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development; • Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

Table 1 (Continued)
***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

Table 2
***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPs)**

The following *construction activities*:

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

Table 2 (Continued)

***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPs)**

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

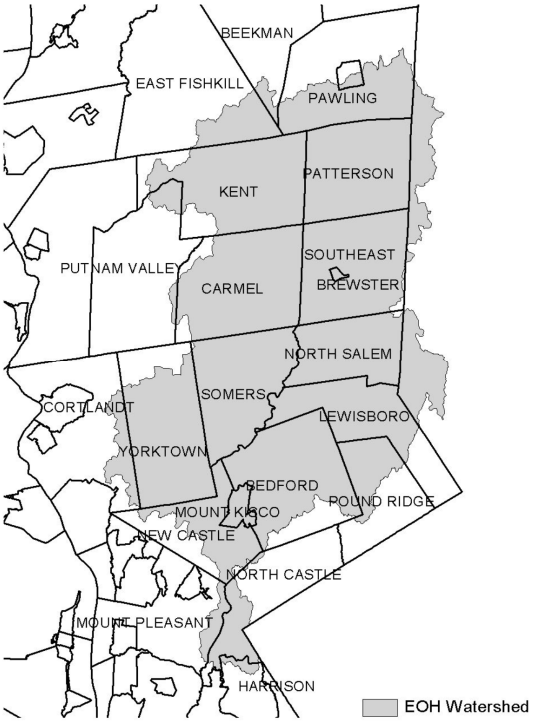


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

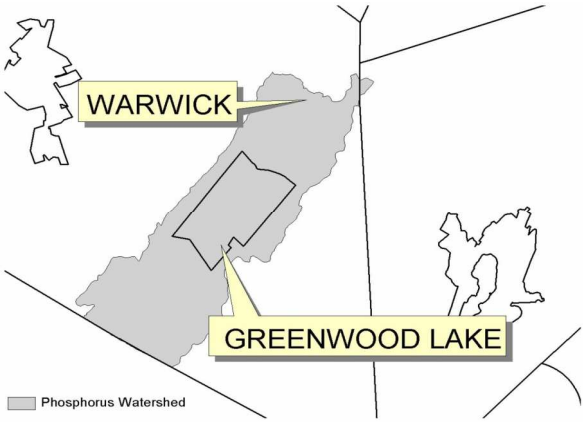


Figure 4 - Oscawana Lake Watershed

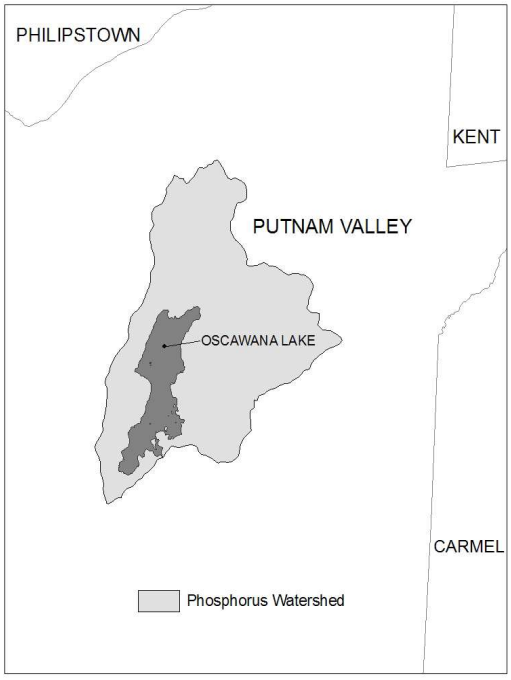
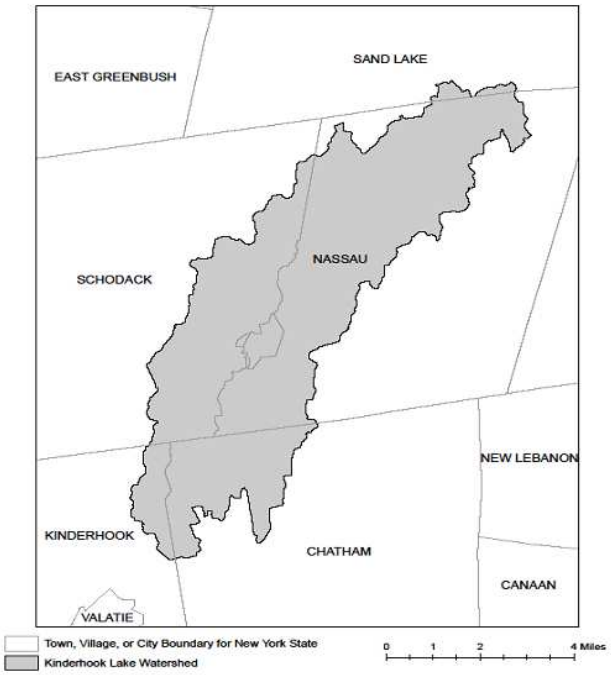


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

APPENDIX E – List of NYSDEC Regional Offices

Region	Covering the following counties:	Division of Environmental Permits (DEP) Permit Administrators	Division of Water (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	Herkimer, Jefferson, Lewis, Oneida and St. Lawrence	State Office Building 317 Washington Street Watertown, NY 13601-3787 Tel. (315) 785-2245	State Office Building 207 Genesee Street Utica, NY 13501-2885 Tel. (315) 793-2554
7	Broome, Cayuga, Chenango, Cortland, Madison, Onondaga, Oswego, Tioga and Tompkins	5786 Widewaters Parkway Syracuse, NY 13214-1867 Tel. (315) 426-7438	5786 Widewaters Parkway Syracuse, NY 13214-1867 Tel. (315) 426-7500
8	Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne and Yates	6274 East Avon-Lima Roadavon, NY 14414-9519 Tel. (585) 226-2466	6274 East Avon-Lima Rd. Avon, NY 14414-9519 Tel. (585) 226-2466
9	Allegany, Cattaraugus, Chautauqua, Erie, Niagara and Wyoming	700 Delaware Avenue Buffalo, NY 14209-2999 Tel. (716) 851-7165	700 Delaware Avenue Buffalo, NY 14209-2999 Tel. (716) 851-7070

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued
V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative
I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.
Printed Name[1]:
Title/Position:
Signature:
Date:
VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval
8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:
IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity
12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative
I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.
Printed Name:
Title/Position:
Signature:
Date:
VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:
b. Contact Person:
c. Street Address:
d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:
b. Street Address:
c. City/State/Zip:
d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:
b. MS4 SPDES Permit ID Number: NYR20A
c. Street Address:
d. City/State/Zip:
e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:
c. Signature:

d. Date:

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____
Signature

_____
Date

Revised: January 2025

Appendix G
Blank Notice of Termination (NOT)

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New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

Appendix H
General Contractor's Certification

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STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

CONTRACTOR'S CERTIFICATION*:*

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) general permit (CGP) for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Date: _____

Received by: _____
[Name]

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ARCHITECTURE
ENGINEERING
PLANNING
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Appendix I
Subcontractor's Certification

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STORM WATER POLLUTION PREVENTION PLAN
SUBCONTRACTOR'S CERTIFICATION

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

SUBCONTRACTOR'S CERTIFICATION:

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Date: _____

Received by: _____
[Name]

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Appendix J
Inspection Report

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STORMWATER POLLUTION PREVENTION PLAN

CONSTRUCTION SITE –

WINDOWS ON MAIN
448 Main St.
Poughkeepsie, NY 12601

Inspections/reports must be completed a minimum of once every seven calendar days.

Inspection Type: ☐ **Routine (every 7 calendar days)** ☐ **Other _____**

Date: _____ **Week Ending:** _____

Weather/Storm Event Information:

Storm Start Time: _____ **Storm Duration:** _____

Approximate Amount of Rainfall (inches): _____

Based on the results of the inspection, necessary control modifications shall be initiated within 24-hours and completed within a reasonable time frame. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least five (5) years from the date of completion and submission of the Final Stabilization Certification/Termination Checklist and Notice of Termination. A copy of the SWPPP shall be kept at the site at all times during construction.

Practices in need of repair:

Item not corrected from previous inspection:

Name of Inspector: _____ **Title of Inspector: :** _____

Inspector's Signature: _____

CONSTRUCTION DURATION INSPECTIONS

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] 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 and debris 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.

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.

2. Level 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
1. Stabilized Construction Entrance
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?

2. Silt Fence
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.

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated 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.
Sediment accumulation ___% of design capacity.

4. 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 accumulation is ___% of design capacity.

5. 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 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.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

SITE PLAN/SKETCH

__ _____	_____	_____
Qualified Inspector (print name)	**Qualified Inspector Signature**	**Date of inspection**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Contractor Compliance Certification

I certify that, based on no incidents of non-compliance identified during the inspection, the site is in compliance with the SWPPP and the Construction General Permit.

Name of Duly Authorized Representative (Printed): _____

Signature of Duly Authorized Representative: _____

Date: _____

***Note: Only to be signed when the site is in full compliance with the SWPPP and the Construction General Permit.**

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;

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 Contractor and Operator any deficiencies that are identified with the implementation of the SWPPP.

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Appendix K
Stabilization Schedule

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STORM WATER POLLUTION PREVENTION PLAN
STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES
WINDOWS ON MAIN
DUTCHESS COUNTY, NEW YORK

			Note: When these activities cease and if activities cease for more than 14 days these columns need to be completed.					
Major Site Construction Activity Areas	**Begin Date**	**Completion Date**	**Temporary Cease Date**	**Resume Date**	**Begin Date for Stabilization Temporary**	**Begin Date for Stabilization Permanent**	**Type of Stabilization (List measures used such as stone, seeding, mulch, landscaping, etc…)**	**Contractor Responsible for Work**
Temp. Gravel Const. Entrance								
Existing Pavements/Millings Removed								
Mass Grading								
Storm Sewers and Utility Installations								
Sidewalk/Curbs Constructed								
Pavement/Access Drives								
Pervious Areas Stabilized								

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Appendix L
Implementation Schedule

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STORM WATER POLLUTION PREVENTION PLAN
IMPLEMENTATION SCHEDULE

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

***To be completed prior to initiation of construction by the contractor.**

The Contractor will be responsible for implementing all Erosion and Sediment Control and Storm Water Management control structures. The Contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor.

Construction Activity	*Proposed Initiation Date	*Proposed Completion Date	Actual Initiation Date	Actual Completion Date	Contractor Responsible for Implementation
Preconstruction Meeting					
Temporary Construction Access					
Material laydown/staging area prep					
Install perimeter protection					
Stabilize all areas					
Clean storm Sewers					
Final inspection					

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Appendix M
Modification Log & Report

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STORM WATER POLLUTION PREVENTION PLAN
MODIFICATION LOG

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

CHANGES REQUIRED FOR STORM WATER POLLUTION PREVENTION PLAN

The SWPPP must be amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has a significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed in the SWPPP, if inspections or investigations by site staff, local, state or federal officials determine that discharges are causing water quality exceedances or the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site, or based on the results of an inspection, or there is a release containing a Hazardous Substance or Oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302 occurs during a 24 hour period, the SWPPP must be modified to include additional or modified BMPs designed to correct identified problems. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection. Modifications that are the result of inspections shall be initialed within 24 hours and completed within 48 hours. All modifications are to be referenced on both the forms and on a Progress Drawing.

MODIFICATION LOG

MODIFICATION NUMBER*	DATE	BRIEF DESCRIPTION	PROJECT MANAGER REVIEW

***Modification Log Number to correspond with Modification Report Number**

STORM WATER POLLUTION PREVENTION PLAN
MODIFICATION REPORT

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

NUMBER _____ **DATE** _____

TO:
ADDRESS:

TELEPHONE:
FACSIMILE:
SENT VIA: ☐ **Facsimile** ☐ **Courier** ☐ **US Mail**

INSPECTOR: _____ _____
(Print Name) **(Inspector Signature)**

QUALIFICATIONS OF INSPECTOR:
_____

CHANGES REQUIRED TO THE STORMWATER POLLUTION PREVENTION PLAN:
_____
_____
_____
_____
_____
_____
_____
_____
_____

REASONS FOR CHANGES:
_____
_____
_____
_____
_____
_____
_____
_____
_____

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____

Project Manager: _____

Other Operator: _____

Appendix N
Final Stabilization/Notice of Termination Checklist

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STORM WATER POLLUTION PREVENTION PLAN

FINAL STABILIZATION CERTIFICATION /NOTICE OF TERMINATION CHECKLIST

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

1. ☐ **All soil disturbing activities are complete, and the facility no longer discharges storm water associated with Construction Activities.**

2. ☐ **Temporary Erosion and Sediment Control Measures have been removed or will be removed at the appropriate time.**

3. ☐ **All areas of the Construction Site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 80% or equivalent measures have been employed.**

CONTRACTOR'S CERTIFICATION*:*

"I certify under penalty of law that all storm water discharges associated with Construction Activity from the identified project that are authorized by the SPDES Construction General Permit have been eliminated and that all disturbed areas and soils at the construction site have achieved Final Stabilization and all temporary erosion and sediment control measures have been remove in addition all permanent stormwater structures have been constructed as described in the SWPPP"

Company Name: _____

Name (Print): _____

Signature: _____

Title: _____

Date: _____

Date: _____

Received by: _____
[Name]

Appendix O
Reportable Quantity Release Form

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STORM WATER POLLUTION PREVENTION PLAN
REPORTABLE QUANTITY RELEASE FORM

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

The discharges of Hazardous Substances or Oil in storm water discharges from construction sites must be prevented or minimized in accordance with the SWPPP. Where a release containing a Hazardous Substance or Oil in an amount equal to or in excess of a reportable quantity established under 40CFR Part 110, 40CFR Part 117 and 40CFR Part 302 occurs, the following steps must be taken:

1. **All measures must be taken to contain and abate the spill and to prevent the discharge of Hazardous Substances or Oil to storm water or off-site.**

2. **Contact the Project Manager or Operator's Engineer immediately upon knowledge of release.**

3. **If a release is equal to or in excess of a reportable quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The plans must identify measures to prevent the recurrence of such releases and to respond to such releases**

Date of Spill	Material Spilled	Approximate Quantity of Spill (in gallons)	Agency(s) Notified	Date of Notification	SWPPP Revision Date

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Appendix P
Project Rainfall Log

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YEAR 2025

STORM WATER POLLUTION PREVENTION PLAN
PROJECT RAINFALL LOG
WINDOWS ON MAIN
POUGHKEEPSIE, NEW YORK

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Day												
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
PM Initials												

Note: Rainfall amounts are to be based on a 24-hour rainfall event, instead of a cumulative total of rainfall over several days.

Appendix Q
Pre-Construction Meeting Attendance Record

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STORM WATER POLLUTION PREVENTION PLAN
OPTIONAL PRE-CONSTRUCTION MEETING AGENDA AND ATTENDANCE RECORD

WINDOWS ON MAIN
DUTCHESS COUNTY, NEW YORK

Topic	Discussed	Further action or Information Required (Yes or No)
Overview of SPDES Permit Program		
General Discussion of SWPPP and Records Retention Requirements		
Phasing of Project		
Review of Erosion and Sediment Control Plans (to include all temporary and permanent structural and stabilization measures)		
Locating solid waste containers, portable toilets, concrete washout areas, fueling areas and tank storage area on Progress Drawing		
Posting the Progress Drawing (marked on the Erosion and Sediment Control Plans) at job trailer		
Posting requirements for the Notice of Intent (NOI), Must be posted at Project entrance and inside job trailer wall.		
Allowable non-storm water discharges and handling procedures		
Materials management to include proper material storage, etc.		
Signatory Authorization Delegation		
Contractor's Certification		
Subcontractor's Certification		
Inspection form and required inspection timeframe		
Stabilization schedule		
Implementation schedule		
Modification report and modifying plans		
Final stabilization		
Reportable quantity release procedures		
Rain gage requirement and rainfall logs		
State specific requirements		
Import/Export – Fill and Spoil Materials		
SWPPP accessibility to regulatory officials		
Inspections – assisting and cooperating with regulatory officials – inspection reports and notices of violation (any response must be coordinated through Project Manager)		

Attendance Roster **Date: _____**

Name	Company	Telephone Number	Signature

Attendance Roster (continued)

Name	Company	Telephone Number	Signature

Items which require further action or additional information: _____

_____

_____

Additional items discussed (not addressed above): _____

_____

_____

_____

_____

_____

_____

***This completed form must be included in both the Project Manager's and Construction Site SWPPP Ledger.**

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Appendix R
Pre-Post Watershed Mapping

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PRE-DEVELOPMENT CONDITIONS:
DRAINAGE AREA: 116,331 SF [2.67 ACRES]
IMPERVIOUS AREA (DRAINAGE AREA) =69,386 SF [1.59 ACRES]
AREA OF DISTURBANCE (AOD): 72,365 SF [1.66 ACRES]
IMPERVIOUS AREA (WITHIN AOD) =65,338 SF [1.50 ACRES]

MAIN STREET

CANNON STREET

DESIGN POINT

SCF: 170' AT 4% PAV

PF: 202' AT 0.5% PIPE

SF: 100' AT 4% PAV

NOTE: TC PATHING RESULTS IN SUB 6 MIN; THE MINIMUM OF 6 MINUTES WAS APPLIED TO THE MODEL

EX. PUBLIC SAFETY FACILITY

HSG C

GRADING PLAN
SCALE: 1" = 20'

20 0 20 40 60
SCALE: 1" = 20'

Plotted By: Dan Mead
Date last plotted: 8/7/2025 4:53 PM
Date last accessed: 8/7/2025 3:52 PM
Sheet size: 24x36
Drawing Name: S:\Projects\HRH Windows on Main\D Design\ACAD\Civil\Site\SWPPP dwgs\WOM_SWPPP DRAINAGE AREA MAPPING.dwg

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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	-
Drawn By	Checked By
DMN	

Drawing Title
PRE-DEVELOPMENT WATERSHED

Drawing Number
WOM
SWPPP-PRE

POST-DEVELOPMENT CONDITIONS:
DRAINAGE AREA: 116,331 SF [2.67 ACRES]
IMPERVIOUS AREA (DRAINAGE AREA) =42,126 SF [0.97 ACRES]
AREA OF DISTURBANCE (AOD): 72,365 SF [1.66 ACRES]
IMPERVIOUS AREA (WITHIN AOD) = 38,078 SF [0.87 ACRES]

PERCENT REDUCTION IN IMPERVIOUS CALCULATION:
([PRE-DEV IMPERVIOUS - POST DEV IMPERVIOUS]/PRE-DEV IMPERVIOUS) x100
([65,888 SF - 38,078 SF]/65,888 SF) x100 = 41.8% REDUCTION

PROPOSED 4-STORY BUILDING
20,700± GSF PER FLOOR
82,800± GSF TOTAL

FFE = 182.1

DESIGN POINT

DMH-3 RIM: 182.4
CB-15 RIM: 182.16'
CB-13 RIM: 182.56
CB-12 RIM: 181.70'
CB-9 FFE = 184.3 183.72'
CB-10 RIM: 184.38'
CB-4 RIM: 187.32'
CB-1 RIM: 191.58'
CB-18 RIM: 180.82'
CB-17 RIM: 181.01'
CB-7 RIM: 181.25'
CB-8 RIM: 183.40'
CB-6 RIM: 181.23'
CB-5 RIM: 183.36'
CB-16 RIM: 181.30'
DMH-2 RIM: 182.33'
CB-2 RIM: 191.58'
CB-3 RIM: 187.42'

SCF: 100' AT 4% LAWN
SCF: 30' AT 6% LAWN
SCF: 18' AT 33% LAWN
SCF: 30' AT 6% PAV
SCF: 18' AT 0.5% LAWN
SCF: 55' AT 0.5% PAV
PF: 263' AT 0.5% PIPE

HSG C
HSG D

MAIN STREET
CANNON STREET

20 0 20 40 60
SCALE: 1" = 20'

GRADING PLAN
SCALE: 1" = 20'

Plotted By: Dan Head
Date last plotted: 8/7/2025 4:53 PM
Date last accessed: 8/7/2025 3:52 PM
Sheet size: 24x36
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Shts\SWPPP dwgs\WOM_SWPPP DRAINAGE AREA MAPPING.dwg

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Poughkeepsie, NY 12601
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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 LAND 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	
Drawn By	Checked By
DMN	

Drawing Title
POST-DEVELOPMENT WATERSHED

Drawing Number
WOM SWPPP-POST

Appendix S
Post Construction Stormwater BMP Operations and Maintenance Plan

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Post Construction BMP Operations and Maintenance Plan

Introduction

Stormwater Facility Maintenance is important so that the water quality features, incorporated into the project design, continue to function as expected. The scope of this program includes the maintenance and inspection of: the ground surface, where runoff is generated and directed to the stormwater conveyance system; the storm sewer network system; and the stormwater mitigation features. The following guidelines are to be used for keeping the post construction stormwater facilities functional and detecting potential failures in the system. In addition, regularly scheduled maintenance will reduce the pollutants entering the system and improve and preserve the overall performance of the stormwater system.

Parking Lot Maintenance and Inspection

1. Parking lots and drives shall be cleaned or swept on an as needed basis but at a minimum once per year. Sweeping removes dirt and debris that absorbs oils and other liquid discharges from automobiles.

2. Spills that cannot be cleaned by sweeping operations shall be addressed with proper absorbent material and manual sweeping/removal when brought to the attention of the maintenance staff.

3. Annual pavement maintenance includes the inspection of all asphalt and concrete surfaces for cracking, potholes, rutting, etc. at minimum every spring after all snow has melted. Repairs necessary for the proper functioning of the storm sewer system shall be made as soon as practicable and weather permits. Broken curbing from snow removal operations, that impedes the flow of runoff, shall be repaired or replaced as needed.

Landscape and Lawn Areas

1. In the late spring, after lawn areas have recovered from the winter season, inspect lawn areas for loss of adequate ground cover. Disc and reseed areas with less than 80% lawn coverage to protect against erosion. Fertilizers may be applied in order to maintain a healthy lawn and to promote longevity. All fertilizers shall be applied per the manufacturer's recommendations. Planting beds shall be re-mulched annually, as necessary.

2. Canvass the site in spring, summer and fall for trash or other debris that may enter the storm sewer system. Collect and properly dispose of debris.

Storm Sewer Maintenance and Inspection

1. All catch basins and manholes shall be inspected annually and cleaned as necessary. Remove debris from all sumps. Storm inlets should be cleaned after first pavement sweeping in the spring. Liquid and or solids removed from inlets will be disposed of at an approved waste treatment facility or landfill. Any debris remaining on inlet grates after sweeping operations shall be manually removed.

Maintenance Schedule

Storm System Maintenance Schedule	
Inspection Item	**Frequency**
Street/Parking Lot sweeping	Annually in Spring
Spills reported to Facilities Manager	As needed
Pavement and curb condition	Annually in Spring
Lawn and landscaping condition	Annually in Spring
Canvass site for trash and debris	Spring, Summer, Fall , As needed
Debris in catch basins and manholes	Annually in Spring ,before major rainfall events
Sumps in catch basins and inlets	Annually in Spring, before major rainfall events
Debris blocking grates	Annually in Spring,
Outfalls	Annually

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Appendix T
Historical and Supporting Documentation

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Dan Nead

From: dnead@CPLteam.com
To: Christian Moore
Cc: Andy Learn
Subject: RE: NY SHPO: Initial Consultation Submission S8QUAI6TYCSF Accepted for Project 25PR06977

Initial Submission Accepted

The New York State Historic Preservation Office (SHPO) has accepted the following initial submission and created a new project record.

> **Initial Submission Token:** S8QUAI6TYCSF
>
> **New Project Number:** 25PR06977
>
> **Project Type:** Consultation
>
> **Project Name:** Windows on Main, Mixed-Use Site Plan
>
> **New Submission Number:** 25PR06977.001

If you contact SHPO about this project, please reference the Project Number.

New York State Historic Preservation Office
Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
518-237-8643 | https://parks.ny.gov/shpo
CRIS: https://cris.parks.ny.gov

Are you registered to vote? Register to vote online today. Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? Search your voter registration status.

Who sent this email?

This email is a notification from the New York State Cultural Resource Information System (CRIS). CRIS is an online service administered by the New York State Division for Historic Preservation, also known as the New York State Historic Preservation Office (SHPO), which is a division of New York State Parks, Recreation & Historic Preservation.

This message pertains to a submission for a consultation project. Please see SHPO's Environmental Review web page for more information about the consultation process.

Why did I receive this email?

The submission's contact list included your email address.

What do I need to do?

You do not need to take any action at this time. The initial submission is now under SHPO review as project submission 25PR06977.001.

What will happen next?

SHPO will review the submission. If SHPO sends comments or questions in response to this submission, the project contacts will receive an email notification with a link to SHPO's correspondence.

What else can I do?

Please see the following help topics for more information about managing projects in CRIS:

- How do I check the review status of my project?
- How long does SHPO take to review projects?
- Submit New Information for an Existing Project

Where can I get help?

Please visit the CRIS Online Help System: https://cris.parks.ny.gov/CRISHelp

If you still have questions about CRIS, please contact CRIS Help at CRISHelp@parks.ny.gov.

For any other questions, please call SHPO at 518-237-8643.

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Appendix U
HydroCAD Modeling

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PRE-DEV



POST-DEV

Subcat Reach Pond Link

Routing Diagram for Windows on Main_2025 Drainage Analysis
Prepared by Clark Patterson Lee, Printed 8/7/2025
HydroCAD® 10.20-6a s/n 00475 © 2024 HydroCAD Software Solutions LLC

Project Notes

Copied 9 events from NY-Poughkeepsie 2025 24-hr S1 storm
Copied 9 events from NY-Poughkeepsie 2025 24-hr S1 storm

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Poughkeepsie 2025 24-hr S1	1-yr	Default	24.00	1	2.61	2
2	10-yr	NY-Poughkeepsie 2025 24-hr S1	10-yr	Default	24.00	1	4.68	2
3	100-yr	NY-Poughkeepsie 2025 24-hr S1	100-yr	Default	24.00	1	8.22	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.013	74	>75% Grass cover, Good, HSG C (POST, PRE)
1.598	80	>75% Grass cover, Good, HSG D (POST, PRE)
0.967	99	IMP POST (POST)
1.593	99	IMP PRE (PRE)
0.170	81	PERVIOUS PAVEMENT HSG D (POST)
5.341	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
1.013	HSG C	POST, PRE
1.768	HSG D	POST, PRE
2.560	Other	POST, PRE
5.341		**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	1.013	1.598	0.000	2.611	>75% Grass cover, Good	POST, PRE
0.000	0.000	0.000	0.000	0.967	0.967	IMP POST	POST
0.000	0.000	0.000	0.000	1.593	1.593	IMP PRE	PRE
0.000	0.000	0.000	0.170	0.000	0.170	PERVIOUS PAVEMENT	POST
0.000	**0.000**	**1.013**	**1.768**	**2.560**	**5.341**	**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	POST	0.00	0.00	263.0	0.0050	0.010	0.0	15.0	0.0	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST: POST-DEV Runoff Area=116,331 sf 36.21% Impervious Runoff Depth>1.20"
Flow Length=514' Tc=10.1 min CN=86 Runoff=3.86 cfs 0.268 af

Subcatchment PRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>1.49"
Tc=6.0 min CN=90 Runoff=5.71 cfs 0.332 af

Total Runoff Area = 5.341 ac Runoff Volume = 0.599 af Average Runoff Depth = 1.35"
52.07% Pervious = 2.781 ac 47.93% Impervious = 2.560 ac

Summary for Subcatchment PRE: PRE-DEV

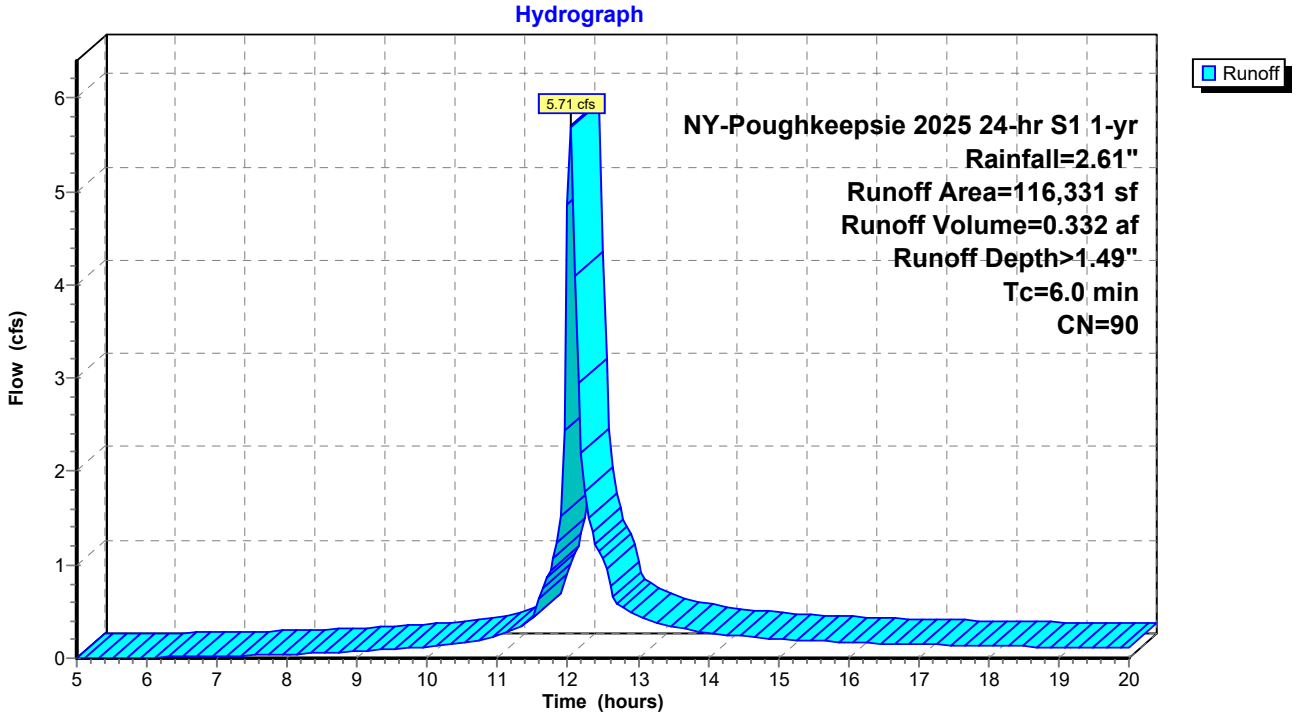
Runoff = 5.71 cfs @ 12.04 hrs, Volume= 0.332 af, Depth> 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



Summary for Subcatchment POST: POST-DEV

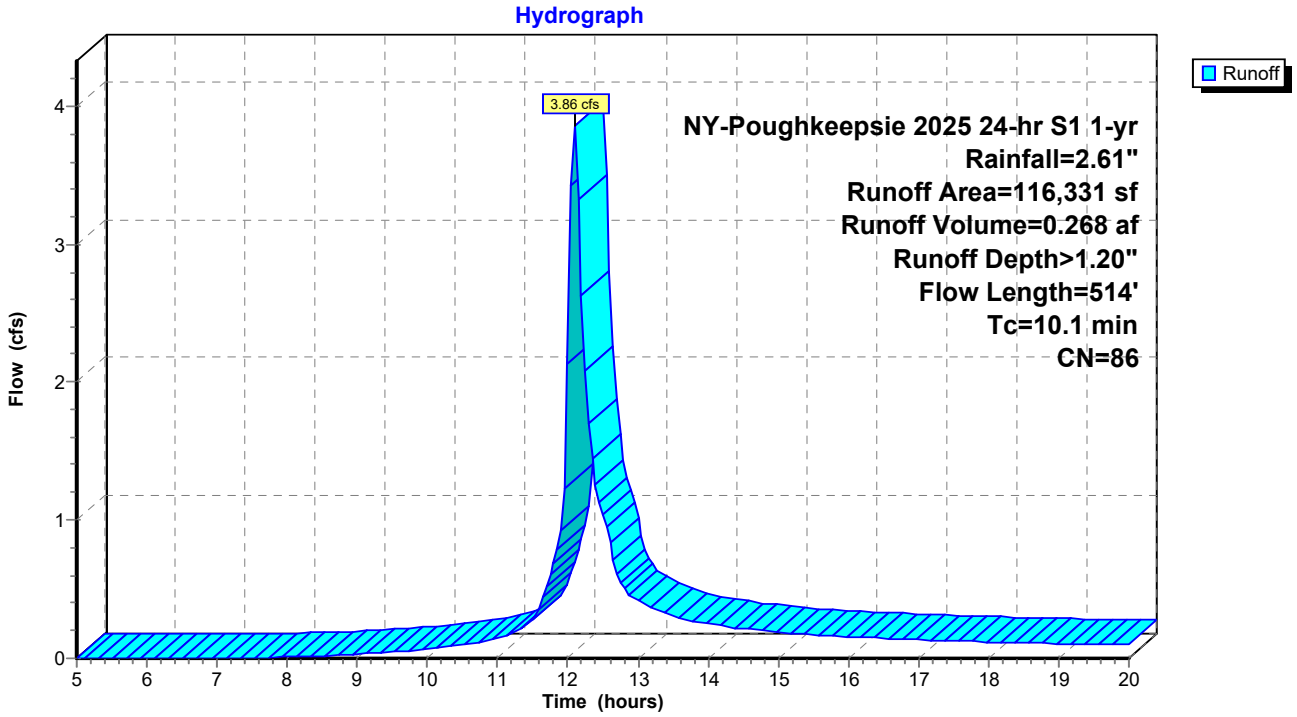
Runoff = 3.86 cfs @ 12.10 hrs, Volume= 0.268 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	42,126	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	44,743	80	>75% Grass cover, Good, HSG D
*	7,397	81	PERVIOUS PAVEMENT HSG D
	116,331	86	Weighted Average
	74,205		63.79% Pervious Area
	42,126		36.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.3	30	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	18	0.3300	4.02		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.6	18	0.0050	0.49		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.6	55	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.9	263	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
10.1	514	Total			

Subcatchment POST: POST-DEV



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST: POST-DEV Runoff Area=116,331 sf 36.21% Impervious Runoff Depth>2.91"
Flow Length=514' Tc=10.1 min CN=86 Runoff=8.59 cfs 0.648 af

Subcatchment PRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>3.29"
Tc=6.0 min CN=90 Runoff=11.28 cfs 0.733 af

Total Runoff Area = 5.341 ac Runoff Volume = 1.380 af Average Runoff Depth = 3.10"
52.07% Pervious = 2.781 ac 47.93% Impervious = 2.560 ac

Summary for Subcatchment PRE: PRE-DEV

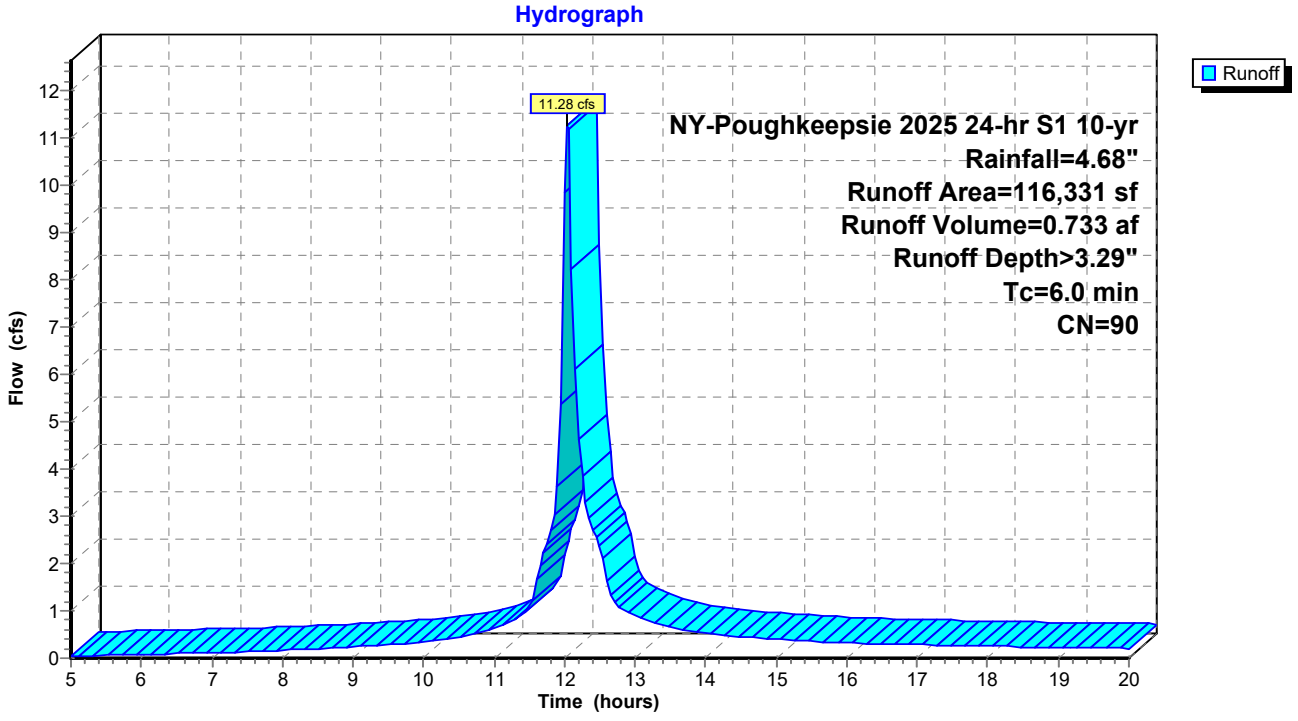
Runoff = 11.28 cfs @ 12.04 hrs, Volume= 0.733 af, Depth> 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 10-yr Rainfall=4.68"

	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



Summary for Subcatchment POST: POST-DEV

[47] Hint: Peak is 145% of capacity of segment #7

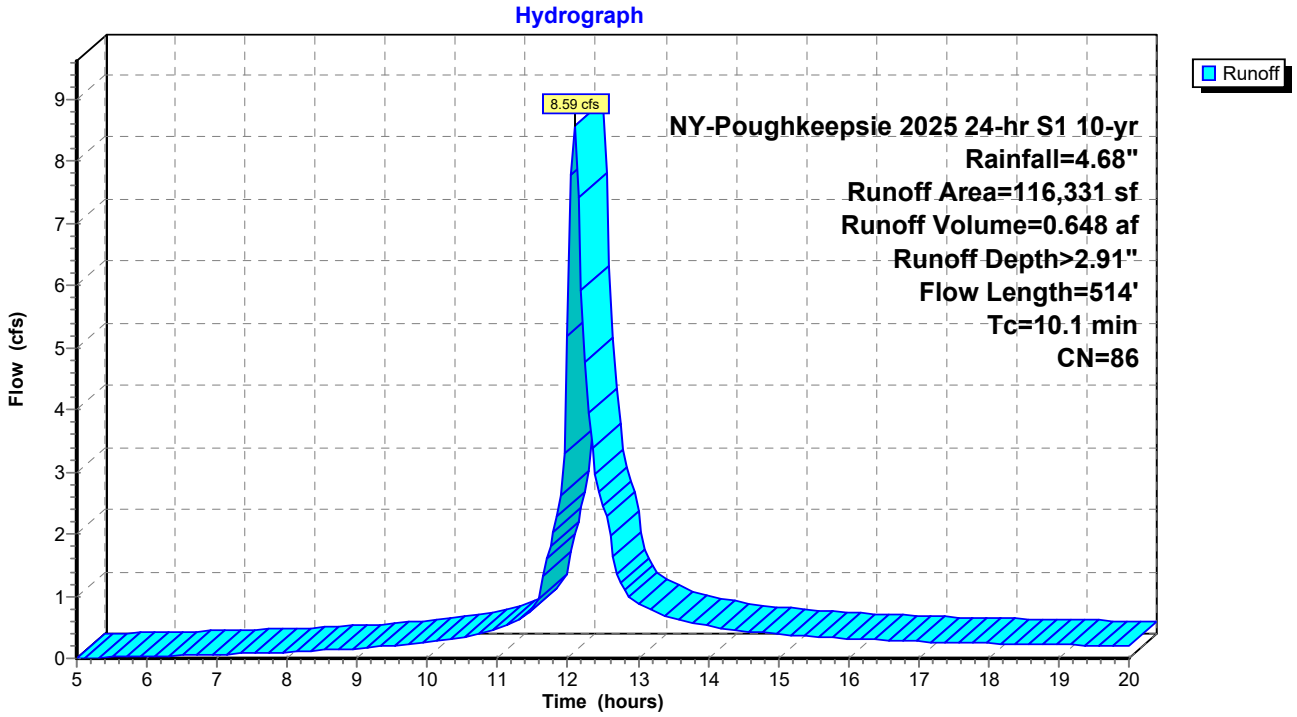
Runoff = 8.59 cfs @ 12.10 hrs, Volume= 0.648 af, Depth> 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 10-yr Rainfall=4.68"

	Area (sf)	CN	Description
*	42,126	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	44,743	80	>75% Grass cover, Good, HSG D
*	7,397	81	PERVIOUS PAVEMENT HSG D
	116,331	86	Weighted Average
	74,205		63.79% Pervious Area
	42,126		36.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.3	30	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	18	0.3300	4.02		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.6	18	0.0050	0.49		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.6	55	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.9	263	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
10.1	514	Total			

Subcatchment POST: POST-DEV



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST: POST-DEV Runoff Area=116,331 sf 36.21% Impervious Runoff Depth>6.04"
Flow Length=514' Tc=10.1 min CN=86 Runoff=16.47 cfs 1.343 af

SubcatchmentPRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>6.46"
Tc=6.0 min CN=90 Runoff=20.26 cfs 1.437 af

Total Runoff Area = 5.341 ac Runoff Volume = 2.780 af Average Runoff Depth = 6.25"
52.07% Pervious = 2.781 ac 47.93% Impervious = 2.560 ac

Summary for Subcatchment POST: POST-DEV

[47] Hint: Peak is 277% of capacity of segment #7

Runoff = 16.47 cfs @ 12.09 hrs, Volume= 1.343 af, Depth> 6.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 100-yr Rainfall=8.22"

	Area (sf)	CN	Description
*	42,126	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	44,743	80	>75% Grass cover, Good, HSG D
*	7,397	81	PERVIOUS PAVEMENT HSG D
	116,331	86	Weighted Average
	74,205		63.79% Pervious Area
	42,126		36.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	100	0.0400	0.22		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.3	30	0.0600	1.71		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	18	0.3300	4.02		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0600	4.97		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.6	18	0.0050	0.49		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.6	55	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.9	263	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
10.1	514	Total			

Summary for Subcatchment PRE: PRE-DEV

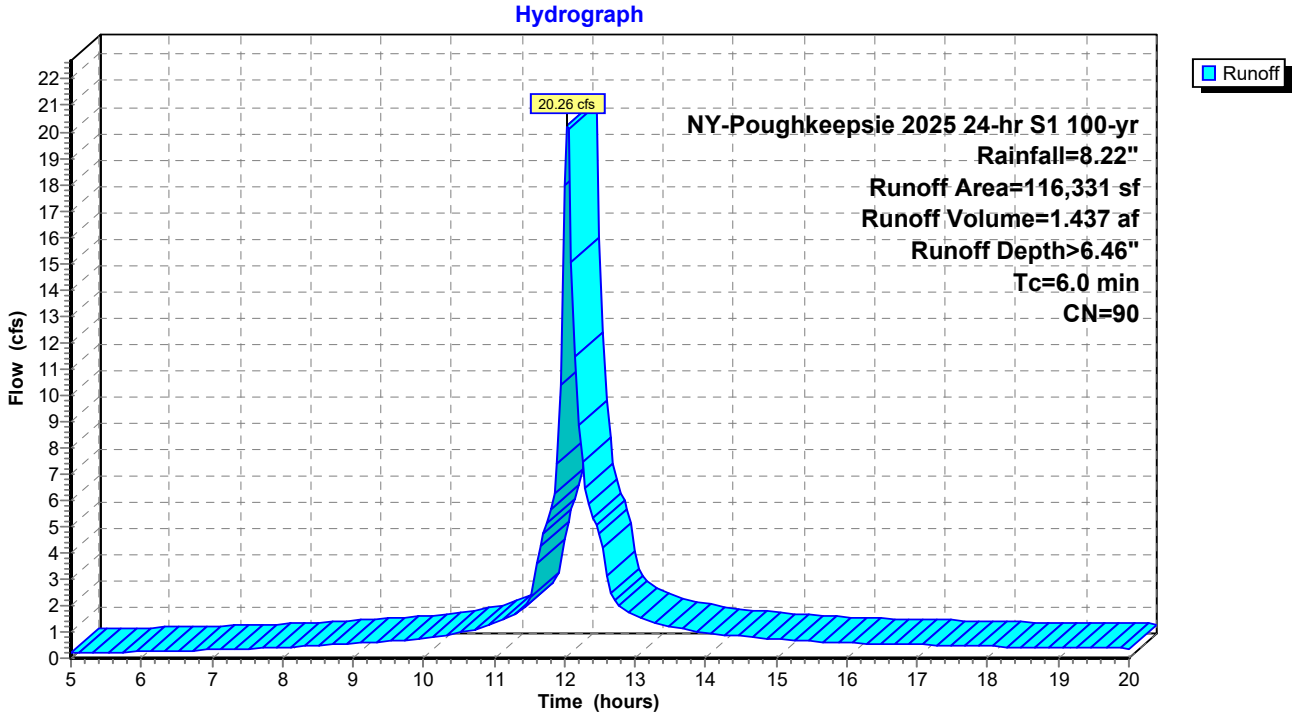
Runoff = 20.26 cfs @ 12.04 hrs, Volume= 1.437 af, Depth> 6.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 100-yr Rainfall=8.22"

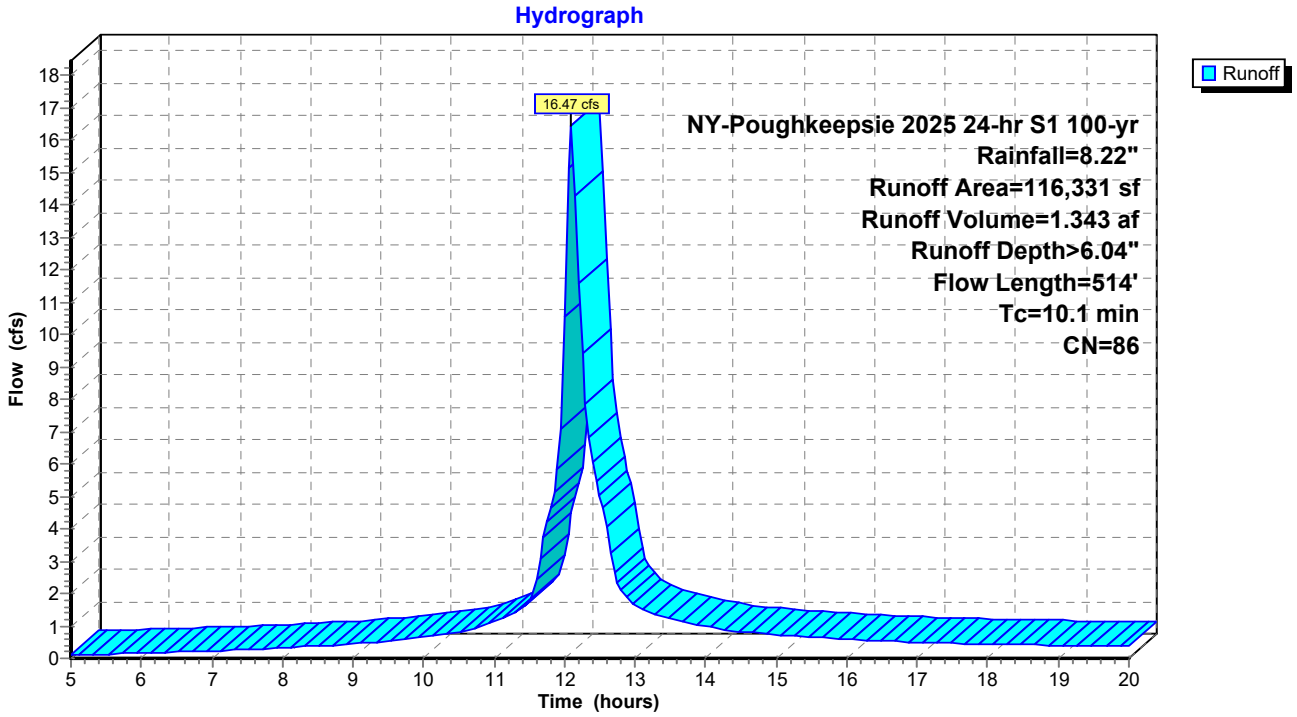
	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

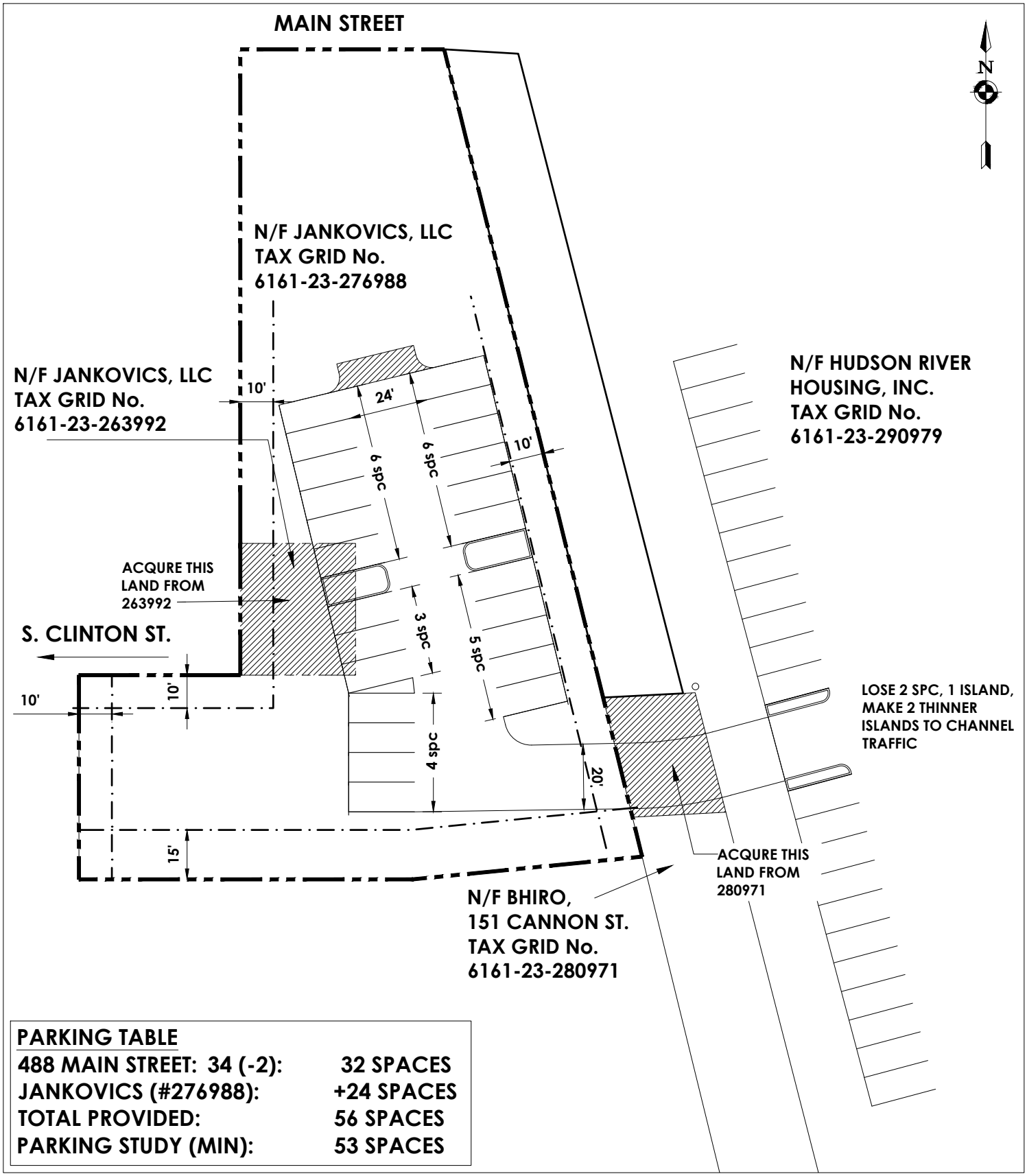
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



Subcatchment POST: POST-DEV





PARKING TABLE

488 MAIN STREET: 34 (-2):	32 SPACES
JANKOVICS (#276988):	+24 SPACES
TOTAL PROVIDED:	56 SPACES
PARKING STUDY (MIN):	53 SPACES

Project Number	Drawn By	Checked By	Scale	Issued
15066.00	CTM	ALL	1" = 40'	9/10/2025

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NY ENGINEERING FIRM CERTIFICATE #0021419

Client Name

HUDSON RIVER HOUSING, INC.

Project Name

WINDOWS ON MAIN

Drawing Title

CONCEPTUAL OFFSITE PARKING

Drawing Number

-

Drawing Name: S:\Projects\HRH\Windows on Main\D Design\Job Info\Civil\Lots for Prkg\WoM.Parking Layout.Offsite Parcels.dwg

Date last accessed: 9/10/2025 3:09 PM

Date last plotted: 9/10/2025 3:09 PM

Plot

September 9, 2025

Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: Windows on Main

Dear Ms. Saylor,

I am the property owner of lots adjacent to 488 Main Street (#263992 and #276988). I am willing and able to negotiate with Mary Linge from Hudson River Housing to reach an agreement to lease or purchase a portion of these lots to be able to provide additional parking for the proposed Windows on Main project.

We could reach an agreement in time for the Zoning Board of Appeals to make a determination on a Parking Variance. Please do not hesitate to reach out to me with any questions. Thank you.

Sincerely,

Suzanne Jankovics
43 Market Street
Poughkeepsie, NY 12601

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M E M O R A N D U M

TO: Christian Moore P.E.

FROM: David Hastings, P.E., PTOE

DATE: 8/19/2025

RE: Windows on Main (488 Main St)
Parking Evaluation

Windows on Main is a project proposed by Hudson River Housing, Inc. which proposes to redevelop the existing commercial property located at 488 Main St in the City of Poughkeepsie. This memorandum evaluates parking requirements and demand.

Section 1 – Existing Site Information

The property located at 488 Main Street is in the dense center of downtown. There are many businesses, eateries, entertainment destinations and support services nearby.

The existing building houses office space as well as a laundromat with 71 machines available for use. The existing onsite parking lot provides 32 striped spaces located around the perimeter of the building and is accessed via 2 driveways off Main Street. The property extends from Main Street south to Cannon Street.

Dutchess County Public Transit provides a bus service at the proposed project location. Route L provides daily service on Main Street on weekdays from 6:45 AM to 7:41PM, and from 9:15 AM to 5:30 PM on Sundays. Stop # 304 is located just 250 ‘east of the proposed project location.

There is metered on-street parking on Main Street along the entire block of Main Street between South Cherry St and South Clinton St, with space for approximately 33 cars.

Section 2 – Proposed Development Information

The proposed mixed-use property development would provide 81 affordable housing residential units located on the upper floors and in rear portion of the new building. The residential units are supplied for limited-income residents. Available units will consist of the following breakdown:

Apartment Type	# of Units	# of Bedrooms
Studio (551 SF)	21	21
One Bedroom (736 SF)	42	42
Two Bedroom (992 SF)	18	36
TOTALS	**81**	**99**

A portion of the first floor will be provided for commercial space. The space is approximately 5, 082 square feet. The plan is for this space still to be determined. It may be established as a laundromat with space for an estimated 71 washing machines (same as existing) and a similar number of dryers. Alternatively, the space may be general commercial business space.

The proposed site plan provides a parking lot on the backside of the building with driveway access to Cannon Street, but not to Main Street. Available on street parking remains as existing.

Section 3 – Residential Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal Code addresses parking requirements for development projects in the city. Multi-family dwellings shall require 1.25 parking spaces for each dwelling unit. Given the 81 dwelling units proposed, this would require that 101 parking spaces be provided. The City code does not differentiate parking requirements between the type of housing or the number of bedrooms provided in each unit.

Institute of Transportation Engineers (ITE) Parking Data Analysis

The Institute of Transportation Engineers (ITE) Parking Generation Manual, now in its 6th edition, is a comprehensive reference tool designed to help professionals estimate peak parking demand for various land uses. Section 223 of the manual specifically deals with Affordable Housing, which correlates to the type of housing planned for this development. The manual breaks down available data into subcategories and evaluates it based on different variables. Based on the definitions as provided in the manual, the following selections apply for determining parking demand

- Land Use Subcategory: Income Limits
- Setting/Location: Dense Multi-Use Urban
- Independent Variable: Dwelling Units -or- Bedrooms

There are 30 studies that have been completed for this type of housing development with data provided in the Parking Generation Manual. Parking data was cataloged based on both the number of dwelling units and the number of bedrooms to provide context as to how much parking demand should be expected. Affordable housing developments can vary in the number of bedrooms in each dwelling unit provided. The following are the results of the ITE data analysis

#	Variable	Calculated Peak Parking Demand	Rate of Parking per Dwelling Unit
81	Dwelling Units	53	0.65
99	Bedrooms	40	0.49

Similar Developments

There are several recently developed residential projects in the Hudson Valley and the parking provided at those locations is summarized below. None of the nearby recent developments, including 3 within the City of Poughkeepsie itself, provide the number of residential parking spaces required by the current City Code.

The housing development Fallkill Commons on Rose is another project by Hudson River Housing recently completed in 2020. The property is located 1.5 blocks from the Windows on Main site. That development provides 78 one-bedroom affordable apartments for households earning 30% to 50% average median income. That development provides 34 parking spaces total which equates to a rate of 0.44 spaces per unit. As this is a similar development targeting similar demographics and functions well, it is an appropriate example to follow for parking supply.

Development	Residential Units	Commercial Space (SF)	On-Site Parking Spaces	Access to Public Parking	Provided Parking Ratio (spaces/unit)
Fallkill Commons Poughkeepsie	78	None	34	Yes On Street	0.44
Queen City Lofts Poughkeepsie	70	10,000 Brewery 5,000 General	64	Yes	0.90
Crannell Square Poughkeepsie	75	None	30	Yes Municipal Lot	0.40
Lofts on Main Peekskill	75	7,000	30	Limited On Street	0.40
West End Lofts Beacon	73	None	57	No	0.78
East End Lofts Newburgh	66	2,515	7	Yes On Street	0.10
Windows on Main AS PROPOSED	81	3,800	35 (est.)	Yes On Street	0.43

Evaluation and Recommendation

The City's code of 1.25 spaces per dwelling unit is excessive for this development. The code does not take into account the type of resident or the number of bedrooms provided. The proposed development will provide affordable housing for low-income residents. This demographic typically has smaller vehicle ownership rates. Considering the location of this property is in the center of the City with access to transit, parking demand will be reduced. The ITE data indicates that a development of this type with this number of total bedrooms requires 0.49 spaces per unit to meet peak parking demand. A similar nearby development, Fallkill Commons, provides parking at a rate of 0.44 spaces per unit.

It is recommended that the required parking supply for the residential component of this development provides a rate of 0.44 spaces per unit for a total of 36 spaces.

Section 4 - Commercial Space Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal addresses parking requirements for development projects in the city. The commercial space parking requirements vary depending on use. A non-medical office or a retail sales or personal services establishment requires 1 space for each 300 SF of floor area. A laundromat requires 1 space for every 2 machines. The commercial space is proposed as 5,081 SF of floor area. As a laundromat with 71 washing machines, code requires 35 parking spaces. If the commercial space were general retail, it would only require 17 parking spaces.

Existing Laundromat Parking Information

The existing laundromat has approximately 16 spaces available along the west side of the building. The operator has reported that on an average weekday, 5 to 8 vehicles are parked at any given time. Usage peaks at about 8 to 10 parked vehicles on the weekends.

Evaluation and Recommendation

Usage for the commercial space is still to be determined. For a laundromat at this location, the City's code of 1 space per 2 machines is excessive given the existing laundromat has functioned successfully with less spaces than required by code. For general commercial space, the City code determines 17 spaces for the space. It would be appropriate to target 17 parking space for the commercial space regardless of whether it is general commercial or laundromat.

Section 5 – Trip Generation

The existing property has driveway access to Main Street, no access to Cannon Street. The development is planned to provide driveway access from Cannon Street, no access from Main Street. This change will direct site generated traffic on Cannon Street. The amount of traffic generated by this development is low. The Institute of Transportation Engineers publishes the Trip Generation Manual which estimates peak hour trip volumes for various land uses. The land use for affordable housing (223) is available to estimate usage. In the morning peak hour between 7am and 9am, there would be 17 exiting and 8 entering vehicles. In the evening peak hour between 4pm and 6pm, there would be 11 entering and 7 exiting vehicles. This volume of traffic would not be expected to have an impact on operations on the adjacent road network.

Section 6 - Conclusion

As explained in this memorandum, it is recommended that the proposed mix-use development provide **53 off-street parking spaces** for the combined 81 affordable housing residential units and 5,080 SF commercial space. Traffic generated by this site would not be expected to have an impact on the adjacent road network.

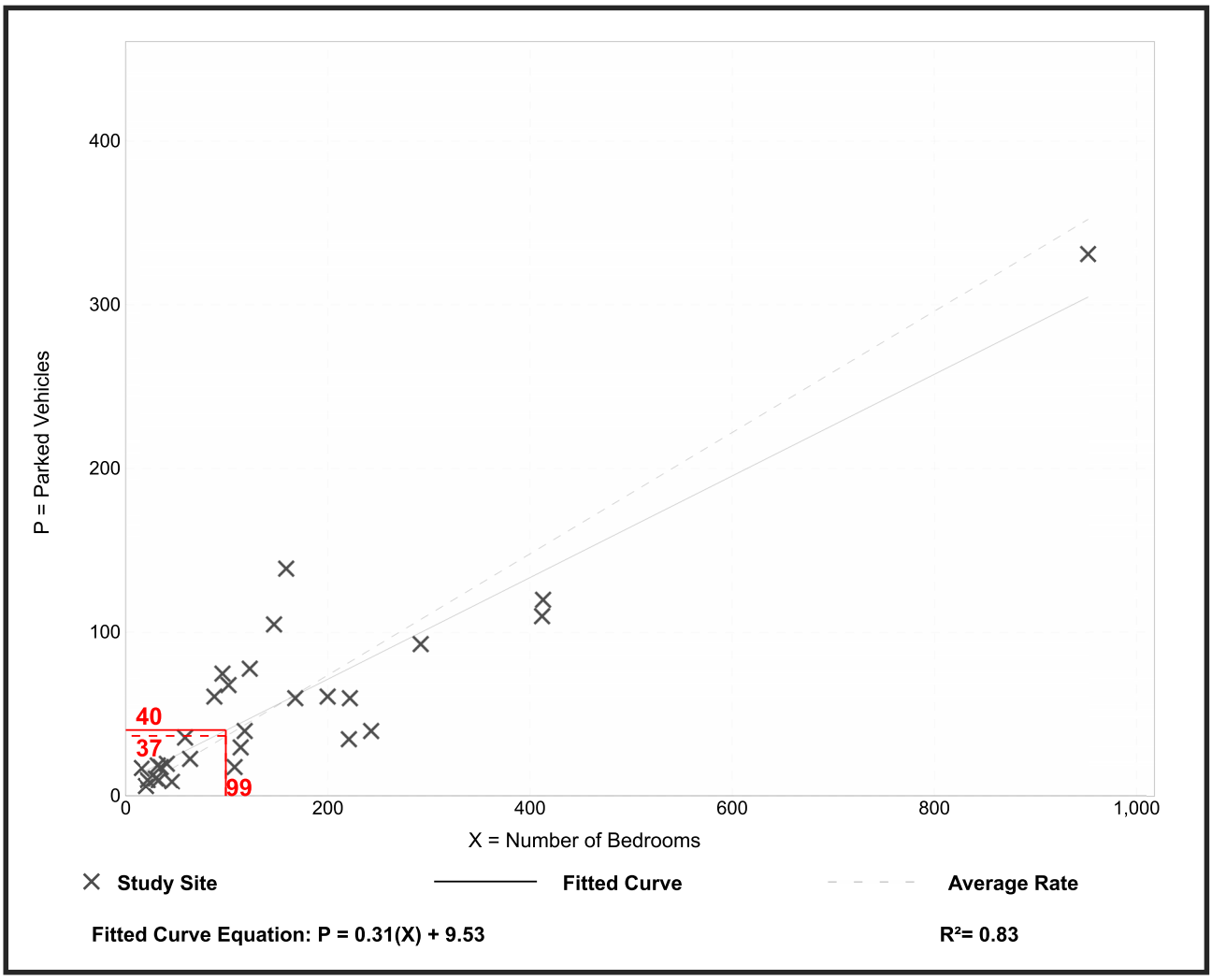
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 29
Avg. Num. of Bedrooms: 158

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.16 - 1.06	0.30 / 0.70	0.3 - 0.44	0.19 (51%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

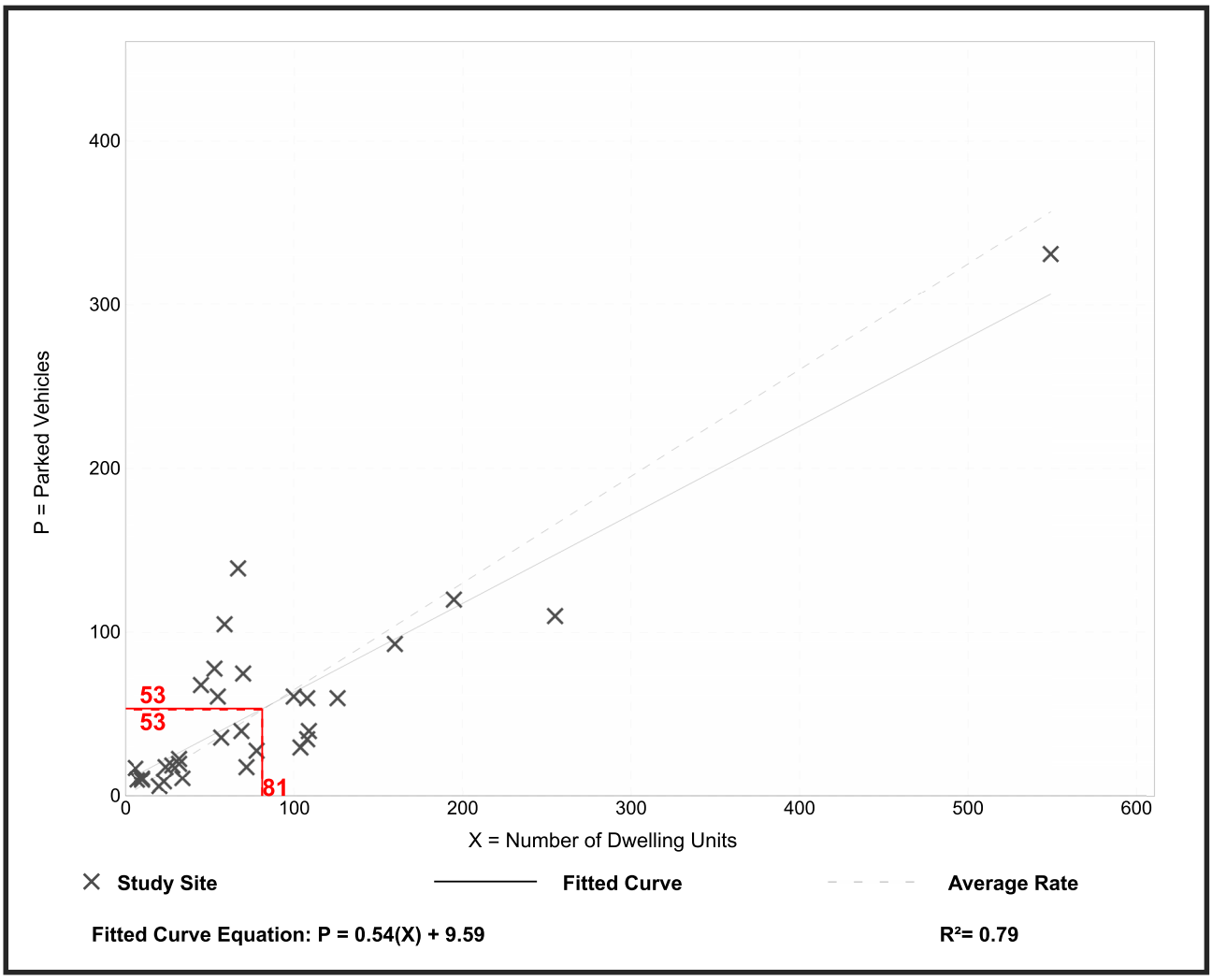
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 31
Avg. Num. of Dwelling Units: 86

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.25 - 2.83	0.52 / 1.48	0.51 - 0.79	0.40 (62%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

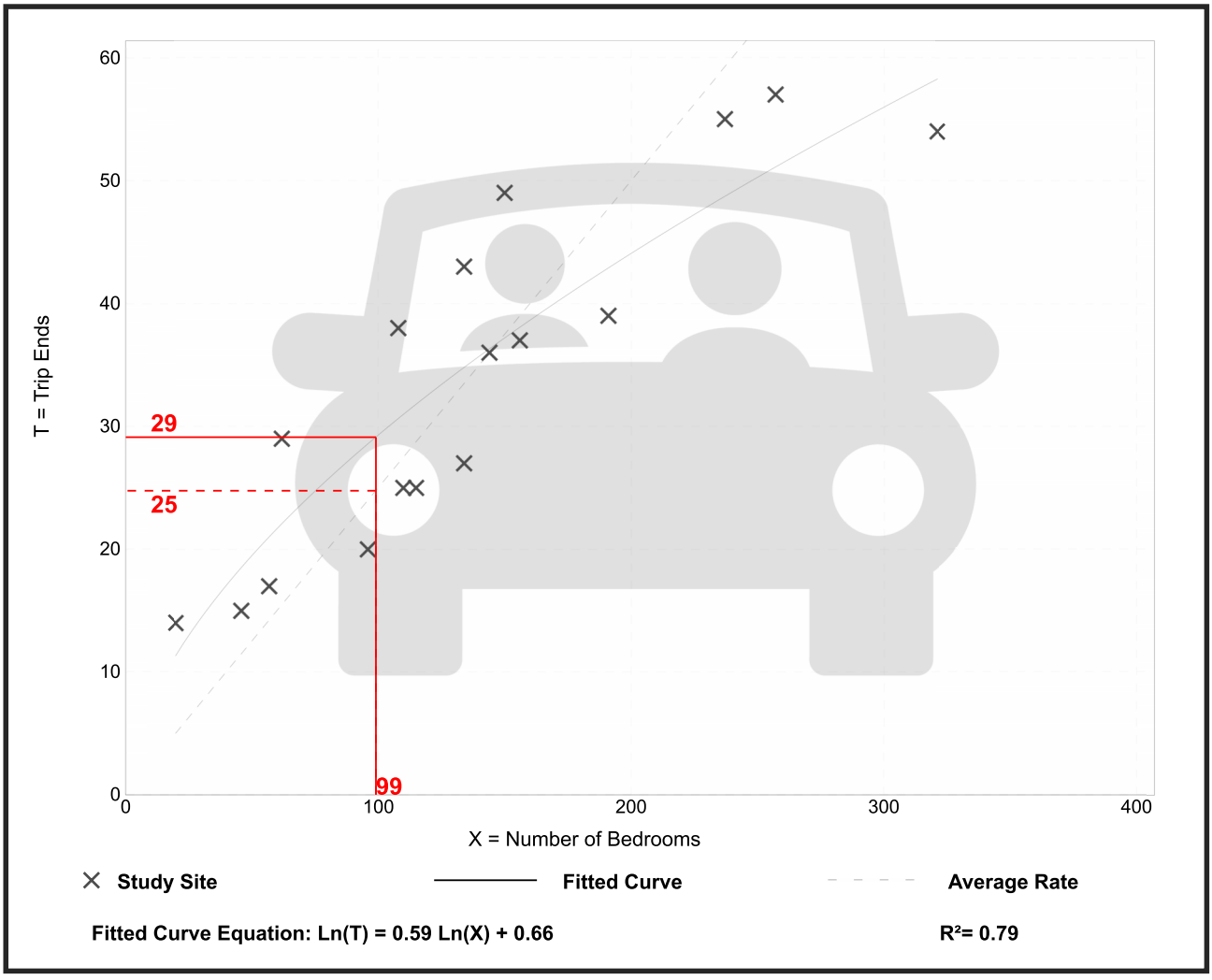
Affordable Housing - Income Limits
(223)

Vehicle Trip Ends vs:	**Bedrooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**Dense Multi-Use Urban**
Number of Studies:	17
Avg. Num. of Bedrooms:	138
Directional Distribution:	33% entering, 67% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.25	0.17 - 0.70	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

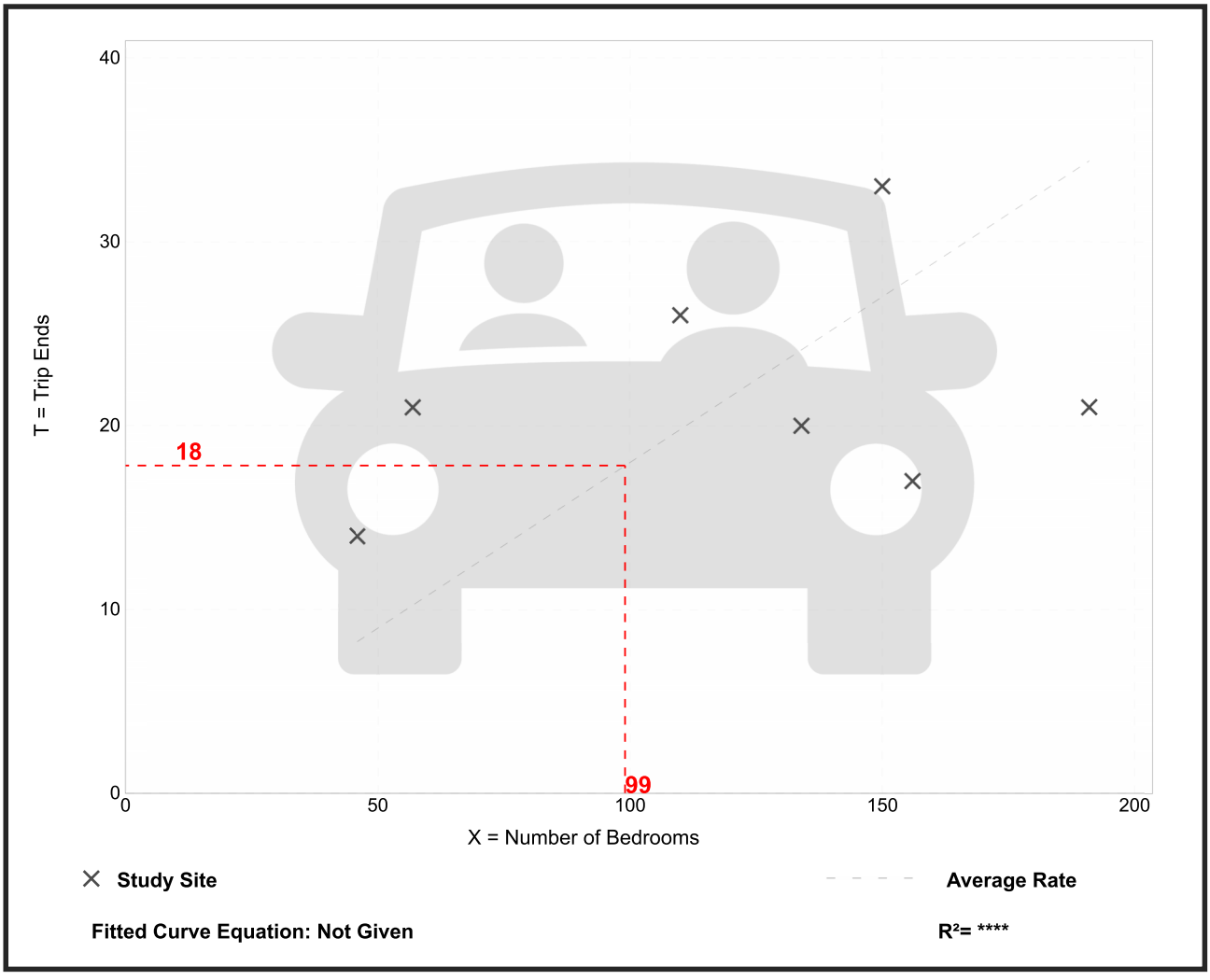
Affordable Housing - Income Limits
(223)

Vehicle Trip Ends vs: **Bedrooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 7
Avg. Num. of Bedrooms: 121
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.18	0.11 - 0.37	0.08

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

SURVEY NOTES

1. Copyright CPL. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to 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

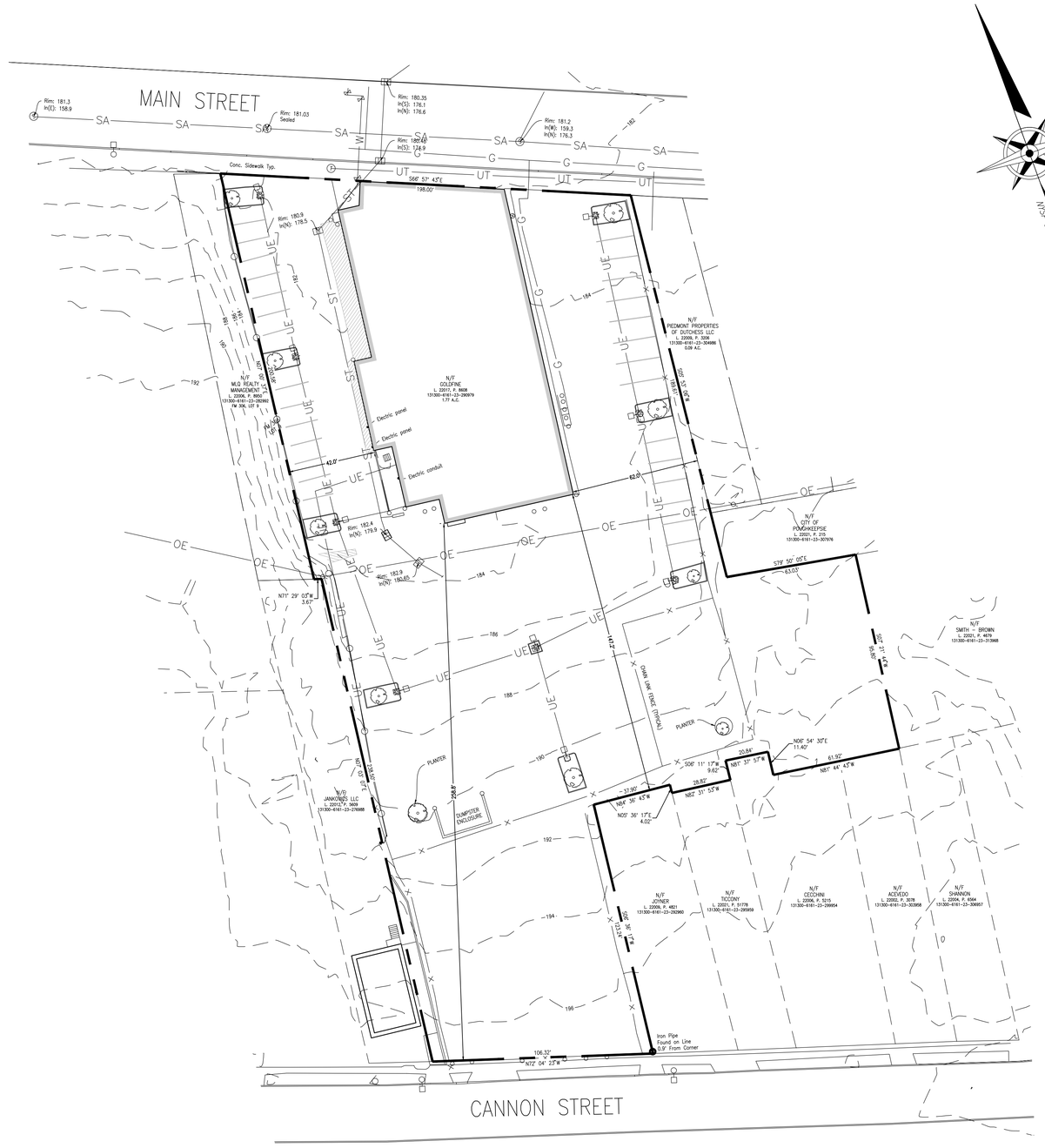
Hudson River Housing, Inc.
NeighborWorks Capital Corporation, its successors and assigns
Stewart Title Insurance Company

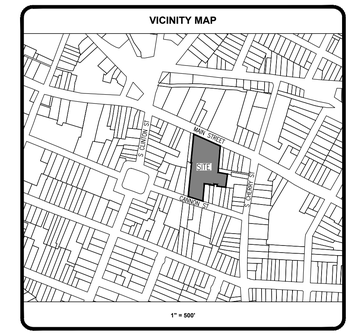
DATE OF SURVEY

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 #999
- 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 08° 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

August 14, 2025

Christian Moore
26 IBM Road
Poughkeepsie, NY 12601

Re: SEQRA
Windows on Main, Mixed-Use Site Plan
488 Main St, Poughkeepsie, NY 12601
25PR06977

Dear Christian Moore:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation 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.

We note that the project area of potential effect is directly across the street from the former Trolley Barn, which is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description submitted to our office on July 29, 2025. Based upon our review, the OPRHP offers the following comments regarding potential impacts to architectural resources:

1. We recommend a Construction Protection Plan for historic resources within 90 feet of proposed construction activities.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

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, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

October 19, 2025

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

cc: Lori Garcia, City of Poughkeepsie
Hudson River Housing

RE: 2025-048 488 Main Street - Windows on Main
Architectural Review Comments

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

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

massdesigngroup.org

Dear Members of the Planning Board and Hudson River Housing,

MASS appreciates the opportunity to continue collaborating with the applicant and the Planning Board on the *Windows on Main* project. As discussed during our preliminary architectural workshop, our shared goal is to help this project contribute meaningfully to Main Street's revitalization—both in design quality and in the sense of place it creates for residents and visitors. We understand that the design team has advanced the project from early line drawings to rendered views. While these renderings are helpful for understanding massing and material intent, they also raise several design concerns that we believe warrant further discussion and refinement.



Rendering 1



Rendering 2

At our workshop, we discussed the importance of creating visual variety, introducing a richer material palette, and ensuring that the building contributes positively to the street character. In reviewing the renderings, several key themes have emerged:

1. Overall Composition and Context
The current design presents a strong horizontal stratification—brick at the base, green siding in the middle, and beige mainly at the upper band. This layered approach, while orderly, results in a façade that reads as flat and repetitive rather than dynamic or responsive to its context. We encourage exploring more variation in color, material, directionality, pattern and detailing to break down the scale and add depth and rhythm to the streetscape.

2. Streetscape and Massing
Although the building's plane has been pushed and pulled to introduce subtle movement, the overall massing remains continuous and impenetrable. We suggest introducing more vertical articulation—groupings of windows, recessed balconies, or bay projections—that can create moments of relief and help the long block feel more porous and human-scaled. Without these elements, the project risks feeling monolithic, a thin extrusion rather than a series of engaging street experiences.

3. Ground Floor and Street Engagement
The commercial storefronts shown in the renderings appear uniform and understated. We recommend treating these ground-floor entrances as opportunities to add distinct character and civic identity to the building. Canopies, expressive signage, lighting, or differentiated materials could make these entries more celebratory and inviting, helping to create an active, safe and engaging public realm.

4. Relationship to Neighborhood Context

MASS DESIGN GROUP

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Boston, MA 02116

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Poughkeepsie, NY 12601

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The renderings appear to be presented without surrounding neighborhood context. We recommend compositing the proposed building into real photographic views of Main Street to better understand its visual impact, scale, and relationship to adjacent and nearby structures. Such studies could clarify how the project works in dialogue with or overwhelms Main Street's existing rhythm of varied façades, cornice lines, and storefront proportions.

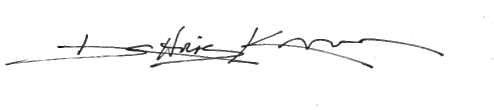
5. Material and Color Palette
At our first workshop, we had discussed exploring more variety in both color and material to avoid a flat, repetitive elevation. We encourage re-examining the overall façade strategy to ensure that the architectural expression feels rooted in Poughkeepsie's material heritage. Small adjustments in brick detailing, color shifts, or vertical alignment could bring greater coherence and craft to the building, making it feel more authentic to its place. Additional variations (even if subtle) could make the building feel more rooted and less like a uniform block.

In summary, while these renderings represent a step forward from the initial line drawings, we believe the design requires a deeper exploration of façade articulation, material richness, and contextual integration to achieve the intended impact on Main Street. We would like to share some reference images of other affordable housing projects that might help generate some additional thinking for the applicant. *(See Attached Appendix)*

We welcome continued dialogue with Hudson River Housing and the design team to refine these aspects and help ensure *Windows on Main* becomes a source of civic pride and a genuine extension of Poughkeepsie's architectural fabric.

Given the scale and location, we look forward to seeing this important anchor project for Main Street evolve through upcoming public participation and further conversation.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

Appendix of Affordable Housing Precedents



Willard Street Public Housing, Durham, North Carolina



121 Main Street, NeighborWorks Southern Mass, Brockton, MA, Utile



Toronto, Canada, LGA Architectural Partners



J.J. Carroll Redevelopment, 2Life Communities, Boston, Massachusetts, MASS



Richardson Apts, Community Housing Partnerships, San Francisco, CA, David Baker + Partners



Glisan Commons, Our Just Future & Ride Connection, Portland OR, Holst Architecture



Glisan Commons (Rear Courtyard), Our Just Future & Ride Connection, Portland OR, Holst Architecture



Modular Housing - Copenhagen, Denmark, Bjarke Ingels Group (BIG)

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): **2909790000**

Project Name: **Windows on Main**

Applicant: **Hudson River Housing, Inc**

Address of Property: **488 Main 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: **Maegerle, Tyler**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **8/26/2025**	Notes:	☑ Major Project
Date Received: **8/26/2025**		Referral #: **ZR25-212**
Date Requested:		
Date Required: **9/24/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **9/4/2025**		

420 Lexington Avenue
New York, NY 10170
www.mta.info

Justin R. Vonashek
President

Metro-North Railroad

VIA EMAIL lgarcia@cityofpoughkeepsie.com

August 12, 2025

Ms. Lori Garcia
Board Administrative Assistant
CITY OF POUGHKEEPSIE
63 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

RE: NOTICE OF DECLARATION OF INTENT TO BE LEAD AGENCY and EAF, 488 MAIN STREET, City of Poughkeepsie, NY

Dear Ms. Garcia:

Metro-North Commuter Railroad Company ("Metro-North") is in receipt of the Notice of Intent to be Lead Agency and EAF for 488 Main Street, Poughkeepsie, NY. The SEQRA notice and EAF indicate that the proposal intends to demolish and remove an existing laundromat and paved/hardscaped surface to create space for a mixed-use commercial- residential four-story structure, with vehicular access from Cannon Street, on-site paved parking, closed drainage, lighting, and landscaping. There is anticipated to be 81 units with 100 bedrooms (mix of studio, one- and two-bedroom apartments) as well as retail on the first floor. Metro-North does not object to the City of Poughkeepsie being lead agency for the SEQRA review.

Metro-North works with local communities and developers to encourage mixed use and Transit Oriented Development (TOD). Coordination with local communities who plan and implement mixed use and TODs benefit many, as the proximity of these projects to our service promotes environmentally sustainable development, enlivens communities and increases rail ridership.

Section D.2.J (page 7) of the EAF indicates that the proposal is ½ mile from public transportation. Kindly provide an estimate of the potential number of residents of the proposed development intend to use Metro-North services which are approximately one mile from the proposed development and, if services are available or will be made available to residents to access Metro-North's Poughkeepsie station including connections to pedestrian and bicycle routes as sited in Section D.2.J viii.

Should you have any questions, or if you require any further information, please do not hesitate to contact me at 212.499.4487. Thank you for your consideration of these comments and we look forward to continuing to work together.

Sincerely,

Robyn M. Hollander

Robyn M. Hollander, AICP
Director, Capital Strategy and Program Delivery

Cc: S. Sarch, E. Foley, P. Januszewski, L. Carter, P. Diaz, E. Hotetz, L. Oliva, J. Urda, A. Buder, M. Font

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6162-78-166012

OFFICE USE ONLY
AC 21230
CODE: PLSF
ID # PB 2025-075
FEE: $337.70
Total, from:
$500 plus
$ 210
($150 per 1000 square feet of floor area), plus
$ 77.70
($35 per number of required parking spaces), plus
$ _____
($500 for special permit, if applicable)

RECEIVED
JUL 30 2025
By
PAID
JUL 30 2025

I. **PROPERTY ADDRESS:** 17 S Hamilton

II. **PROPERTY OWNER:** Y & S Group NY LLC
ADDRESS: 4217 16th Ave
Brooklyn
NY, 11204 (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: _____ (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): _____
Mixed-use, commercial and residential (Commercial tenants TBD)

VI. **ZONING DISTRICT:** PID-B

(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: X (yes) _____ (no)

Alteration: X (yes) _____ (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.083 (acres) 3615.5 (square feet)

Building Footprint: 3,400 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

3,400 SF (total building footprint, square feet)

Lot Coverage: 94% (percentage, building coverage only)

Gross Floor Area: 13,600 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

13,600 SF (total gross floor area, square feet)

Building Height: 4 (stories) 44.3 (feet)

Floor Area Ratio: 3.76 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 22

B) Number of Off-Street Parking Spaces provided: 0

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

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

If yes, name all such municipal facilities: Crannel Street Lot, Academy St Lot

(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): The applicant is in the process of contacting the owner of the 88 Cannon Street parking garage to discuss leasing spaces.

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 2

Number of one (1) bedroom units: 13

Number of two (2) bedroom unit's 6 (existing North portion)

Number with three or more bedrooms: 0

Total number of units: 21

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):

The proposed commercial spaces are intended to taget small scale retail and personal service businesses.

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.

_____ July 29, 2025

Signature of Applicant Date

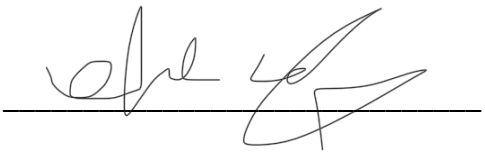
KARC
PLANNING CONSULTANTS, INC.

July 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 Y & S Group NY LLC, property owner of 17 S Hamilton St (Lot 166012), 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.

October 14, 2025

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

Re: 17 S Hamilton St
Parcel No. 131300-6162-78-166012
City of Poughkeepsie
Site Plan Application

Dear Ms. Saylor:

As you are aware, the applicant proposes modifying the existing building at 17 S Hamilton Street (Lot 166012), which currently consists of two sections: a 4-story northern portion and a 2-story southern portion. The project involves raising the southern portion to 4 stories to create a mixed-use building with commercial and residential uses. The 0.083-acre (3,615.5 sq ft) property is located within the Poughkeepsie Innovation District – B (PID-B), where mixed-use development is permitted.

The northern portion of the building will have improvements to the ground floor only; floors 2–4 are being renovated under an existing building permit (BP 241656, issued December 12, 2024) and will remain otherwise unchanged. While the two portions of the building are currently connected via an internal stair tower, the applicant proposes to remove this connection and construct a new internal stairway within the southern portion. As a result, the northern and southern portions will no longer be internally linked.

The southern portion of the building will contain three (3) retail spaces fronting S Hamilton St, a residential lobby with a mail room, and two (2) studio apartment units in the rear of the building. Floors 2-4 will each contain four (4) one-bedroom units for a total of 12 units.

The existing northern portion of the building currently contains two (2) retail spaces facing South Hamilton Street. These spaces will be modified to include upgraded storefronts consistent with those proposed for the southern portion of the building. Interior alterations within the northern portion of the building are limited to reconfiguring the rear ground-floor area to accommodate the addition of a one-bedroom unit. The upper floors (2-4) of the northern portion are being renovated as approved by Building Permit 241656 and contain a total of six (6) two-bedroom units, with two (2) units on each floor.

PARKING WAIVER REQUEST

The applicant is seeking a waiver with payment of a fee in lieu of parking for the 23 parking spaces required for this development. Tenants and visitors will utilize municipal lots such as Crannell Street and Lot 1. There is also an option for tenants to rent a select number of spaces from the parking garage owned by the Redeemed Christian Fellowship at 88 Cannon Street.

ARCHITECTURAL MODIFICATIONS

The project team attended an Architectural Workshop on September 12, 2025 with the Board's architectural consultant, with written comments received on October 7, 2025. The following modifications have been made to the project to address the consultant's comments:

- **Retention of Existing Stone Façade on North Wall.** The applicant will maintain the existing stone façade on the North face of the building. This change is now indicated on the proposed building elevations.
- **Materials Key.** The material board now provides reference images of the proposed building materials.
- **Restoration of Brick Façade on Northern Storefronts.** The project architect determined that original brick remains behind the existing wood panels on the ground floor of the northern portion of the building. The proposal includes removing these wood panels, restoring the underlying brick, and painting it to match the color of the upper stories, as illustrated on the proposed elevations.
- **Setback Addition.** The two-story addition is now proposed to be recessed 8 inches from the existing façade plane (as shown on the revised south elevation) to help distinguish the new addition work from the existing structure.
- **Mechanical Systems.** the mechanical systems are located in the basement of the building and are proposed to remain in this location.

DEPARTMENT COMMENTS

Below please find responses to comments by the City of Poughkeepsie Building Department, dated September 30, 2025:

There are no provisions noted for the storage of trash, placement of bins on city sidewalk isn't permitted.

Response: Trash receptacles have historically been stored within the small alleyway on the north side of the building, enclosed by an existing fence and gate. On collection days, bins are wheeled to the street for pickup. This arrangement will remain unchanged, with additional bins to be provided as needed to accommodate the increase in residential units. The image below identifies the trash storage location, and a callout

has been added to the site plan noting the existing and proposed roller bins for trash and recycling.



Enclosed, please find the following:

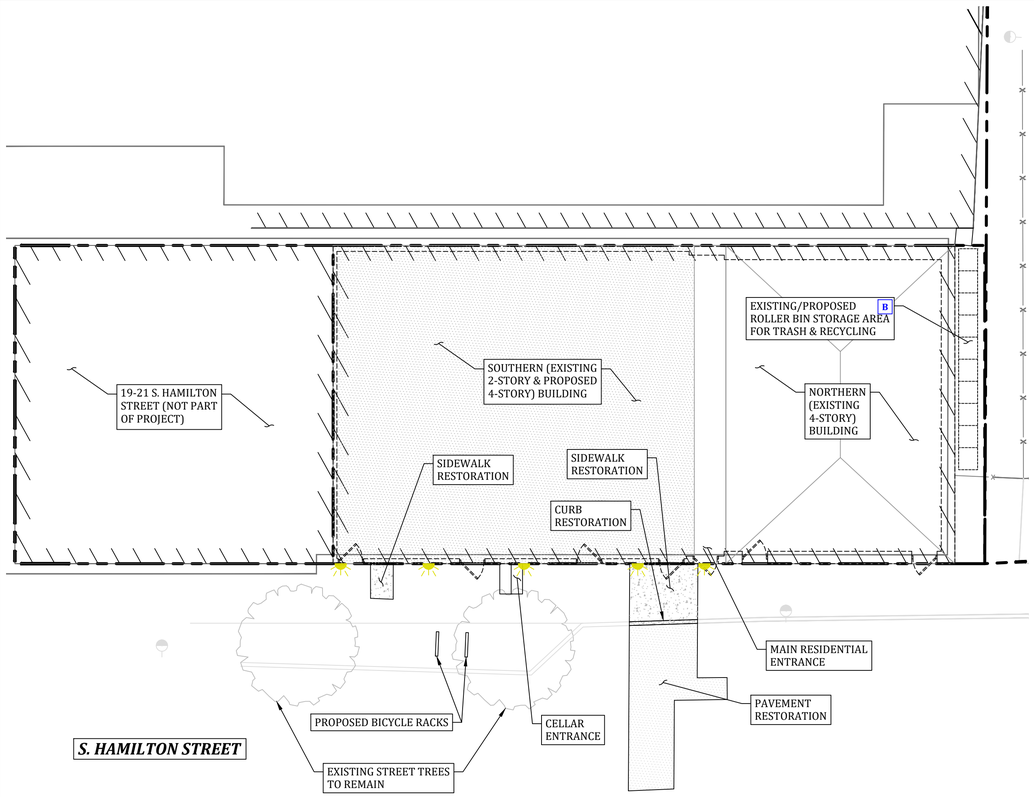
1. Cover Letter by KARC Planning Consultants, dated October 14, 2025
2. Updated Site Plan by Teed Engineering, dated October 14, 2025
3. Revised Building Elevations by LMV Architects, dated October 13, 2025

Please advise if any additional information is required to complete your review. We kindly request placement on the October 24, 2025 Planning Board agenda. As the Board adopted a Negative Declaration under SEQRA at its last meeting, we respectfully request that the Board consider granting the requested parking waiver and a resolution of approval at the October 24th Planning Board meeting.

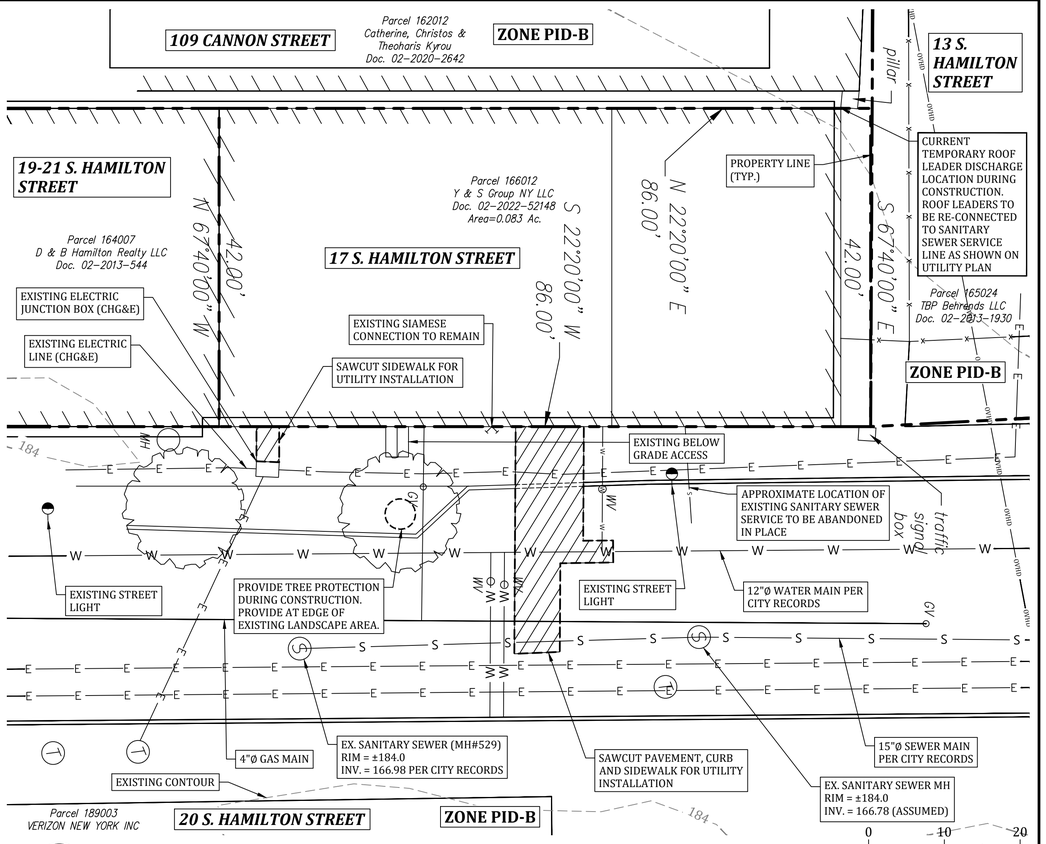
Thank you.

Sincerely,

Natalie Quinn, Agent for Applicant



1 OVERALL SITE PLAN
SCALE: 1" = 10'



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

ZONING COMPLIANCE - PID-B "POUGHKEEPSIE INNOVATION DISTRICT B"

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA (SQ. FT.)	LOT AREA (AC.)	LOT WIDTH (FT) MIN.	LOT COVERAGE (%) MIN.	OUTDOOR ACTIVITY SPACE (%) MIN.	PRIMARY STREET SETBACK (FT.) MIN. / MAX.	BUILD TO FRONTAGE (%) MIN.	BUILDING SIDE YARD (FT.) MIN. / MAX.	BUILDING REAR YARD (FT.) MIN.	BUILDING HEIGHT (STY./FT.) MAX.	PRIMARY STREET FACING BUILDING WIDTH (FT.) MAX.	GROUND STORY HEIGHT (FT.) MAX.	DISTANCE BETWEEN STREET FACING ENTRIES (FT.) MAX.
UNITS	MIXED-USE RETAIL/RESIDENTIAL	(SQ. FT.)	(AC.)	(FT) MIN.	(%) MIN.	(%) MIN.	(FT.) MIN. / MAX.	(%) MIN.	(FT.) MIN. / MAX.	(FT.) MIN.	(STY./FT.) MAX.	(FT.) MAX.	(FT.) MAX.	(FT.) MAX.
REQUIRED		N/A	N/A	N/A	60	10[1]	0 / 15	80	0 / 11	8.0	6 / 81	225	14	50
EXISTING CONDITION	10 DWELLING UNITS & 6 COMMERCIAL UNITS	3,612	0.08	N/A	100	WAIVED	0	100	0	0.0[2]	2 / 20.9[3] 4 / 53.6	82.1	10.6	22.2
PROPOSED CONDITION	21 DWELLING UNITS & 5 COMMERCIAL UNITS	3,612	0.08	N/A	100	WAIVED	0	100	0	0.0[2]	4 / 44.3[3] 4 / 53.6	82.1	10.6	22.2

[1]MINIMUM REQUIREMENTS ARE WAIVED FOR LOTS UNDER 5,000 SQ. FT.
[2]PRE-EXISTING, NON-CONFORMING CONDITION.
[3]SOUTHERN BUILDING.

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	MULTI-FAMILY: 0.75 SPACES/UNIT = 0.75*21 UNITS + 1 VISITOR SPACE PER 10 UNITS = 18 SPACES GENERAL RETAIL: 1 SPACE/350 SF = ⚠ 1,445 SQ. FT/350 = 5 SPACES TOTAL SPACES = 18 + 5 = 23 SPACES	10% OF REQUIRED VEHICLE PARKING = 0.1*23 = 3 SPACES ⚠
EXISTING CONDITION	0*	0*
PROPOSED CONDITION	0	4

**PRE-EXISTING, NON-CONFORMING CONDITION.*

USDA/NRCS SOIL DATA CHART

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

LIGHTING SCHEDULE

B

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT	LUMENS	TOTAL WATTS
WALL MOUNT (2ND FLOOR)	4	RAB®	*LF34 ADJUSTABLE*	17'	4,375	33
WALL MOUNT (ABOVE ENTRY)	1	WARELIGHT®	*WL-WCYL4-15W-SC T-0-10V-UNV-65-BK*	10'	1,650	15

NOTES:

LIGHTING INFORMATION AS PROVIDED BY WARELIGHT® - 2750 SOUTH 163RD STREET, NEW BERLIN, WI 53151. (888) 454-4480, WWW.WAREHOUSE-LIGHTING.COM. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS.

LIGHTING INFORMATION IS ALSO PROVIDED BY RAB LIGHTING - 408 W. 14TH ST. 3RD FLOOR, NEW YORK, NY 10014. (201) 784-8600, WWW.RABLIGHTING.COM. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS.

REFER TO ARCHITECTURAL DRAWINGS FOR WALL MOUNT LIGHT LOCATIONS

RAB LIGHTING · WARELIGHT

2 PROPOSED CONSTRUCTION SEQUENCE
CI101

THIS PROJECT INVOLVES THE EXPANSION OF AN EXISTING MIXED-USE BUILDING. THE PROJECT REQUIRES THE INSTALLATION OF NEW UTILITIES TO SERVE THE RESIDENTIAL AND COMMERCIAL USES INCLUDING A DOMESTIC AND FIRE SUPPRESSION WATER SERVICE, SANITARY SEWER SERVICE, ROOF DRAINAGE PIPE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. THE STORMWATER FROM THE EXISTING BUILDING'S ROOF IS CURRENTLY DIRECTED TO THE SANITARY SEWER. SINCE THE FOOTPRINT OF THE IMPERVIOUS AREAS IS NOT CHANGING, THE STORMWATER WILL CONTINUE TO BE CONVEYED TO THE SANITARY SEWER SYSTEM.

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 TREE PROTECTION WITH ORANGE CONSTRUCTION FENCE.
5. 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, AND COMMUNICATION SERVICE.
6. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
7. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
8. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS)
9. REQUEST CERTIFICATE OF OCCUPANCY.

3 SITE SPECIFIC NOTES
CI101

1. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY CARNEY RHINEVAULT, LS DATED OCTOBER 2, 2024 AND ENTITLED "MAP OF A PROPERTY OF Y & S GROUP NY LLC"; NYSGIS AERIAL IMAGERY; NYSGIS TOPOGRAPHY (DATUM NAVD-1929); AND VISUAL OBSERVATIONS BY TEED ENGINEERING, PLLC ON JULY 23, 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 HUDSON RIVER WATERSHED.
5. NO EXISTING EASEMENT, RIGHT-OF-WAYS, SETBACKS, RESERVATION, OR COVENANTS WERE NOTED ON SURVEY.
6. NO WATERCOURSES, MARSHES, ROCK OUTCROPS OR WETLANDS EXIST ON SITE.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
B + ⚠	1	OF	9	CI101	SITE PLAN, EXISTING CONDITIONS & DEMOLITION PLAN
B + ⚠	2	OF	9	CU101	GRADING, DRAINAGE & UTILITY PLAN
B +	3	OF	9	CU501	DRAINAGE, LIGHTING, SEWER & WATER DETAILS & CALCULATIONS
+	4	OF	9	CU502	CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS
+	5	OF	9	CU503	CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS
+	6	OF	9	CU504	CHG&E STANDARD UTILITY DETAILS
+	7	OF	9	CU521	MAINTENANCE AND PROTECTION OF TRAFFIC
+	8	OF	9	CU522	MAINTENANCE AND PROTECTION OF TRAFFIC
+	9	OF	9	CU523	MAINTENANCE AND PROTECTION OF TRAFFIC

SPECIAL FINANCIAL CAPABILITY NOTE

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

APPLICANT INFORMATION

Y & S Group NY LLC
4217 16th Avenue
Brooklyn, NY 11204

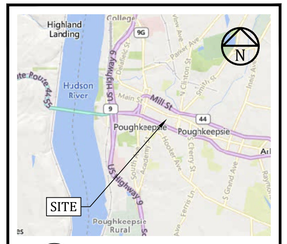
APPLICANT CONSENT

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

UDIG·NY SAFE DIGGING STARTS HERE

PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
⚠	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:
SITE PLAN, EXISTING CONDITIONS & DEMOLITION PLAN

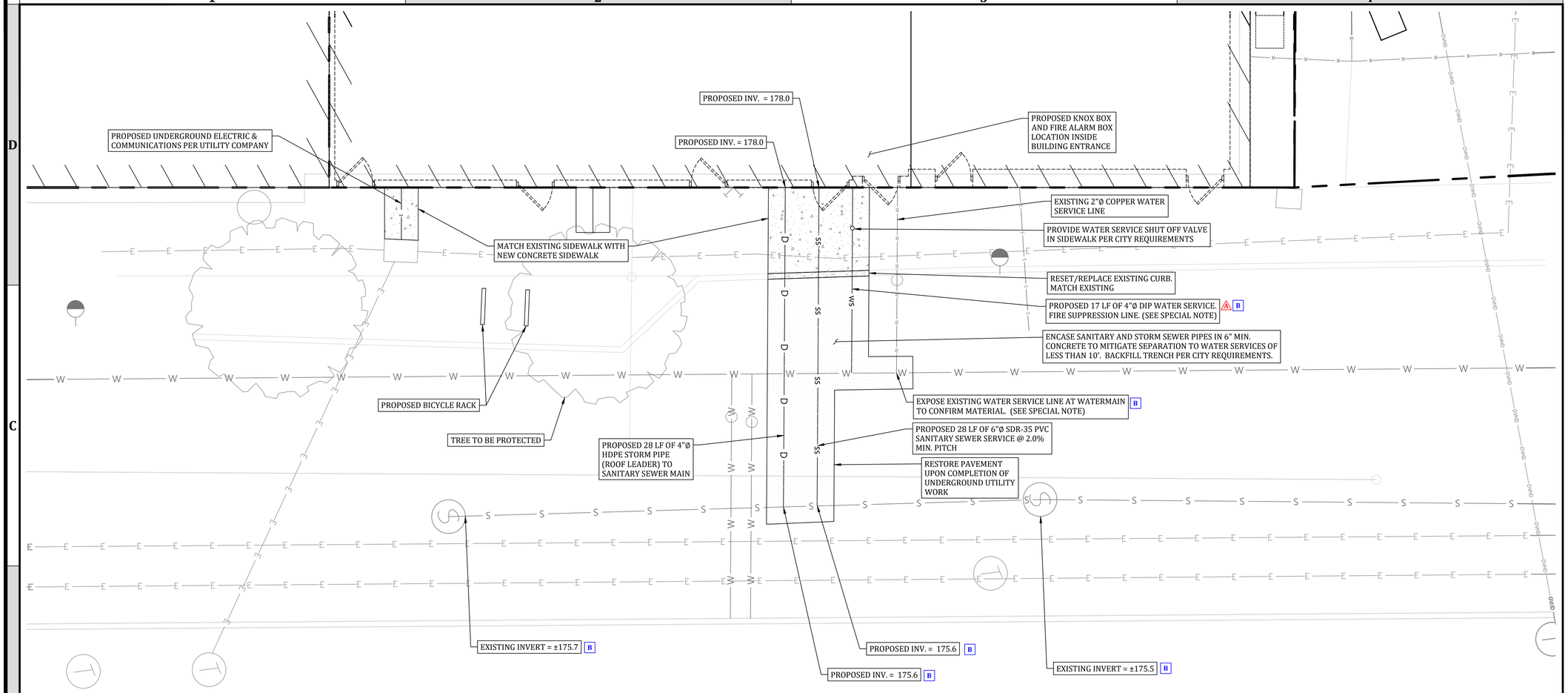
PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
1" = 10'	2505003
SHEET NO.:	SHEET ID.:
1 OF 9	CI101 ⚠ B

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: 2505003CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 10/9/2025 4:48 PM



1 GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1" = 5'

2 CU101 TEED ENGINEERING, PLLC STANDARD NOTES

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 CU101 WATER & SEWER SIZING NOTES

1. THE PROJECTED MAXIMUM DAILY FLOW (MDF) OR WATER USAGE FOR THE FACILITY IS 3,115 GALLONS PER DAY (GPD) BASED ON A THEORETICAL DEMAND 110 GPD PER BEDROOM FOR THE RESIDENTIAL USE PLUS 0.1 GPD/SF. FOR THE COMMERCIAL RETAIL SPACE. THERE ARE A TOTAL OF 21 BEDROOMS AND 1,445 SQ. FT. OF RETAIL SPACE BEING PROPOSED. THIS VALUE IS DERIVED FROM NYSDEC 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 4TH FLOOR WATER FIXTURES. SPECIFICALLY, IT WAS DETERMINED THAT THE PEAK INSTANTANEOUS WATER DEMAND FOR THE BUILDING IS 86.3 GPM BASED ON THE PROPOSED FIXTURE UNITS (337.4) PER TABLE E103.3(2) OF THE NYS PLUMBING CODE AND CHART A 103.1(1) OF THE UNIFORM PLUMBING CODE.
   - 1.2. PER THE FIRE SUPPRESSION SYSTEM DESIGNER, THE FIRE SUPPRESSION SYSTEM REQUIRES A 4" WATER SERVICE LINE.
   - 1.3. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY SECTION 709 WAS USED TO DETERMINE THAT A 6" SEWER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED WASTEWATER DISCHARGE. SPECIFICALLY, IT WAS DETERMINED THAT THE TOTAL PEAK DISCHARGE IS 149 GPM BASED ON THE PROPOSED DRAINAGE FIXTURE UNITS (298) PER TABLE 709.1 OF THE UNIFORM PLUMBING CODE.
   - 1.4. BASED ON A PEAK INSTANTANEOUS FLOW OF 149 GPM, A 6-INCH DIAMETER PIPE AT $\frac{1}{4}$" PER FOOT MINIMUM PITCH CAN SUPPLY THE SANITARY SEWAGE DISPOSAL REQUIREMENTS OF THE BUILDING. A 6-INCH PVC PIPE FLOWING HALF-FULL AT $\frac{1}{4}$" PER FOOT CAN CARRY 175 GPM, THEREFORE A 6-INCH PIPE IS SUFFICIENT TO MEET THE PEAK DEMANDS.
2. REFER TO SHEET CU501 FOR ADDITIONAL CALCULATIONS PERTAINING TO WATER AND SANITARY SEWER.
3. INVERTS SHOWN HEREON SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.

4 CU101 STORMWATER NOTE

1. THE EXISTING IMPERVIOUS COVERAGE ON THE LOT IS 100%, THEREFORE HISTORIC RUNOFF RATES FROM THE SITE WILL NOT BE EXCEEDED WITH THE PROPOSED ACTION. NO STORMWATER MITIGATION IS REQUIRED FOR THIS PROJECT.

SPECIAL EMERGENCY ACCESS NOTE B

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

SPECIAL WATER SERVICE NOTE B

THE EXISTING SERVICE LINE WILL BE EXCAVATED AT THE MAIN CONNECTION POINT TO DETERMINE THE MATERIAL. IF IT IS FOUND TO BE LEAD OR GALVANIZED, IT SHALL BE DISCONNECTED PER CITY OF POUGHKEEPSIE REQUIREMENTS. IF IT IS FOUND TO BE COPPER, IT SHALL REMAIN IN PLACE AND USED. IN THE EVENT THAT THE EXISTING SERVICE LINE IS ABANDONED IN PLACE, THE NEW PROPOSED SERVICE LINE SHALL BE INCREASED IN SIZE FROM 4-INCH TO 6-INCH DIAMETER AND SHARED BETWEEN THE FIRE SUPPRESSION SYSTEM AND DOMESTIC WATER FIXTURES. IN THE EVENT THAT THE EXISTING LINE IS FOUND TO BE COPPER AND IS TO REMAIN, THE PROPOSED WATER SERVICE LINE SHALL BE 4-INCH DIAMETER AND USED FOR THE FIRE SUPPRESSION SYSTEM ONLY.

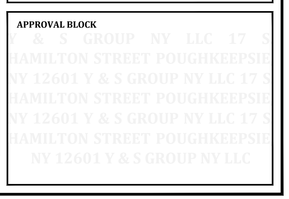
SPECIAL TRAFFIC CONTROL NOTE

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".

SPECIAL TREE PROTECTION NOTE B

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.

APPROVAL BLOCK





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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TEED ENGINEERING, PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
⚠	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

PROJECT NAME AND ADDRESS:

Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
1" = 5'	2505003
SHEET NO.:	SHEET ID.: ⚠
2 OF 9	CU101

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DRAWING REFERENCE: 2505003CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 10/9/2025 4:48 PM

1 CU501 CONSTRUCTION WASTE MANAGEMENT NOTES

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. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
2. 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.
3. 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.
4. 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.
5. 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.

Domestic Demand Calculations

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

# of Units[b]	Fixture	Occupancy	Type of Supply Control	Load Values, In Water Supply Fixture Units			Total Unit Load (wsfu)
				Cold	Hot	Total	
21	Dishwashing Machine	Private	Automatic	*0.0*	*1.4*	1.4	29.4
21	Kitchen Sink	Private	Faucet	*1.0*	*1.0*	2.0	42
26	Lavatory	Private	Faucet	*0.5*	*0.5*	1.0	26
21	Shower Head	Private	Mixing Valve	*1.0*	*1.0*	2.0	42
21	Washing Machine (8 lb)	Private	Automatic	*1.0*	*1.0*	2.0	42
26	Water Closet	Private	Flushometer Valve	*6.0*	*0.0*	6.0	156

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)	***337.4***
Peak Demand (gpm) [c]	***115***

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

Peak Demand x 0.75 (gpm) [a]	***86.25***

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

d. Average flow from manufacturers

Peak Irrigation Demand (gpm)	***0***
Total Peak Demand (gpm)	**86.25**

Domestic Headloss Calculations

Pipe Material:	***Copper tube, brass or stainless steel***
Hazen-Williams Roughness Coefficient [d]	***150***
Estimated Peak Demand (gpm)	***86.25***
Water Service Pipe Length from Main to just after meter (ft.) [e]	***20***
Water Service Pipe Inside Diameter (in.)	***2***
Headloss Due to Friction (psi) [f]	***1.11***
Velocity in water service line at Peak Flow (fps.) [g]	***8.81***
Headloss Due to Velocity in water service line (psi) [h]	***0.52***
Headloss through 2" water meter at peak flow(psi) [i]	***1.0***
Headloss through PRV at peak flow (psi) [j]	***0.00***
Headloss through backflow prevention device at peak flow (psi) [j]	***5.50***
Elevation of Hydrant Outlet [e]	***184.5***
Elevation of Highest Fixture [b]	***229.0***
Headloss due to elevation (psi)	***19.27***
Measured Static Pressure at Hydrant Outlet (psi) [j]	***60***
Static Pressure Available at Highest Fixture	***40.73***
Total Headloss to just after meter at Peak Demand	***8.13***
Required Minimum Pressure at Highest Fixture (psi)	***20.0***
Anticipated Residual Pressure at Peak Demand (psi)	**32.6**

e. Per Plan

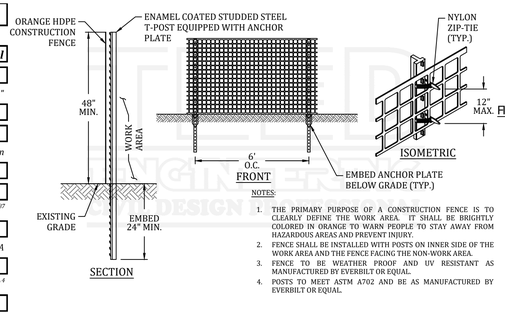
f. Per Hazen-Williams Friction Loss Formula (NFPA13 - Section 27.2.2.1.1) - $p = 4.52Q^{1.85}/c^{1.85}d^{4.87}$

g. Per Velocity Formula v = Q/A

h. Per Velocity Pressure Formula (NFPA13 - Section 27.2.2.2) - $p = 0.001123Q^2/d^4$

i. Per manufacturer headloss curve

j. Per City of Poughkeepsie Fire Department email on 07/22/2025 - Hydrant #370 & 952 (396 Main St & Cannon Street)



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.

2 CU501 PERIMETER CONSTRUCTION DELINEATION FENCE
NOT TO SCALE

Probable Discharge Calculations

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 Unit Load (dfu)
				Total	
21	Dishwashing Machine	Private	Automatic	2.0	42
21	Kitchen Sink	Private	Faucet	2.0	42
26	Lavatory	Private	Faucet	1.0	26
21	Shower Head	Private	Mixing Valve	2.0	42
21	Washing Machine (8 lb)	Private	Automatic	2.0	42
26	Water Closet	Private	Flushometer Valve	4.0	104

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

Total Discharge (dfu)	***298***
Total Peak Discharge (gpm)	**149**

Gravity Sewer Calculations

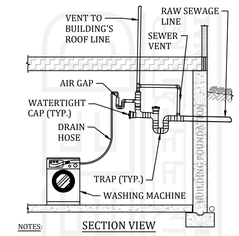
Mannings Equation: Q = VA = (1.486/n)*A*(R^(2/3))*(S^(1/2))

Flowing Full

n	0.013
Pipe Diameter	5.915 inches
Area of Pipe	0.191 sq. ft.
Wetted Perimeter	1.549 ft.
Hydraulic Radius	0.123 ft.
Pipe Slope	0.0208 (proposed)
Flow	0.78 cu.ft./s
Flow	349.91 gal/min
Velocity	*4.1 ft./s*

Flowing 1/2 Full

n	0.013
Pipe Diameter	5.915 inches
Area of Pipe	0.095 sq. ft.
Wetted Perimeter	0.774 ft.
Hydraulic Radius	0.123 ft.
Pipe Slope	0.0208 (proposed)
Flow	0.39 cu.ft./s
Flow	174.95 gal/min
Velocity	*4.1 ft./s*



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

3 CU501 SEWER VENTING
NOT TO SCALE

WARELIGHT
INDUSTRIAL AND COMMERCIAL LIGHTING MFR SINCE 2003
PROJECT NAME
ITEM #
FIXTURE SCHEDULE
NOTES

Wall Cylinder Series



WareLight's sleek and contemporary indoor and outdoor rated cylinder lights, available in 4" and 6" diameters and black and white finishes, boast an architectural grade aesthetic making them the perfect blend of elegance and efficiency. These wall mounted LED fixtures are a versatile and durable solution to enhance a range of settings including kitchens, offices, conference rooms, retail spaces, reception areas and educational facilities.

Specifications

CRI	>80	Beam Angle	Wide
Light Source	LED	Mounting Options	Wall Mounted
Dimmable	0-10v	Operating Temperature	30°-40°C (-22°F - +104° F)
CCT	Selectable 3500K/4000K/5000K	Housing	Extruded Aluminum
Wattage	15W-50W	Voltage	120-277v
LPW	100-110 LPW	Finish	Black and White
Lumens	1,650-5,500 Lm	Warranty	5 Years
Ratings and Certifications	cULus, Damp Location Rated, IP65 and IP44		

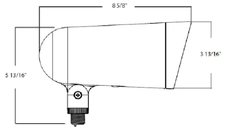
*Data is considered to be representative of the series. Actual production may vary between up to ±10% of initial delivered lumens.

2750 South 163rd St., New Berlin, WI 53151 • (888) 454-4480
Website: Warehouse-lighting.com • Email: requests@warehouse-lighting.com

WL-WCYL4-15W-SCT-0-10V-UNV-65-[BK,WH]



Dimensions



LF34L

RAB



Color: Bronze Weight: 1.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	33W
120V	0.28A	Color Temp	2700/3000/3500/4000/5000K
208V	N/A	Color Accuracy	81-84 CRI
240V	N/A	L70 Lifespan	100,000 Hours
277V	N/A	Lumens	4,026-4,408 lm
Input Watts	30.1-31.6W	Efficacy	127.8-144.8 lm/W

Technical Specifications

Field Adjustability
Field Adjustable:
Field Adjustable Light Output:
Color temperature selectable by 2700K, 3000K, 3500K, 4000K and 5000K (default: 4000K)

Compliance
UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP65 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

LED Characteristics
LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard (SSL) Products, ANSI C78.377-2017.

Electrical
Driver:
Constant Current, Class 2 120V, 50/60 Hz, 120V: 0.28A

THD:
15.41% at 120V

Power Factor:
98.3% at 120V

Dimmable:
Yes, 120V with TRIAC dimmer

Dim to Off:
Yes

Aux Power Supply:
No

Surge Protection:
2.5 kV

Performance
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction
Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Housing:
Die-cast aluminum

Tilt Increment:
Rotates in 2 degree increments

Lens:
Tempered glass

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: www.rablighting.com
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Page 1 of 2

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NYSDOE COA # 0021016
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CIVIL DESIGN PROFESSIONAL

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POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
⚠	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:
DRAINAGE, LIGHTING, SEWER & WATER DETAILS & CALCULATIONS

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

APPROVAL BLOCK

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 3 OF 9	SHEET ID.: CU501

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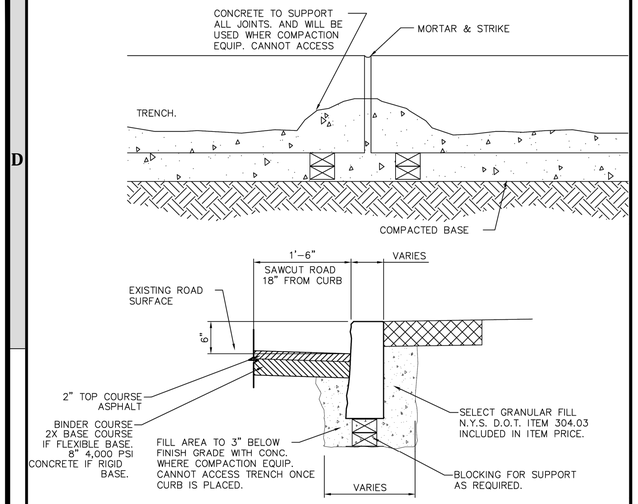
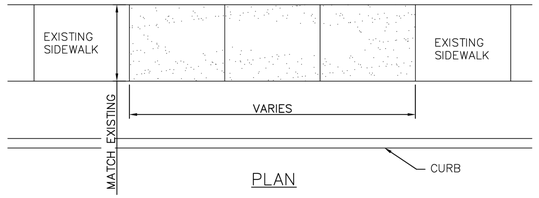


NOTE:
ASPHALT RESTORATION TO BE INCLUDED IN UNIT PRICE FOR RESETTING CURB.

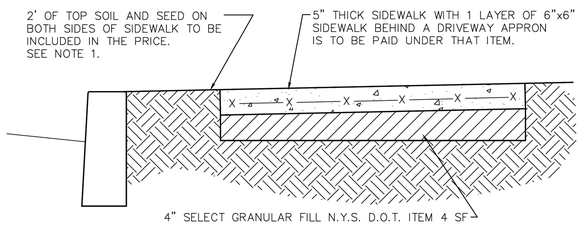
RESET BLUESTONE/ GRANITE CURB DETAIL

SCALE: NTS

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-29-11 SCALE: AS NOTED DRAWN BY: JAC	GRANITE BLUE STONE DETIALS	6 6A, 6B PAGE NO.



PLAN



SECTION

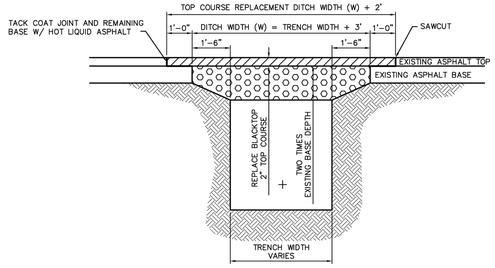
NOTES:

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

SIDEWALK DETAIL REPLACE & NEW

SCALE: 1" =1'-0"

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



GENERAL NOTES:

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

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

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

ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

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

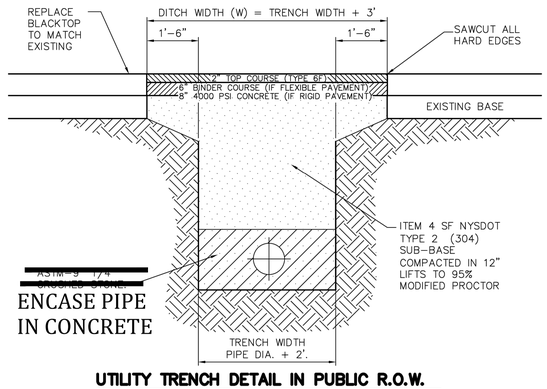
TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

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

FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL

SCALE: N.T.S.

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



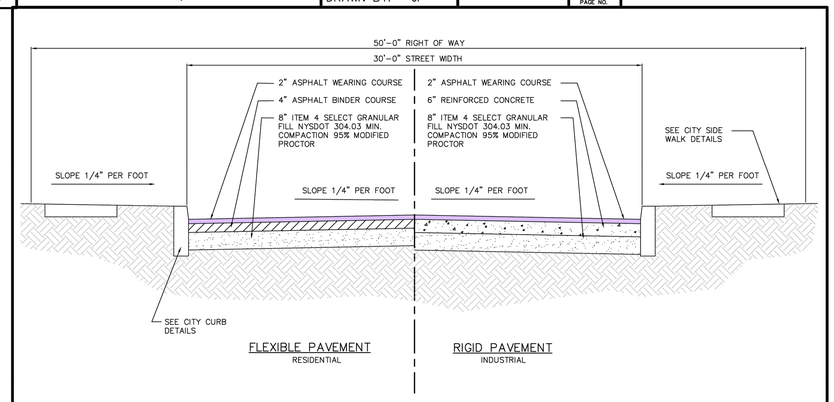
UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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.

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.



TYPICAL STREET SECTION

SCALE: N.T.S.

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.

1 CU502 SPECIAL NOTE

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

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC CIVIL DESIGN PROFESSIONAL

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EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	.	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
1	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

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

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 4 OF 9	SHEET ID.: CU502

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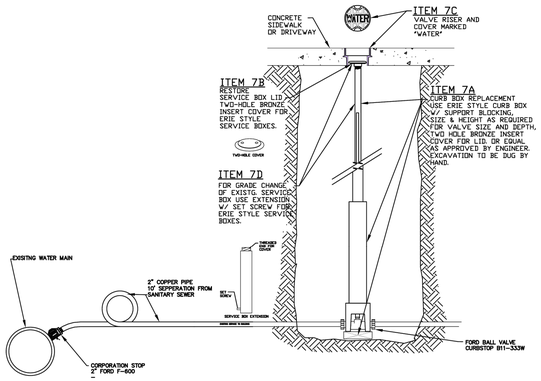
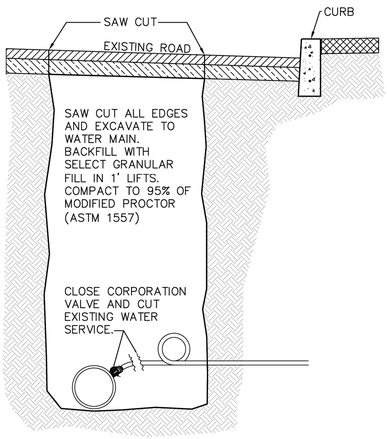


CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

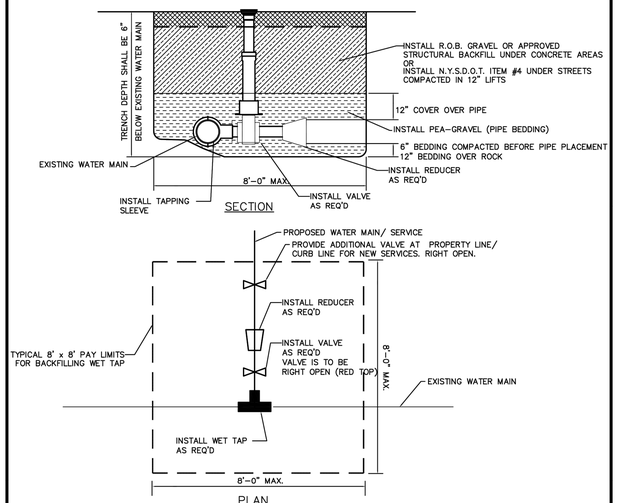
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



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.	

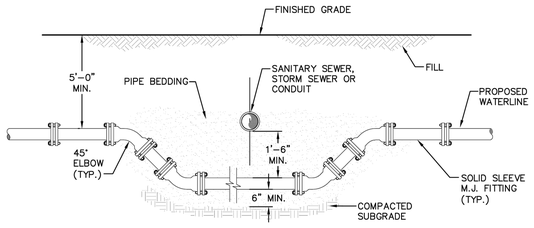


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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		



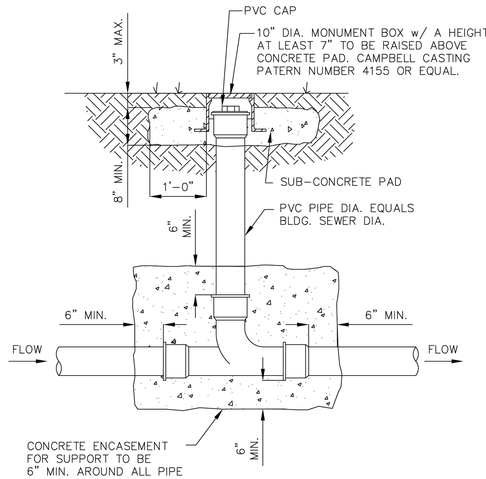
NOTES:

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

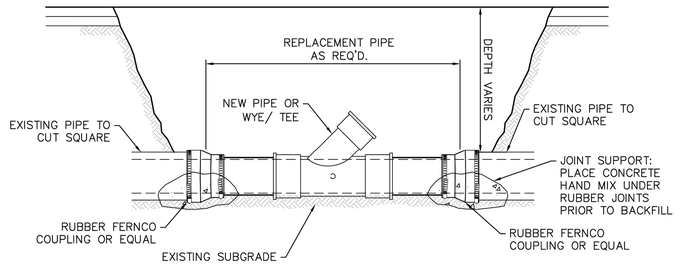
SCALE: N.T.S.

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 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.

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MARK	#	DESCRIPTION	DATE
	4	.	.
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:

CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:

Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 5 OF 9	SHEET ID.: CU503

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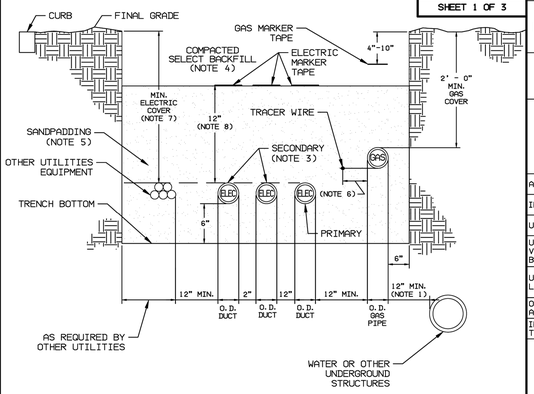
FIG. 11
SHEET 1 OF 3



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. _____ 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 CU504 SPECIAL NOTE

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B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
1	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:
CHG&E STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 6 OF 9	SHEET ID.: CU504

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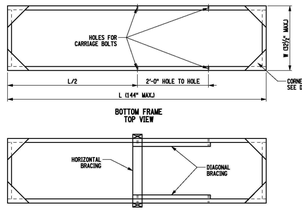
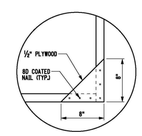
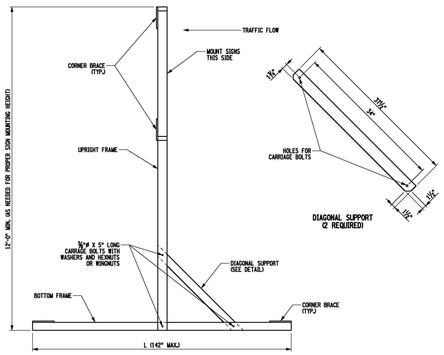
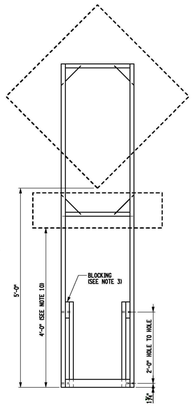
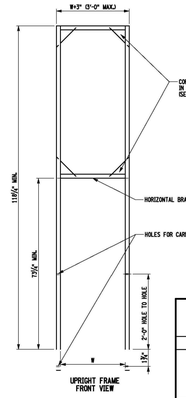










NOTES:

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

GENERAL NOTES

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

ACTIVITY AREA

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

SIGNS

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

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

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

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

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

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

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

3. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A MOVING OPERATION IT IS REFERRED TO AS A SHADOW VEHICLE(S).
4. WHEN A PROTECTIVE VEHICLE(S) IS USED BEHIND 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 BOARD.
6. IN A MOVING OPERATION OR A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR UP TO 1 HOUR, THE OPERATOR SHALL REMAIN IN THE PROTECTIVE VEHICLE WITH THE SAFETY BELT AND HEADREST PROPERLY ADJUSTED, MAINTAIN VEHICLE SPACING, AND KEEP THE WHEELS ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK. THE PARKING BRAKE SHALL BE SET WHENEVER POSSIBLE. TWO-WAY RADIOS SHOULD BE USED TO COMMUNICATE BETWEEN THE OPERATOR AND THE WORK CREW.
7. IN A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR, ONCE THE PROTECTIVE VEHICLE HAS BEEN APPROPRIATELY PLACED, IT SHOULD BE UNOCCUPIED. UNOCCUPIED VEHICLE SHALL BE POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS) /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS). THE FRONT WHEELS SHALL BE ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK.
8. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE PROTECTIVE VEHICLE AND THE ACTIVE WORK AREA (BUFFER AREA).
9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLES / EQUIPMENT SHALL BE UTILIZED WHERE AVAILABLE.

CHANNELIZING DEVICES

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

PUBLIC ACCESS

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

LANE CLOSURES

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

TOLERANCE NOTE

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

   - WHEN A DECIMAL POINT WITH SIGNIFICANT DIGITS) TO THE RIGHT OF IT IS/ARE PRESENT-TOLERANCE FOR EACH DIMENSION IS ONE HALF OF THE LAST SIGNIFICANT DIGIT IN THE UNITS SHOWN. (e.g. 1.0" IS 0.95" & 1.05" IS 0.095"&

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

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

WORK DURATION DEFINITIONS

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

ROADWAY TYPE DEFINITIONS

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

ALL NON-FREEWAYS CAN BE EITHER URBAN OR RURAL:

URBAN; MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA:
- HIGH DENSITY DEVELOPMENT
- ON-STREET PARKING
- CLOSELY SPACED INTERSECTIONS
- MAINLY 1- TO 3-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
- NEIGHBORHOODS THAT DENSITIES GREATER THAN 25 DRIVEWAYS/MILE ON EACH SIDE OF THE ROAD
- MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS/MILE OR GREATER
- MAJOR COMMERCIAL DRIVEWAYS
- HIGH DENSITY OF CROSS STREETS

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

NOTES FOR NIGHTTIME OPERATIONS:

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

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

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

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

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

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

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

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

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

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

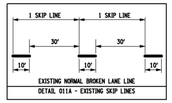
N11. FLAGGERS SHALL USE A FLASHLIGHT WITH RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

WORK ZONE TRAFFIC CONTROL LEGEND

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

WORK ZONE TRAFFIC CONTROL LEGEND

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



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

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
PORTABLE TEMPORARY
WOODEN SIGN SUPPORT

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-004

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

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

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

ERRATA 1 eff. 09/01/23
ISSUED WITH EB 23-016

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

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 NOTES
(SHEET 1 OF 2)

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

ERRATA 3 EFF. 05/01/24
ISSUED WITH EB 24-007
ERRATA 2 EFF. 09/01/23
ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/2023
ISSUED WITH EB 22-033

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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MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
1	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:

MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:

Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 7 OF 9	SHEET ID.: CU521

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

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

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

A. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO PAVING AND MILLING OPERATIONS. A STANDARD BUFFER SPACE SHALL BE PROVIDED FOR THESE OPERATIONS IN ACCORDANCE WITH TABLE 011-03.

B. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO FLAGGING OPERATIONS. PROTECTIVE VEHICLES WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA IF DEEMED NECESSARY BY THE DOT ENGINEER AND THEIR DESIGNEE.

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
3. EITHER A PROTECTIVE VEHICLE HEAVY (PVH) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
4. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMAs) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
5. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMIT IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH (FT.)* OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)									SHOULDER TAPER LENGTH (FT.)* OF SKIP LINES/ * OF CHANNELIZING DEVICES FOR SHOULDER WIDTH					
	4	5	6	7	8	9	10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	120/3/4	160/4/5	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	200/5/6	240/6/7	280/7/8	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	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 BTJ/ * OF SKIP LINES
25	155 / 4
30	200 / 5
35	250 / 6
40	305 / 8
45	360 / 9
50	425 / 11
55	495 / 13
65	645 / 16

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-2.

TABLE 011-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

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

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW			PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW		
	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)		STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)	
≥ 60	200/5	240/6	160/4	240/6	280/7	200/5
45 - 55	160/4	200/5	120/3	200/5	240/6	160/4
≤ 40	120/3	120/3	80/2	160/4	200/5	120/3

TABLE 011-05 FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY POSITIVE BARRIER	8:1	11:1	14:1	16:1	20:1
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7:1	9:1	11:1	12:1	15:1

TABLE 011-06 ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NYSH-3.

TABLE 011-07 TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	50 FT. MIN -100 FT. MAX
DOWNSTREAM TAPER	50 FT. MIN -100 FT. MAX

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-3.

ERRATA 2 EFF. 09/01/23
ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/2023
ISSUED WITH EB 22-033

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL GENERAL TABLES AND LEGEND (SHEET 2 OF 2)

APPROVED DECEMBER 21, 2022	ISSUED UNDER EI 22-033
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	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"
NEXT MAY BE CLOSED	G20-1	A	36"X18"	48"X24"	48"X24"
ONE WAY	G20-2	A	36"X18"	48"X24"	48"X24"
END OF ONE WAY	G20-4	A	36"X18"	--------	--------
END	G20-5aP	A	24"X18"	36"X24"	36"X24"
22 22	W1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
495	W1-1T	G	3 DIGITS 30"X24"	45"X36"	45"X36"
X XX	W1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XXX	W1-4T	B	3 DIGITS 30"X24"	45"X36"	45"X36"
NORTH	M3-1	SEE NOTE 3	24"X12"	36"X18"	36"X18"
EAST	M3-2				
SOUTH	M3-3				
WEST	M3-4				
DETOUR	M4-8	A	24"X18"	36"X18"	36"X18"
EXIT DETOUR	M4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR DETOUR	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
UPS & DETOUR	M4-9a	A	30"X24"	30"X24"	--------
UPS & DETOUR	M4-9aR	A	30"X24"	30"X24"	--------
UPS DETOUR	M4-9b	A	30"X24"	30"X24"	--------
UPS DETOUR	M4-9c	A	30"X24"	30"X24"	--------
DETOUR	M4-10L	A	48"X18"	48"X18"	48"X18"
DETOUR	M4-10R				
	M5-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M5-2				
	M6-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M6-2				
	M6-3				
	M6-4				
XX XX	NYM3-1	B	24"X24"	36"X36"	36"X36"
XXX	NYM3-2	B	30"X24"	45"X36"	45"X36"
XXX	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
LOOK AHEAD FOR STOPPED TRAFFIC	NYR9-11	B	24"X42"	48"X84"	48"X84"
TWO WAY TRAFFIC AHEAD	NYR9-12	B	24"X36"	36"X54"	48"X72"
FLAGGER	NYR4-17	A	36"X36"	48"X48"	48"X48"
WEST	NYR9-30	A	48"X24"	48"X24"	48"X24"
RIGHT LN CLOSED	NYR9-31	A	48"X24"	48"X24"	48"X24"
USE TWO LANES	NYR9-32	A	48"X24"	48"X24"	48"X24"
FLAGGER	NYR9-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	30"X30"	30"X30"	48"X48"
PASSED SPEED XX	R2-1	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SLO DOWN TURN VEH	R2-11	B	24"X30"	36"X48"	36"X48"
END SPEED ZONE XX	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"
KEEP RIGHT	R4-7c NARROW	B	18"X30"	--------	--------
	R4-8	B	24"X30"	36"X48"	36"X48"
KEEP RIGHT	R4-8c NARROW	B	18"X30"	--------	--------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
	R5-1	E	36"X36"	36"X36"	48"X48"
	R8-3	E	24"X24"	36"X36"	48"X48"
ROADWORK AHEAD	R8-8	B	36"X18"	36"X18"	--------
DOUBLE FINES	R8-9	B	24"X12"	24"X12"	--------
DEPLOY GUIDE PRI STRIP, ML	R8-10	B	24"X12"	24"X12"	--------
DEPLOY GUIDE PRI STRIP, MR	R8-10L R8-10R	B	24"X12"	24"X12"	--------
DEPLOY GUIDE PRI STRIP, ML, MR	R8-11L R8-11R	B	24"X18"	24"X18"	--------
DEPLOY GUIDE PRI STRIP, MR, MR	R8-11aL R8-11aR	B	24"X12"	24"X12"	--------
STOP HERE ON RED	R10-6	B	24"X36"	24"X36"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
ROAD CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"
BRIDGE CLOSED					
BRIDGE OUT	R11-2 MOD.)				
ROAD CLOSED LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	--------
	W1-6L W1-6R	A	36"X36"	48"X48"	48"X48"
	W1-8L W1-8R	A	36"X36"	48"X48"	48"X48"
	W1-4aL W1-4aR	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-6L	A	48"X24"	60"X30"	60"X30"
	W1-6R	A			
	W1-8L	A (NO BORDER)	18"X24"	36"X36"	36"X36"
	W1-8R	A (NO BORDER)			
	W3-1	A[4]	36"X36"	48"X48"	48"X48"
	W3-2	A[4]	36"X36"	48"X48"	48"X48"
	W3-3	A[4]	36"X36"	48"X48"	48"X48"
	W3-4	A	36"X36"	48"X48"	48"X48"
	W3-5	A[4]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SPEED LIMIT XX	NYR2-1	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 55	NYR2-2	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-3	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 35	NYR2-4	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 30	NYR2-5	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"
SPEED LIMIT 45	NYR2-6	B	24"X30" OR 30"X30" (SEE NOTE 3)	36"X48"	36"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W5-1	A	36"X36"	48"X48"	48"X48"
	W5-4	A	36"X36"	48"X48"	48"X48"
	W6-3	A	36"X36"	48"X48"	48"X48"
KEEP RIGHT	W7-3aP	A	24"X18"	36"X30"	36"X30"
SLIPPERY	W8-1	A	36"X36"	48"X48"	48"X48"
TRUCKS CROSS	W8-3	A	36"X36"	48"X48"	48"X48"
GRAVEL	W8-7	A	36"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	36"X36"	48"X48"	48"X48"
LOW CLEARANCE	W8-9	A	36"X36"	48"X48"	48"X48"
NO CENTER LINE	W8-12	A	36"X36"	--------	--------
ROAD NARROWS	W8-14	A	36"X36"	48"X48"	48"X48"
DIVERGE	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
SHOULDER	W8-17p	A	24"X18"	30"X24"	30"X24"
RR CROSSING	W8-23	A	36"X36"	48"X48"	48"X48"
SLOW VEHICLE TURNOUT	W8-24	A	36"X36"	48"X48"	48"X48"
LOW GROUND CLEARANCE	W9-3	A	36"X36"	48"X48"	48"X48"
	W11-1L+ W11-1R	A OR F	36"X36"	36"X36"	--------
	W11-2L+ W11-2R	F	36"X36"	36"X36"	--------
	W11-15L+ W11-15R	F	36"X36"	36"X36"	--------
BE LANE	NYW5-32P+	A	24"X18"	24"X18"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX AHEAD	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W13-4	A	36"X36"	36"X36"	36"X36"
PASSING ZONE	W13-4P	A	48"X48"X36"	--------	--------
SIDE ROAD	W16-2P	A	24"X18"	30"X24"	--------
NEXT XXX FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	--------	--------
	W16-5PL W16-5PR	A	24"X18"	--------	--------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	--------
	W20-1	A	36"X36"	48"X48"	48"X48"
	W20-2	A	36"X36"	48"X48"	48"X48"
	W20-3	A	36"X36"	48"X48"	48"X48"
	W20-4	A	36"X36"	48"X48"	48"X48"
	W20-5	A	36"X36"	48"X48"	48"X48"
	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

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"
WINDING	W21-5	A	36"X36"	48"X48"	48"X48"
	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
SCATTER	W21-8	A	36"X36"	48"X48"	48"X48"
	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF TWO-WAY RADIO	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
SLOW TRAFFIC AHEAD	W23-1	A	48"X24"	48"X24"	48"X24"
MAY BE USED FOR MOVING WORK	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 FLUORESCENT 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 FLUORESCENT 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	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	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"

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 FLUORESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:
1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

ERRATA 1 EFF. 05/01/24
ISSUED WITH EB 24-007

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 3 OF 3)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-012

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
SLOW DOWN	NYW3-1	A	36"X36"	48"X48"	48"X48"
ROAD WORK	G20-5aP	GF.12	24"X18"	36"X24"	36"X24"
EXIT OPEN	E5-2	GF.28	48"X36"	48"X36"	48"X36"
EXIT CLOSED	E5-2a	GF.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 FLUORESCENT 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 TYPE OF INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER OR AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

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 CIVIL DESIGN PROFESSIONAL

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

	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
⚠	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025
MARK	#	DESCRIPTION	DATE

SHEET TITLE:
MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 8 OF 9	SHEET ID.: CU522

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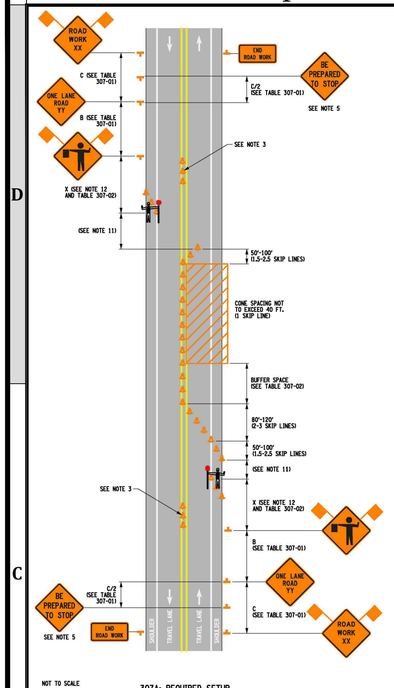
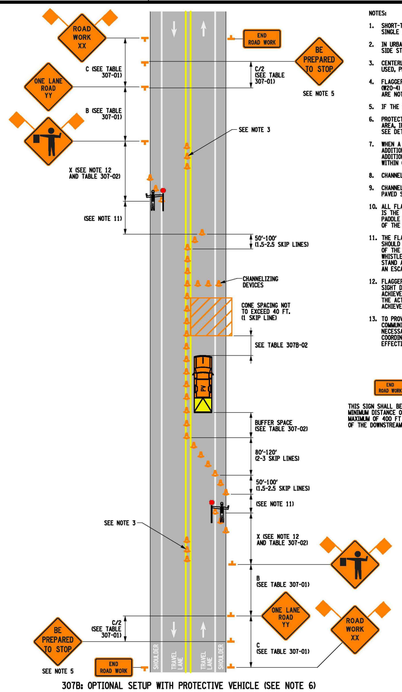


307A: REQUIRED SETUP

NOT TO SCALE



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

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAY PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. DOWNRAM FROM FLAGGER.
4. FLAGGER SYMBOL SIGN W20-7), "BE PREPARED TO STOP" SIGN W3-4), AND "ONE LANE ROAD YY" SIGN W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT occurring.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLE, SEE TABLE 307B. WHEELS SHALL BE ALIGNED WITH LANE STRIPING.
7. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
8. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
9. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
10. ALL FLAGGERS SHALL USE 24" ROLL-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 CONFLICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL/NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 307-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (SSD) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (D) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 307B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER VERBALLY (ELECTRONICALLY OR VIA TWO WAY RADIOS) OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGERS MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

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.

W20-7 SEE NOTE 4)
W20-1
ROAD WORK XX
W20-4 SEE NOTE 4)
ONE LANE ROAD YY
BE PREPARED TO STOP
W3-4 SEE NOTES 4 AND 5)
PROTECTIVE VEHICLE EITHER PVI OR PVL) SEE TABLE 307B-01
FLAGGER
WORK AREA
CONE

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	3000 FT.	3000 FT.
RURAL	500	500	500	5500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

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

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE IF LU/ * OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 307-03: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 307B-01: PROTECTIVE VEHICLE REQUIREMENTS

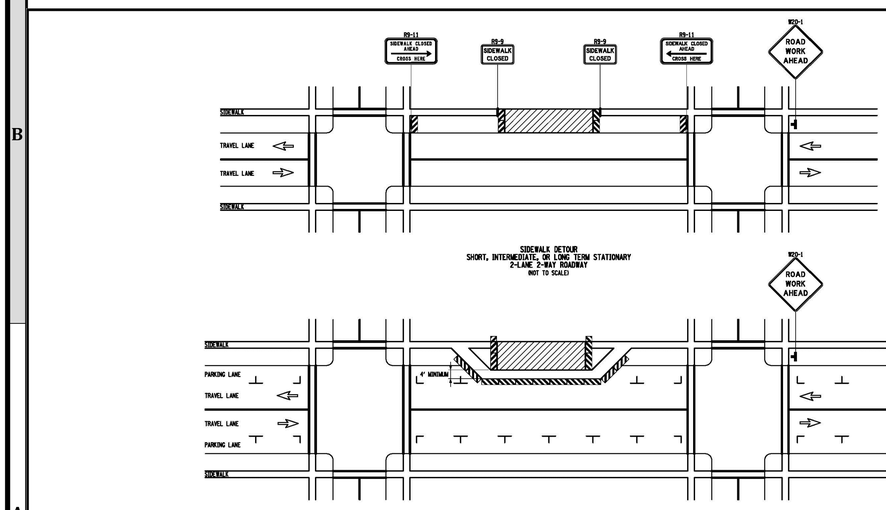
CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
	EXPOSURE CONDITIONS (SEE NOTE 1)	≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PWH+TWIA	PVL+TWIA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (E. EQUIPMENT, MATERIALS)	PWH+TWIA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PWH+TWIA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (E. EQUIPMENT, MATERIALS, EXCAVATION)	PWH+TWIA	PVL	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS, OR GREATER) (SEE NOTE 4)
PWH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS, OR GREATER)
TWIA - 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 (TMAI) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMAI.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 307B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

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



SIDEWALK DETOUR
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO SCALE

SIDEWALK DIVERSION
SHORT, INTERMEDIATE, OR LONG TERM STATIONARY
2-LANE 2-WAY ROADWAY
NOT TO 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

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

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POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
	4	-	-
B	3	09/23/2025 SITE PLAN REVIEW	10/14/2025
⚠	2	08/15/2025 SITE PLAN REVIEW	09/09/2025
	1	INITIAL SUBMISSION	07/29/2025

SHEET TITLE:
MAINTENANCE AND PROTECTION OF TRAFFIC

PROJECT NAME AND ADDRESS:
Y & S GROUP NY LLC
17 S. HAMILTON STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6162-78-166012-0000

SCALE:	PROJECT NO.:
AS SHOWN	2505003
SHEET NO.: 9 OF 9	SHEET ID.: CU523

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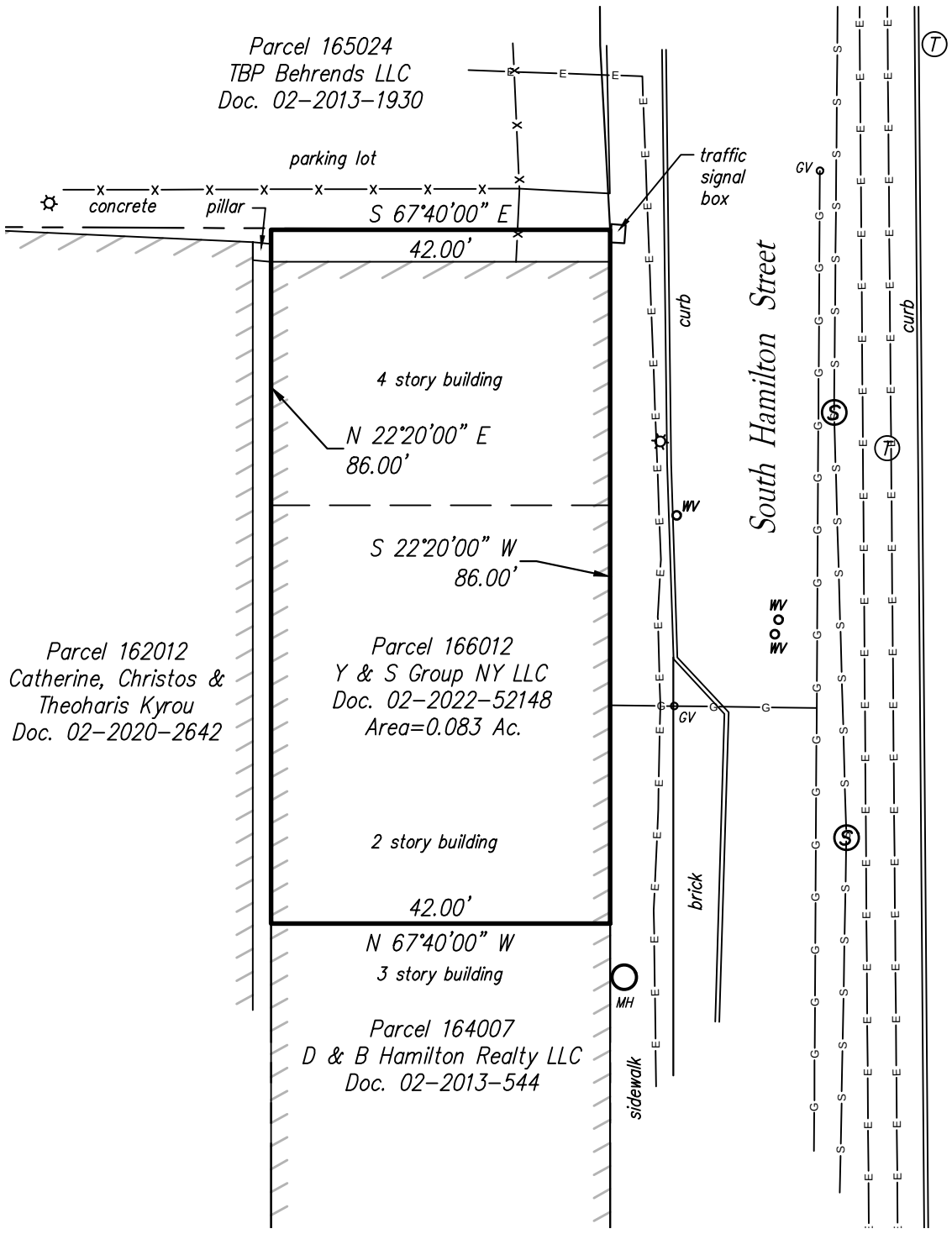

GENERAL NOTES:

1. SUBJECT TO ANY AND ALL ENFORCEABLE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND AGREEMENT OF RECORD.
2. SHOWN UNDERGROUND UTILITIES DERIVED PER CENTRAL HUSON GAS & ELECTRIC RECORDS AND FIELD MARK-OUTS. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC

LEGEND

●	IRON PIPE/STEEL REBAR
WV	WATER VALVE
GV	GAS VALVE
Ⓣ	TELEPHONE MANHOLE
Ⓢ	SANITARY MANHOLE
MH	MANHOLE
☼	LIGHT POST
—G—G—G—	UNDERGROUND GAS LINE
—E—E—E—	UNDERGROUND ELECTRIC
—T—T—T—	UNDERGROUND COMM.
—S—S—S—	UNDERGROUND SANITARY
——X——	CHAIN LINK FENCE
	BUILDING

STATE OF NEW YORK · CARNEY RHINEVAULT · No. 49097 · LICENSED LAND SURVEYOR

CARNEY RHINEVAULT NYSLS No.49097

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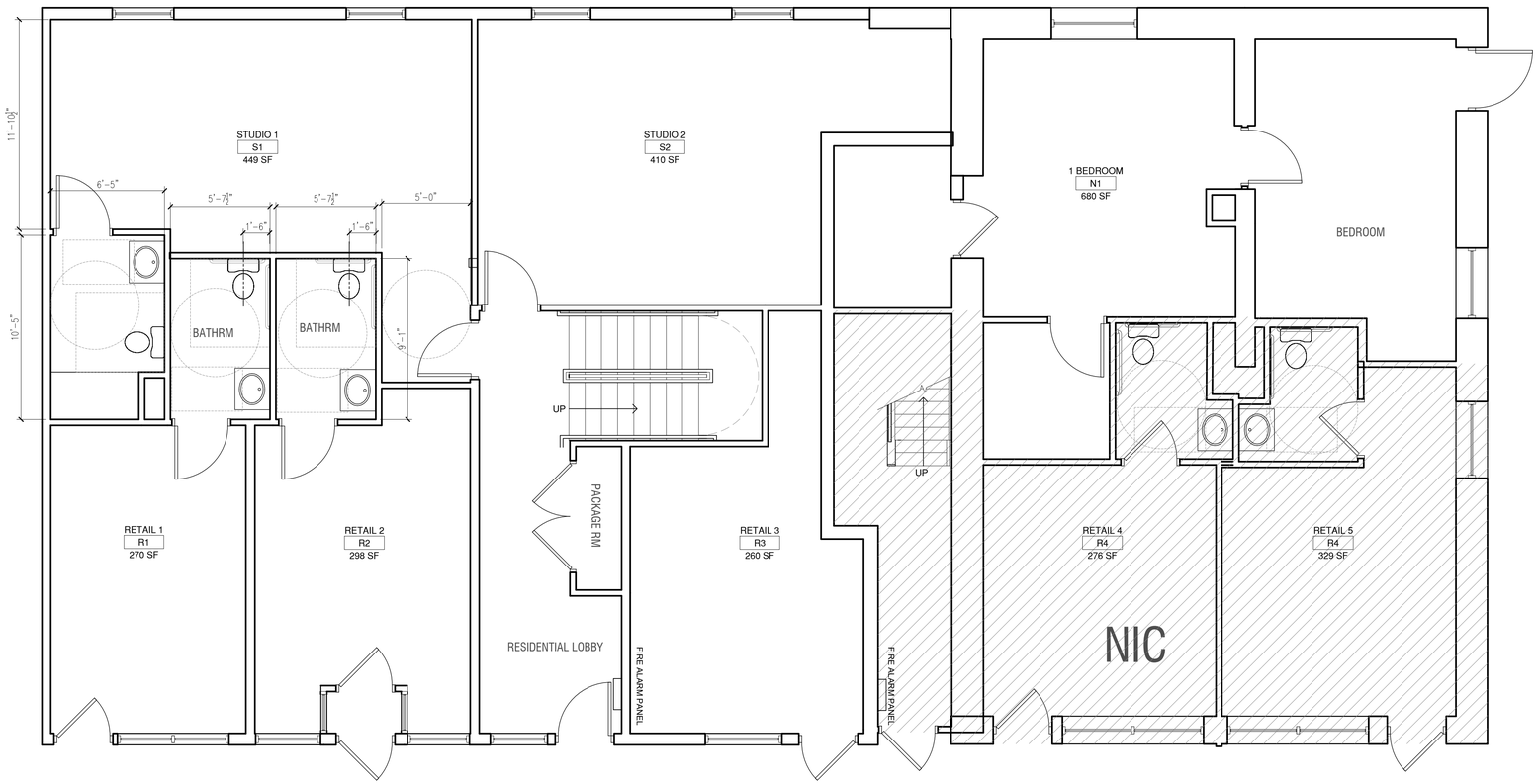
MAP OF PROPERTY OF
Y & S GROUP NY LLC
DOCUMENT NO. 02-2022-52148
SITUATE AT
17 SOUTH HAMILTON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

SURVEYED BY CARNEY RHINEVAULT
6 Main Street
Hyde Park, NY 12538
TEL (845) 229-8225

10/2/24	SCALE: AS SHOWN	PROJ NO. 24-170	SHEET 1 OF 1

LEGEND

- EXISTING WALL/DOOR
- NEW WALL/DOOR
- WALL TAG
- DOOR TAG
- WINDOW TAG
- ADA CLEARANCE
- WORK APPROVED UNDER PREVIOUSLY ISSUED BUILDING PERMIT



1ST FLOOR PLAN

17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

LMV PROJ. 24096

OCTOBER 13, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

LEGEND

EXISTING WALL/DOOR

NEW WALL/DOOR

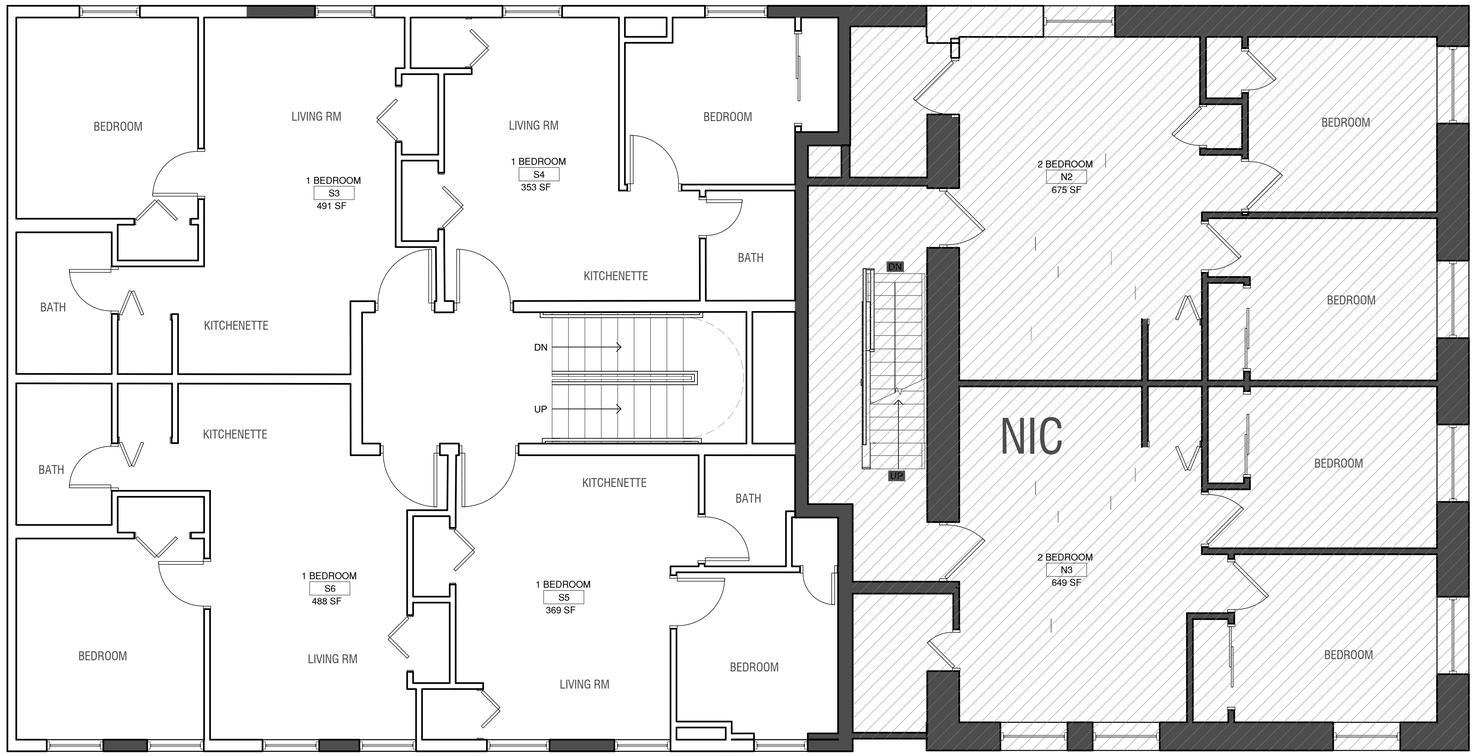
WALL TAG

XX DOOR TAG

W2 WINDOW TAG

ADA CLEARANCE

WORK APPROVED UNDER PREVIOUSLY ISSUED BUILDING PERMIT



2ND FLOOR PLAN

17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

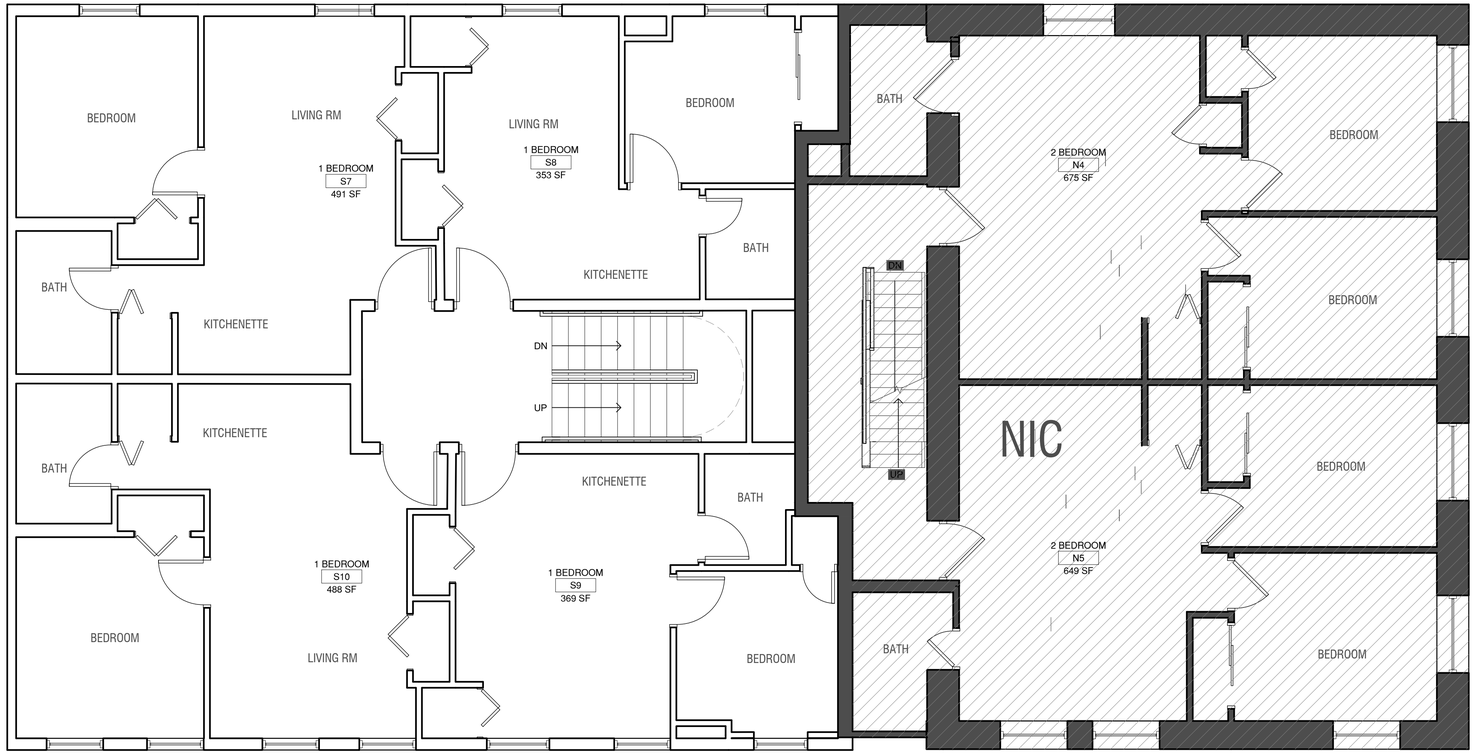
LMV PROJ. 24096

JULY 29, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

LEGEND

- EXISTING WALL/DOOR
- NEW WALL/DOOR
- WALL TAG
- XX — DOOR TAG
- W2 — WINDOW TAG
- ADA CLEARANCE
- WORK APPROVED UNDER PREVIOUSLY ISSUED BUILDING PERMIT



3RD AND 4TH FLOOR PLAN

17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

LMV PROJ. 24096

OCTOBER 13, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

LEGEND

EXISTING BRICK



EXISTING BRICK

EXISTING BRICK



NEW VERTICAL SIDING
GEORGIA PACIFIC
BLACK SMOOTH VINYL



NEW HORIZONTAL SIDING
GEORGIA PACIFIC
BLACK SMOOTH VINYL



DOWNLIGHT FIXTURE FOR ENTRY DOOR
4" LED Architectural Outdoor Wall Mount Cylinder Light, 1650 Lumens, 15W, CCT Selectable, 120-277V, Black



UPLIGHT BUILDING LIGHTING 8" LED RAB LARGE OUTDOOR FLOODLIGHT 33W CCT SELECTABLE 2700K BLACK (LF34LB)

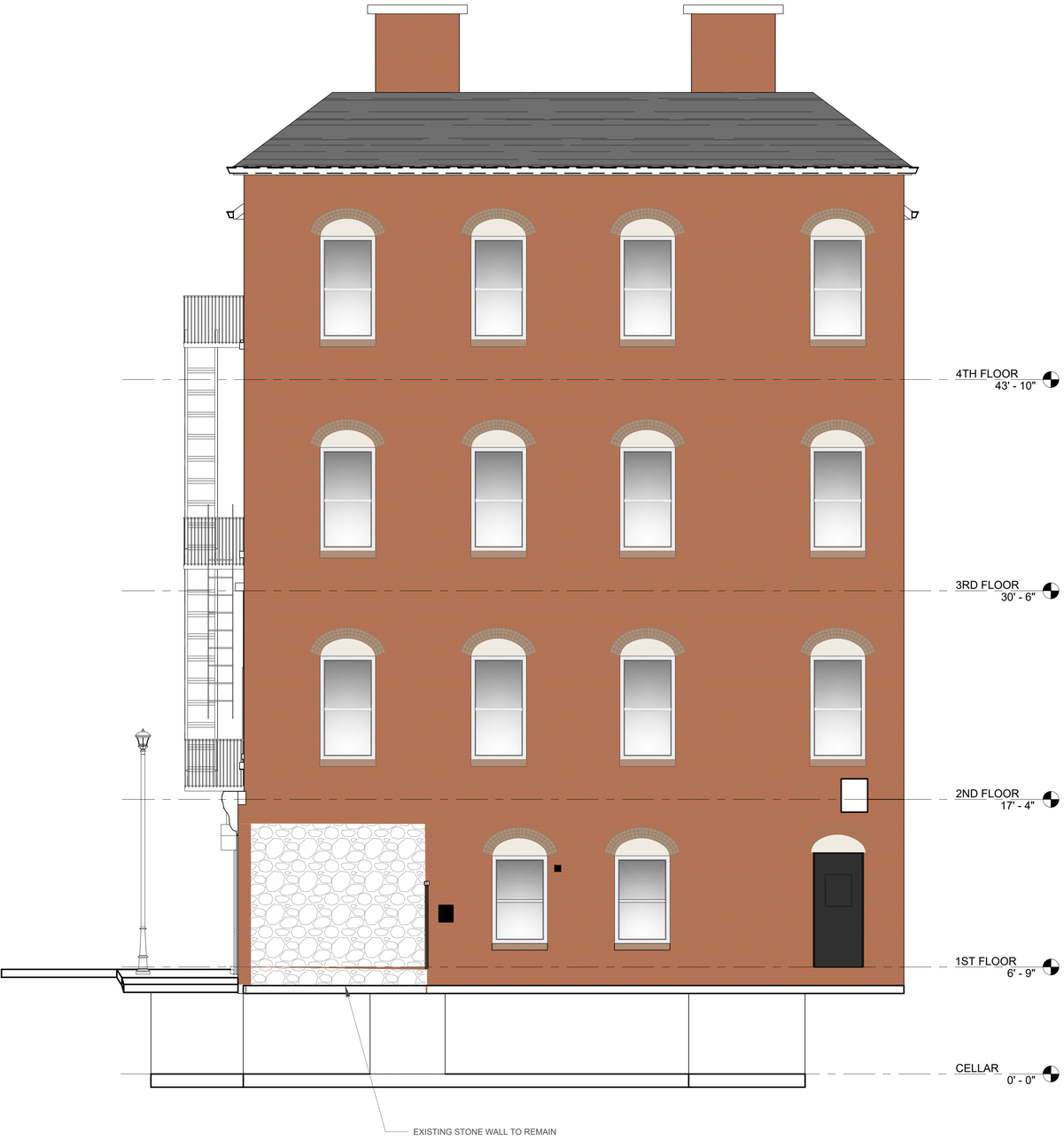
EAST (FRONT) ELEVATION

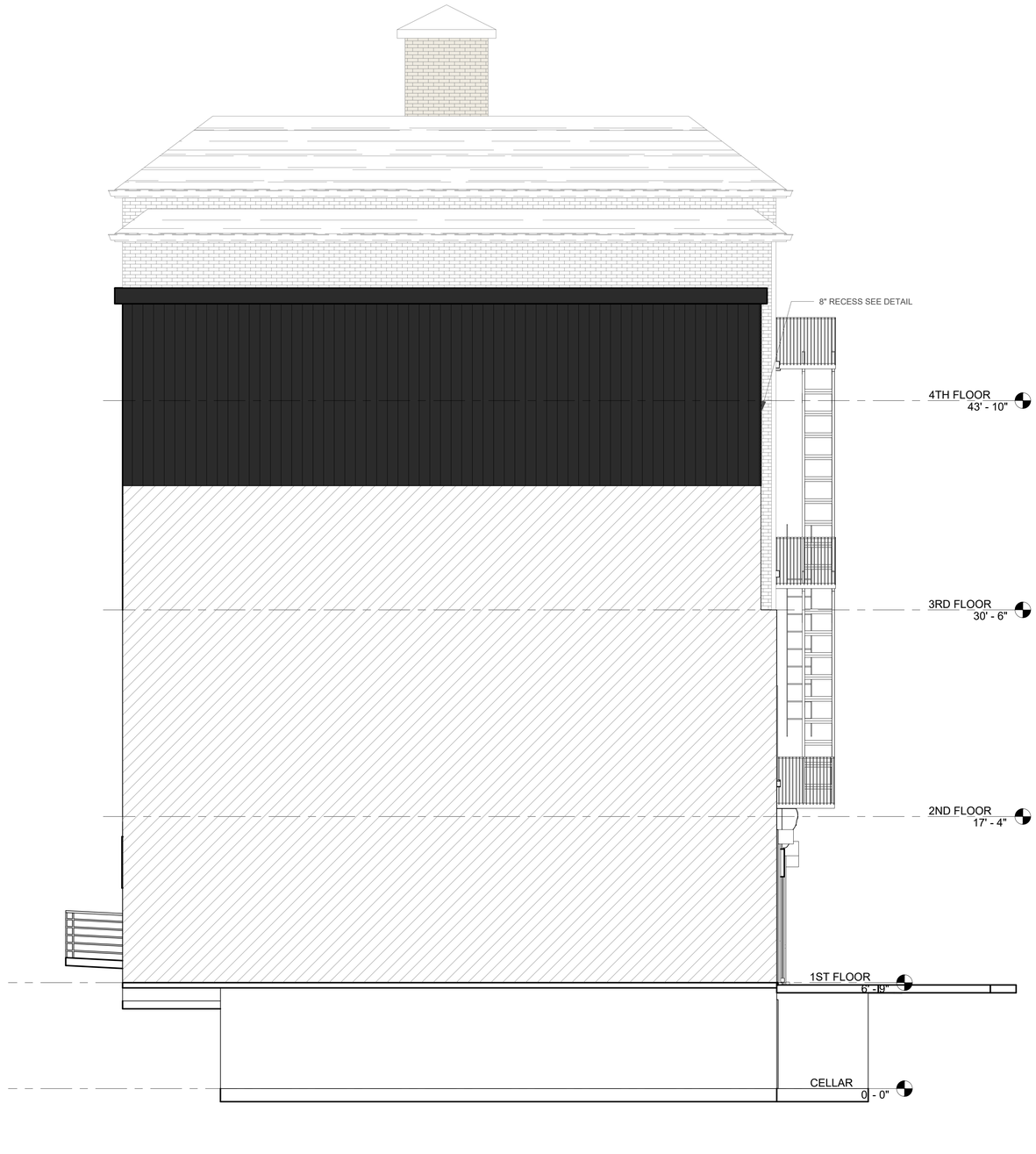
17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

LMV PROJ. 24096

OCTOBER 13, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS





SIDE ELEVATIONS

17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

LMV PROJ. 24096

OCTOBER 13, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE
PLANNING
INTERIORS



WEST (REAR) ELEVATION

17 SOUTH HAMILTON ST | PARCEL 6162-78-166012

LMV PROJ. 24096

OCTOBER 13, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

Agency Use Only [If applicable]

Project:	17 S Hamilton
Date:	9.23.2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 17 S Hamilton

Date: 9.23.2025

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No moderate or large impacts were identified in the applicant's Environmental Assessment Impact. The project has some conflict with the City of Poughkeepsie zoning code. The project has a deficiency regarding number of parking spaces. The project requires no use variances, and it conforms to the zoning code in every other manner. Therefore it is found that the project's conflict with the zoning regulations will result in a small impact.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board	9.23.25
Name of Lead Agency	Date
Anne Saylor	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

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:

17 S Hamilton

Project Location (describe, and attach a location map):

17 S Hamilton St Poughkeepsie, NY 12601 (Parcel 131300-6162-78-166012) ATTACHMENT A - PARCEL CARD

Brief Description of Proposed Action:

The applicant is seeking to raise the southern portion of the existing 2-story building to 4-stories for mixed-use commercial with residential. The northern portion of the building is an existing 4-story building that will only contain renovations to the ground floor, no improvements are proposed for floors 2-4 of the northern portion. The northern and southern sections of the building will not be internally linked.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
Y & S Group NY LLC	E-Mail: c/o natalie@karcpc.com

Address:

4217 16th Ave

City/PO:	State:	Zip Code:
Brooklyn	NY	11204

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie (Site Plan Approval), ZBA (possible area variances)	☐	☑

3. a. Total acreage of the site of the proposed action? 0.083 acres
   b. Total acreage to be physically disturbed? 0.006 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.083 acres

(275 SF for utility connections) The parcel, as it exists, is fully built-out with 100% lot coverage, including impervious surfaces.

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? ATTACHMENT B - COMPREHENSIVE PLAN	☐	☑	☐

	NO	YES
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?	NO	YES
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?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed action will meet the state energy code requirements. _____	☐	☑
_____		
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
_____		
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES
	☐	☑
The project parcel is not a Historic building. See ATTACHMENT C - CRIS MAP for details.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

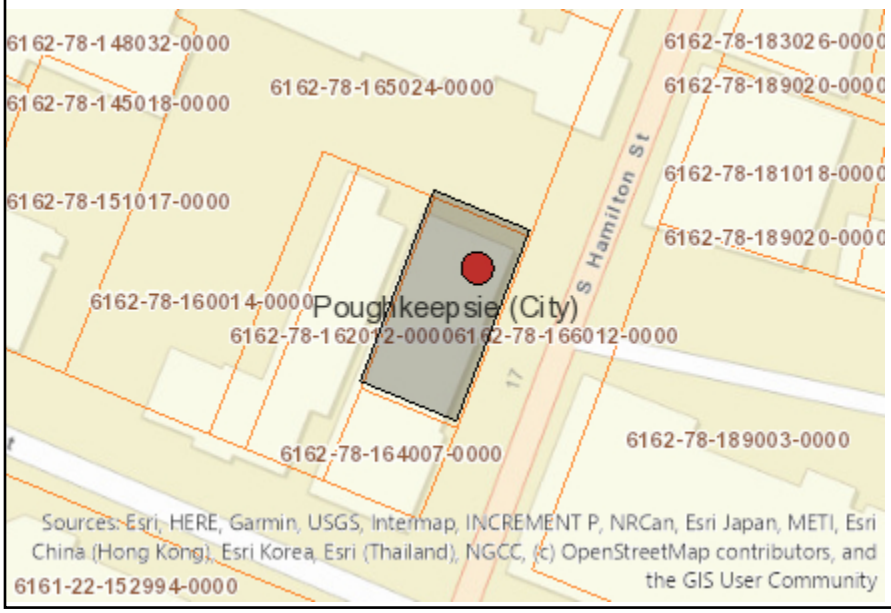
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
Per the City of Poughkeepsie Engineering Department, the stormwater will be connected to the sanitary sewer through a separate pipe to allow for easier connection to stormwater systems if they are developed on this street in the future.		
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:		
The property is located within 2000' of the following DEC Remediation sites: B00148, C314126, C314126A, 314122, C314130, C314134. See ATTACHMENT D for details.		

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

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: July 29, 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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ParcelAccess | Property Details

TENTATIVE ROLL

Parcel Number
131300-6162-78-166012-0000

Parcel Location
17 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Y & S Group NY LLC *(P)*

Primary Owner Mailing Address
4217 16th Ave
Brooklyn, NY 11204



Parcel Details

Lot Size (acres):	0.08 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(481) Att row bldg		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$51,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$1,300,000

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:**
$1,250,000	5/26/2022	22022	52148	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(A01) Walk-up apt

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1920	2	4,368	(0318) 2 sty Store/apts load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0
Number Identical:	**Condition Code:**	**Constr. Qual:**		
0	3	(1) Average -		

Site 1, Section 2, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1900	4	5,040	(0111) 2-4 sty apt parking on 1st lev	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0
Number Identical:	**Condition Code:**	**Constr. Qual:**		

0	2	(1) Average -

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(A01) Walk-up apt			-	9,408	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	2
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1900	(2) Fair	D	168

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	4
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1900	(2) Fair	D	168

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$1,300,000

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

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

This report was produced using ParcelAccess on 6/7/2024. Developed and maintained by OCIS - Dutchess County, NY.

STEP 1

Tool Identification and Assembly

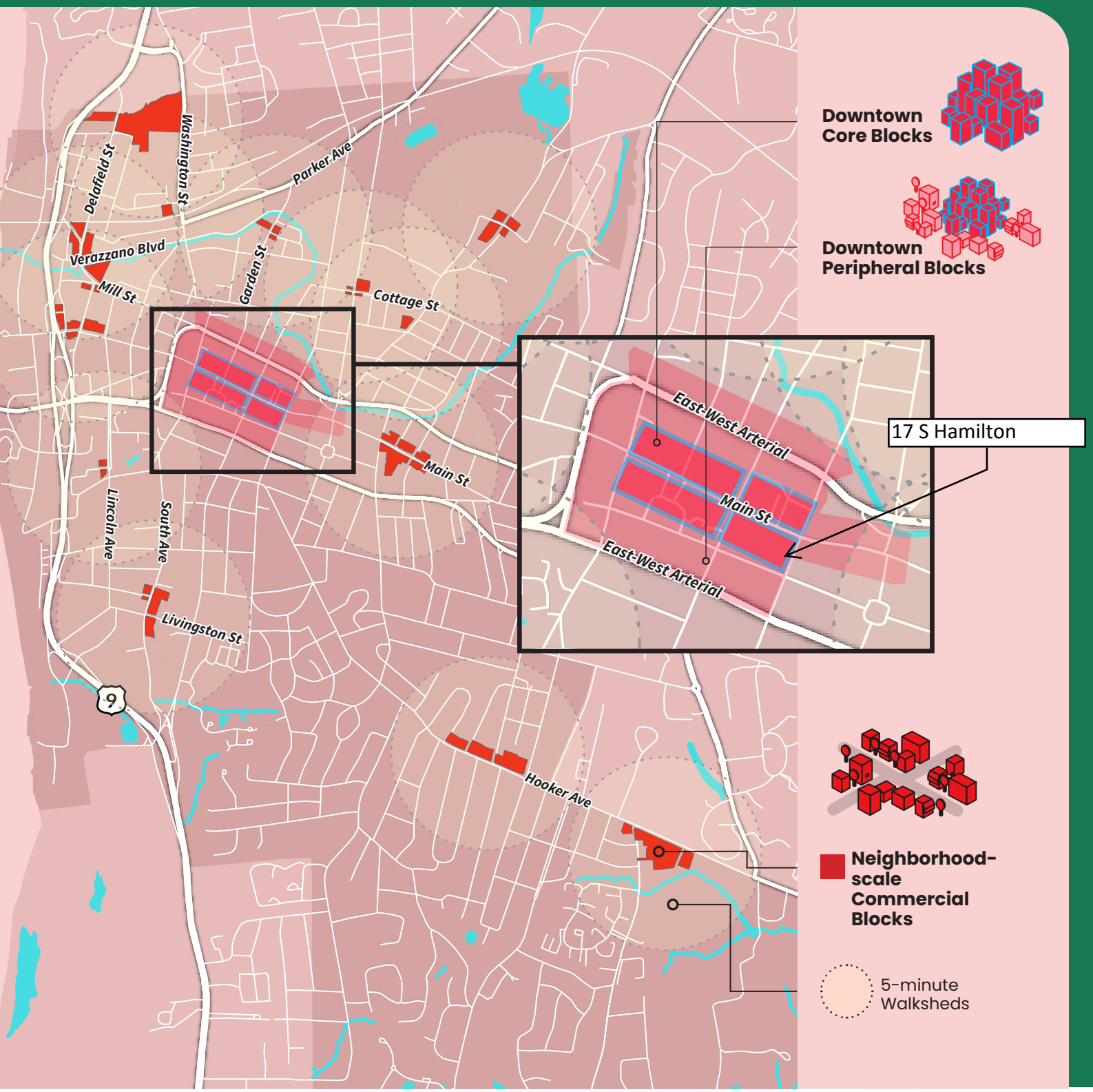
Three commercial block types

As a city that was already developed (for the most part) by the time car ownership became widespread, most of Poughkeepsie's residential blocks are within walking distance of a commercial block or corner. As a result, the city's commercial areas have a significant impact on the health and vitality of adjacent residential areas, and vice versa.

In order to complement a residential toolkit with one that is responsive to the needs of commercial areas, PK4Keeps has **identified three commercial block types** to guide toolkit and strategy development. The three types range from very specific to general in recognition of the hierarchy of commercial spaces in Poughkeepsie—with downtown being the dominant type.






Downtown Core Blocks
Downtown Peripheral Blocks
Neighborhood-scale Commercial Blocks
5-minute Walksheds
17 S Hamilton
Delafield St
Washington St
Parker Ave
Verazzano Blvd
Mill St
Garden St
Cottage St
Main St
East-West Arterial
Lincoln Ave
South Ave
Livingston St
Hooker Ave
9

STEP 1

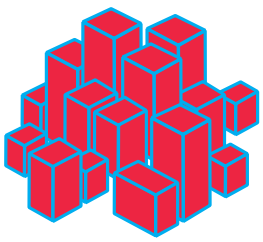
Tool Identification and Assembly

What is essential about each commercial block type?

Summary of guidance for the commercial block types

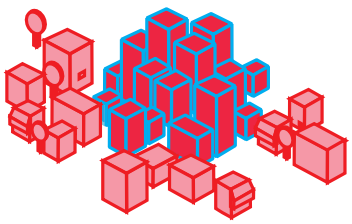
Prevailing Conditions

Downtown Core Blocks



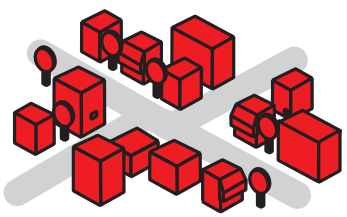
The Downtown Core Blocks—Main Street from Market to Hamilton—is a largely intact stretch of charming older buildings with a few notable gaps. But the quality of public spaces and property maintenance are highly uneven. Underutilized upper floor and even street-level spaces are abundant. Vacancies, poor maintenance, and inconsistency of space contributes to inadequate levels of perceived safety, as does the presence of individuals struggling with homelessness.

Downtown Peripheral Blocks



The downtown blocks that surround the core blocks on Main Street have some of the city's key assets, such as the Bardavon Theater, the Mid-Hudson Civic Center, and many popular businesses. But these blocks are dominated by surface parking and leftover spaces that make them feel incomplete and have a low sense of place. They play an important utility function for downtown (especially parking) but this is outweighed by their sense of emptiness and disorder.

Neighborhood-scale Commercial Blocks

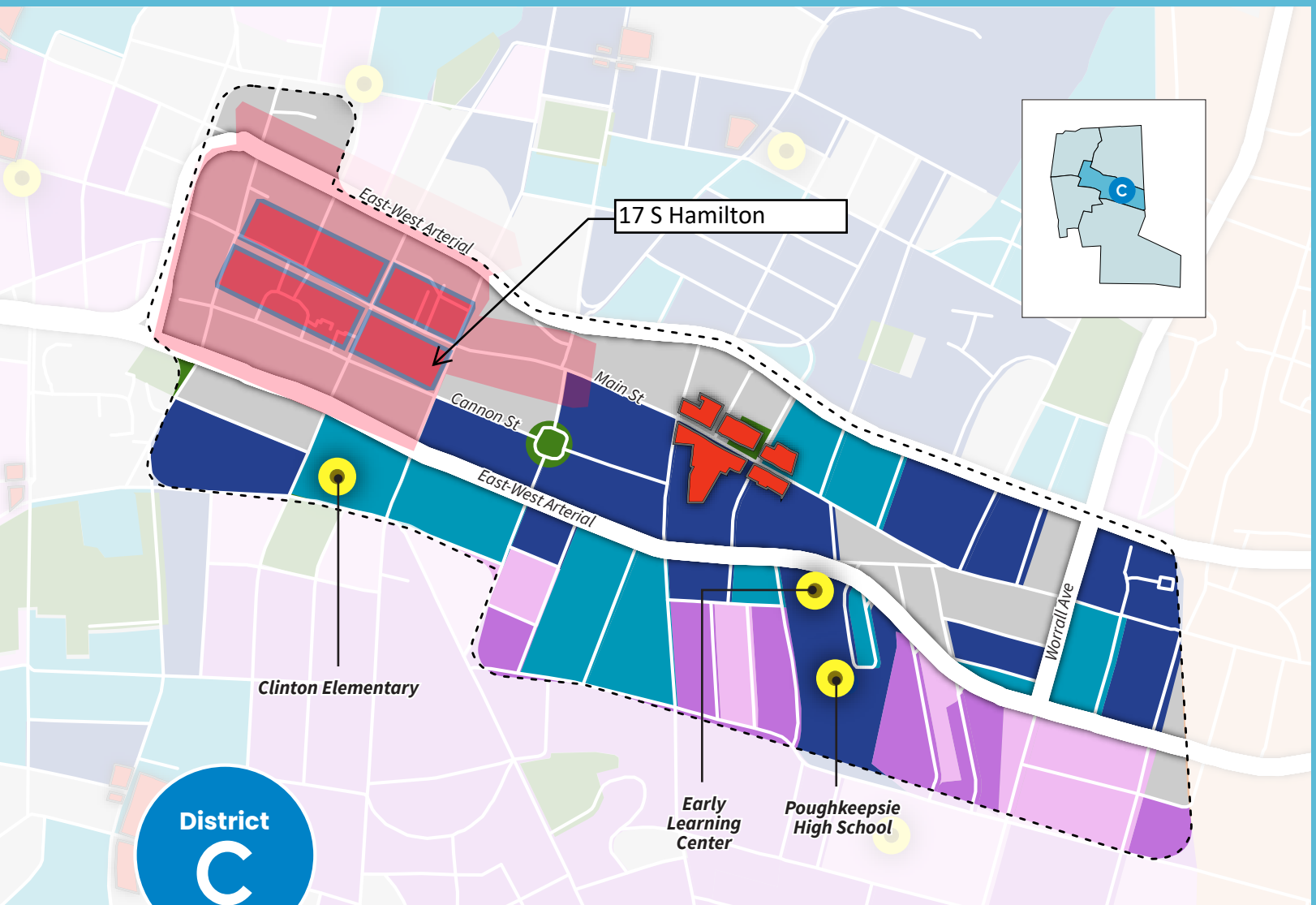


Poughkeepsie's 13 neighborhood-scale commercial blocks vary considerably in size, scale, and condition. To a large extent, they reflect the residential blocks that surround them and reinforce prevailing residential conditions. At the parcel level, the typical building type on these blocks is a two- to three-story structure that is currently—or has the potential for—a mixture of commercial and residential uses.



Opportunities	Challenges	Goals
The core blocks are a well-defined space given the rapid drop-off in density around them due to surface parking—this makes focused attention to them easier. Major mixed-income residential developments are ongoing and will contribute to greater vibrancy.	However well-defined, the core is still large and will require significant and carefully phased resources to transform public spaces and reactivate older buildings.	These core blocks become two of the strongest commercial blocks in the Hudson Valley—a magnet for a vibrant mix of businesses with an exceptional sense of place.
Some simple and creative methods can be used to enhance the pedestrian experience on these blocks until infill development takes place—as outdoor dining during COVID demonstrated. Large empty parcels will ultimately support forms of infill that are better suited for new construction than adaptive reuse.	Patience will be a critical ingredient on these blocks, as infill may not be feasible for several years (and until the core blocks have been fully revitalized).	These blocks emerge as stronger utility blocks in the near-term with an improved sense of place; in the long-term, as core blocks fully revitalize, the peripheral blocks become critical locations for supportive residential and commercial infill development.
Neighborhood-scale commercial blocks offer opportunities for place-making that support commercial and residential improvement efforts. Active and vibrant neighborhood commercial blocks can contribute to goals related to walkability and residential quality of life.	A vision for a given block must be grounded in the potential for surrounding neighborhoods to support commercial activities, and/or for the block to attract outside income.	One by one, these blocks contribute what they can to the emergence of mixed-use neighborhood hubs that have a distinctive sense of place and contribute to residential quality of life.

STEP 2 Guidance for Block Selection and Strategy Development



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

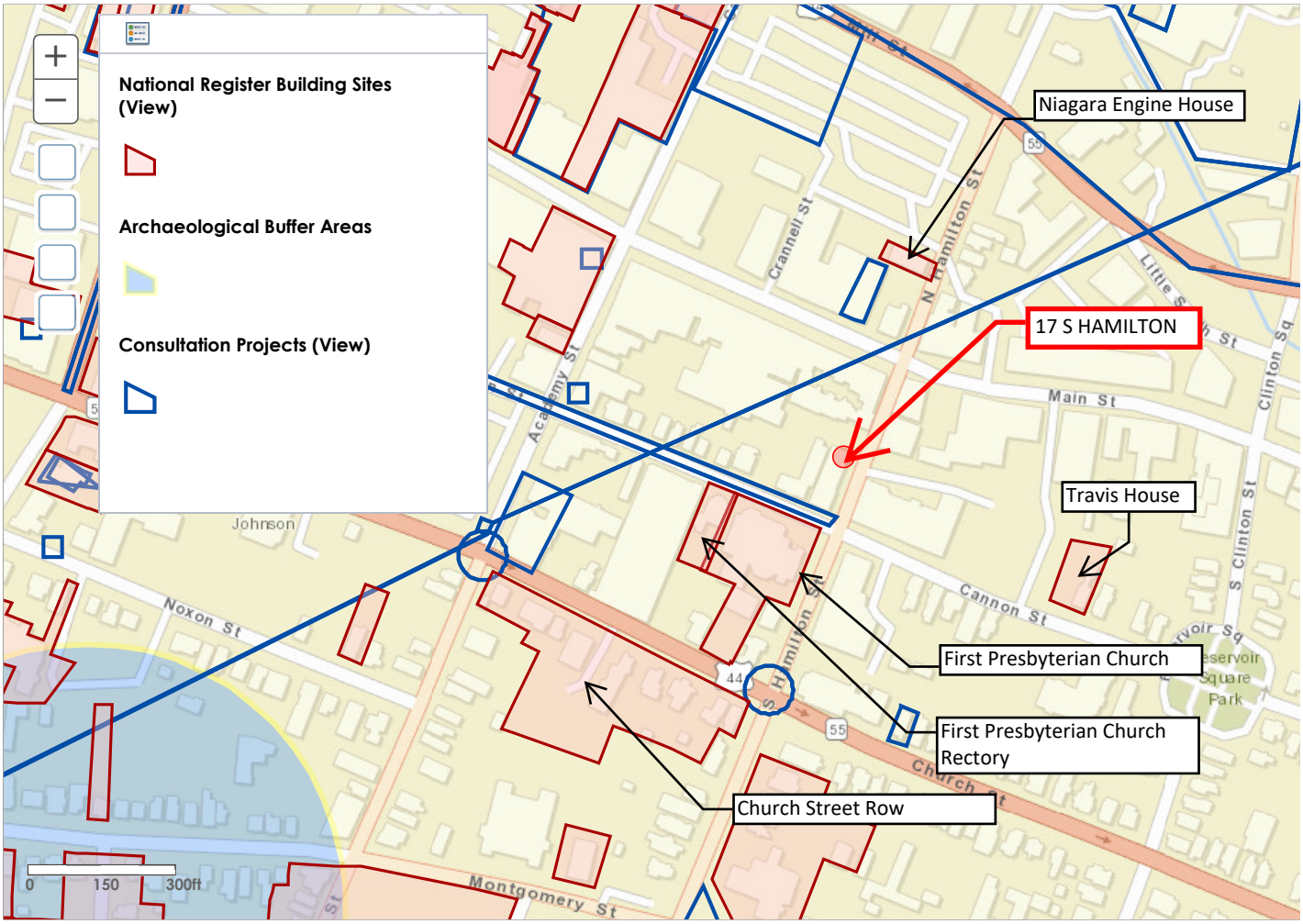
- Downtown Core Blocks
- Downtown Peripheral Blocks
- Neighborhood-scale Commercial Blocks

ASSET TYPE

- Parks and Recreation Assets
- Public Schools

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



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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: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

Refine This Search

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:
Cover System
Alternate Water Supply
Landuse Restriction
Soil Management Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.
Site Features: The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is

located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site's general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street
Site Code: C314126
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701983333
Longitude: -73.925652778
Site Type:
Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC
Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York,NY, 10010
Current Owner Name: PoK Academy, LLC
Current Owner(s) Address: 93 Fourth Ave #1289
New York,NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of two vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the site at 21 Academy Street is listed on the was formerly in the Environmental Protection Agency’s Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations). Site Geology and Hydrogeology: Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture

sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D). Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
cis-1,2-dichloroethene
copper
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs. PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected. Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil. Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichlorothene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb). The concentrations of

sodium, manganese, and magnesium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively. SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards. Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m3), TCE 3,330 ug/m3, and cis-1,2-DCE 730 ug/m3. Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion in not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing eleveated concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m3), TCE 29.8-3,330 ug/m3. cis-1,2-DCE 30-730 ug/m3. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

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: 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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An official website of New York State.
Here's how you know

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: 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: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

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

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
Zinc
Benzo(k)fluoranthene
Lead
Perfluorooctane sulfonic acid
Methylene chloride
Benzo(a)pyrene

APPENDIX D - REMEDIATIONS

Contaminant Name/Type
Indeno(1,2,3-cd)pyrene
Copper
Manganese
Mercury
Nickel
Sodium
Benzo(b)fluoranthene
Chrysene
Perfluorooctanoic acid
Acetone
Benzo(a)anthracene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill.

Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site.

Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site.

Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in

groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater.

For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site.

Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information:

E-mail Us

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October 7, 2025

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

cc: Lori Garcia

RE: 2025-075 17 S. Hamilton Street Architectural Review

MASS

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 Members of the Planning Board,

On Friday September 12, 2025, Christopher Kroner from MASS conducted a preliminary architectural site visit of 17 South Hamilton Street. The site visit was accompanied by Natalie Quinn, Lori Garcia and Tyler Maegerle. The project was then revised and presented at the September planning board meeting on September 23, 2025.

We appreciate the applicant's efforts to renovate and redevelop this property, which represents a meaningful investment in a key downtown corridor. The following comments highlight opportunities to refine the design and strengthen its relationship to the surrounding context.

1. **Historic Character and Context**
   17 South Hamilton Street offers the opportunity to supplement the character of South Hamilton with some revitalization and increased density. We encourage incorporating subtle cues from surrounding buildings—such as material expression, trim details, and fenestration patterns—to ensure the project complements its context and supports the ongoing vitality of downtown Poughkeepsie.

2. **Facade Restoration and Masonry Care**
   On the north side of the building, we observed some existing masonry and we recommend that *any areas of existing masonry in disrepair should be cleaned and repointed to ensure long-term durability. Where feasible, historic masonry should remain exposed to preserve the layered texture that connects the property to Poughkeepsie's architectural heritage.*

3. **Setback Addition**
   We encourage the applicant to *consider even a modest setback (on the order of a few inches)to help distinguish the new addition work from the existing structure (and existing capstone)* and allow the façade to read more comfortably within the rhythm of adjacent buildings.

4. **Lighting and Public Safety**
   Sleek sconce lighting along the street frontage is encouraged to enhance nighttime safety while providing a welcoming presence for residents and pedestrians. Please provide cut sheets or images of the proposed fixtures, and confirm that these are dark sky-compliant.

5. **Elevations and Materials**
   We support the applicant's recent revision to the north parcel to "Remove wood paneling to expose existing brick and repaint North section (white) to streamline materials," and to "Add full glass retail windows and door to match Southern section."

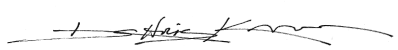
6. **Materials**
   Please provide samples or a materials board including proposed finishes, colors, and treatments for Planning Board review.

7. **Mechanical Systems**
   Clarify the locations and proposed treatments for mechanical equipment, gas meters, and electric meters. Include strategies for screening or integrating these elements to minimize visual impact.

With these refinements, the proposed renovation at 17 South Hamilton Street can serve as a strong example of contextually sensitive reinvestment, strengthening the identity of the corridor while contributing to the broader momentum of downtown revitalization.

MASS looks forward to supporting the continued development of this project and assisting the applicant in addressing any remaining design considerations.

Sincerely,



Chris Kroner
Principal

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): **1660120000**

Project Name: **17 S Hamilton**

Applicant: **Y&S Group NY LLC**

Address of Property: **17 Hamilton 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: **Maegerle, Tyler**

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: **9/29/2025**	Notes:	☐ Major Project
Date Received: **9/29/2025**		Referral #: **ZR25-279**
Date Requested:		
Date Required: **10/29/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **10/20/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

October 20, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-279, 17 S Hamilton
Parcel: 166012

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan approval to rehabilitate this two-story building and add two additional stories above it for a total of 12 residences and three retail spaces. An adjoining building, containing two retail spaces and seven apartments, is also being rehabilitated.

COMMENTS
The elevations show building-mounted uplighting, but fixture specifications and a lighting plan were not provided. We suggest that they be included, and that unshielded uplighting be avoided. Best practice is even lighting with maximum 3,000K color temperature fixtures and no hot spots above 5.0 footcandles.

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

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 08/25/2025

PROJECT NAME: 17 South Hamilton Street

PROJECT ADDRESS: 17 South Hamilton Street

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

☒ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:
According to the site plan this project requires 22 parking spots with zero being provided. As noted in the application they are seeking to lease spots from the Cannon Street parking deck Until either a parking study is done or there is an agreement with the owner of the parking deck, I will deem this site plan unacceptable.

APPROVED BY Captain John Zeltmann:	DATE: 08/25/25

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 9-30-25

PROJECT ADDRESS: 17 S Hamilton St

PROJECT NAME:

OWNER: Y&S Group NY LLC

ENGINEER/ARCHITECT: KARC Planning Consultants

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

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

There are no provisions noted for the storage of trash, placement of bins on the city sidewalk isn't permitted.

Eric Philipp
Building Inspector

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: 165 SMITH STREET, POUGHKEEPSIE, NY 12601

II. PROPERTY OWNER: PHI-TAN, LLC
ADDRESS: 165 SMITH STREET,
POUGHKEEPSIE,
NY 12601 (state and zip code)

PHONE NUMBER: 845-505-4624 (include area code)

III. NAME OF APPLICANT: PHI-TAN, LLC

ADDRESS: 165 SMITH STREET,
POUGHKEEPSIE,
NY 12601 (state and zip code)

PHONE NUMBER: 845-505-4624 (include area code)

EMAIL ADDRESS: BPHIPPS@MPI-SYSTEMS.COM

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

IV. CONSULTANT: DAY STOKOSA ENGINEERING, MARK DAY

ADDRESS: 3 VAN WYCK LANE
WAPPINGERS FALLS,
NY 12590 (state and zip code)

PHONE NUMBER: 845-223-3202 (include area code)

EMAIL ADDRESS: MDAY@DAYSTOKOSAENG.COM

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): THE APPLICANT IS PROPOSING AN EXTERIOR 6.5' X 8' CONCRETE CHILLER PAD AND ALSO WISHES TO CLASSIFY AN EXISTING TEMPORARY FABRIC STRUCTURE AS PERMANENT.

VI. ZONING DISTRICT: IM-INDUSTRIAL MIXED

(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: $ $2,500

LOT AND BULK INFORMATION:

Lot area: 7.8 (acres) 339,064 +/- (square feet)

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

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

0 (additional proposed square feet for expansion)

53,141 (total building footprint, square feet)

Lot Coverage: 15.6% (percentage, building coverage only)

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

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

53,141 (total gross floor area, square feet)

Building Height: 1 (stories) 18 (feet)

Floor Area Ratio: 0.156 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 98

B) Number of Off-Street Parking Spaces provided: 111

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? N/A

_____ (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 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 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.)

A) Specify Use: LIGHT INDUSTRIAL

B) Number of shifts (if any): 1

C) Number of employees: 85
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): N/A

F) Days/Hours of operation: Monday - Friday 7 am - 5 pm, occasional Saturdays

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, Aaron Phipps, 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.

Aaron PHipps _____ 9-24-2025

Signature of Applicant Date

DAY STOKOSA
ENGINEERING P.C.

September 30, 2025

City of Poughkeepsie Building, Planning and Zoning Department
Lori Garcia
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Phi-Tan, LLC
Amended Site Plan
Parcel ID: 6162-72-461234

Dear Ms. Garcia:

With this cover letter I am forwarding to you the following:

No.	Description	Date
2	Copies of the Site Plan	9/30/25
2	Copies of the Short Environmental Assessment Form	9/24/25
2	Copies of the Application	9/24/25
2	Copies of the Statement Indicating Financial Capability	8/25/25
1	Check in the amount of $944.60 for the application fee	9/25/25

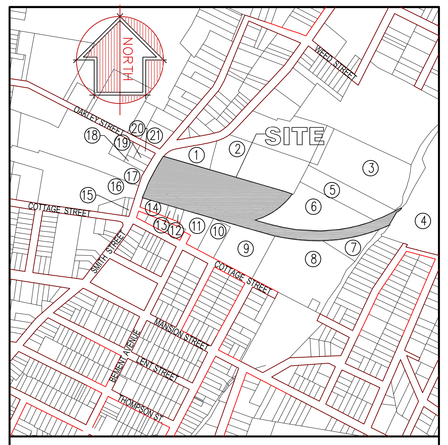
The applicant is proposing an exterior 6.5’ x 8’ concrete chiller pad and wishes to reclassify an existing temporary fabric structure as permanent. We are respectfully submitting the above for review and certification of completeness to be placed on the October 28, 2025, agenda.

Should you have any questions, please do not hesitate to call me.

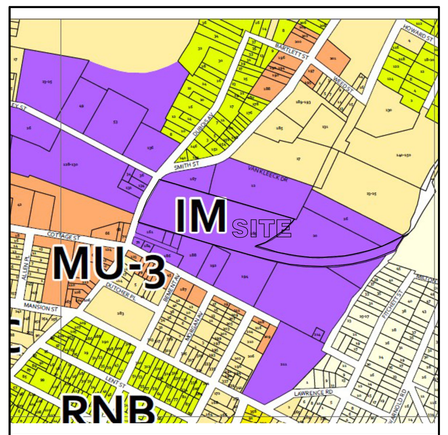
Very sincerely yours,

Anita Odell

Delivered By: _____ Date: _____
Received By: _____ Date: _____



AREA MAP SCALE: 1" = 1,000'



ZONING MAP SCALE: N.T.S.

ZONING & BULK REGULATIONS

BULK REGULATION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	N/A	7.78	7.78 ACRES
MAXIMUM LOT COVERAGE:	70%	37.2%	37.3%
MINIMUM REQUIRED LOT FRONTAGE:	175'	322.47'	322.47'
FRONT YARD SETBACK:	15'	37.43'	37.43'
SIDE YARD SETBACK:	10'	44.55'	44.55'
REAR YARD SETBACK:	20'	181.47'	181.47'
PARKING REQUIREMENTS:	1 SP/400 S.F. 1 SP/1000 S.F.	114 SPACES 35 SPACES	114 SPACES 35 SPACES

OWNERS

PHI-TAN, LLC
165 SMITH STREET
POUGHKEEPSIE, NEW YORK 12601

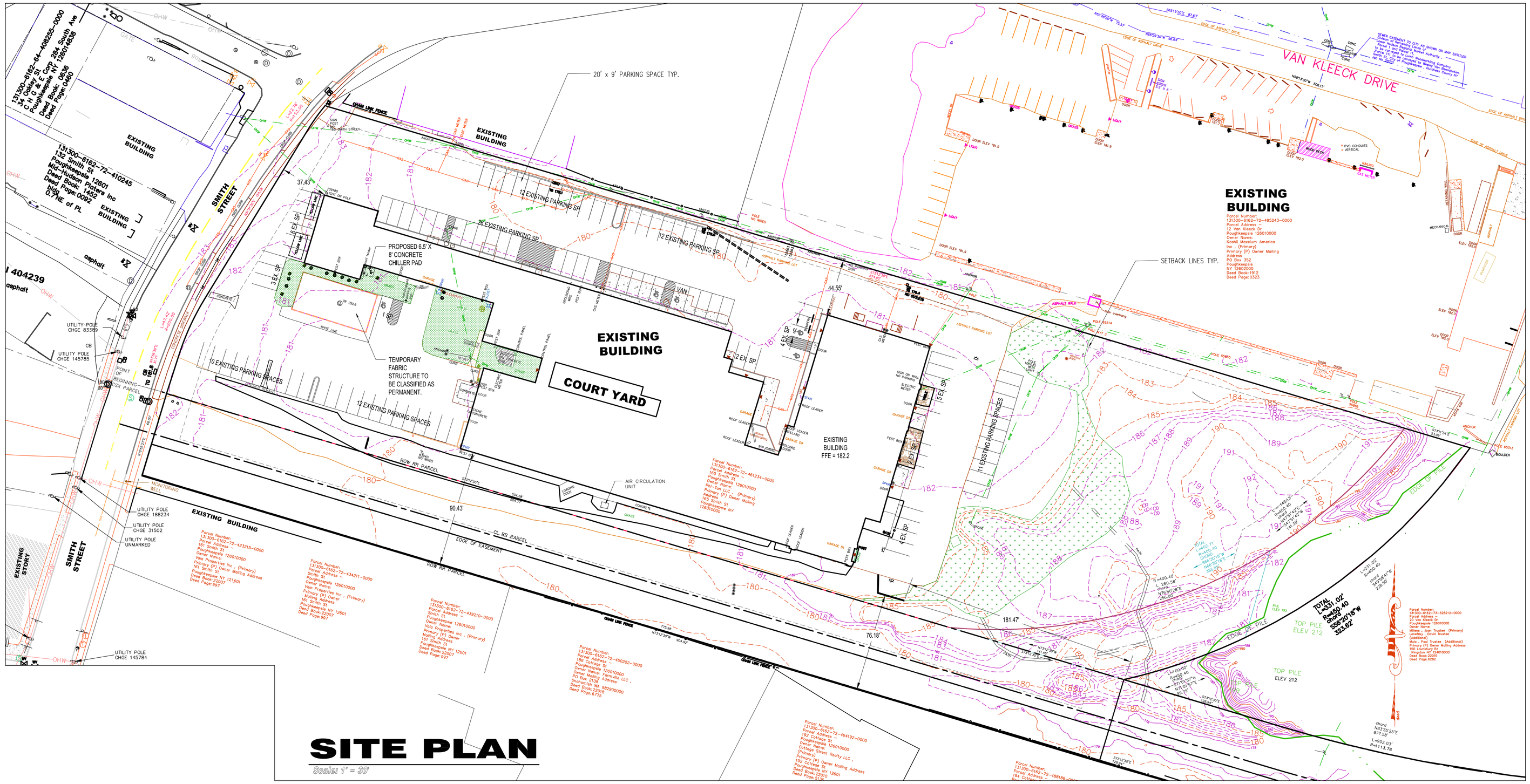
OWNER'S CONSENT

THE UNDERSIGNED APPLICANT OF THIS PROPOSAL HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERON.

PHI-TAN,LLC

PARCEL INFORMATION

TAX MAP No.:	131300-6162-72-461234
AREA OF PARCEL:	7.78 ACRES
ZONING:	IM (INDUSTRIAL MIXED)
PROPOSED USE:	LIGHT INDUSTRIAL (PERMITTED)
EXISTING SQUARE FOOTAGE:	53,141 SQUARE FOOT OF EXISTING SPACE
SEWER & WATER:	CITY OF POUGHKEEPSIE
SCHOOL DISTRICT:	POUGHKEEPSIE CITY SCHOOL DISTRICT
SPECIAL DISTRICT:	GREATER POUGHKEEPSIE LIBRARY DISTRICT



SITE PLAN

Scale: 1" = 30'

ADJOINING PROPERTY OWNERS

1. **Bleakley & Sons Inc**
   12 Hazelnut Dr
   Trumbull, CT 06611
   For Property: 131300061620064502500000
1. **Koshli Maxelum America, Inc**
   12 Van Kleeck Dr
   Poughkeepsie, NY 12601
   For Property: 131300061620072495243000
2. **BSM3 Holdings LLC**
   1913 Route 44
   Pleasant Valley, NY 12569
   For Property: 131300061620073567244000
3. **Maselo Realty LLC**
   18 Eastview Rd
   Monsey, NY 10952
   For Property: 131300061620073623227000
4. **BSM3 Holdings LLC**
   1913 Route 44
   Pleasant Valley, NY 12569
   For Property: 131300061620073557230000
5. **Joan Millens, Trustee**
   150 Lounsbury Rd
   Kingston, NY 12401
   For Property: 131300061620073528212000
6. **Town Of Poughkeepsie**
   1 Overrocker Rd
   Poughkeepsie, NY 12603
   For Property: 131300061620073562189000
7. **Poughkeepsie Industrial**
   3199 Albany Post Rd
   Ste 270
   Buchanan, NY 10511
   For Property: 131300061620073526172000
8. **Fourth North LLC**
   194 Cottage St
   Poughkeepsie, NY 12601
   For Property: 131300061620072488186000
9. **EA2 Properties LLC**
   192 Cottage St
   Poughkeepsie, NY 12601
   For Property: 131300061620072464192000
10. **36 Cottage St LLC**
    36 Cottage St
    Poughkeepsie, NY 12601
    For Property: 131300061620072450202000
11. **Vaia Properties Inc**
    161 Smith St
    Poughkeepsie, NY 12601
    For Property: 131300061620072439210000
12. **Vaia Properties Inc**
    161 Smith St
    Poughkeepsie, NY 12601
    For Property: 131300061620072434211000
13. **Vaia Properties Inc**
    161 Smith St
    Poughkeepsie, NY 12601
    For Property: 131300061620072423215000
14. **Bernice Deas**
    70 Cottage Street
    Poughkeepsie, NY 12601
    For Property: 131300061620072405216000
15. **EFCO Products Inc**
    130 Smith Street
    Poughkeepsie, NY 12601
    For Property: 131300061620071368230000
16. **EFCO Products Inc**
    PO Box 991
    Poughkeepsie, NY 12602
    For Property: 131300061620063353260000

PARKING CALCULATIONS

LIGHT MANUFACTURING:
1 SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA OR ONE SPACE PER EMPLOYEE, BASED ON THE NUMBER OF EMPLOYEES DURING THE LARGEST SHIFT, WHICHEVER IS GREATER
WHOLESALE, STORAGE AND WAREHOUSING:
1 SPACE FOR EACH 1000 S.F OF GROSS FLOOR AREA OR 1 SPACE FOR EACH EMPLOYEE ON THE LARGER SHIFT, WHICHEVER IS GREATER.

AREA OF EXISTING BUILDING-LIGHT MANUF. = 29,384, S.F./400 S.F. = 73.5 SPACES (74 SPACES)
AREA OF EXISTING BUILDING-WAREHOUSE = 21,957 S.F./1000 S.F. = 21.95 SPACES (22 SPACES)
AREA OF EXISTING FABRIC STRUCTURE-WAREHOUSE = 1,800 S.F./1000 = 1.8 SPACES (2 SPACES)

TOTAL REQUIRED PARKING = 98 SPACES

TOTAL SPACES PROVIDED = 111 SPACES
INCLUDING 4 HANDICAP SPACES (ONE OF WHICH IS VAN PARKING)

THE SURVEY INFORMATION HEREON WAS TAKEN FROM A SURVEY PREPARED BY BERGER ENGINEERING AND SURVEYING DATED 8/19/20.

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.

Mark A. Day, PE
STATE OF NEW YORK — MARK A. DAY — 069646 — LICENSED PROFESSIONAL ENGINEER
Revisions
Project No. 2018.242
License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT: PHI-TAN, LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING: Amended Site Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	SP.1
DATE: 9-30-2025	CHECKED BY: MAD	

DEPARTMENT HEAD SIGNATURES

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

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

FILE NO:
PROJECT NAME: AMENDED SITE PLAN
PROJECT LOCATION: 165 SMITH STREET
APPLICANT: PHI-TAN, LLC
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE ___ DAY OF _____, 20___
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE:
DATE SIGNED:
CONDITION(S):

ALL CITY DEPARTMENT COMMENTS ARE SATISFIED TO THOSE DEPARTMENTS' SATISFACTION.

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:
AMENDED SITE PLAN FOR PHI-TAN, LLC

Project Location (describe, and attach a location map):
165 SMITH STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:
THE APPLICANT IS PROPOSING AN EXTERIOR 6.5' X 8' CONCRETE CHILLER PAD AND ALSO WISHES TO CLASSIFY AN EXISTING TEMPORARY FABRIC STRUCTURE AS PERMANENT STRUCTURE.

Name of Applicant or Sponsor:	Telephone: 845-505-4624
PHI-TAN, LLC	E-Mail: BPHIPPS@MPI-SYSTEMS.COM

Address:
165 SMITH STREET

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NY	12601

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

3. a. Total acreage of the site of the proposed action? 7.78 acres
   b. Total acreage to be physically disturbed? 52 S.F. acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.78 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: _____ THE PROPOSED ACTION DOES NOT REQUIRE A WATER CONNECTION. THE EXISTING BUILDING IS ALREADY CONNECTED.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ THE PROPOSED ACTION DOES NOT REQUIRE A SEWER CONNECTION. THE EXISTING BUILDING IS ALREADY CONNECTED.	☑	☐

	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: _____		
PER EAF MAPPER, SITE UNKNOWN		

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

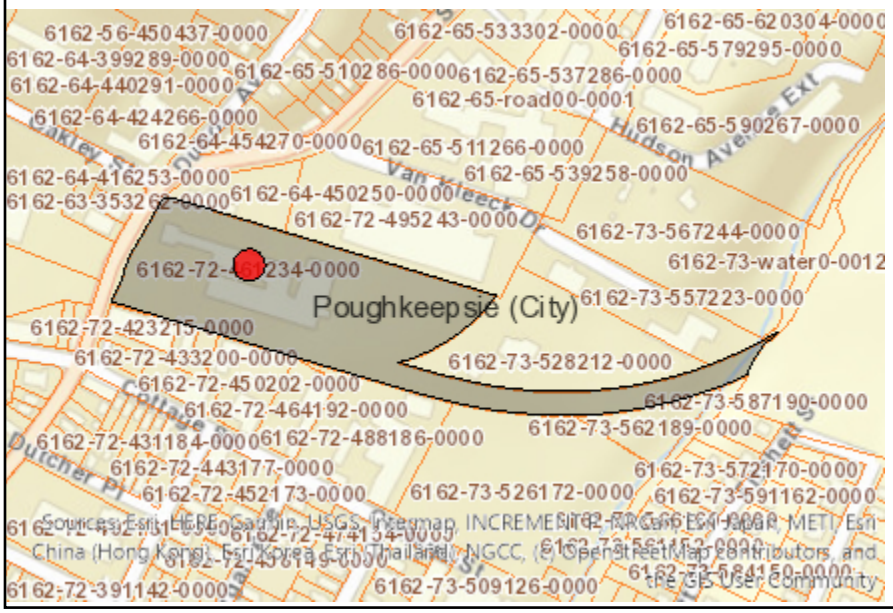
Applicant/sponsor/name: Aaron Phipps Date: 9-24-2025

Signature: Aaron P Hipps Title: OWNER

PRINT FORM

EAF Mapper Summary Report

Tuesday, July 8, 2025 7:56 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.



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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

MPI Incorporated
165 Smith Street
Poughkeepsie, NY 12601
Tel: (845) 471-7630
Fax: (845) 471-2485
www.mpi-systems.com

August 25, 2025

City of Poughkeepsie Department of Building, Planning and Zoning
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: MPI Inc. Expansion Project

Dear City of Poughkeepsie Zoning Board,

MPI Inc. is a leading manufacturer of wax-room equipment worldwide established in Hudson Valley over 53 years ago. Estimated 2025 sales are forecasted to exceed $25M. MPI's continuous sales growth since inception, proven financial track record, high product quality/performance, state-of-the-art innovations and patents, has been the pillar to secure the financing required with local lending institutions to finance the organic growth the company has experienced throughout the years.

Sincerely,

Bruce Phipps
Founder

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:** Lot 192184 North Perry St. (formerly 135 Main St.), Poughkeepsie NY 12601

II. **PROPERTY OWNER:** Admiral Halsey II, LP
ADDRESS: 909 Third Avenue, 21st Floor
New York
NY 10022 (state and zip code)
PHONE NUMBER: (917)227-8631 (include area code)

III. **NAME OF APPLICANT:** Tinkelman Architecture PLLC
ADDRESS: 33 Arlington Avenue, Suite 8
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845)473-0200 (include area code)
EMAIL ADDRESS: bturner@tinkarch.com

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

IV. **CONSULTANT:** LRC Group
ADDRESS: 85 Civic Center Plaza, Suite 204
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845)243-2880 (include area code)
EMAIL ADDRESS: SCurran@lrcconsult.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):_____

Amended Site Plan Application & Amended Architectural Review

VI. **ZONING DISTRICT:** R-6 District

(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: $ 14,201,686

LOT AND BULK INFORMATION:

Lot area: 1.35 (acres) 58,883 (square feet)

Building Footprint: 12,731 (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

12,731 (total building footprint, square feet)

Lot Coverage: 24.4% (percentage, building coverage only)

Gross Floor Area: 61,801 (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

61,801 (total gross floor area, square feet)

Building Height: 5 (stories) 68.7 (feet)

Floor Area Ratio: 12,731 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

The off-street parking is shared between Lot 1 (Admiral Halsey 1) & Lot 2 (Admiral Halsey 2)

A) Number of Off-Street Parking Spaces required: Lot 2 = 40 / Lot 1 = 66 / Total = 106 spaces

B) Number of Off-Street Parking Spaces provided: Lot 2 = 33 / Lot 1 = 35 / Total = 68 spaces

C) Waiver Requested: *A Parking Variance was approved on December 22, 2022 for both Lots 1 & 2.*

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Senior and Affordable Housing Multifamily Building
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 24

Number of one (1) bedroom units: 48

Number of two (2) bedroom unit's 0

Number with three or more bedrooms: 0

Total number of units: 72

C) Is funding public? X Yes_____No

If yes, describe funding source: New York State Homes and Community Renewal (NYSHCR)

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 -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):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Robert E. Turner - Tinkelman Architecture, 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.

_____ October 14, 2025.

Signature of Applicant Date

paths

City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 1260

Re: Admiral Halsey Senior Village II. - Owner Authorization and Assurances
Property: Lot 192184 N. Perry St. (formerly 135 Main St.), Poughkeepsie, New York

To Whom It May Concern,

Admiral Halsey II, LP. ("Property Owner" or "Applicant"), an affiliated entity of Paths Development LLC, is the record owner of property located at Lot 192184 N. Perry St. (formerly 135 Main St.), Poughkeepsie, New York (the "Project Site"). By this letter, the Property Owner authorizes Tinkelman Architecture PLLC to file the amended site application on its behalf and appear before the City of Poughkeepsie in furtherance of its proposed multifamily development on the Project Site.

Many thanks,

Zachary Cohen

Zachary Cohen
Assistant Vice President of Development

909 Third Avenue, 21st Floor, New York, NY 10022 phone: 646-502-7200 fax: 212-486-0362

TINKELMAN ARCHITECTURE

October 14, 2025

City of Poughkeepsie
Planning Department
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Attention: Chairwoman Anne Saylor and
City of Poughkeepsie Planning Board

Subject: **Admiral Halsey Senior Village II – Amended Site Plan Review**
Property: **Lot 192184 North Perry Street (formerly 135 Main Street)**
Poughkeepsie, NY 12601

Dear Chairwoman Saylor and Members of the Planning Board,

On behalf of Admiral Halsey II, LP ("Owner"), Tinkelman Architecture, PLLC ("Applicant") respectfully is resubmitting the Amended Site Plan Application, including this cover letter, updated drawings and supporting documents for the Admiral Halsey Senior Village II project located at Lot 192184 North Perry St. (formerly 135 Main St.), Poughkeepsie, New York (the "Project Site"). The project consists of the construction of a senior and affordable housing residential building and the development of a site plan that will have a connection the with the existing Admiral Halsey Senior Village I.

Following the Planning Board meeting held on September 23, 2025, with you, members of the Planning Board, as well as the Design Consultant, there were several items that required further study and refinement. As with the previous submission, the LRC Group addressed the site-related comments, while Tinkelman Architecture has focused on the architectural and building design-related items.

Site Design Updates

The Admiral Halsey Design Team met to review the modifications for the sidewalks within the inner courtyard area. The comments made by Chris Kroner, the Design Consultant, that the sidewalk layout previously submitted had lost the sense of place that was created with the previously approved design. The decision was to bring back the oval configuration which was the most predominate feature of the previous layout. The corners are softened with the use of planting islands which enhanced the oval configuration. The decision was to remove the random minor sidewalks that infilled the oval and keep the large open lawn areas. This provides the space that is more conducive for the events organized by Management for the residence living within Admiral Halsey I. These events will now be expanded for residence of both Admiral Halsey I & II. Through simplifying the sidewalks, it provides direct routes through this area connecting both the buildings as well as connecting the buildings to the parking areas and to the Community Garden Area. The sidewalk which crosses the oval remains, providing access to the pavilion.

The widths of the sidewalks as well as their purpose was evaluated in order to maintain the maximum Lot Coverage below the 70% indicated in the Zoning Bulk Tables.

Building Design Updates

Revisions were primarily concentrated on the northern portion of the western elevation of the building. The storefront windows previously proposed for the first floor were eliminated to accommodate the Maintenance Workshop, allowing for necessary workspace and storage shelves required for this use. Multiple design studies were prepared and presented to the Project Team. The Project Team elected to maintain the clean composition of Hardie Panels with consistent joint patterns that were created from the varying panel sizes and configurations within this area. It was decided that wall adjacent to the main entrance will serve as the building identification signage location, consistent with Admiral Halsey Senior Village I.

During discussions, this wall area was also identified as a potential location for public art installations. Chris Kroner, the Design Consultant mentioned that as part of the Downtown Revitalization Initiative (DRI), several local artists have expressed interest in contributing to community projects which could be considered for this project. A letter from Admiral Halsey II, LP is included, indicating the Owner's willingness to collaborate with the Local Planning Committee to explore this opportunity.

Site Plan and Technical Updates

The LRC Group reviewed the revised site layout and confirmed continued compliance with the previously approved SEQRA documentation. Their findings are provided in the attached correspondence.

Due to technological issues pertaining materials links within the Revit drafting program and the three dimensional model created for this project, there were variations in the dark gray Hardi Panel color shown in the building elevations as well as the building renderings (Sheets PZ-103, PZ-104, and PZ-107). This issue was researched, and the revised building elevations and the rendered elevations are provided as part of the submission.

Our office used the updated Project Site Plan with the new walkway configuration and the Landscape Plan to update the site model. Using this, new rendered images have been provided on Sheets PZ-107 and PZ-108 reflecting the new information on Sheets SP-1 and LP-1.

Coordination and Compliance Updates

Discussions with Paths Construction confirmed that following the completion of contaminated soil removal associated with the historic MGP material, a closeout report will be submitted to the NYSDEC. This report will outline the procedures that were followed, sampling conducted, testing performed and

TINKELMAN ARCHITECTURE

test results. With the review and approval of the report by the NYSDEC, the open Spill Application will be closed out. A copy will be provided to the Planning Department upon completion.

Additionally, there was coordination with Kyle Tarkos, the City's Building Inspector who requested a 911 Address Application be completed and submitted with the Subdivision Platt to his office. Paths Construction forwarded the application and the Platt to the Building Department on Monday, October 6, 2025. The Building Department was then to provide the application to the respective Dutchess County Department to establish a 911 Address for this property. A copy of the application has been included with this submission.

In association with obtaining the respective address for the project, all documents that were previously submitted to the Planning Department have been provided with the address of Lot 192184 N. Perry Street. This references the subdivision of the former parcel into two individual properties. Included with this submission are the following update documents: The Application for Site Plan, Special Permit and Façade Approval, the Letter of Authorization from Admiral Halsey II, LP, and the Full EAF – Long form.

Based on the new information and images provided, we respectfully submit that the revised Amended Site Plan remains consistent with the neighborhood and is compliant with the City of Poughkeepsie's Site Plan Review considerations while enhancing design quality, operational functionality, and long-term community benefit. We believe these modifications strengthen the overall design and improve operational efficiency. We look forward to the continued collaboration with the City toward the advancement of this important senior and affordable housing initiative.

Kind Regards,

TINKELMAN ARCHITECTURE, PLLC.

Robert Turner, RA
Project Architect

SITE PLAN AMENDMENT SET

FOR

ADMIRAL HALSEY 11

LOT 192184 N. PERRY

CITY POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP #6062-76-911183 & 6062-76-912184

ORIGINALLY SUBMITTED: JUNE 15, 2021
REVISED: DECEMBER 21, 2021
REVISED:FEBRUARY 28, 2022
REVISED:MARCH 22, 2022
REVISED:NOVEMBER 29, 2022
REVISED: JULY 31, 2024
REVISED: AUGUST 16, 2024
REVISED: AUGUST 30, 2024
REVISED: OCTOBER 7, 2024
REVISED: AUGUST 22, 2025

REVISED: OCTOBER 14, 2025



LOCATION MAP

SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=200'

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

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

Rodney Morrison P.E. #074194

ARCHITECT:

TINKELMAN ARCHITECTURE
33 ARLINGTON AVE., 2ND FLOOR
POUGHKEEPSIE, NEW YORK 12603
(845) 473-0200

TINKELMAN ARCHITECTURE
33 Arlington Ave., 2nd Floor
Poughkeepsie,
New York 12603
(845)473 - 0200
www.tinkarch.com

OWNER / APPLICANT:

ADMIRAL HALSEY II, LP
909 THIRD AVENUE, 21ST FLOOR
NEW YORK, NY 10022
917-227-8631

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 DATE

POLICE CHIEF DATE

BUILDING INSPECTOR DATE

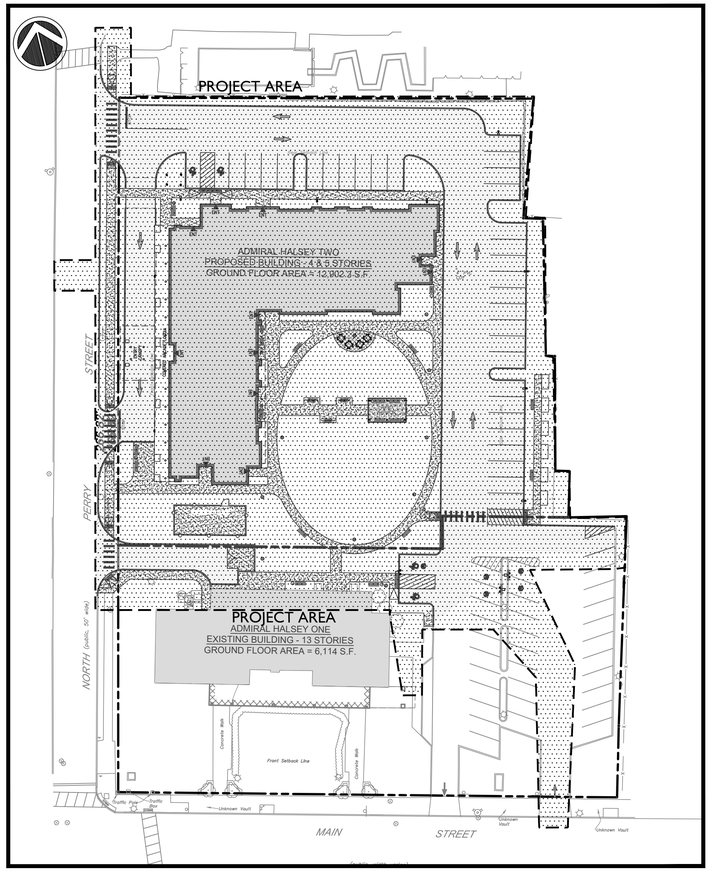
CITY ENGINEER DATE

COMMISSIONER OF PUBLIC WORKS DATE

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY, HEREON, STATES THAT SHE/HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREIN

OWNER DATE



OVERALL SITE PLAN

SCALE: 1"=40'

INDEX OF DRAWINGS

CV-1	COVER SHEET
~~EX-1~~	~~MAP OF EXISTING CONDITIONS~~
~~SUB-1~~	~~SUBDIVISION PLAT (APPROVED FILED MAP)~~
~~DM-1~~	~~SITE DEMOLITION PLAN~~
SP-1	SITE PLAN
SG-1	SITE GRADING PLAN
SD-1	SITE DRAINAGE PLAN
UT-1	UTILITIES PLAN
EC-1	EROSION & SEDIMENTATION CONTROL PLAN
LL-1	SITE LANDSCAPE PLAN
LP-1	SITE LIGHTING PLAN
~~TT-1~~	~~TRUCK TURNING PLAN~~
~~PP-1~~	~~PLAN AND PROFILE~~
~~PP-2~~	~~PLAN AND PROFILE~~
~~PP-3~~	~~PLAN AND PROFILE~~
~~NS-1~~	~~NOTES SHEET~~
~~DN-1~~	~~SITE DETAILS~~
~~DN-2~~	~~SITE DETAILS~~
~~DN-3~~	~~SANITARY / WATER DETAILS~~
DN-4	STORMWATER DETAILS
DN-5	EROSION CONTROL DETAILS

ALL SHEETS IDENTIFIED WITH A ———— INDICATES NO CHANGE FROM PREVIOUSLY APPROVED PLANS DATED OCTOBER 7, 2024 AND ARE NOT INCLUDED AS PART OF THIS SITE PLAN AMENDMENT.

REVISION NOTE 10: 10-14-2025
REVISION NOTE 9: 08-22-2025
REVISION NOTE 8: 10-07-2024
REVISION NOTE 7: 08-30-2024
REVISION NOTE 6: 08-16-2024
REVISION NOTE 5: 07-31-2024
REVISION NOTE 4: 11-29-2022
REVISION NOTE 3: 03-22-2022
REVISION NOTE 2: 02-28-2022
REVISION NOTE 1: 12-21-2021
ORIGINALLY SUBMITTED: 06-15-2021

ADMIRAL HALSEY II
LOT 192184 N. PERRY

COVER SHEET

Drawing No.
CV

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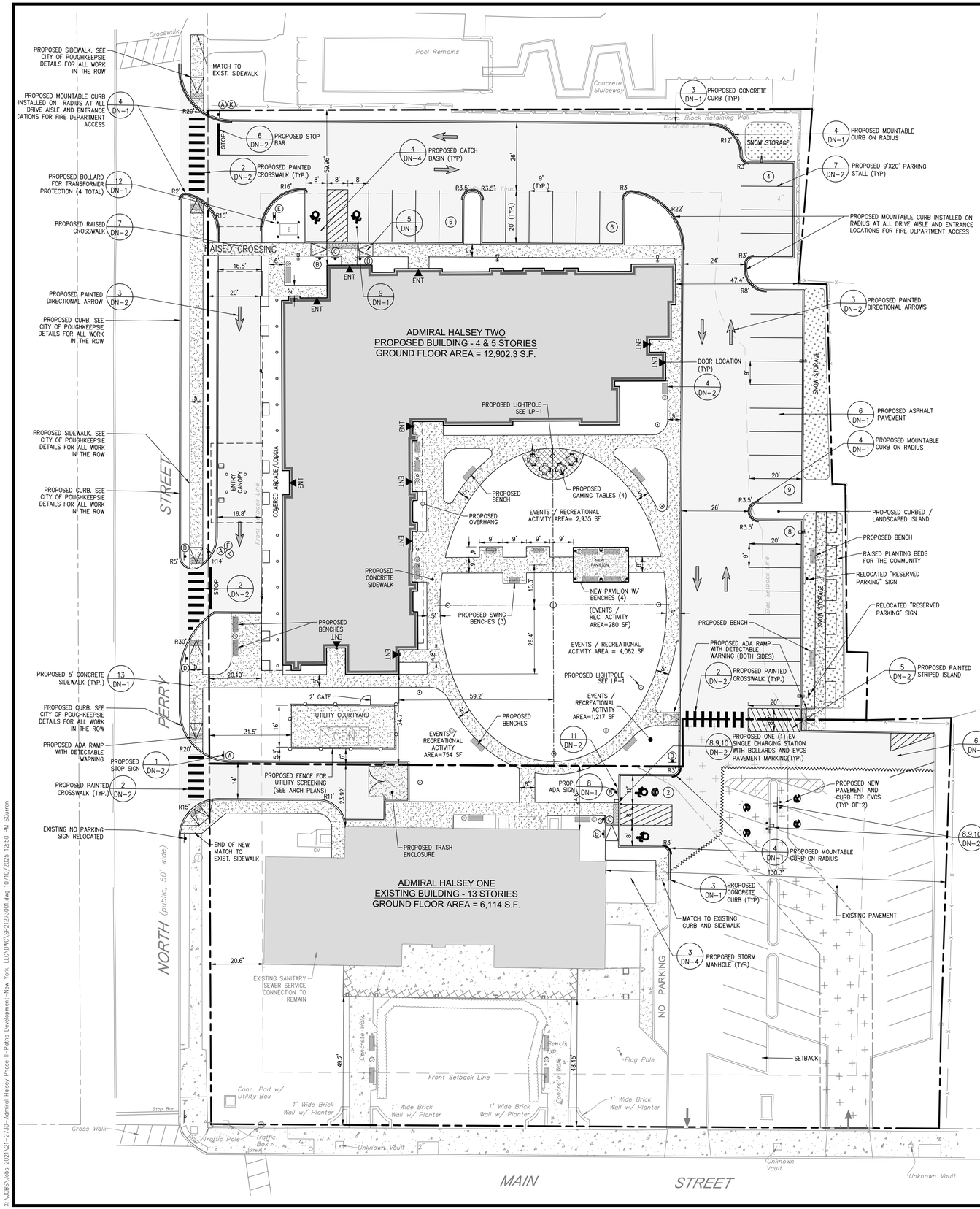

ZONING SUMMARY TABLE
ADMIRAL HALSEY ONE (PROPOSED LOT 1)

ZONING INFORMATION		
ASSESSOR'S LOCATION	6162-76-911183	
ZONING DISTRICT	R-6 DISTRICT (PREVIOUSLY APPROVED)	

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA (1)	2.19 ACRES (95,200 SF)	0.93 ACRES ** (40,663.84 SF)
MINIMUM LOT WIDTH	100 FT	278.82 FT
MINIMUM FRONTAGE	100 FT	278.82 FT
BUILDING SETBACKS FRONT YARD #1 (MAIN ST) FRONT YARD #2 (N. PERRY) SIDE YARD REAR YARD	 20 FT 20 FT 68.04 FT 68.04 FT	 48.45 FT 20.60 FT 129.54FT 23.92 FT **
MAXIMUM BUILDING HEIGHT (STORIES)	NONE	13
MAXIMUM LOT COVERAGE (%)	70%	19.3% BLDG/ 64.5% IMP. TOTAL
MINIMUM USEABLE OPEN SPACE (3)	0.82 ACRES (35,700 SFT)	0.36 ACRES ** (16,026 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING	66 SPACES	35 SPACES **

(1) MINIMUM LOT AREA CALCULATION:
EXISTING BUILDING
STUDIO APARTMENTS 0x800 SF = 0 SF
1 BEDROOM APARTMENTS: 119x800 SF = 95,200 SF
2 BEDROOM APARTMENT: 0x1200 SF = 0 SF
TOTAL REQUIRED LOT AREA = 95,200 SF (2.19 ACRES)

(2) REAR AND SIDE YARD SETBACKS ARE CALCULATED BASED ON ONE HALF OF THE BUILDING HEIGHT.

(3) MINIMUM USEABLE OPEN SPACE CALCULATION REQUIREMENT:
EXISTING BUILDING:
STUDIO 0x200 SF = 0 SF
1 BEDROOM: 119x300 SF = 35,700 SF
2 BEDROOM: 0x400 SF = 0 SF
TOTAL REQUIRED MIN. USEABLE OPEN SPACE = 35,700 SF (0.82 ACRES)

PARKING CALCULATION

FOR DWELLINGS DESIGNED TO OCCUPIED A LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT

EXISTING BUILDING
# OF 1 BEDROOM UNITS = 119 = 119 x 0.5 = 60 SPACES
TOTAL = 60 SPACES REQUIRED

VISITOR: 10% OF 60 SPACES = 6 SPACES

TOTAL SPACES REQUIRED = 66 SPACES

**APPROVED VARIANCES

1. SECTION 19-3.17(4)(a) – MINIMUM LOT AREA
REQUIRED MINIMUM LOT AREA = 2.19 ACRES
PROVIDED MINIMUM LOT AREA = 0.93 ACRES
VARIANCE REQUIRED = 1.26 ACRES

2. SECTION 19-3.17(4)(f)(1) – MINIMUM REAR YARD SETBACKS
REQUIRED REAR YARD SETBACK = 68.04 FT
PROVIDED REAR YARD SETBACK = 23.92 FT
VARIANCE REQUIRED =44.12 FT

3. SECTION 19-3.15(4)(i) – REQUIRED OPEN SPACE
REQUIRED OPEN SPACE = 35,700 SF
PROVIDED OPEN SPACE = 16,026 SF
VARIANCE REQUIRED = 19,674 SF

3a. SECTION 19-4.13 ACCESSORY USE FRONT YARD
OPEN SPACE FRONT YARD = 12,215 SF
VARIANCE REQUIRED = 12,215 SF

4. SECTION 19-4.3 – OFF-STREET PARKING
REQUIRED PARKING SPACES = 66 SPACES
PROVIDED PARKING SPACES = 35 SPACES
VARIANCE REQUIRED = 31 SPACES

ALL PREVIOUS VARIANCES WERE GRANTED FOR LOT 1 BY THE CITY OF POUGHKEEPISE ZONING BOARD OF APPEALS HELD ON THE 22ND DAY OF DECEMBER, 2022.

ZONING SUMMARY TABLE
ADMIRAL HALSEY TWO (PROPOSED LOT 2)

ZONING INFORMATION		
ASSESSOR'S LOCATION	6062-76-912184	
ZONING DISTRICT	R-6 DISTRICT (PREVIOUSLY APPROVED)	

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA (1)	1.33 ACRES (57,600 SF)	1.35 ACRES (58,883.43 SF)
MINIMUM LOT WIDTH	100 FT	250.16 FT
MINIMUM FRONTAGE	100 FT	250.16 FT
BUILDING SETBACKS FRONT YARD #1 (N. PERRY) FRONT YARD #2 (N. PERRY) SIDE YARD (2) SIDE YARD (2) (MAINT. BLDG) REAR YARD (2)	 20 FT 20 FT 34.18 FT 6 FT 34.18 FT	 0.55 FT (CANOPY NEW BUILDING)** 20.10 FT (NEW BUILDING) 59.96 FT 6 FT 47.4 FT
MAXIMUM BUILDING HEIGHT (STORIES)	NONE	4/5
MAXIMUM LOT COVERAGE (%)	70%	68.51% (&)
MINIMUM USEABLE OPEN SPACE (3)	0.44 ACRES (19,200 SFT)	0.44 ACRES (19,355 SF) (&)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING	40 SPACES	33 SPACES

(1) MINIMUM LOT AREA CALCULATION:
EXISTING BUILDING
STUDIO APARTMENTS 24x800 SF = 19,200 SF
1 BEDROOM APARTMENTS: 48x800 SF = 38,400 SF
2 BEDROOM APARTMENT: 0x1200 SF = 0 SF
TOTAL REQUIRED LOT AREA = 57,600 SF (1.33 ACRES)

(2) REAR AND SIDE YARD SETBACKS ARE CALCULATED BASED ON ONE HALF OF THE BUILDING HEIGHT.

(3) MINIMUM USEABLE OPEN SPACE CALCULATION REQUIREMENT:
EXISTING BUILDING:
STUDIO 24x200 SF = 4,800 SF
1 BEDROOM: 48x300 SF = 14,400 SF
2 BEDROOM: 0x400 SF = 0 SF
TOTAL REQUIRED MIN. USEABLE OPEN SPACE = 19,200 SF (0.44 ACRES)

PARKING CALCULATION

FOR DWELLINGS DESIGNED TO OCCUPIED A LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT
PROPOSED BUILDING
# OF STUDIO UNITS = 24 = 24 x 0.5 = 12 SPACES
# OF 1 BEDROOM UNITS = 48 = 48 x 0.5 = 24 SPACES
TOTAL = 36 SPACES REQUIRED
VISITOR: 10% OF 36 SPACES = 3.6 SPACES= 4 SPACES
TOTAL SPACES REQUIRED = 40 SPACES

**APPROVED VARIANCES

1. SECTION 19-3.17(4)(e) – MINIMUM FRONT YARD SETBACKS
REQUIRED FRONT YARD SETBACK = 20 FT
PROVIDED FRONT YARD SETBACK = 0.55 FT – NEW BUILDING CANOPY
VARIANCE REQUIRED = 19.45 FT

2. SECTION 19-4.3 – OFF-STREET PARKING
REQUIRED PARKING SPACES = 40 SPACES
PROVIDED PARKING SPACES = 33 SPACES
VARIANCE REQUIRED = 7 SPACES

ALL PREVIOUS VARIANCES FOR LOT 2 WERE GRANTED BY THE CITY OF POUGHKEEPISE ZONING BOARD OF APPEALS HELD ON THE 22ND DAY OF DECEMBER, 2022 FOR THE FOLLOWING:

LOT AREA
FRONT YARD SETBACK
SIDE YARD SETBACK
OPEN SPACE
OFF STREET PARKING

(&)-REFLECTS ONLY CHANGES TO BULK REGULATORY TABLE FROM PREVIOUSLY APPROVED PLANNING BOARD SET DATED OCTOBER 7, 2024.

SEE SHEET DN-4 FOR OPEN SPACE PLAN

SEE NS-1 FOR SITE PLAN NOTES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED FENCE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED MOUNTABLE CURB LOCATIONS
- PROPOSED SIGN
- PROPOSED BOLLARD
- PROPOSED SNOW STORAGE
- PROPOSED ELECTRIC VEHICLE CHARGING STATION
- PROPOSED LIGHTPOLE(S)
- ENT — PROPOSED INGRESS / EGRESS LOCATION
- PROPOSED CROSSWALK

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	3
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	DO NOT ENTER	3
E	ONE WAY	1
F	ONE WAY	1
K	NO RIGHT TURN	2

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

NO SIGN CHANGES FROM PREVIOUS APPROVED PLAN SET

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

#	Date	Description
6.	08/14/2024	REVISED PER FD COMMENTS
7.	08/30/2024	REVISED PER DOOH SUBMISSION
8.	10/07/2024	REVISED PER DOOH COMMENTS
9.	08/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

Revisions

LRC GROUP
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● Civil Engineering
● Environmental Services
● Land Surveying
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Mahwah, NJ 07495
Tel: 908.603.5730
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SP21273001.dwg	Sheet No.
Drawn	SMC	Project No.	21-2730	SP-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=20'	

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COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE 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. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPERTY LINE
- 160 — EXISTING MAJOR CONTOUR
- 162 — EXISTING MINOR CONTOUR
- ×163.25 — EXISTING SPOT GRADE
- ×163.25 — PROPOSED SPOT GRADE
- 160 — PROPOSED MAJOR CONTOUR LINE
- 162 — PROPOSED MINOR CONTOUR LINE
- PROPOSED YARD DRAIN
- PROPOSED INLINE DRAIN
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- EXISTING CURBLESS CATCH BASIN
- PROPOSED CATCH BASIN
- ○RL — PROPOSED ROOF LEADER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

#	Date	Description
6.	08/16/2024	REVISED PER FD COMMENTS
7.	08/30/2024	REVISED PER DDOH SUBMISSION
8.	10/07/2024	REVISED PER DDOH COMMENTS
9.	09/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

Revisions

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

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Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

SITE GRADING PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SG21273001.dwg
Drawn	SMC	Project No.	21-2730
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	1"=20'

Sheet No. SG-1

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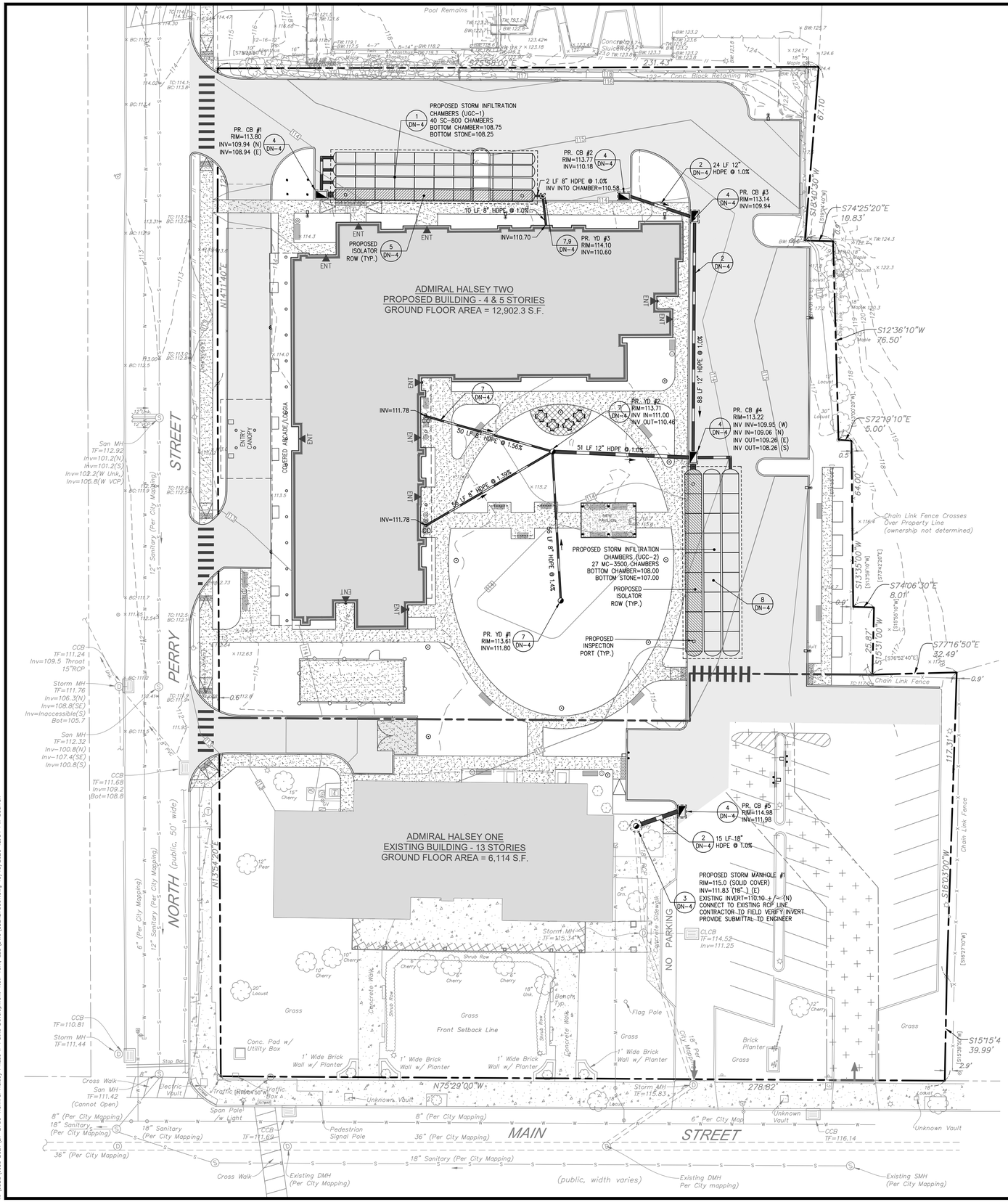

LEGEND

- PROPERTY LINE
- 160 — EXISTING MAJOR CONTOUR
- 162 — EXISTING MINOR CONTOUR
- ×163.25 — EXISTING SPOT GRADE
- ×163.25 — PROPOSED SPOT GRADE
- 160 — PROPOSED MAJOR CONTOUR LINE
- 162 — PROPOSED MINOR CONTOUR LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED YARD DRAIN
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- PROPOSED CATCH BASIN
- ○RL — PROPOSED ROOF LEADER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE

GRAPHIC SCALE
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SCALE IN FEET

#	Date	Description
6.	08/15/2024	REVISED PER FD COMMENTS
7.	08/30/2024	REVISED PER DCDOH SUBMISSION
8.	10/07/2024	REVISED PER DCDOH COMMENTS
9.	08/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

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

STATE OF NEW YORK — ROBERT E. MORRISON — LICENSED PROFESSIONAL ENGINEER — 071914

SITE DRAINAGE PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	SD21273001.dwg
Drawn	SMC	Project No.	21-2730
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	1"=20'

Sheet No. SD-1

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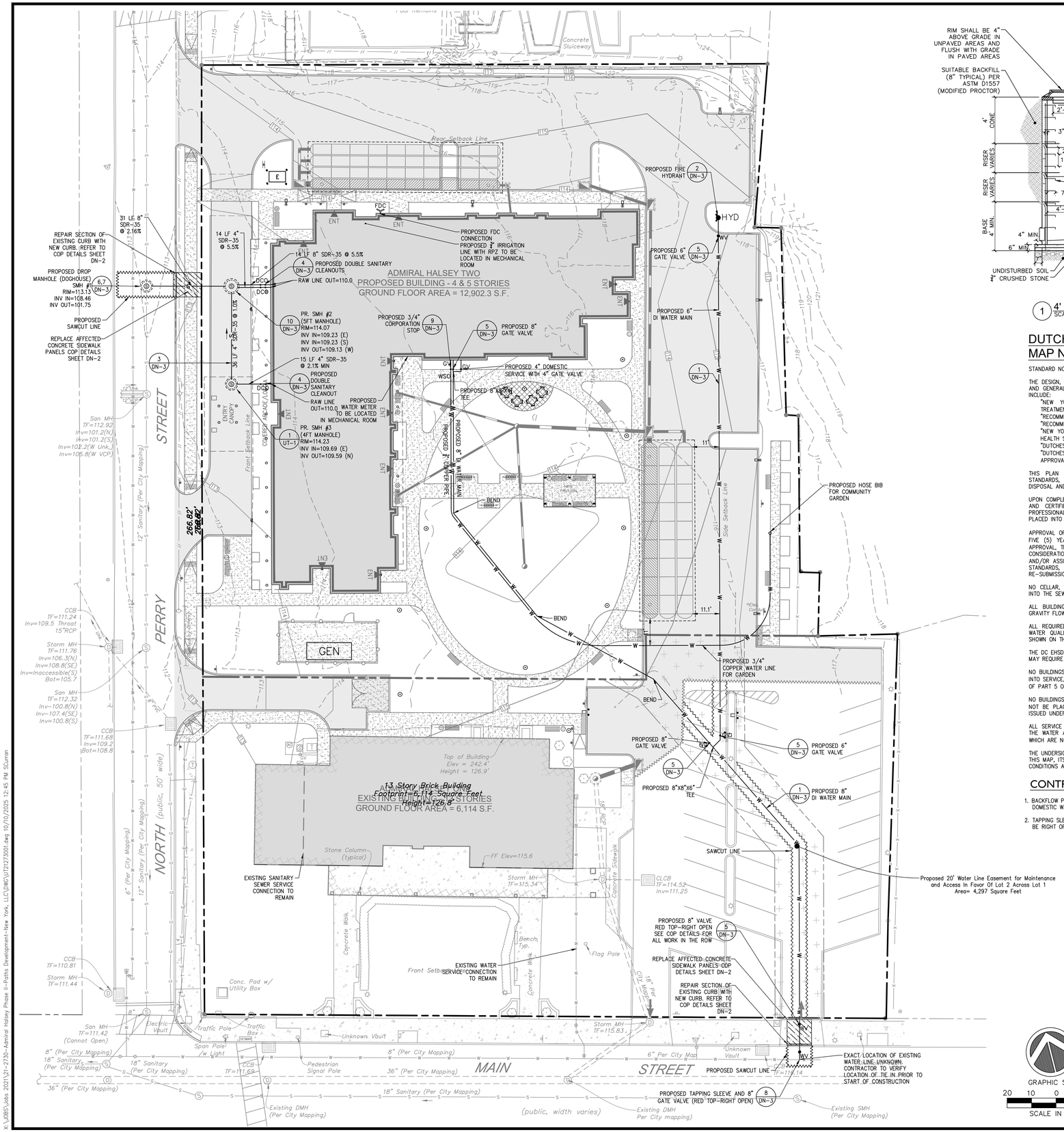
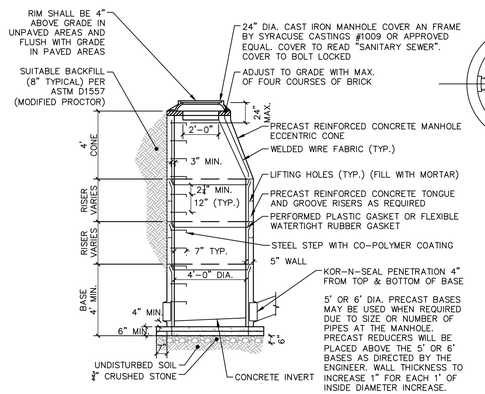
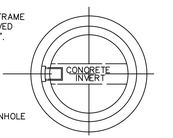




1 4' SANITARY SEWER MANHOLE DETAIL
SCALE: 1/4" = 1'-0"



DUTCHESS COUNTY HEALTH DEPARTMENT MAP NOTES

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
- "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."
- "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."
- "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."
- "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."
- "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS 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.

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE AND CURB VALVE IN THE STREET ARE TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.

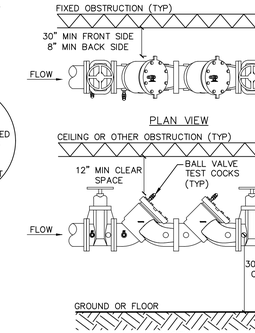
SEE NS-1 FOR WATER / SEWER NOTES

LEGEND

S	PROPOSED SANITARY SERVICE
W	PROPOSED WATER SERVICE
DCO	PROPOSED DOUBLE SANITARY CLEANOUT
WV	PROPOSED WATER SHUT OFF VALVE
	PROPOSED SANITARY MANHOLE
	PROPOSED SAWCUT LINE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

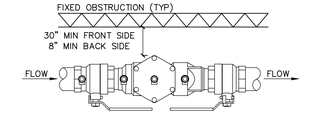




NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF709 8" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND 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, TOWN OF FISHKILL WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

FIRE SUPPLY DOUBLE CHECK VALVE DETAIL

SCALE: N.T.S.



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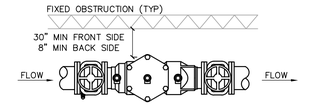
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART 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, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

DOMESTIC DOUBLE CHECK VALVE DETAIL

SCALE: N.T.S.



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF009 0.75" REDUCED PRESSURE ZONE ASSEMBLY OR APPROVED EQUAL.
3. RPZ 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 DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
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FIRE SUPPLY REDUCED PRESSURE ZONE ASSEMBLY DETAIL

SCALE: 1" = 1'-0"

#	Date	Description
6.	08/16/2024	REVISED PER TD COMMENTS
7.	08/30/2024	REVISED PER DCDOH SUBMISSION
8.	10/07/2024	REVISED PER DCDOH COMMENTS
9.	08/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

Revisions

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

UTILITIES PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	UT2127300l.dwg
Drawn	SMC	Project No.	21-2730
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	1"=20'

Sheet No. UT-1 SHEET OF 21

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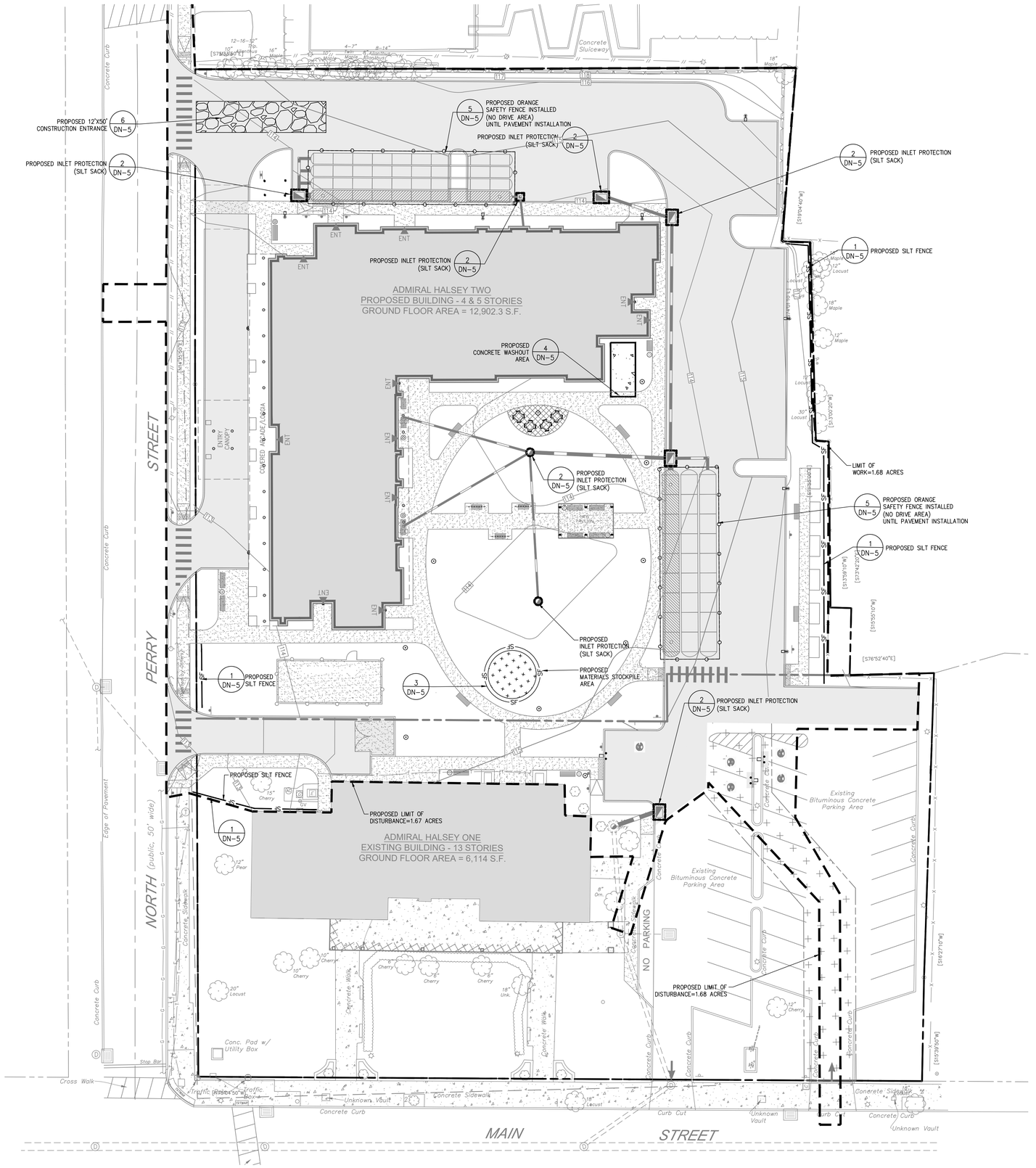

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas – upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5# 's per 1,000 sq. ft., fertilizer – 5.10.5 at 5# 's per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

LEGEND

- PROPERTY LINE
- SF — PROPOSED SILT FENCE
- LOW — PROPOSED LIMIT OF WORK
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED EROSION CONTROL MATTING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE IN LANDSCAPED AREAS. STOCKPILE IN ASPHALT AREAS SHALL HAVE A TARP COVERING AND MUST BE ANCHORED PROPERLY TO NOT LET SEDIMENT ESCAPE.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI–TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN–OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. INLET PROTECTION

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

TEMPORARY VEGETATIVE STABILIZATION

1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.
2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON–PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.
3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE–SEED AND RE–MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE–SEED AND RE–APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values lbs/1000SF	lbs/acre
15% fine fescue	2.0 – 2.6	85 – 114
20% perrenial ryegrass	0.6 – 0.8	26 – 35
65% kentucky bluegrass blend	0.4 – 1.6	19 – 26
	3.0 – 4.0	130 – 175

GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074156
LICENSED PROFESSIONAL ENGINEER

No.	Date	Description
6.	08/16/2024	REVISED PER FD COMMENTS
7.	08/30/2024	REVISED PER DCDOH SUBMISSION
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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	EC21273001.dwg
Drawn	SMC	Project No.	21–2730
Checked	KFC	Date	2021–06–22
Approved	REM	Scale	1"=20'

Sheet No. EC-1

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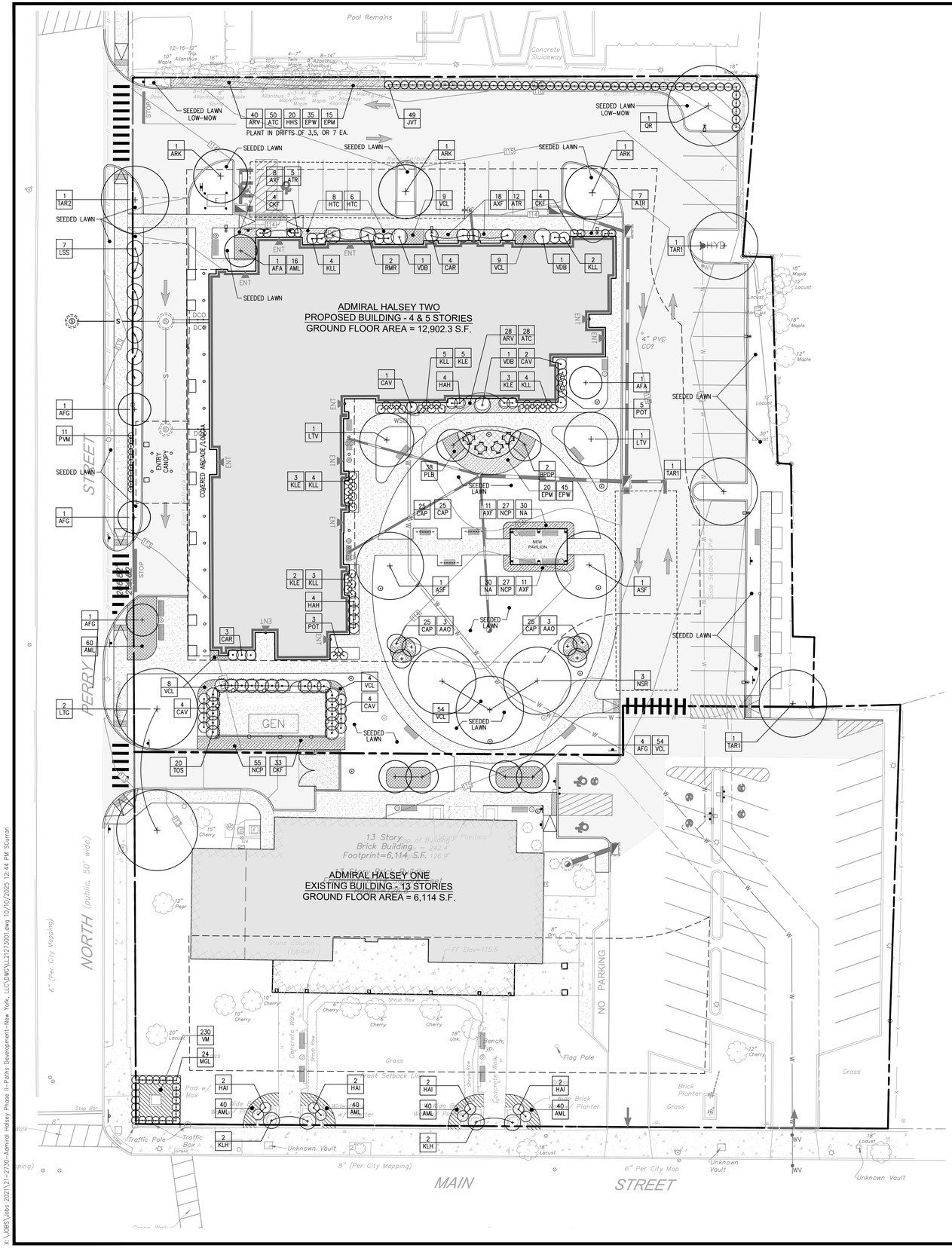
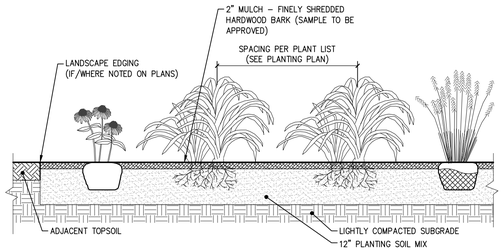


PLANT LIST:

	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
	AFA	2	ACER x FREEMANII 'ARMSTRONG'	ARMSTRONG RED MAPLE	B&B	2.5–3" cal.	15x50' ht.	Narrow Upright habit
	AFG	9	ACER x FREEMANII 'ARMSTRONG GOLD'	ARMSTRONG GOLD RED MAPLE	B&B	2.5–3" cal.	15x40' ht.	Narrow Upright habit
	ASF	2	ACER SACCHARUM 'FLAX HILL'	FLAX HILL MAJESTY SUGAR MAPLE	B&B	2.5–3" cal.	50'	Ovate crown
	AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6' ht. min.	7'x15' ht.	Clump Form
	BPDP	2	BETULA POPULIFOLIA 'DAKOTA PINNACLE'	DAKOTA PINNACLE GRAY BIRCH	B&B	6' ht. min.	20–40'	Single Stem Form
	JVT	49	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	CONT.	36–42" ht.	3–4'x20' ht.	Narrow Upright
	LSS	7	LIQUIDAMBAR S. 'SLENDER SILLOUHETTE'	SLENDER SILLOUHETTE AMER. SWEETGUM	B&B	2–2.5" cal.	4'w x 35'h	
	LTG	2	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3–3.5" cal.	40–60' ht.	
	LTV	2	LIRIODENDRON TULIP. 'LITTLE VOLUNTEER'	LITTLE VOLUNTEER TULIP TREE	B&B	2–2.5" cal.	20x35' ht.	
	NSR	3	NYSSA SYLVATICA 'RED SPLYNDOR'	RED SPLYNDOR BLACK GUM	B&B	2–2.5" cal.	25'x45' ht.	
	QR	1	QUERCUS RUBRA	NORTHERN RED OAK	B&B	2.5–3" cal.	75' ht.	
	TAR1	3	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	2.5–3" cal.	25x50' ht.	
	TAR2	1	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	3–3.5" cal.	25x50' ht.	
	TOS	20	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD AMERICAN ARBORVITAE	B&B	7–8' HT.	5'x15'	
SHRUBS & WOODY GROUNDCOVERS:	AML	236	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	2' o.c.
	CAR	7	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	CONT.	24–30" ht.	4–6' ht.	
	CAV	11	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	24–30" ht.	3–5' ht.	
	HAH	8	HYDRANGEA ARBORESCENS 'HAAS' HALO'	HAAS' HALO SMOOTH HYDRANGEA	CONT.	24–30" ht.	3–5' ht.	White Lacecap
	HAI	8	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	24–30" ht.	3–4' ht.	Pink
	KLE	13	KALMIA LATIFOLIA 'ELF'	ELF MIN. MOUNTAIN LAUREL	CONT.	18–24" ht.	3–4' ht.	White
	KLL	22	KALMIA LATIFOLIA 'LITTLE LINDA'	LITTLE LINDA MIN. MOUNTAIN LAUREL	CONT.	18–24" ht.	3–4' ht.	Red to Pink
	KLH	4	KALMIA LATIFOLIA 'NATHAN HALE'	NATHAN HALE MOUNTAIN LAUREL	CONT.	18–24" ht.	6–8' ht.	Pastel Pink
	MGL	24	MYRICA GALE 'LOWBOY'	LOWBOY SWEET GALE	CONT.	18–24" ht.	2–3' ht.	
	POT	8	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	18–24" ht.	3–4' ht.	
	RMR	2	RHODODENDRON MAXIMUM 'ROSEUM'	PINK ROSEBAY RHODODENDRON	CONT.	18–24" ht.	6–8'x8–10'	Lavender–Pink Blooms
	VCL	84	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#1	12–24" ht.	2' o.c.
	VDB	3	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	CONT.	24–30" ht.	5–7' ht.	
ORNAMENTAL GRASSES & PERENNIALS	ARV	68	ACHILLEA MILLE. 'RED VELVET'	RED VELVET YARROW	CONT.	#SP4	30" ht.	15" o.c.; Deep Red
	ATC	78	ACHILLEA MILLE. 'TERRA COTTA'	TERRA COTTA YARROW	CONT.	#SP4	30" ht.	15" o.c.; Orange to Yellow
	AXF	58	ANEMONE x FANTASY 'RED RIDING HOOD'	RED RIDING HOOD JAPANESE ANEMONE	CONT.	#SP4	18"x24" ht.	18" o.c.; Rose Red
	ATR	24	ANEMONE TOMENTOSA 'ROBUSTISSIMA'	HARDY GRAPE LEAF ANEMONE	CONT.	#SP4	24"x24" ht.	18" o.c.; Light Pink
	CKF	41	CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	#1	4–5' ht.	24" O.C.
	CAP	50	CAREX PENNSYLVANICA	PENNSYLVANIA	CONT.	#SP4	6–12" ht.	12" O.C.; Green Blades
	EPM	35	ECHINACAEA P. 'MAGNUS'	MAGNUS CONEFLOWER	CONT.	#SP4	30–36" ht.	18" o.c.; Pink
	EPW	80	ECHINACAEA P. 'WHITE SWAN'	WHITE SWAN CONEFLOWER	CONT.	#SP4	24–36" ht.	18" o.c.; White
	HHS	20	HELIOPSIS HELICANTHOIDES 'SUMMER SUN'	SUMMER SUN SUNFLOWER	CONT.	#SP4	3–4' ht.	Yellow–Orange
	HTC	14	HOSTA x 'TOUCH OF CLASS'	TOUCH OF CLASS HOSTA	CONT.	#SP5	12"+x18"	Blue–Gray w/Bright Green
	NA	60	NARCISSUS SPECIES	DAFFODILS	BULB	MEDIUM		MIXED COLORS/TYPES
	NCP	109	NEPETA x 'CAT'S PAJAMAS	CAT'S PAJAMA'S CAT MINT	CONT.	#SP4	18–20" ht.	18" O.C.
	PAH	38	PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#SP5	24" ht.	18" o.c.; Copper tassels
	PVM	11	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	CONT.	#2	3–4' ht.	2' o.c.; Blue Green Blades
	VM	230	VINCA MINOR	PERIWINKLE	POT	SP–3/Pint		Plant at 9" o.c.

NOTE:

ALL PLANTS (TREES, SHRUBS AND GROUNDCOVER, INCLUDING GRASSES) MUST BE NATIVE, NON–INVASIVE SPECIES ADAPTED TO LOCAL CLIMATE. ALL NEW PLANTINGS MUST BE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE. ALL DISTURBED AREAS SHOULD BE PLANTED, SEEDED OR XERISCAPED.



SECTION THROUGH PERENNIAL BED

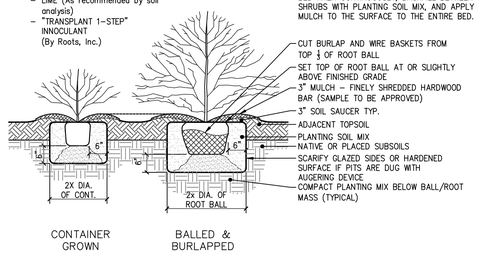
PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

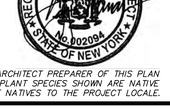
3 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'–0"

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.



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



LANDSCAPE ARCHITECT PREPARER OF THIS PLAN VERIFIES THAT ALL PLANT SPECIES SHOWN ARE NATIVE OR CULTIVARS OF NATIVES TO THE PROJECT LOCALE.

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORRHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.

   USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. LAWN SEEDING MIXTURE (LOW–MOW):

    40% CREEPING RED FESCUE (FESTUCA RUBRA)
    40% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA LONGIFOLIA")

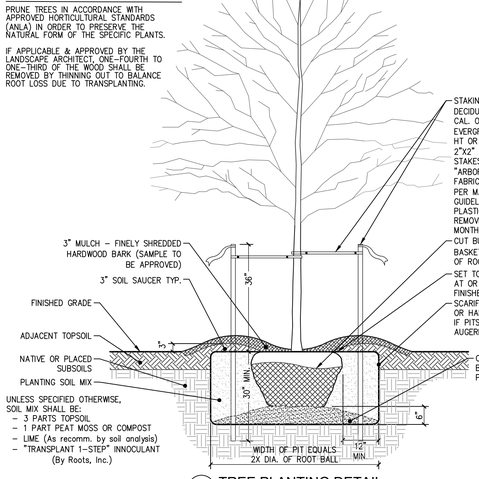
    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. TREE PROTECTION: 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."

NOTE:

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

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE–FOURTH TO ONE–THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Description
6.	08/16/2024	REVISED PER FD COMMENTS
7.	08/30/2024	REVISED PER DCDOH SUBMISSION
8.	10/07/2024	REVISED PER DCDOH COMMENTS
9.	08/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

Revisions

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

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1 International Blvd, Suite 400
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Tel: 908.603.5730

www.lrcconsult.com

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

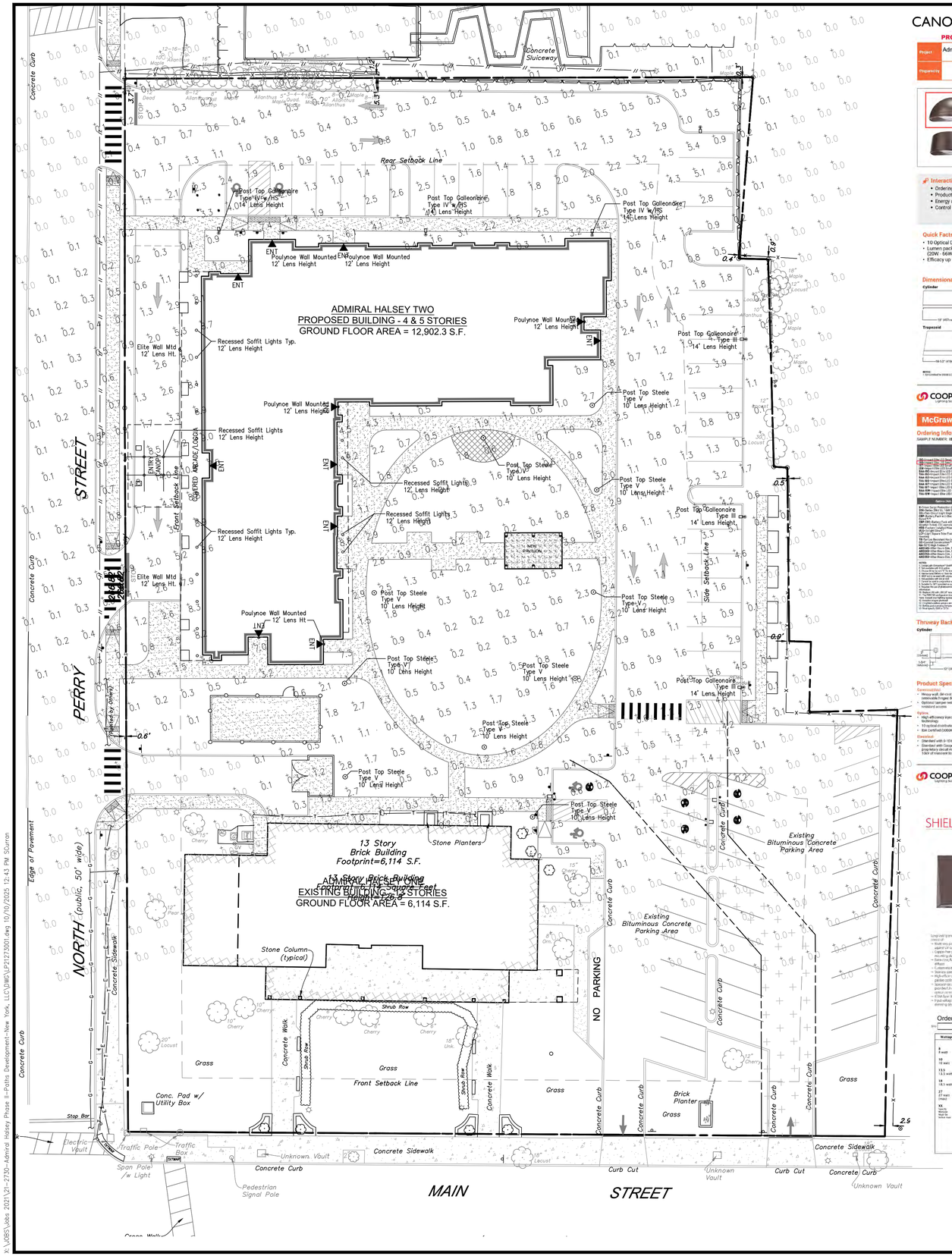
SITE LANDSCAPE PLAN

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	LL21273001.dwg	Sheet No.
Drawn	SMC	Project No.	21–2730	LL-1
Checked	KFC	Date	2021–06–22	
Approved	REM	Scale	1"=20'	

X:\CIBS\obs 2021\21-2730-Admiral Halsey Phase II-Paths Development-New York, LLC\DWG\LL21273001.dwg 10/10/2025 12:44 PM SCurran



CANOPY MOUNTED WALL LIGHT (WLA):

PRODUCT NUMBER: ISS-SA1-A-730-U-T4FT

Project	Admiral Halsey 2	Catalog #	ISS-SA1-A-730-U-T4FT	Type	WLA
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu
- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

IP66 · Dark Sky Certification

Quick Facts
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details

Cylinder · Quarter Sphere · Hook -n- Lock · Trapezoid · Wedge

COOPER Lighting Solutions

McGraw-Edison — **Impact Elite LED**

Ordering Information — **PRODUCT NUMBER: IS5-SA1-A-730-U-T4FT**

SAMPLE NUMBER: ISC-SA1F-740-U-T3-B2

Thruway Back Box

Cylinder · Quarter Sphere · Trapezoid · Wedges

Product Specifications

Construction
- Extruded aluminum (die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics
- High-efficiency injection-molded AcrossLight optics technology
- Multiple light distributions
- IES Certified (5000K CCT and warmer only)

Electrical
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary coaxial manner designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments, optional -30°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments, optional 30°C high ambient (HA) configuration

Mounting
- Utilizes "Hook-N-Lock" mounting mechanism. Hook is constructed of galvanized and zinc plated mounting attachment
- Two Back slide coated Allen set screws connected for secondary from fixture

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness

- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details: www.cooperlighting.com/wga

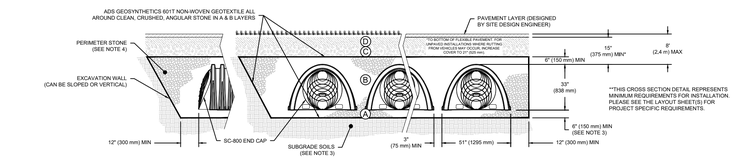
SHIELD+ 1

Long-lasting energy-efficient wall pack series fixtures consisting of:
- Rotatable mounting options, optimized for ease of installation
- Captive hex screw for optional aluminum housing and mounting plate
- Optional PIR, PIR-HD, and pre-commissioned motion-sensor options
- Customer-molded anti-aging gasket(s)
- Stainless steel mounting hardware
- High-efficiency CRI, cold-rolled sheet steel housing
- Die-cast aluminum door frame with hinge and quick-release latch
- Tempered soda-lime molded polycarbonate reflector provides full cutoff for glare design and precise photometrics
- IP66 Rated Weatherproof
- Input voltage: 120-277 (50 / 60 Hz), or input 347 - 480 (50 / 60 Hz)
- 0-10V Dimming driver
- Field-installable integral sensor / photocell package
- Optional 90° side shielder for 5000K or 3,000K
- Suitable for downward mounting only
- Suitable for -40°C to 40°C
- IK08 (5J) rating
- Optional 20°C high ambient (HA) configuration
- Optional 30°C high ambient (HA) configuration
- Optional 50°C high ambient (HA) configuration
- Optional 0°C low ambient (LA) configuration
- Optional -20°C low ambient (LA) configuration
- Optional -40°C low ambient (LA) configuration
- Optional -40°C low ambient (LA) configuration
- Optional -40

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 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 15" (375 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[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[1]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[1]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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" (150 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.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 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. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
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" (50 mm).
   - 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.

STANDARD CROSS SECTION SC-800 CHAMBER
DATE: 09/04/2025 DRAWN: SMW
DRAWING #: 72140D CHECKED: JLM

4640 TRUEMAN BLVD HILLIARD, OH 43026
888-892-2694 WWW.STORMTECH.COM

1 SHEET 1 OF 1

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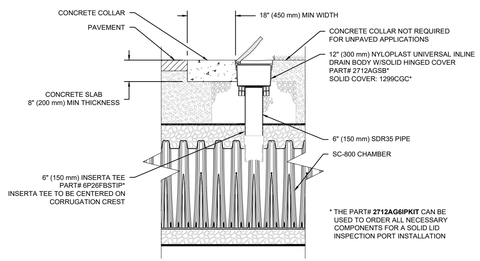
6" INSPECTION PORT DETAIL



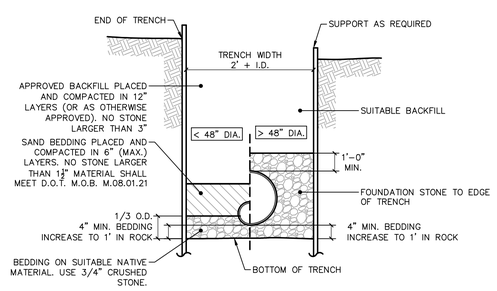
SC-800 6" (150 mm) INSPECTION PORT DETAIL
NTS

DATE: 11/14/25 DRAWN: JLM
PROJECT #: CHECKED: CJD

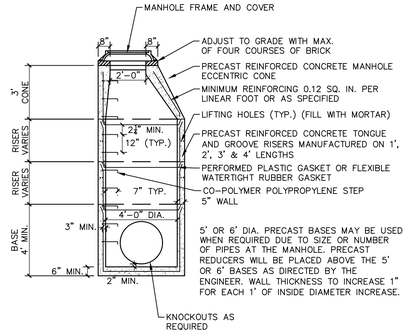
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY PROPERTY OF STORMTECH LLC AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE REVIEW OF A PROJECT PLAN FOR THE INSTALLATION OF STORMTECH CHAMBERS. THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF STORMTECH LLC. ANY USE OF THIS DRAWING FOR THE DESIGN OF ANY CHAMBER SYSTEM OTHER THAN STORMTECH CHAMBERS IS STRICTLY PROHIBITED.

4640 TRUEMAN BLVD HILLIARD, OH 43026
888-892-2694 WWW.STORMTECH.COM

1

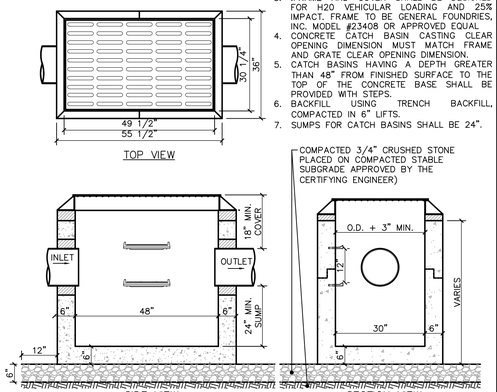


2 TYPICAL STORM SEWER TRENCH SECTION DETAIL
SCALE: 1/4" = 1'-0"

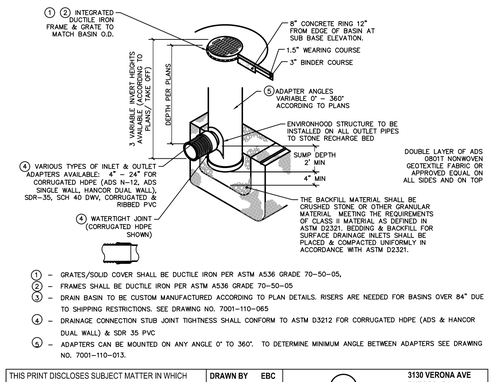


3 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

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



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



① – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05,
② – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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NOTE:
1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

7 NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE: NTS

STANDARD
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

STANDARD GRATE HAS H-25 HEAVY DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER

9 NYLOPLAST 12 SQUARE COVER
NOT TO SCALE

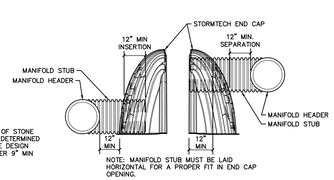
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	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[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 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[1] 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[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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 9" (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.

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
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.

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



MC-SERIES END CAP INSERTION DETAIL
NTS

MC-3500 TECHNICAL SPECIFICATION
NTS

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		---	1.77" (45 mm)
MC3500EPP18BC			
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500EPP24TW		---	2.06" (52 mm)
MC3500EPP24BC			
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.

No.	Date	Description
5.	08/16/2024	REVISED PER FD COMMENTS
6.	08/30/2024	REVISED PER DCDOH SUBMISSION
7.	09/30/2024	REVISED PER DCDOH COMMENTS
8.	10/07/2024	REVISED PER DCDOH COMMENTS
9.	08/22/2025	REVISED PER SITE PLAN AMENDMENT
10.	10/14/2025	REVISED PER SITE PLAN AMENDMENT

Revisions

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

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

STORMWATER DETAILS

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DN21270304.dwg	Sheet No.	DN-4
Drawn	SMC	Project No.	21-2730		
Checked	KFC	Date	2021-06-22		
Approved	REM	Scale	AS NOTED		

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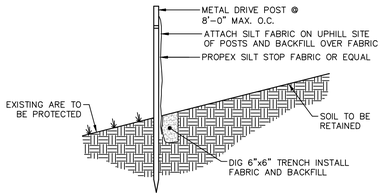
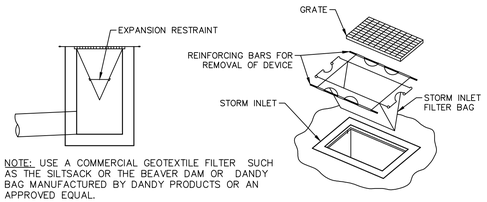


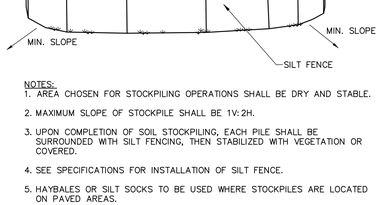
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SILT FENCE DETAIL
SCALE: N.T.S.



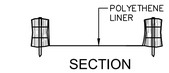
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

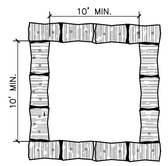
SILT SACK DETAIL
SCALE: N.T.S.



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

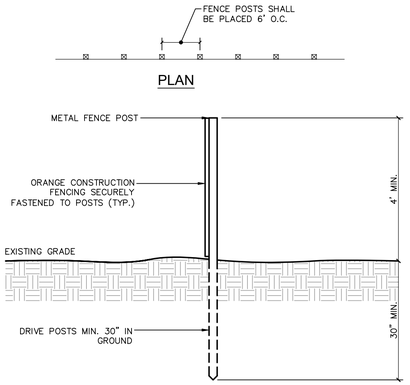
MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.



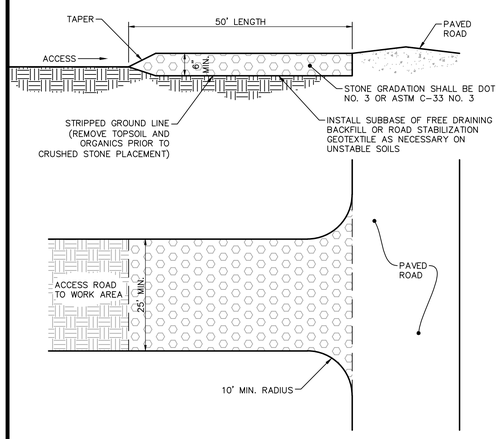


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

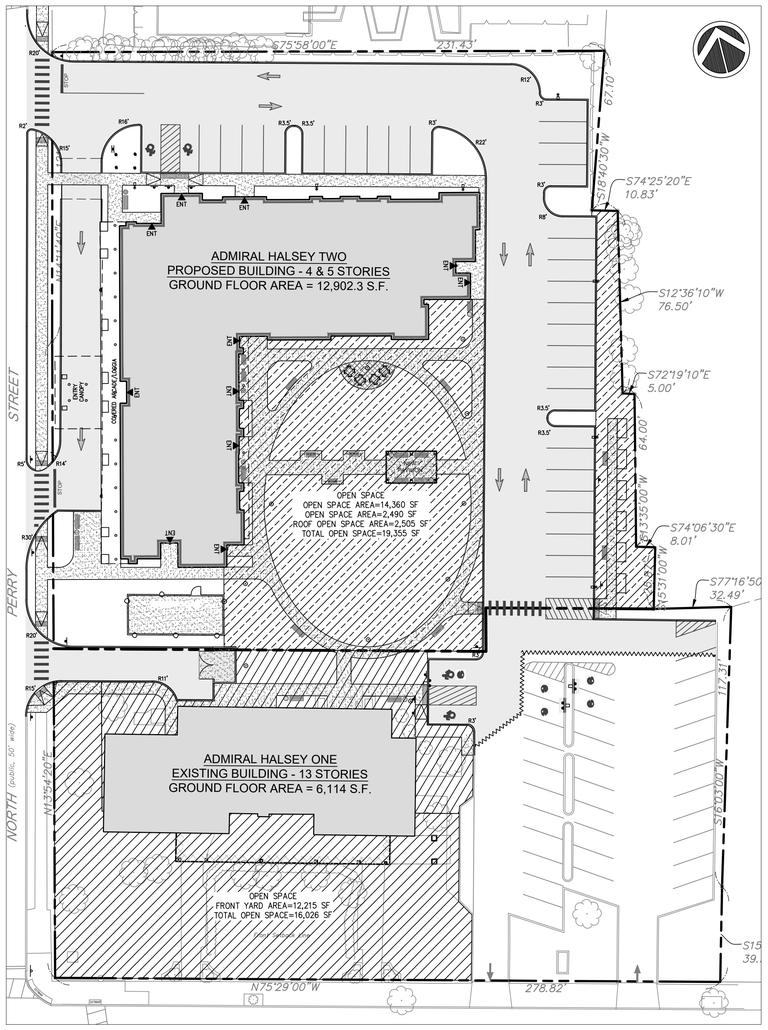
ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY DETAIL
SCALE: 1/8" = 1'-0"



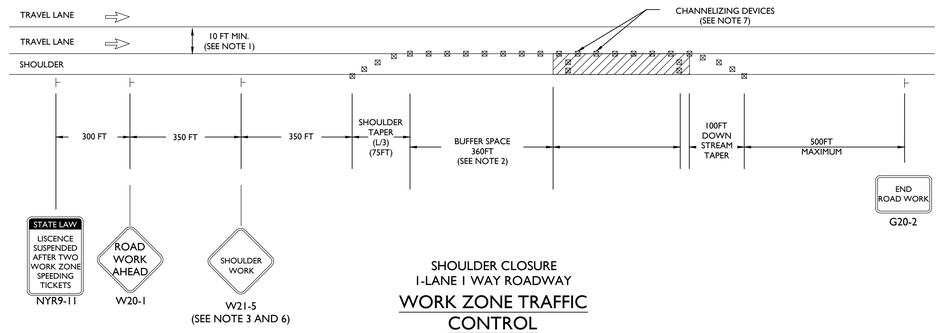
ORANGE CONSTRUCTION FENCE DETAIL
SCALE: 1/2" = 1'-0"



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

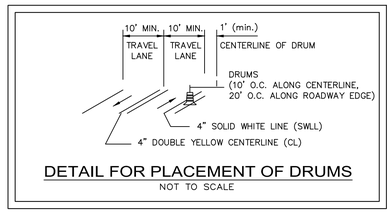


OPEN SPACE PLAN
SCALE: 1"=30'



SHOULDER CLOSURE
1-LANE 1 WAY ROADWAY

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE



DETAIL FOR PLACEMENT OF DRUMS
NOT TO SCALE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
075154

#	Date	Description
6.	08/16/2024	REVISED PER FD COMMENTS
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8.	10/07/2024	REVISED PER DCDOH COMMENTS
9.	08/12/2025	REVISED PER SITE PLAN AMENDMENT
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Revisions

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EROSION CONTROL DETAILS

ADMIRAL HALSEY II

LOT 192184 N. PERRY
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CAD File	DN21270305.dwg	Sheet No.
Drawn	SMC	Project No.	21-2730	DN-5
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	AS NOTED	

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PROJECT TITLE:

ADMIRAL HALSEY II - BUILDING ELEVATIONS

PROJECT ADDRESS:

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

CLIENT:

ADMIRAL HALSEY II, LP

909 THIRD AVENUE, 21ST FL

NEW YORK, NY 10022

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

Fire Chief

Police Chief

Building Inspector

City Engineer

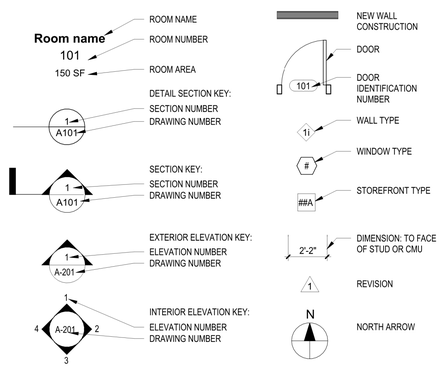
Commissioner of Public Works

ABBREVIATIONS

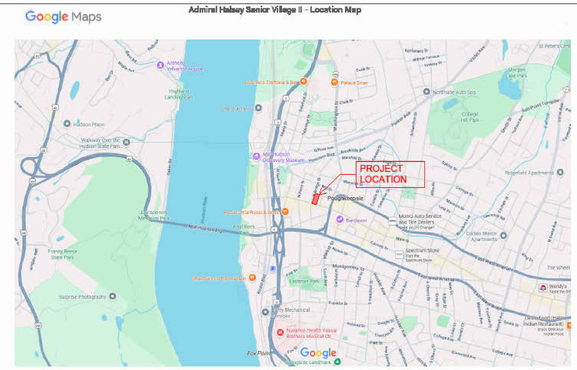
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
AVG.	AVERAGE
B.O.	BOTTOM OF
BLDG.	BUILDING
BLK'G.	BLOCKING
BRG.	BEARING
CAB.	CABINET
CLG.	CEILING
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.T.	CERAMIC TILE
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET CETERA
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
F.R.P.	FIBERGLASS REINF. PLASTIC
FT.	FEET/FOOT
GA.	GAGE/GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GYP.	GYPSUM
H.C.	HANDICAP ACCESSIBLE
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
IN.	INCHES
INFO.	INFORMATION
INT.	INTERIOR
INSUL.	INSULATION
J-BOX	JUNCTION BOX
JST.	JO'ST
K.E.C.	KITCHEN EQUIPMENT SUPPLIER
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAL FOOT
L.P.	LOW POINT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MSRY.	MASONRY
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTIONAL
PL.	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREP.	PREPARATION/PREPARED
PT.	PART/POINT
R.A.	RETURN AIR
RAD.	RADIUS
RECPT.	RECEPTACLE
REINF.	REINFORCING
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.C.	SOLID CORE
SCHD.	SCHEDULE
SF.	STOREFRONT
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SPRINK.	SPRINKLERS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL/STRUCTURE
SUSP.	SUSPENDED
T.O.	TOP OF
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEMP.	TEMPERED
TYP.	TYPICAL
V.	VOLT/VOLTAGE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W	WITH
W/O	WITHOUT
W.B.	WALL BASE
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WDW.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

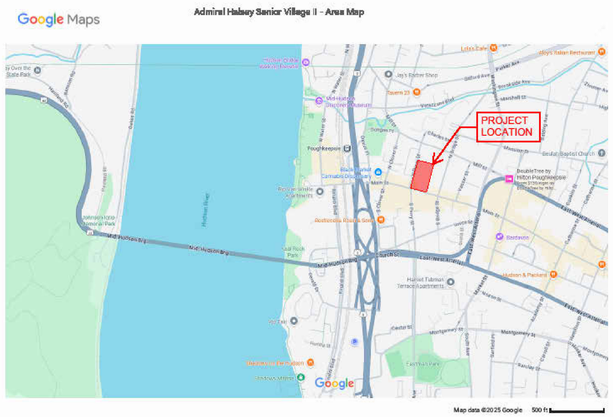
SITE DATA

SYMBOL LEGEND



LOCATION MAP





DRAWING INDEX

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1 - GENERAL	
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G-100	ADJOINING PROPERTIES MAP
2 - ARCHITECTURAL	
PZ-100	GROUND FLOOR PLAN
PZ-101	2ND - 4TH FLOORS
PZ-102	5TH FLOOR
PZ-102.1	ROOF PLAN
PZ-103	WEST ELEVATION/SOUTH ELEVATION
PZ-104	EAST ELEVATION/NORTH ELEVATION
~~PZ-105~~	~~WEST SITE SECTION/SOUTH SITE SECTION~~
~~PZ-106~~	~~EAST SITE SECTION/NORTH SITE SECTION~~
PZ-107	RENDERINGS
PZ-108	RENDERINGS
PZ-109	PHOTOS OF ADJACENT PROPERTIES
PZ-110	EXTERIOR MATERIAL BOARD
PZ-111	GAZEBO PLAN & ELEVATIONS

N

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

*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:
ADMIRAL HALSEY II, LP
909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

TITLE SHEET

REVISION DATE:
OCT. 14, 2025 - PB RESUBMIISSION

Date: 2025.08.22

Project number: C1629.50

T-101

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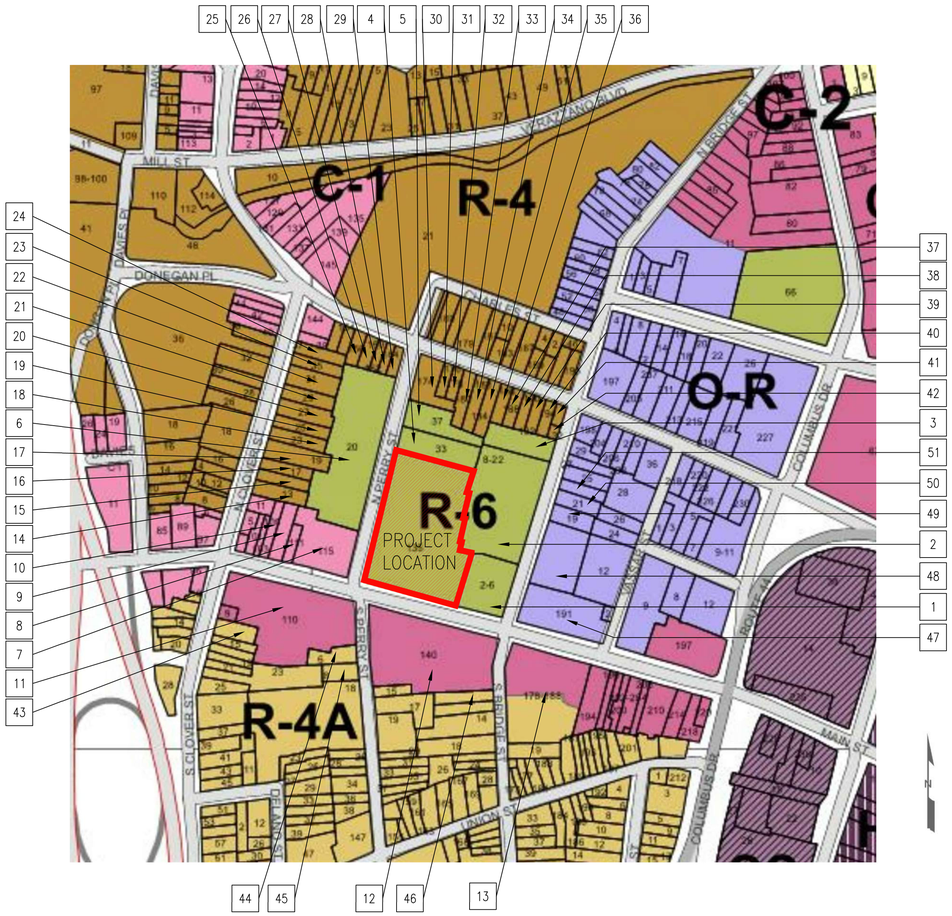

1 ADJOINING PROPERTY OWNER PLAN
NOT TO SCALE

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-1	1	925155	JOACHIM KIEFERT NEWBURGH GmbH 35 MANCHESTER CIRCLE POUGHKEEPSIE, NY 12601
	2	931179	JOHN F. BAHRENBURG – TRUSTEE 248 OVERLOOK ROAD POUGHKEEPSIE, NY 12603
	3	935196	MILL STREET ESTATES LLC 39 HOOSE BLVD FISHKILL, NY 12524
	4	912195	CITY OF POUGHKEEPSIE P.O. BOX 300 POUGHKEEPSIE NY 12602
	5	910206	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	6	888192	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	7	840167	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	8	871168	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	9	868171	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	10	865172	RODOLFO GUERRIERO LT 29 WORRALL AVENUE. POUGHKEEPSIE NY 12603
C-2	11	870147	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	12	906135	RIVER VALLEY REALTY CO. LP 143-10 20TH AVENUE WHITESTONE, NY 11357
	13	944121	QUEEN CITY LOFT HOUSING DEV. 34 CLAYTON BLVD. BALDWIN PLACE, NY 10505
R-4	14	867182	WILSON F. VILLA 13 NORTH CLOVER STREET POUGHKEEPSIE NY 12601
	15	868186	CAROL E. GUSTAFSON 649 NOXON ROAD POUGHKEEPSIE NY 12601
	16	869189	R.F. REYNOLDS PROPERTY & ACQUISITION CORP. 21 MARWILL STREET ALBANY, NY 12209
	17	873193	POUGHKEEPSIE APOSTOLIC CHURCH 19 N. CLOVER STREET POUGHKEEPSIE NY 12601
	18	872198	HEIDIN N. QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	19	873201	ELBIN ANTONIO QUIJADA GUERRA 25 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	20	874205	ALEYDA JUDITH QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	21	875209	ANTAR CAPITAL LLC 3224 CHURCH STREET POUGHKEEPSIE NY 12601
	22	876214	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	23	877219	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	24	878222	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	25	889224	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	26	892222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	27	895222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-4	28	898221	3 GEMMS REALTY LLC 30 MANCHESTER ROAD POUGHKEEPSIE, NY 12603
	29	900220	JOHN LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	30	909213	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	31	914214	LORY PROPERTIES CORP. P.O. BOX 235 STORMVILLE, NY 12582
	32	917213	333 MANSION LLC 35 MILE HILL ROAD HIGHLAND, NY 12528
	33	920209	SHANE BARTHOLOMEW 70 WHITTIER BLVD POUGHKEEPSIE, NY 12603
	34	923208	TURNOVER 2 LLC 117 EXECUTIVE DRIVE NEW WINDSOR, NY 12553
	35	927207	MICHAEL HOMAK 184 MILL STREET POUGHKEEPSIE, NY 12601
	36	931207	JAMES DOLFINGER 186 MILL STREET POUGHKEEPSIE, NY 12601
	37	934206	KMM PROPERTIES LLC 46 VASSAR ROAD POUGHKEEPSIE NY 12603
	38	937205	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	39	940204	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	40	943203	JOSHUA TAYLOR 194 MILL STREET POUGHKEEPSIE, NY 12601
	41	947204	VICTOR JOSEPH TROCINO 158 MORTON ROAD RHINRBECK, NY 12572
	42	945199	T.J. ASSOCIATES INC. P.O. BOX 5310 POUGHKEEPSIE NY 12602
R-4A	43	855143	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	44	881134	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	45	884129	BURTON COLD PROPERTIES LLC 12 RAYMOND AVE NE POUGHKEEPSIE, NY 12603
	46	920123	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
R-4A	47	941153	CMRC LTD 4 BRIDGE STREET BROADALBIN, NY 12025
	48	947163	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	49	951174	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	50	952178	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	51	954182	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	52	955186	ANGELA LEMOS 25 N. BRIDGE STREET POUGHKEEPSIE NY 12601

REGISTERED ARCHITECT
STEVEN TINKELMAN
16529
STATE OF NEW YORK

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www.tinkarch.com

CLIENT NAME:
ADMIRAL HALSEY II, LP
909 THIRD AVE., 21st FLR.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

ADJOINING PROPERTIES MAP

REVISION DATE:
OCT. 14, 2025 - PB RESUBMIISSION

Date: 2025.08.22

Project number: C1629.50

G-100

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FUNCTION LEGEND

- STUDIO UNIT
- ONE BEDROOM UNIT
- TENANT AMENITIES
- TENANT SERVICES
- BUILDING MANAGEMENT
- COMMUNITY AMENITIES
- HCR SERVICES
- BUILDING SERVICES

N

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

1 1ST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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CLIENT NAME:

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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

GROUND FLOOR PLAN

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Date: 2025.08.22

Project number: C1629.50

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FUNCTION LEGEND

STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

1 2ND - 4TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
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LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

2ND - 4TH FLOORS

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Date: 2025.08.22

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3 5TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

5TH FLOOR

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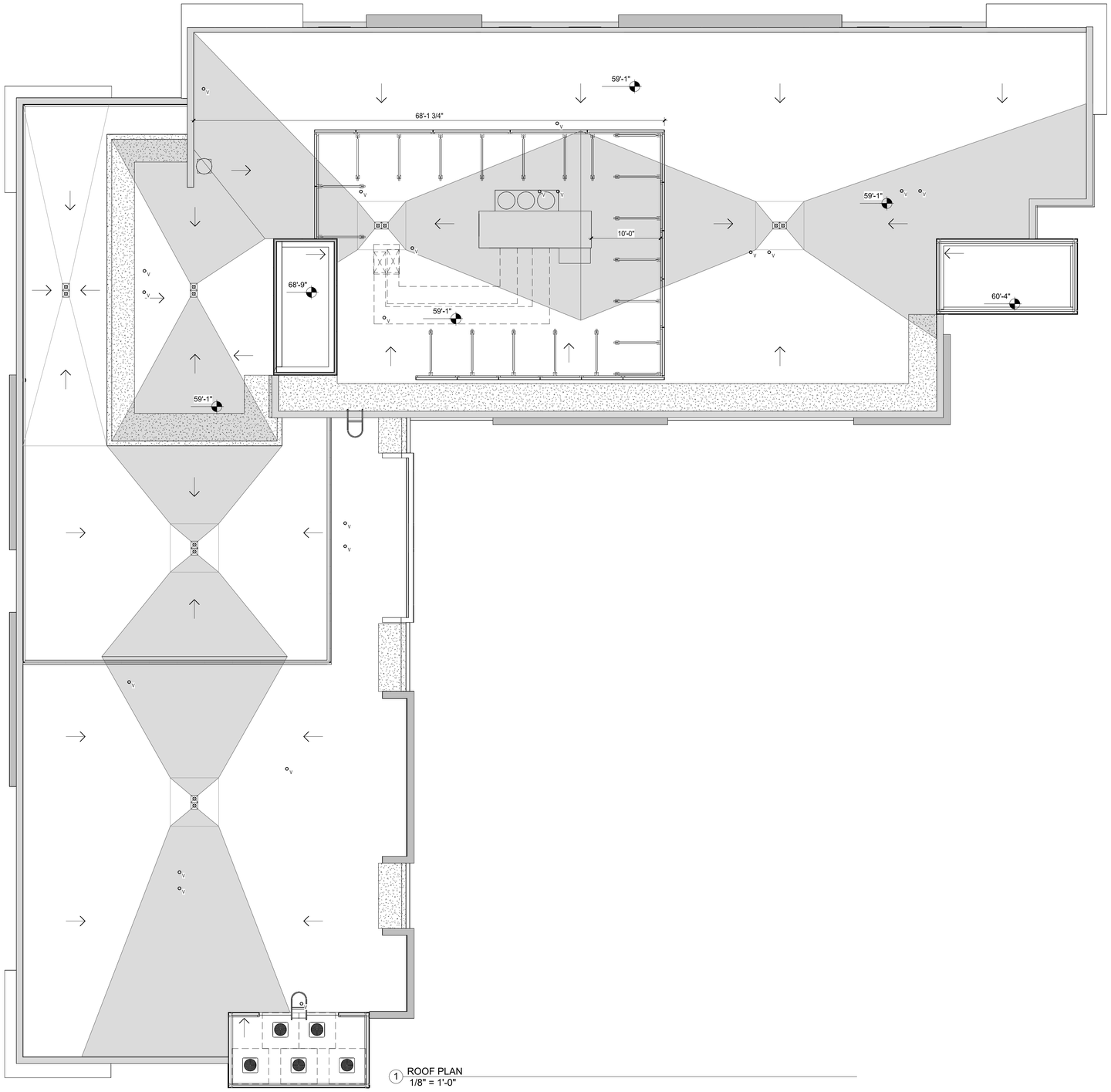

1 ROOF PLAN
1/8" = 1'-0"

N

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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

ROOF PLAN

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2 WEST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

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New York 12603
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CLIENT NAME:
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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

WEST ELEVATION/SOUTH ELEVATION

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Project number: C1629.50

PZ-103

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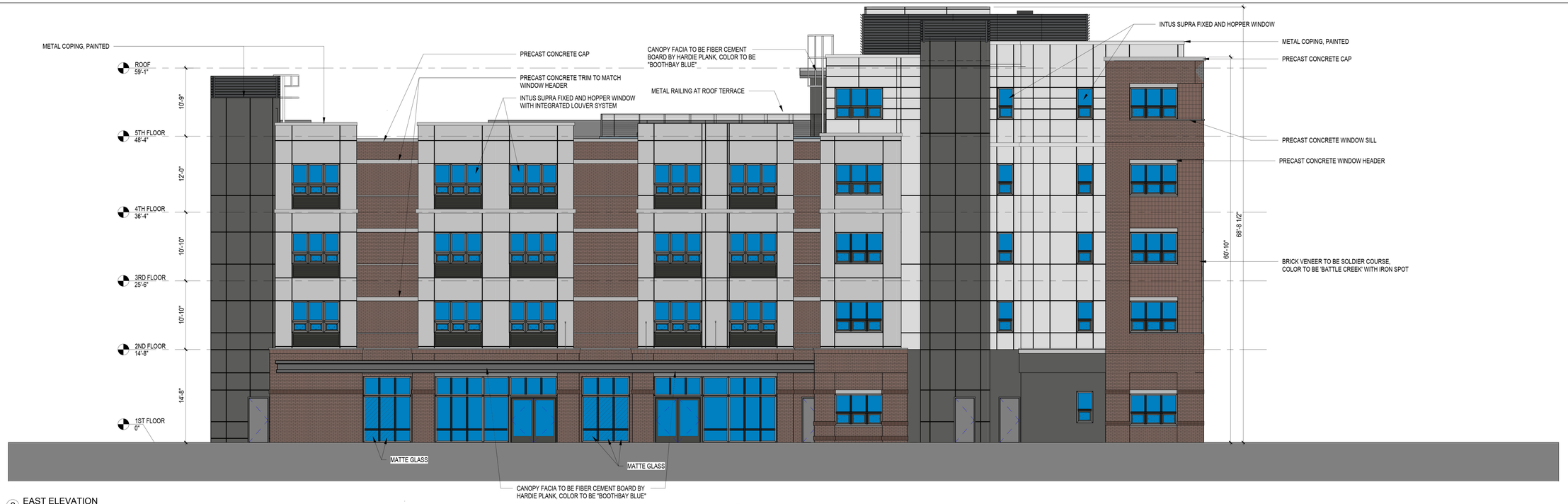
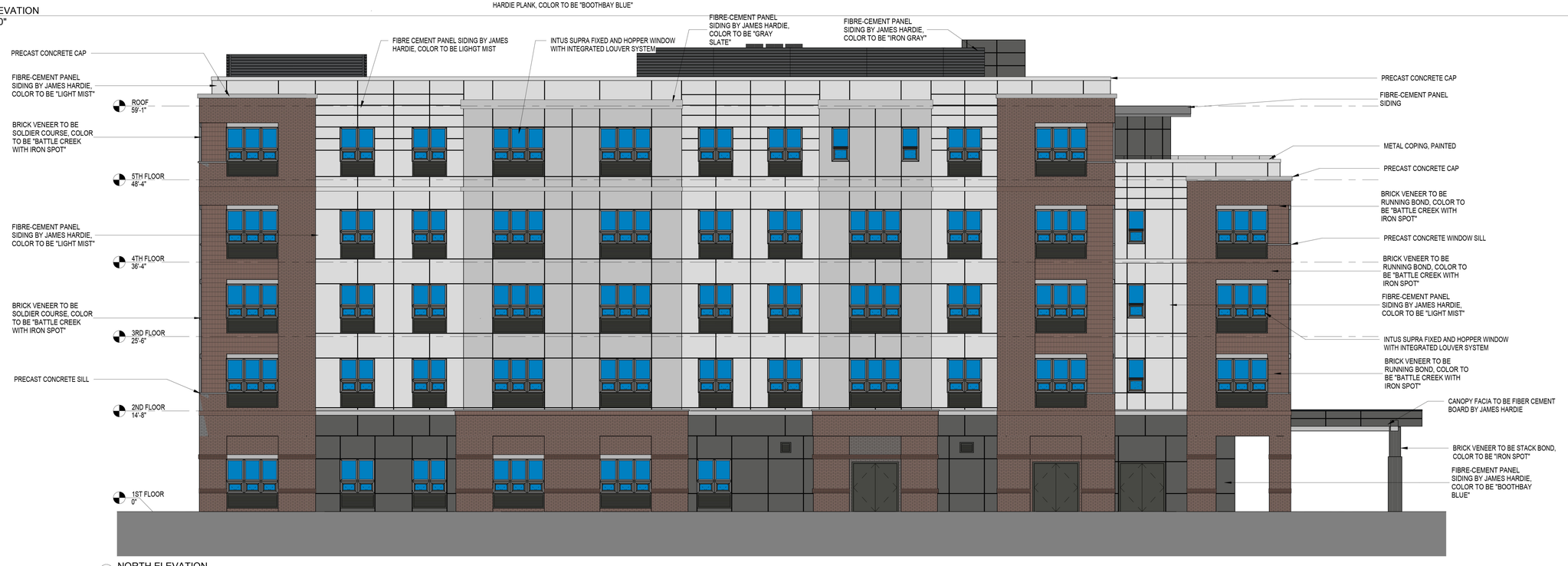


2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

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New York 12603
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CLIENT NAME:
ADMIRAL HALSEY II, LP
909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

EAST ELEVATION/NORTH ELEVATION

REVISION DATE:
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Project number: C1629.50

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CLIENT NAME:

ADMIRAL HALSEY II, LP

909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

RENDERINGS

REVISION DATE:
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Project number: C1629.50

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New York 12603
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CLIENT NAME:

ADMIRAL HALSEY II, LP

909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

RENDERINGS

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Project number: C1629.50

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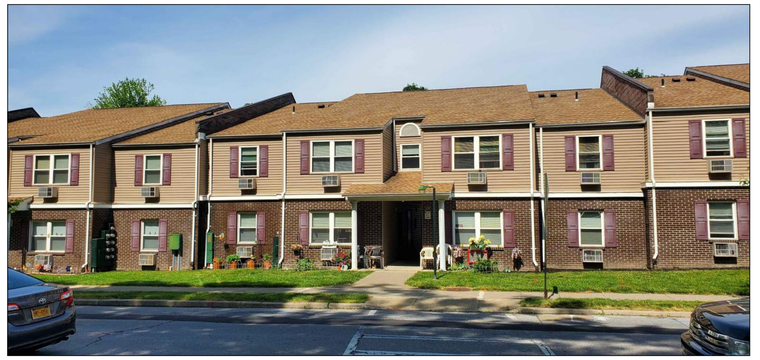
1 33 N. Perry St. - Abandon Water Park - 2021.06.01



2 33 N. Perry St. - Abandon Water Park - 2016.11.01



3 N. Perry St. - 2021.06.01



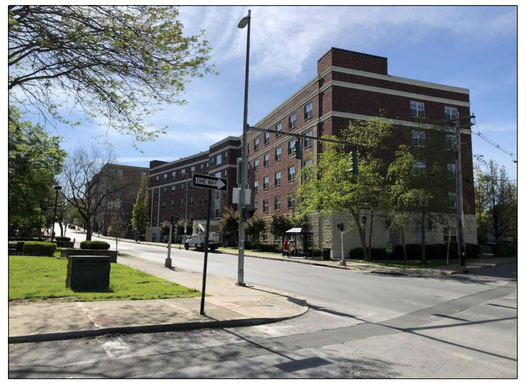
4 NW Corner N. Perry St. - 2016.11.01



5 115 Main Street - 2021.11.01



6 110 Main Street - 2021.06.01



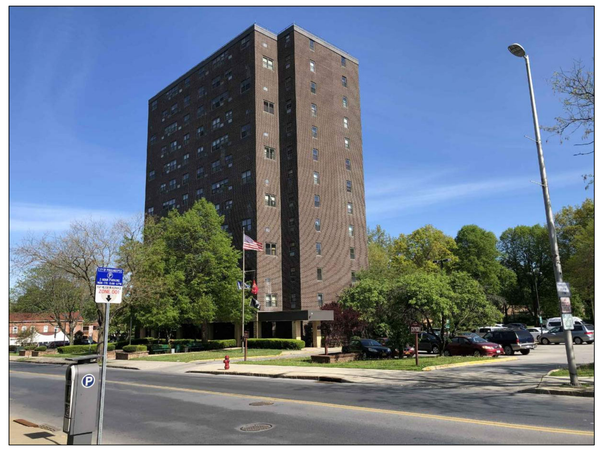
7 140 Main Street - NW - 2021.06.01



8 178-188 Main St - Aerial - 2021.06.01



9 191 Main St - Aerail - 2021.06.01



10 10-135 Main Street - Admiral Halsey One - 2021.06.01



11 PHOTO LEGEND MAP

N

GRAPHIC SCALE
0 50' 100' 200'

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CLIENT NAME:

ADMIRAL HALSEY II, LP

909 THIRD AVE., 21st FLR. NEW
YORK CITY, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

PHOTOS OF ADJOINING PROPERTIES

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Date: 2025.08.22

Project number: C1629.50

PZ-109

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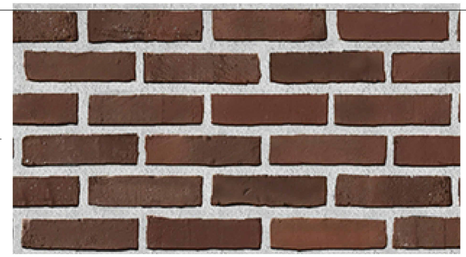
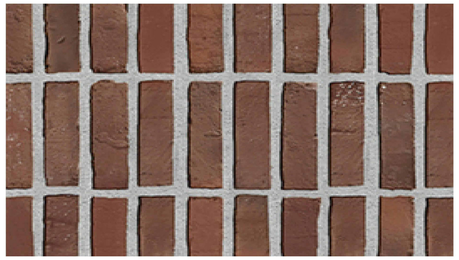


BRICK: GLEN GERY BATTLE CREEK-RUNNING BOND

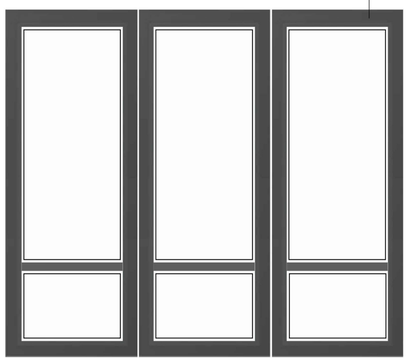


BRICK: GLEN GERY BATTLE CREEK - STACKED BOND



EXT. DOORS/ STOREFRONT: KAWNEER







EXT. WINDOWS; IINTUS WINDOWS (FIXED CASEMENT)

PANEL:JAMES HARDIE - LIGHT MIST



PANEL:JAMES HARDIE - GRAY SLATE



PANEL:JAMES HARDIE - IRON GRAY

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909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

EXTERIOR MATERIAL BOARD

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Date: 2025.08.22

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REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

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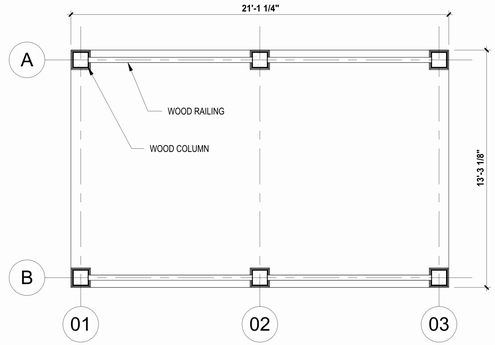
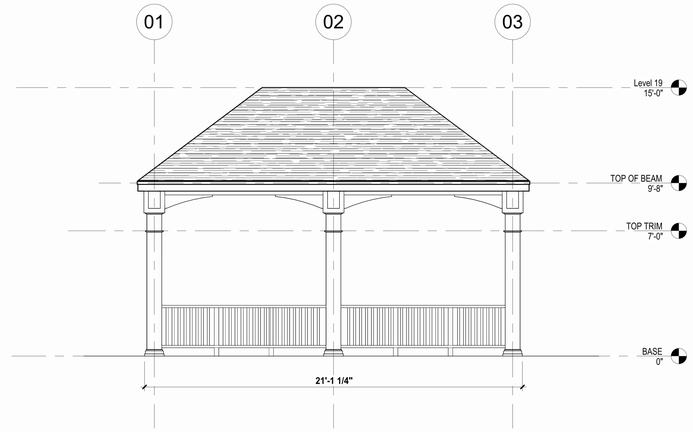
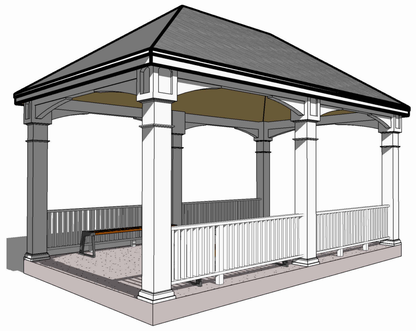


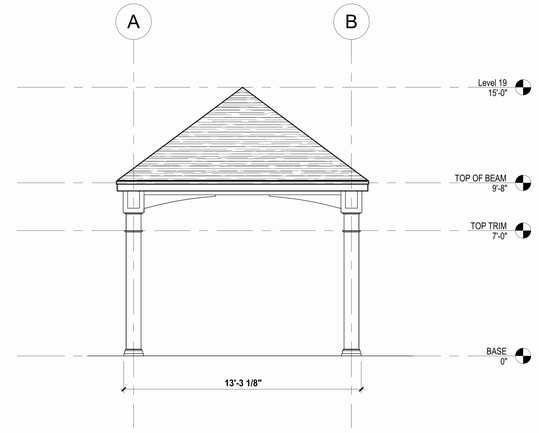
3 FLOOR PLAN
1/4" = 1'-0"



1 LONG ELEVATION
1/4" = 1'-0"



4 GAZEBO VIGNETTE



2 SHORT ELEVATION
1/4" = 1'-0"

N

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CLIENT NAME:
ADMIRAL HALSEY II, LP
909 THIRD AVE; 21ST FL.
NEW YORK, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
LOT 192184 N. PERRY (FORMERLY 135 MAIN ST.)
POUGHKEEPSIE, NY 12601

GAZEBO PLAN & ELEVATIONS

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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: Admiral Halsey II - Admiral Halsey Senior Village II: Senior & Affordable Housing / Owner - Admiral Halsey II, LP		
Project Location (describe, and attach a general location map): Lot 192184 North Perry St. (formerly 135 Main Street), Poughkeepsie, New York 12601		
Brief Description of Proposed Action (include purpose or need): Admiral Halsey II, LP (the "Owner", Former Omni New York) is proposing the construction of a senior and affordable housing building which will have 72 income restricted units (efficiency & one0bedroom) for seniors (the "Project") on the property located on North Perry Street (Former 135 Main Street). The original property was subdivided in November 2024 to create the new parcel that this project is to be constructed on. The adjoining parcel is currently improved with an existing high-rise affordable housing building (Admiral Halsey Senior Village I). the new building is to be constructed on the new 1.35 acre parcel. the building will have an 'L' shape. the north/south leg of the building that is parallel to N. Parry Street is to be four (4) stories in height and the east/west leg of the building will be five (5) stories in height. The overall building area is 61,801 SF with a ground floor area of 12,903 SF. the surrounding site will include a landscaped lawn area with a pavilion and off-street parking. the off-street parking and the lawn area is shared with the adjoining property (Admiral Halsey Senior Village I). A drop-off drive lane will be constructed along the property line adjoining N. Perry Street for the convenience of the residents for being picked up and dropped of from the building. The main entry to the building will be off of N. Perry Street. The parcel is a R6-Zoning District.		
Name of Applicant/Sponsor: Tinkelman Architecture, PLLC	Telephone: (845)473-0200 E-Mail: Bturner@tinkarch.com	
Address: 33 Arlington Avenue, Suite 8		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Project Contact (if not same as sponsor; give name and title/role): Robert Turner - Project Architect	Telephone: (845)473-0200 ext. 4 E-Mail: Bturner@tinkarch.com	
Address: 33 Arlington Avenue, Suite 8		
City/PO: Poughkeepsie	State: New York	Zip Code: 12603
Property Owner (if not same as sponsor): Admiral Halsey II, LP - Zachary Cohen	Telephone: (917)227-8631 E-Mail: ZCohen@Pathsco.com	
Address: 909 Third Avenue, 21st Floor		
City/PO: New York	State: New York	Zip Code: 10022

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	Site Plan Approval - Amended Site Plan Application (Pending) -	November 12, 2024 September 23, 2025
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	City Zoning Board - Variances Granted	December 22, 2022
d. Other local agencies ☑Yes☐No	City of Poughkeepsie - Department of Public Works & Engineering	February 7, 2023
e. County agencies ☑Yes☐No	Dutchess County Planning - GML Referal DC Dept. of Health -	As part of the Site Plan Approval Process October 30, 2024
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	State Historic Preservation Office (SHPO) NYSDEC - SWPPP, NYS HCR - Funding	October 12, 2022
h. Federal agencies ☐Yes☐No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No		

C. Planning and Zoning

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

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Zoning District R6

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Victor C. Waryas Park, Dongan Square Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 1.35 acres
b. Total acreage to be physically disturbed? 1.35 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.28 acres
This include 135 Main Street - Owner Admiral Halsey Apartments Inc. Nominee.

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)
Note: The original Site Plan Approval included a Subdivision of the property at 135 Main Street to create Lot 192184 North Perry St.
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				72
At completion of all phases				72

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? Excavation of soil/material of unsuitable fill for the construction of the new building.

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

- Volume (specify tons or cubic yards): 11,000 tons
- Over what duration of time? 4 months

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

Existing fill shall be removed from the project site. This shall include 'soft' areas, unsuitable soils and or contaminated materials. All material shall be replaced with new structural fill (Dense granular aggregate).

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Dewater of the excavation area because of the shallow water table as well as water that accumulated within the the excavation area due to significant rain. No material is to processed on site.

v. What is the total area to be dredged or excavated? 1.35 acres

vi. What is the maximum area to be worked at any one time? 1.35 acres

vii. What would be the maximum depth of excavation or dredging? 20 feet

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

ix. Summarize site reclamation goals and plan:

The original goal was to reuse some of the material from the site. Having tested the material, it was determined that the soils/material excavated was not suitable for reuse on the site for structural applications. All excavated material is to be removed from the site and replaced with new structural fill (Dense granular aggregate).

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

If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe:

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 14,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Poughkeepsie Water District
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Water Treatment Facility
- Name of district: City of Poughkeepsie Water Treatment District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.9 acres (impervious surface)

_____ Square feet or 1.3 acres (parcel size)

ii. Describe types of new point sources. The new point sources are from the new roof area, new parking lot and hardscape (sidewalks).

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)?

On site storm infiltration chambers that are to be located below the new parking area. One new catch basin within the existing parking lot will be tied to the City's Stormwater System.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM to 4:00 PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

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

Describe:

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

If yes:

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

Site light poles for the parking area and lawn area. Lens to be 10 ft or 14 ft above grade. Shielded from adjoining properties / Canopy & soffit lighting. 12 ft above grade. Light directed down. / Building mounted wall sconces located above doors. Lens to be 12 ft above grade. Light directed down.

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): Lawn Area (Park land)

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.35	1.35	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Grand Rehabilitation & Nursing at River Valley, Christopher Columbus Elementary School, Trinity Temple Church-Seventh, St Joseph's Church.

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

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

☐ Neither database

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

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

If yes, provide DEC ID number(s): V00292, 314068, 314071, C314125, 546031

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

Remediation at sites V00292, 314068 and C314125 are complete. At site 314071 there was little to no evidence of contamination and no contact with site-related contaminants is expected. For site 546031, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight in now underway.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 13 feet

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

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

Fill Material	50 %
Coarse Sand	50 %
	%

d. What is the average depth to the water table on the project site? Average: 8.5 feet

e. Drainage status of project site soils:

☐ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
N/A

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Atlantic Sturgeon, Shortnose Sturgeon

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

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: Mill Street - North Clover Street Historic District, Union Street Historic District, Vassar Institute, Mill-North Clover (Boundary Increase).

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

Hillmann notes a SHPO determination dated Nov. 17, 2020 concluded the proposed Project would have "No Adverse Effect". SHPO Letter attached

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: 36 North Clover Street

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

iii. Distance between project and resource: 0.11 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Robert E. Turner Date OCTOBER 14TH 2025

Signature _____ Title Tinkelman Architecture, PLLC - Project Architect

PRINT FORM

Admiral Halsey II – Site Plan Amendment SEQR Analysis:

The proposed site plan amendment, as indicated on the plans dated October 14, 2025, is consistent with the originally approved site plan and SEQRA determination dated September 20, 2022. The following summary outlines the basis for this determination. Any differences from the original Negative Declaration identified below are minor and do not represent a change to the original SEQRA determination.

Impact on Land:

The total acreage involved in the project remains consistent with the original application and Negative Declaration being 2.2 acres. Of the 2.2 acres, 1.35 acres is to be temporarily disturbed during the construction of Admiral Halsey II with less than 1 acre of impervious surface (0.88 acres). As stated in a cover letter submitted dated August 22, 2025, the proposed site plan amendment offers reconfiguration of the interior courtyard and sidewalks.

As it pertains to underground utilities, an additional 4" sanitary line exiting on the west side of the building was added. This sanitary addition was granted approval via field change by the Dutchess County Health Department in November of 2022. The underground stormwater infiltration chambers were submitted as the previous system is no longer provided by the manufacturer.

The proposed 2025 site plan amendment will increase the lot coverage slightly (Approved 2022 was 67.4% current 2025 is 68.51%) which is under the code requirement. The current revisions will result in 0.91 acres of impervious surface, which is consistent with the originally approved plans and negative declaration. With the proposed site plan amendment, the need for excavation and removal of natural material is also consistent with the original approval and negative declaration.

Impact on Geological Features:

The amended site plan will have no impact on geological features that would alter the previously approved Negative Declaration.

Impact on Surface Water:

The amended site plan will have no impact on surface water that would alter the previously approved Negative Declaration.

Impact on Groundwater:

The amended site plan will have no impact on groundwater that would alter the previously approved Negative Declaration.

Impact on Flooding:

The amended site plan will have no impact on flooding that would alter the previously approved Negative Declaration.

Impact on Air:

The amended site plan will have no impact on air that would alter the previously approved Negative Declaration.

Impact on Plants and Animals:

The amended site plan modifications will not impact plants or animals, as noted in the Negative Declaration, the species of concern (Atlantic Sturgeon and Shortnose Sturgeon) are an aquatic species, and no habitat exists on the site.

Impact on Agricultural Resources:

The amended site plan will have no impact on agricultural resources that would alter the previously approved Negative Declaration.

Impact on Aesthetic Resources:

The amended site plan will have no impact on aesthetic resources that would alter the previously approved Negative Declaration.

Impact on Historic and Archaeological Resources:

The project site is located contiguous to Mill Street – North Clover Street Historic District, Union Street Historic District, Second Baptist Church, Vassar Home for Aged Men, Vassar Institute, and Mill St. North Clover St. Historic District. The project received a letter of No Adverse Impact from OPRHP SHPO dated November 17, 2020. The changes proposed with the site plan amendment are minor in nature and therefore, will not impact historic or archaeological resources, as indicated in the Negative Declaration.

Impact on Open Space and Recreation:

The amended site plan modifications involve a reconfiguration of the sidewalks and courtyard but are minor in nature and therefore will not have an impact on open space and recreation.

Impact of Critical Environmental Areas:

The amended site plan will have no impact on critical environmental areas that would alter the previously approved Negative Declaration.

Impact of Transportation:

As noted in the negative declaration, the originally approved project was noted to impact transportation systems and result in an increase demand for off-street parking. A parking analysis, showing the proposed parking will meet the demand of the facility, dated July 20, 2022, was submitted and accepted by the board. The amended site plan modifications will not have an impact on transportation, as indicated in the Negative Declaration.

Impact on Energy:

The amended site plan will have no impact on energy that would alter the previously approved Negative Declaration.

Impact on Noise, Odor, and Light:

The amended site plan modifications will not have an impact Noise, odor and light, as indicated in the Negative Declaration.

Impact on Human Health:

The amended site plan will have no impact on human health that would alter the previously approved Negative Declaration.

Impact of Liquid and Solid Waste:

The amended site plan will have no impact on liquid and solid waste that would alter the previously approved Negative Declaration.

Consistency with Community Plan:

The proposed amendment to the project is consistent with what was originally approved with regard to consistency with community plans.

Consistency with Community Character:

The proposed amendment to the project is consistent with what was originally approved with regard to consistency with community character.

paths

October 14, 2025

City of Poughkeepsie
Planning Department
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Attention: Chairwoman Anne Saylor and
City of Poughkeepsie Planning Board

Subject: **Admiral Halsey Senior Village II**
Property: **Lot 192184 North Perry Street (Formerly 135 Main Street)**
Poughkeepsie, NY

Dear Chairwoman Saylor and Members of the Planning Board,

As part of the recent modifications to the design of the exterior elevations of the Admiral Halsey Senior Village II building, the storefront windows originally planned for the northern portion of the first-floor in the location of the Maintenance Workshop were removed from the design. In their place, Hardi Panels matching the adjacent wall surface are being proposed. This design would result in a lower façade composed of Hardi Panels with a consistent joint pattern and varying panel sizes and configurations. A portion of this wall surface is intended to accommodate the building's identification signage.

Given that the project site lies within the City of Poughkeepsie's Downtown Revitalization Initiative (DRI) Boundary Area, we recognize the opportunity for the remaining portion of this wall to be enhanced through the installation of wall art, further activating the building façade and contributing to the vibrancy of the downtown streetscape.

Admiral Halsey II, LP wishes to express its interest in engaging with the Local Planning Committee (LPC) and participating in the DRI program to explore this opportunity. Through these collaborations, we hope to connect with local artists who may be interested in creating artwork for this location.

We appreciate your consideration and look forward to discussing this potential enhancement with the Board and the LPC.

Kind Regards,

Admiral Halsey II, LP



Kenneth Spillberg
Authorized Signor of Paths Development LLC, agent of Admiral Halsey II, LP

909 Third Avenue, 21st Floor, New York, NY 10022 phone: 646-502-7200 fax: 212-486-0362

CITY OF POUGHKEEPSIE
PLANNING BOARD
MEETING DATES 2026

City Hall – Common Council Chambers at 6:00 P.M.

The agenda will be posted on the city's website one (1) week prior to the scheduled meeting.
Complete applications must be submitted four (4) weeks prior to the scheduled meeting to be considered

TUESDAY, JANUARY 27

TUESDAY, FEBRUARY 24

TUESDAY, MARCH 24

TUESDAY, APRIL 28

WEDNESDAY, MAY 26

TUESDAY, JUNE 23

TUESDAY, JULY 28

WEDNESDAY, AUGUST 26

TUESDAY, SEPTEMBER 22

TUESDAY, OCTOBER 27

WEDNESDAY, NOVEMBER 18

WEDNESDAY, DECEMBER 15

Motion to approve the 2026 Planning Board meeting schedule

Motion:
Second:
Carried:

*Meeting dates may change as necessary. Updates to dates and times can be found on the Agenda & Minutes page of the website.